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Every Project
Every Time

**Winter Park
Library
Renovation
Winter Park,
FL**

May 02, 2014

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WINTER PARK LIBRARY RENOVATION
Winter Park, FL

May 02, 2014
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THE DOUGLAS COMPANY
LEAD. BUILD. SUCCEED.

May 02, 2014

Mr. Bruce Douglas
Harvard Development Co.
231 W. Park Ave
Winter Park, FL 32789

RE: Winter Park Library Renovation

Dear Mr. Douglas,

Thank you for the opportunity to submit this concept budget proposal for the complete renovation of the existing Public Library building located in Winter Park, FL. It is intended to provide you with a comprehensive understanding of the costs and services you can expect for the project, and to ensure the best return on investment for the Community.

The summary of the project's details are as follows:

➔ Budget proposal – Total	\$ 5,112,605
➔ Building total	\$ 4,725,434
➔ Site total	\$ 333,754
➔ Performance Bond	\$ 53,417
➔ Number of buildings:	One (1)
➔ Number of stories:	Three (3)
➔ Type of construction:	Non-Combustible
➔ Square footage:	31,706 Total square feet

To further clarify our proposal, attached is an outline scope of work narrative, clarifications, allowances, exclusions, and list of referenced plans all dated May 02, 2014 for your review.

We look forward to working with the City on this exciting project. The Douglas Company is a dedicated group of professionals able to control costs, ensure quality, and complete on time. Please contact us with any questions; The Douglas Company is always available to provide additional information or any assistance you require.

Very truly yours,

THE DOUGLAS COMPANY

Dennis Robinson
Executive Vice President

cc: Shawn L. Shaffer

DOUGLAS COMPANY - MASTER SITEWORK ESTIMATE WORKSHEET

Job # 14-xxx-1	Project: W.P. Library Renovation	Date Calculated: 05/01/14
File: 2014 Master Estimate- FL	Location: City: Winter Park State: Florida	Time Calculated: 10:25 AM
Owner: W.P.	Revision # <u>Concept Estimate_May 2014</u>	Acreage: 1.00
Arch. TBD	Sales Tax: 6.50%	# of Units: 1
Estim. Jbartolovitch	Margin: 3.00%	Building S.F.: 31,706

CODE	DESCRIPTION	QUANTITY	UNIT	PRICE	LABOR	MATERIAL	SUB CONT.	TOTAL	COST /ACRE
01000	GENERAL CONDITIONS	10%			\$26,445	\$125	\$17,546	\$44,116	\$44,116.36
01053	SITE SURVEY/LAYOUT	30.0	HRS	125.00			\$3,750	\$3,750	\$3,750.00
02110	DEMO./ REMOVALS	1.0	LS	9,200.00			\$9,200	\$9,200	\$9,200.00
	Trees	0.0	ACRE	0.00			\$0		
	Buildings	0.0	CY	0.00			\$0		
	Concrete	0.0	SY	0.00			\$0		
	Asphalt	0.0	SY	0.00			\$0		
	Curbs	0.0	LF	0.00			\$0		
	Aprons	0.0	SF	0.00			\$0		
	Other	0.0	SF	0.00			\$0		
02200	EXCAVATION	0.0	LS	0.00			\$0	\$0	\$0.00
	Clearing & Grubbing	0.0	ACRE	0.00			\$0		
	Strip/Stockpile Topsoil	0.0	CY	0.00			\$0		
	Cut & Fill	0.0	CY	0.00			\$0		
	Fine Grading	0.0	SY	0.00			\$0		
	Respread Topsoil	0.0	CY	0.00			\$0		
	Construction Entrance	0.0	LS	0.00			\$0		
	Imported Fill	0.0	CY	0.00			\$0		
	Exported Waste/Spoils	0.0	CY	0.00			\$0		
	Building Excavation	0.0	CY	0.00			\$0		
	Silt Fence	0.0	LF	0.00			\$0		
	Inlet Protection	0.0	EA	0.00			\$0		
02250	SOIL POISONING	0.0	SF	0.00			\$0	\$0	\$0.00
		0.0	SF	0.00			\$0		
02501	SANITARY SEWER	0.0	LS	0.00	Existing		\$0	\$0	\$0.00
	Off-Site Pipe: 8" PVC	0.0	LF	0.00			\$0		
	6" PVC	0.0	LF	0.00			\$0		
	On-Site Pipe: 8" PVC	0.0	LF	0.00			\$0		
	6" PVC	0.0	LF	0.00			\$0		
	4" PVC	0.0	LF	0.00			\$0		
	Cleanouts	0.0	EA	0.00			\$0		
	Manholes	0.0	EA	0.00			\$0		
	Lift or Pumping Stations	0.0	LS	0.00			\$0		
	Tap/Saddle	0.0	EA	0.00			\$0		
	30,000 GPD Plant	0.0	LS	0.00			\$0		
	Boring/Crossing	0.0	LF	0.00			\$0		
	Open Cut/Road Patch	0.0	SY	0.00			\$0		
02504	Tap & Usage Fees	1.0	LS	0.00	By Owner		\$0	\$0	\$0.00
	EPA Fees	0.0	LS	0.00	By Owner		\$0		

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Estim. Jbartolovitch	Margin: 3.00%	Building S.F.: 31,706

CODE	DESCRIPTION	QUANTITY	UNIT	PRICE	LABOR	MATERIAL	SUB CONT.	TOTAL	COST /ACRE
02505	STORM SEWER	0.0	LS	0.00	Existing		\$0	\$0	\$0.00
	Off-Site Pipe: 30" RCP	0.0	LF	0.00			\$0		
	24" RCP	0.0	LF	0.00			\$0		
	18" RCP	0.0	LF	0.00			\$0		
	On-Site Pipe: 30" RCP	0.0	LF	0.00			\$0		
	24" ADS	0.0	LF	0.00			\$0		
	20" ADS	0.0	LF	0.00			\$0		
	18" ADS	0.0	LF	0.00			\$0		
	15" ADS	0.0	LF	0.00			\$0		
	12" ADS	0.0	LF	0.00			\$0		
	10" ADS	0.0	LF	0.00			\$0		
	8" ADS	0.0	LF	0.00			\$0		
	End Sections	0.0	EA	0.00			\$0		
	Catch Basins/Inlets	0.0	EA	0.00			\$0		
	Manholes	0.0	EA	0.00			\$0		
	Rip Rap	0.0	CY	0.00			\$0		
	Open Cut/Patch Road	0.0	SF	0.00			\$0		
	Downspout Piping	0.0	LF	0.00			\$0		
	Granular Fill	0.0	CY	0.00			\$0		
02508	Tap & Usage Fees	1.0	EA	0.00	By Owner		\$0	\$0	\$0.00
	Inspection Fees	0.0	LS	0.00	By Owner		\$0		
		0.0	LS	0.00			\$0		
02550	WATER LINES	0.0	LS	0.00	Existing		\$0	\$0	\$0.00
	Off-Site Pipe: 8" DI	0.0	LF	0.00			\$0		
	6" DI	0.0	LF	0.00			\$0		
	4" DI	0.0	LF	0.00			\$0		
		0.0	LF	0.00			\$0		
	On-Site Pipe: 8" PVC	0.0	LF	0.00			\$0		
	6" PVC	0.0	LF	0.00			\$0		
	4" PVC	0.0	LF	0.00			\$0		
	3" CU	0.0	LF	0.00			\$0		
	2" CU	0.0	LF	0.00			\$0		
	1.5" CU	0.0	LF	0.00			\$0		
	5" Well Pump	0.0	EA	0.00			\$0		
	Storage Tank	0.0	SF	0.00			\$0		
		0.0	SF	0.00			\$0		
	Hydrants w/Valves	0.0	EA	0.00			\$0		
	Saddle/Tap	0.0	EA	0.00			\$0		
	8" Valves	0.0	EA	0.00			\$0		
02551	Water Meter Fees	1.0	EA	0.00	By Owner		\$0	\$0	\$0.00

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Arch. TBD	Sales Tax: 6.50%	# of Units: 1
Estim. Jbartolovitch	Margin: 3.00%	Building S.F.: 31,706

CODE	DESCRIPTION	QUANTITY	UNIT	PRICE	LABOR	MATERIAL	SUB CONT.	TOTAL	COST /ACRE
02560	GAS SERVICE						\$0	\$0	\$0.00
	Utility Co. Charges	0.0	LF	0.00	By Owner		\$0		
		0.0	LS	0.00			\$0		
02600	ASPHALT PAVING	1.0	LS	27,500.00	Repairs / Patching		\$27,500	\$27,500	\$27,500.00
	Standard Duty (8 & 3)	0.0	SY	0.00			\$0		
	*8" Paving Stone Base	0.0	SY	0.00			\$0		
	Heavy Duty (12 & 5)	0.0	SY	0.00			\$0		
	Accel/Decel Lanes	0.0	SY	0.00			\$0		
	Aprons	0.0	SY	0.00			\$0		
	Underdrains	0.0	LF	0.00			\$0		
	Tensor/Sep Fabric	0.0	SY	0.00			\$0		
	Cable Guide Rail	0.0	SY	0.00			\$0		
02610	STRIPING	1.0	LS	5,000.00			\$5,000	\$5,000	\$5,000.00
	Stalls	0.0	EA	0.00			\$0		
	Handicapped Symbols	0.0	EA	0.00			\$0		
	Other	0.0	EA	0.00			\$0		
		0.0	EA	0.00			\$0		
02720	SITE IMPROVEMENTS						\$0	\$20,000	\$20,000.00
	Swimming Pool	0.0	LS	0.00			\$0		
	Bridges	0.0	LS	0.00			\$0		
	Car Ports	0.0	EA	0.00			\$0		
	Fountain / Entry Feature/ Art	1.0	EA	20,000.00	Allowance		\$20,000		
	Other - Courtyard Features	0.0	LS	0.00			\$0		
	Other - Entry Features	0.0	LS	0.00			\$0		
		0.0	LS	0.00			\$0		
02800	LANDSCAPING	1.0	LS	50,000.00	Allowance		\$50,000	\$50,000	\$50,000.00
	Trees & Bushes	0.0	UNITS	0.00			\$0		
	Seed/Sod	0.0	ACRE	0.00			\$0		
	Mulch	0.0	CY	0.00			\$0		
	Edging	0.0	LF	0.00			\$0		
	Other	0.0	LS	0.00			\$0		
		0.0	LS	0.00			\$0		
02801	LAWN IRRIGATION	1.0	LS	15,000.00	Allowance		\$15,000	\$15,000	\$15,000.00
		0.0	SF	0.00			\$0		
		0.0	SF	0.00			\$0		
03300	SITE CONCRETE WORK	1.0	LS	12,500.00			\$12,500	\$12,500	\$12,500.00
	Curb & Gutter	0.0	LF	0.00			\$0		
	Straight Curb	0.0	LF	0.00			\$0		
	Sidewalks 4"	0.0	SF	0.00			\$0		

DOUGLAS COMPANY - MASTER SITEWORK ESTIMATE WORKSHEET

Job # 14-xxx-1	Project: W.P. Library Renovation	Date Calculated: 05/01/14	
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	State: Florida		
Owner: W.P.	Revision # <u>Concept Estimate_May 2014</u>	Acreege: 1.00	
Arch. TBD	Sales Tax: 6.50%	# of Units: 1	
Estim. Jbartolovitch	Margin: 3.00%	Building S.F. 31,706	

CODE	DESCRIPTION	QUANTITY	UNIT	PRICE	LABOR	MATERIAL	SUB CONT.	TOTAL	COST /ACRE
03300	SITE CONCRETE WORK CONTINUED								
	Turndown Edge	0.0	LF	0.00				\$0	
	Dumpster Pads	0.0	SF	0.00				\$0	
	Curb Stop/Bumper Block	0.0	EA	0.00				\$0	
	Light Pole Bases	0.0	EA	0.00				\$0	
	Aprons	0.0	SF	0.00				\$0	
	Transformer Pads	0.0	EA	0.00				\$0	
	A/C Pads	0.0	EA	0.00				\$0	
	Off-Site Concrete	0.0	LS	0.00				\$0	
		0.0	LS	0.00				\$0	
04360	MASONRY WALLS	1.0	LS	10,000.00				\$10,000	\$10,000.00
		0.0	SF	0.00				\$0	
04400	BRICK PAVERS	2,000.0	SF	5.00				\$10,000	\$10,000.00
		0.0	SF	0.00				\$0	
05280	MISCELLANEOUS METAL WORK							\$0	\$20,000.00
	Bumper Posts	10.0	EA	2,000.00				\$20,000	
		0.0	EA	0.00				\$0	
10400	FENCING	0.0	LS	0.00				\$0	\$0.00
	Fencing	0.0	LF	0.00				\$0	
	Guard railings	0.0	LF	0.00				\$0	
		0.0	LF	0.00				\$0	
10985	SITE SIGNAGE	0.0	LS	0.00				\$0	\$22,500.00
	Traffic Control	1.0	EA	2,500.00				\$2,500	
	Building Sign	1.0	LS	20,000.00	Allowance			\$20,000	
		0.0	EA	0.00				\$0	
16100	SITE ELECTRICAL	0.0	LS	0.00				\$0	\$27,500.00
	Site Lighting	10.0	EA	2,750.00				\$27,500	
	Primary Conduit	0.0	LF	0.00	Existing			\$0	
	Primary Service Charges	0.0	LF	0.00				\$0	
	Off-Site Lighting	0.0	EA	0.00				\$0	
	Telephone Conduit	0.0	LF	0.00	Existing			\$0	

SITE SUBTOTAL:	\$26,445	\$125	\$250,496	\$277,066	\$277,066.36
LABOR BURDEN:	43.5%			\$11,504	\$11,503.69
TAX:		6.50%		\$8	\$8.13
SUB GUARD:			0.75%	\$1,879	\$1,878.72
CONTINGENCY:		5.00%		\$14,523	\$14,522.84
INSURANCE:		1.08%		\$3,623	\$3,623.16
Ohio CAT tax:		0.26%		\$0	\$0.00
					\$0.00
Site Design Guard:		0.00%		\$0	\$0.00
OVERHEAD:		5.00%		\$15,430	\$15,430.14
PROFIT:		3.00%		\$9,721	\$9,720.99

TOTAL SITEWORK	\$333,754	333,754.03
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DOUGLAS COMPANY - PROJECT MASTER ESTIMATE SUMMARY SHEET

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	State: Florida	
Owner: W.P.	Revision # <u>Concept Estimate_May 2014</u>	Acreege: 1.00
Arch. TBD	Sales Tax: 6.50%	# of Units: 1
Estim. Jbartolovitch	Margin: 3.00%	Building S.F. 31,706

BUILDING ESTIMATE WORKSHEET

CODE	DESCRIPTION	LABOR	MATERIAL	SUB CONT.	TOTAL	COST/UNIT	COST / SF	PRICE SOURCE
01000	GENERAL CONDITIONS	\$238,007	\$1,125	\$157,915	\$397,047	397,047.20	12.52	
02200	EXCAVATION							Total Excavation \$151,585
02210	Building Demolition			\$150,000	\$150,000	150,000.00	4.73	4.78
02200	Building Excavation/ Fill			\$0	\$0	0.00	0.00	
02250	Soil Poisoning			\$1,585	\$1,585	1,585.30	0.05	
02275	Foundation Tile			NA	\$0	0.00	0.00	
03000	BUILDING CONCRETE							Total Concrete \$45,000
03200	Foundation Concrete			NA	\$0	0.00	0.00	1.42
03300	Concrete Slab on Grade			NA	\$0	0.00	0.00	
03330	CIP Concrete, Flr Topping			\$45,000	\$45,000	45,000.00	1.42	
03350	Precast Concrete Slabs			NA	\$0	0.00	0.00	
03300	Precast Stairs & Landings			NA	\$0	0.00	0.00	
04000	MASONRY							Total Masonry \$433,375
04300	Masonry			\$25,000	\$25,000	25,000.00	0.79	13.67
04300	Masonry Reinforcing			Incl. in above	\$0	0.00	0.00	
04300	Masonry Insulation			\$0	\$0	0.00	0.00	
04300	New Brick Veneer			\$408,375	\$408,375	408,375.00	12.88	
05000	STEEL							Total Steel \$71,000
05100	Steel Fabrication		\$40,000		\$40,000	40,000.00	1.26	2.24
05102	Steel Erection			\$20,000	\$20,000	20,000.00	0.63	
05200	Misc. Steel			Incl. in 05100	\$0	0.00	0.00	
05250	Steel Stair Handrails			\$11,000	\$11,000	11,000.00	0.35	
05801	Aluminum Balcony Railings			NA	\$0	0.00	0.00	
05900	Aluminum Screen Enclosures			NA	\$0	0.00	0.00	
06000	CARPENTRY							Total Carpentry \$336,350
06103	Rough Carpentry Labor			\$51,050	\$51,050	51,050.00	1.61	10.61
06102	Lumber Materials			\$23,800	\$23,800	23,800.00	0.75	
06125	Trusses (Roof & Floor)			NA	\$0	0.00	0.00	
06150	Int. / Ext. Columns			\$15,000	\$15,000	15,000.00	0.47	
06160	Interior Stairs & Railings			See Div 5	\$0	0.00	0.00	
06200	Cabinets & Tops - Units			NA	\$0	0.00	0.00	
06250	Cabinets & Tops - Common			See 06400	\$0	0.00	0.00	
06301	Window Sills/ Trim			\$11,000	\$11,000	11,000.00	0.35	
06400	Custom Millwork/Casework			\$150,000	\$150,000	150,000.00	4.73	
06400	Base, Trim, Casing- Labor			\$45,000	\$45,000	45,000.00	1.42	
06401	Base, Trim, Casing- Mat'l's			\$35,000	\$35,000	35,000.00	1.10	
06420	FRP & Accessories			\$5,500	\$5,500	5,500.00	0.17	
				\$0	\$0	0.00	0.00	

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07000	MOISTURE /THERMAL PROTECTION							
								Total Moisture/Thermal Prot
								\$88,415
07100	Waterproofing			Incl. in 07950	\$0	0.00	0.00	2.79
07200	Batt Insulation			\$33,375	\$33,375	33,375.00	1.05	
07300	EPDM Roofing - Repairs			\$19,250	\$19,250	19,250.00	0.61	
07450	Hardi-Board Siding			None	\$0	0.00	0.00	
07501	Shingle Roofing			None	\$0	0.00	0.00	
07550	Chimney Caps, Roof Metal			\$8,790	\$8,790	8,790.00	0.28	
07600	Gutters & Downspouts			None	\$0	0.00	0.00	
07900	Soffit & Fascia			None	\$0	0.00	0.00	
07950	Caulking & Sealants			\$27,000	\$27,000	27,000.00	0.85	
08000	DOORS & WINDOWS							
								Total Doors & Windows
								\$416,700
08100	Doors & Frames		\$60,000		\$60,000	60,000.00	1.89	13.14
08450	Finish Hardware		\$28,000		\$28,000	28,000.00	0.88	
08700	Door & Hardware Installation			\$21,600	\$21,600	21,600.00	0.68	
08800	Operable Windows			NA	\$0	0.00	0.00	
08810	New Alum. Fixed Windows			\$227,300	\$227,300	227,300.00	7.17	
08820	Int. / Misc. Glass & Glazing			\$31,300	\$31,300	31,300.00	0.99	
08955	Automatic Doors / Openers			\$28,500	\$28,500	28,500.00	0.90	
08956	Accordian Folding Door(s)			\$20,000	\$20,000	20,000.00	0.63	
09000	FINISHES							
								Total Finishes
								\$764,795
09100	Ext. Façade - Stucco/Trim			\$100,000	\$100,000	100,000.00	3.15	24.12
09250	Drywall & Metal Framing			\$355,000	\$355,000	355,000.00	11.20	
09300	Porcelain & Ceramic Tile			\$9,250	\$9,250	9,250.00	0.29	
09500	Acoustical Ceilings			\$103,045	\$103,045	103,044.50	3.25	
09650	Resilient Flooring			\$4,500	\$4,500	4,500.00	0.14	
09652	Carpeting			\$112,500	\$112,500	112,500.00	3.55	
09800	Painting & Wallcoverings			\$70,500	\$70,500	70,500.00	2.22	
09655	Inset / Walk-Off Mats			\$10,000	\$10,000	10,000.00	0.32	
10000	SPECIALTIES							
								Total Specialties
								\$57,400
10100	Corner Guards & Wall Prot.			\$18,500	\$18,500	18,500.00	0.58	1.81
10152	Privacy Track & Curtains			NA	\$0	0.00	0.00	
10153	Fire Extinguishers			\$2,500	\$2,500	2,500.00	0.08	
10240	Shower Seats			NA	\$0	0.00	0.00	
10250	Window Treatments			NA	\$0	0.00	0.00	
10270	Fireplaces			NA	\$0	0.00	0.00	
10280	Mailboxes			NA	\$0	0.00	0.00	
10490	Signage			\$12,500	\$12,500	12,500.00	0.39	
10500	Lockers - Employee Room			\$2,500	\$2,500	2,500.00	0.08	
10670	Book Shelving			In Owner's FFE	\$0	0.00	0.00	

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CODE	DESCRIPTION	LABOR	MATERIAL	SUB CONT.	TOTAL	COST/UNIT	COST / SF	PRICE SOURCE
10800	Bathroom Access. & Partitions			\$18,900	\$18,900	18,900.00	0.60	
10980	Access Panels			\$2,500	\$2,500	2,500.00	0.08	
11000	EQUIPMENT					Total Equipment		\$25,800
11001	Residential Appliances	Employee Room		\$800	\$800	800.00	0.03	0.81
11400	Bistro / Beverage Equip.			\$25,000	\$25,000	25,000.00	0.79	Allowance
11610	Vending Machines			By Owner	\$0	0.00	0.00	
14000	ELEVATOR			\$50,000	\$50,000	50,000.00	1.58	
	Book Dumbwaiter			\$25,000	\$25,000	25,000.00	0.79	
15000	MECHANICAL SYSTEMS					Total Mechanical Systems		\$330,974
15001	HVAC - Modifications			\$160,000	\$160,000	160,000.00	5.05	10.44
15200	Plumbing - Modifications			\$125,000	\$125,000	125,000.00	3.94	
15550	Fire Protection - Modifications			\$45,974	\$45,974	45,973.70	1.45	
15555	Fire Entry Service			Existing	\$0	0.00	0.00	
16000	ELECTRICAL SYSTEMS					Total Electrical Systems		\$780,000
16001	Building Electrical			\$305,000	\$305,000	305,000.00	9.62	24.60
16002	New Light Fixtures - LED			\$250,000	\$250,000	250,000.00	7.88	Allowance
16003	Fire Alarm Rework			\$50,000	\$50,000	50,000.00	1.58	
16004	Library Low Volt System(s)			\$75,000	\$75,000	75,000.00	2.37	Allowance
16005	Security, Access Control			\$100,000	\$100,000	100,000.00	3.15	
16006	Emer. Generator & ATSs			None	\$0	0.00	0.00	

BUILDING SUBTOTAL:	\$238,007	\$129,125	\$3,606,308	\$3,973,441	3,973,440.70	125.32	
LABOR BURDEN:	43.5%			\$103,533	103,533.19	3.27	
SALES TAX:		6.50%		\$8,393	8,393.13	0.26	
SUB GUARD:			0.75%	\$27,047	27,047.31	0.85	
01440 BUILDING PERMIT:				\$0	0.00	0.00	
CONTINGENCY:			5.00%	\$205,621	205,620.72	6.49	
INSURANCE:			1.08%	\$51,298	51,298.26	1.62	
Ohio CAT tax			0.26%	\$0	0.00	0.00	
					0.00	0.00	
OVERHEAD:			5.00%	\$218,467	218,466.67	6.89	
PROFIT:			3.00%	\$137,634	137,634.00	4.34	

TOTAL BUILDING COST	\$4,725,434	4,725,433.97	149.04
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CONTRACT TOTALS							
TOTALS (gc,site,bldg):	\$264,453	\$129,250	\$3,856,804	\$4,250,507	4,250,507.06	134.06	
LABOR BURDEN	43.5%			\$115,037	115,036.88	3.63	
SALES TAX		6.50%		\$8,401	8,401.25	0.26	
SUB GUARD:			0.75%	\$28,926	28,926.03	0.91	
BUILDING PERMITS				\$0	0.00	0.00	
CONTINGENCY		5.00%		\$220,144	220,143.56	6.94	
INSURANCE:		1.08%		\$54,921	54,921.42	1.73	
Ohio CAT Tax		0.26%		\$0	0.00	0.00	
					0.00	0.00	
Site Design Guard		0.00%		\$0	0.00	0.00	
P & P BOND		0.97%		\$53,417	53,416.61	1.68	
OVERHEAD		5.00%		\$233,897	233,896.81	7.38	ROSD
PROFIT		3.00%		\$147,355	147,354.99	4.65	2.46

BASE BID	\$5,112,605	5,112,604.61	161.25
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OUTLINE SCOPE OF WORK

WINTER PARK LIBRARY RENOVATION
Winter Park, FL

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The following list of items is intended to define the scope of work included in the proposal.

PROJECT SUMMARY

The Winter Park Library Renovation project consists of demolishing all of the interior walls, non-load-bearing exterior walls, windows, doors, and finishes down to the building's existing structure. Key MEP infrastructure, services, and select equipment will remain in place. The existing building's overall square footage will remain at 31,706 (approximate).

Utilities & Site work

1. Demolition of site items is included as required.
2. Includes all anticipated erosion control measures.
3. All wet and dry utilities will remain to service the newly renovated building.
4. Asphalt modifications and repairs to the existing parking lot are included as needed. New parking lot striping is included as required.
5. New concrete sidewalks and curbing are included.
6. New patios, site seat walls, and landscape walls are included.
7. New site and landscape lighting is included.
8. An allowance is included for a new decorative fountain, art piece, and/or entry feature. Refer to Allowances.
9. A new Landscape and irrigation package is included. Refer to Allowances.
10. A new monument / property sign is included. Refer to Allowances.

Concrete

1. The existing concrete foundations, columns, and slabs will be reused wherever possible.
2. Modifications to the concrete structure are included as required to accommodate the new floor plans.
3. The circular hole in the 2nd floor slab from the original 'tree' will be filled in via steel and concrete.
4. Major repairs to the existing structure have not been anticipated or included.

Masonry

1. New masonry work will be accomplished with standard 8" gray CMU block.
2. A new exterior brick façade is included.

Steel / Metals

1. Structural and miscellaneous steel is included as needed.
2. New painted steel tube handrails are included in the stairwells.

Lumber / Rough Carpentry

1. All necessary blocking for handrails, cabinets, grab bars, etc. is included.

Finish Carpentry

1. Install all cabinets, countertops, and built-in casework in the common areas.
2. Install cabinets and countertops in employee lounge.
3. Install ADA vanities and countertops in the bathrooms.
4. Install 4" wood baseboards in common areas.
5. Install 5" wood crown molding in the lobby / entry areas.



6. Install and properly adjust all new doors and hardware.
7. Install all bathroom accessories (toilet tissue holders, towel bars, mirrors, and grab bars).
8. Install all cultured marble window sills with rounded edge.
9. Install 2¼" wood casing at door jambs.
10. Standing and running wood trim will be paint grade wood.

Cabinets and Countertops

1. All cabinets are to be manufactured units with plywood boxes and wood panel doors.
2. All countertops are to be a solid surface with integral or undermount bowls.
3. Back of house and support areas will have MDF boxes with wood or PLAM boxes and PLAM countertops.

Waterproofing

1. Includes all necessary caulking to provide a watertight building envelope.

Insulation

1. Install 1" rigid board insulation at all exterior CMU walls.
2. Install R-11 batt insulation in the framed walls of the offices, gathering / study rooms, bathrooms, and corridor walls for sound control.

Roofing

1. Necessary repairs will be made to the roof as a result of construction activities.
2. Provide and install new roofing metal and accessories.
3. Provide and install all required flashing for roofing penetrations.

Doors, Frames, and Hardware

1. The main entry doors are to be full-light hinged aluminum storefront doors with automatic opener.
2. All other doors and hardware are included as Legacy doors:
 - i. **Office / Interior Room Doors:** 16 ga knockdown HM frame with prefinished solid core wood door machined for 4 hinges.
 - ii. **Bathroom Doors:** 16 ga knockdown HM frame with prefinished solid core wood door machined for 4 hinges.
 - iii. **Janitor, Laundry, Mechanical, Storage Rooms:** 16 ga knock down HM frame with prefinished solid core wood door
 - iv. **Misc. Public Areas and Offices:** 16 ga. Knock down HM frame with prefinished solid core wood door machined for 3 hinges. Vision kits included as necessary.
3. Door hardware for all interior doors to be commercial grade Cal Royal, PDQ or equal.
4. A folding partition / movable wall is included to create flex-space.

Glass and Glazing

1. The main entry door glazing will be low-e clear glass.
2. An auto opening door is included at the main entrance.



3. Interior glazing including door light kits, office / study room windows, vision kits and sidelights are included.

Exterior Windows

1. New fixed aluminum framed windows with low-e glazing by Kawneer or similar are included.

Stucco and Exterior Trim

1. A standard 2 coat stucco system will be applied directly onto substrates scheduled to receive stucco (limited areas). Stucco installed on sheathed substrates will receive wire mesh lath.
2. Exterior 3lb density foam accent trim at the doors, window, etc is included.

Drywall, Metal Framing, and Acoustical Ceilings

1. All drywall to be 5/8" Type X drywall.
2. Includes hanging and finishing of all walls and ceilings; walls and ceilings to receive an orange peel texture.
3. All walls will be finished to a level 4.
4. Plumbing and wet walls will receive moisture resistant drywall.
5. Provide and install all fire wall assemblies required.
6. Includes drywall and 2'x2' acoustical ceilings in the common areas and all offices.
7. 20 gauge metal studs will be used for all framed walls, ceilings, and soffits.

Flooring

1. Provide and install glue-down commercial carpet in corridors and circulation areas. Refer to Allowances.
2. Ceramic floor and wall tile will be installed in the common bathrooms.
3. Ceramic tile will be installed in the Lobby area.
4. Janitor closets, mechanical rooms, and storage rooms are to be sealed concrete or VCT flooring on the 1st floor.
5. Includes Johnsonite 4" rubber base in all back of house areas.
6. Stairs will receive vinyl treads and risers.

Painting & Wallcovering

1. Interior paint to be Sherwin Williams eggshell latex paint, or equal.
2. Includes one coat of primer and two finish coats.
3. All interior wood trim will be painted semi-gloss.
4. Exterior stuccoed and foam surfaces will be primed and painted with an acrylic paint system.

Bathroom Accessories

1. All bath accessories manufactured by Franklin Brass, Bradley or similar.
2. Provide toilet paper holders as required.
3. Provide unframed mirrors in each bathroom.
4. Provide grab bars in ADA units per code
5. Provide toilet tissue holder, mirrors, soap dispenser, sanitary napkin disposal as required in the public restrooms.



6. Provide plastic laminate bathroom partitions and hardware

Specialties

1. Provide fire extinguishers and cabinets per code.
2. Provide access panels.

Appliances

1. A full size refrigerator, a dishwasher, and a microwave are included Employee Break Room.

Specialty Equipment

1. An allowance has been included for Bistro-type equipment. Refer to Allowances.

Conveyance Systems

1. Install a new elevator cab with new finishes. The existing shaft, structure, main equipment, and electronics will remain.
2. A dumbwaiter is included for book transportation between floors.

Plumbing

1. Demolition of the existing plumbing system is included in order to accommodate the new floor plans.
2. Plumbing system will consist of a central water heater.
3. Plumbing distribution system will use CPVC and PEX everywhere code allows.
4. Piping will be uninsulated where code allows.
5. The building is expected to have one water meter.
6. Sanitary piping will be schedule 40 PVC.
7. Includes 2lb gas piping required by the mechanical equipment.
8. Provide and install new commercial grade plumbing fixtures including lavatory faucets, water closets, and sinks.

Fire Protection

1. Rework and modifications to the existing fire sprinkler head locations are included. The existing service and main lines will be reused.

Heating, Ventilation, Air Conditioning

1. The existing HVAC equipment appears to be in good working order and will remain.
2. All new ductwork is included.
3. All filtration requirements are included.
4. Provide and install new ductwork, dampers, architectural diffusers, etc. required for a complete working system.
5. Includes all exhaust piping and equipment as required for the bathrooms.



Electric

1. The existing electrical service into the building will be reused.
2. The main switchgear will be reused wherever possible.
3. All cabling to be MC cable; low voltage will be free wired where possible.
4. Provide electrical hook-up for required items installed by other trades.
5. Provide all exit and emergency lights as required per code.
6. Provide all new outlets and connectivity points throughout the building.
7. Provide GFCI outlets where required by code.
8. Provide and install high-efficiency commercial grade light fixtures.
9. All appliances to be electric.
10. The existing fire alarm system will be modified to accommodate the new floor plans.
11. Includes all pre-wiring required for phone, TV, and data.
12. A new access control and CCTV system is included.
13. An allowance as been included for new Library-specified systems. Refer to Allowances.



CLARIFICATIONS

WINTER PARK LIBRARY RENOVATION
Winter Park, FL

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This budget proposal is based on the following clarifications:

1. This budget proposal is based upon construction costs in today's dollar values with an anticipated start by January 2015. When more complete drawings are available, we will competitively bid that set of drawings with a large pool subcontractors.
2. Please note this budget proposal is based on reaching mutually agreeable terms and conditions included in the AIA Lump Sum Agreement between Owner and Contractor.



ALLOWANCES

WINTER PARK LIBRARY RENOVATION
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The following allowances are included in this budget proposal:

1. Fountain / Art / Entry Feature	\$ 20,000
2. New Landscape and Irrigation.....	\$ 65,000
3. New Property / Monument Sign	\$ 20,000
4. Commercial Carpet (L&M)	\$ 37.50 / SY
5. Bistro Equipment.....	\$ 25,000
6. Electrical Light Fixtures	\$ 250,000
7. Specialty Low Voltage Systems	\$ 75,000



EXCLUSIONS

WINTER PARK LIBRARY RENOVATION
Winter Park, FL

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The items listed below have been excluded from this budget proposal:

1. Builder's Risk insurance policy and deductibles
2. Cost certification
3. Building permit fees
4. Prevailing wages, MBE/WBE set-asides, and/or Union workforce requirements
5. Architectural, structural, kitchen, or civil design fees
6. Inspection, tap, usage, EPA, or any other government or utility fee
7. Changes made by governmental authorities
8. Utility company impact and connection fees (electric, cable, telephone, gas, etc.)
9. Unforeseen conditions including unfavorable structural or soil conditions
10. Environmental testing or abatement
11. Fixtures, furniture, or equipment
12. Specialty equipment, televisions, or computers
13. Temporary library spaces or buildings
14. Removal or transportation of the existing books, furniture, etc



DOCUMENT LIST

WINTER PARK LIBRARY RENOVATION
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This budget proposal is based upon the following documents

PLAN SHEET	DESCRIPTION	PLAN DATE
Various	Original Building Plans by Duer & Butler	11/08/1977
Various	Renovation Building Plans by C.T. HSU & Assoc.	08/15/1994
	Current Condition Report by Shawn Shaffer, received:	03/28/2014