

Office of the City Manager

401 West Venice Avenue

Venice, Florida 34285

TO: Mayor & City Council
FROM: Ed Lavallee
RE: Police Department Facility Upgrade
DATE: 8-26-2016

MEMORANDUM

Following a determination by the City Council to place on the November election ballot a referendum item to construct a new police station, Council directed that staff determine cost options to improve the existing police station as an alternative to constructing a new facility. Accordingly, a contract was executed with the police architectural firm Fawley Bryant to examine the current police facility and to create various options for improving the structural condition and operating capacity of the current building and property.

Attached are details from the consultant's research defining specific options for improvements to the current building with respective cost estimates. The options identified by the consultant are summarized below:

- Raise the current facility to a Category 3 hurricane standard- According to the consultant, the current facility is built to 1990 hurricane standards (90 MPH). One option provided by the architect shows a half-step upgrade of the existing facility to Category 3, (129 MPH wind resistance standard) The contemporary standard is Category 5 wind resistance standard. While this option does not meet current wind resistance standards it does improve some features of the current facility – projected cost - \$ 543,767
- Add additional internal and external improvements to Scenario above: modify existing jail facility, create improved evidence storage, add maintenance building and fuel island – cost - \$2,454,497
- Add a complete second level; and harden facility to Category 5 Standard: Include all of the improvements cited in previous options; adds a second floor to increase overall facility to approximate 42,000 sq./ft., includes required elevators, adds a command center, and public room – cost - \$11,403,154
- Modify Current Facility to Category 5 Standard: Fortify the existing structure(without addition to the footprint and without adding a second floor) - to meet Category 5 Wind resistance standards – cost - \$1,250,696
- Expand current facility to 30,000 sq./ft.; modify structure to Category 5 Standard: Add 12,000 sq./ft. to the current facility; elevate entire structure to Category 5. Option shown by consultant expands current footprint by 12,000 feet in a single-story design and expands required parking area into adjoining sports park – cost - \$6,210,849

Of the options presented by the consultant, two were selected as most relevant for purposes of comparing costs to the cost of constructing a new public safety facility:

- 1. Modifying the current building to meet Category 5 hurricane standards. One of concerns expressed about the current building is that it is outdated with a Category 1 wind resistance level. To modify the current building to negate that specific liability is projected to cost \$1,250,000
- 2. Expand the current structure by adding 12,000 square feet, to approximate the square footage of a new facility. This option would elevate the entire facility to a Category 5 hurricane standard. To accomplish the expansion in the least expensive manner, the architect designed a single-story addition rather than add a second floor. The expanded footprint required an expansion of the current site to accommodate needed parking. The cost projection is \$6,210,849.

The consultant's report offers preliminary information on cost and operational improvements. The constrained time frame in which to acquire a consultant and produce a report limited the scope of services to a preliminary-level assessment. The purpose of the project is to demonstrate a reasonable comparison of costs as an alternative to construction of a new public safety facility on a new site. To simplify the comparative data, the two selected referenced costs provided by the consultant (\$1,250,000 and \$6,210,849) have been included in a referendum fact sheet.

July 14, 2016

RE: City of Venice Police Station Feasibility Study
Refurbishment and Additions to City of Venice Police Department -
Construction Scope Narrative

The following is a summary of the potential scope of construction work to the existing City of Venice Police Department for repurposing, expanding and hurricane resistance. The location is at 1350 Ridgewood Avenue, Venice, FL. A separate Structural Narrative is included herein.

Scenario 1: (Cat 3 Level enhancement to existing building)

Selective hardening and reinforcing of the existing 1-story building to category 3 resistance by upgrading all exterior windows and doors. In addition, work includes renovating the existing jail to an evidence storage use and renovating the front lobby interior to a more public friendly area with new finishes.

The addition of a new sloped metal roof was considered, but due to extreme wind pressures, and the associated costs to mitigate those loads, it was discounted. Therefore, the existing flat hollow-core roof is to be anchored to category 3 resistance.

Related work includes:

Flooring: New carpet throughout Administrative areas

Walls: Paint all new and existing walls

Ceiling: Provide new 2x2 acoustical ceiling tile

Doors/Windows: New hollow metal door frames, solid wood doors. At all existing window openings, Replace with similar sized exterior windows. All new windows to be impact resistant per code. Replace all storefronts (3 places) with YKK Curtainwall Level with model 35H or 50H doors and Level E Missile Impact rating. And new roll up doors, louvers, and swing doors. (out-back)

Lighting: new ceilings are to have new 2x4 troffers.

HVAC: re-use existing HVAC. Re-configure duct work as required.

Plumbing: Existing to remain.

Fire Sprinkler: Reconfigure as required.

IT/Data: Provide new data drops to each room.

Circulation Areas

General: These supporting use areas are anticipated to require cleaning and wall painting

Restroom and Locker Room Areas

General: These supporting use areas are anticipated to require cleaning and wall painting

Existing Jail portion of the building will be refurbished to an Evidence Storage Facility.

General: These areas require reconfiguration of some spaces as indicated on the plan. Select new walls, flooring, doors, and ceiling will be required.

Demolition: Demolish walls, flooring, and ceiling as required.

New Construction: construction new metal stud gypsum board partitions with acoustical insulation as required:

Scenario 1A: Scenario 1 plus New Maintenance Building Addition and Fuel Island

Fleet Maintenance Addition (3,490 sf)

The Fleet Maintenance addition is a metal building. It will have 3 work bays, 20' eave height, overhead coiling motorized doors, mechanical ventilation, one post lift, and an in ground oil separator. Air-conditioned Enclosed rooms at the office, bathroom, tool storage, and parts storage.

Fuel Island Addition

New fuel island will have a canopy, and include 2 fuel pumps (one gas and one diesel), assume above ground tanks with protected spill way.

Scenario 2: Cat 5 Level addition of an EOC (above the Scenario 1 work, plus 2nd level, and site parking)

Includes above Scenario 1, except existing roof hardening scope of work, plus building a new Second level of category 5 resistance. Extents of the new second level addition is from the rear to the front towers, and overhanging the existing building to allow for new foundations for a total new area of 20,074 s.f.. Other improvements include (2) elevators, outfitting the space for Command Center, Public Room, and Data Center. The parking lot addition, comprising approximately 86 new parking spaces from the new square footage is added to this scenario also.

The addition of a sloped metal roof was considered but due to extreme wind pressures, it was discounted. A flat concrete deck is included for the new addition.

Related work includes:

Flooring: New carpet throughout Administrative Areas

Walls: Paint all new walls

Ceiling: Provide new 2x2 acoustical ceiling tile.

Interior Doors: New hollow metal door frames, solid wood doors.

Windows: Minimal use of windows on the East and West sides of the building in the center second floor areas (off the end-zones). The Missile Level E Design Basis product is YKK YHC 300 OG Curtainwall. (6) panels total: 96" tall x 48" Wide or as Limited by Product Approval.

Walls Reinforced 12" CMU Walls

Lighting: new ceilings with 2x4 troffers

HVAC: Standard HVAC with hardening and anchorage for defined wind loads in Structural Narrative.

Plumbing: 5 toilets, 4 lavatories, 2 ADA type showers, 2 Drinking Fountains.
Fire Sprinkler: as required

(2) New Machine room-less elevators will be added to the project.

(2) New Remotely located stairwells will be added to the project.

Scenario 2 Only - General Site Improvements:

Existing Parking Lots

All existing parking and drive aisle surfaces are to be sealed and re-stripped.

New Parking/Drive Aisles

All new drive aisles are to be NORMAL duty type asphalt paving. (see proposed layout map)

Exterior Fencing

Provide new 8' fence, and motorized rolling gate at both side drive aisles.

Site Lighting

Provide new pole site lighting at all parking areas, at new exterior additions and new drive aisles.

Retention Areas

Provide comparable retention for the area lost at new parking area, and expand by 20%

Landscaping

Provide new code minimum landscaping at new parking and drive aisle perimeters.

COST ESTIMATE SUMMARY:

- 1.) Scenario #1A – Evidence Room, Lobby / Hallway Renovation, Level 3 roof hardening:
\$543,767 with cost escalation at 1.13% per quarter (includes 15% contingency)
- 2.) Scenario #1B – includes Scenario 1A - With Maintenance Addition and Fuel Island:
\$2,454,497 with cost escalation at 1.13% per quarter (includes 15% contingency)
- 3.) Scenario #2 – Scenario 1A, Scenario 1B, Scenario 2 – Site Work, CAT 5 Hardening Two Story Addition (Based at 20,074 S.F. at \$325/S.F.)
\$11,403,164 with cost escalation at 1.13% per quarter (includes 15% contingency)

Sincerely,

Fawley Bryant Architects, Inc.
Harold "Chip" Swider LEED AP, BD+C
Project Manager

Police Station Expansion

City of Venice

Conceptual Estimate

July 13, 2016

Scenario 1A - Evidence Room, Hallway Renovations, Level 3 Hardening

Schedule

2 Months

Project Area (Square Feet)

5,025

Division	Scope of Work	Total	Comments	
1A	General Requirements	86,173		
2A	Demolition	25,125		
2B	Building Hardening	41,004		
3A	Concrete/Masonry	0		
6C	Millwork/Casework	4,000		
6D	Rough Carpentry	2,500		
7A	Roofing	14,000		
8A	Doors/Frames/Hardware	1,900		
8B	Storefront/Glazing	93,750		
8C	Overhead Doors	0		
9A	Stucco	7,000		
9B	Framing/Drywall	32,770		
9C	Flooring	29,085		
9D	Acoustical Ceiling	20,360		
9E	Painting	13,039		
10A	Specialties	500		
11A	Equipment	0		
12A	Furnishings	0		By owner
13A	Special Construction	0		
21A	Fire Suppression	7,538		
22A	Plumbing	0		
23A	HVAC	15,290		
23B	Fueling	0		
26A	Electrical	41,944		
31A	Sitework/Utilities	0		
32A	Landscaping/Irrigation	0		
32B	Fencing	0		
	SUBTOTAL	\$ 435,978		
	Preconstruction Expenses	4,360	1.00%	
	General Liability Insurance	3,924	0.90%	
	Builder's Risk Insurance	2,616	0.60%	
	SUBTOTAL	\$ 446,877		
	Contractor Fee/Overhead	22,344	5.0%	
	Payment/Performance Bond	3,620	0.8%	
	TOTAL	\$ 472,841		
	Estimate Contingency	70,926	15%	
	GRAND TOTAL	\$ 543,767		
	Cost Escalation		1.13%	Per Quarter

Police Station Expansion

City of Venice

Conceptual Estimate

July 13, 2016

Scenario 1B - Scenario 1A With Maintenance Addition and Fuel Island

Schedule

6 Months

Project Area (Square Feet)

8,515

Division	Scope of Work	Total	Comments
1A	General Requirements	287,935	
2A	Demolition	25,125	
2B	Building Hardening	41,004	
3A	Concrete/Masonry	52,350	
6C	Millwork/Casework	8,000	
6D	Rough Carpentry	2,500	
7A	Roofing	14,000	
8A	Doors/Frames/Hardware	9,500	
8B	Storefront/Glazing	97,550	
8C	Overhead Doors	33,000	
9A	Stucco	7,000	
9B	Framing/Drywall	50,220	
9C	Flooring	46,535	
9D	Acoustical Ceiling	21,197	
9E	Painting	19,039	
10A	Specialties	15,500	
11A	Equipment	205,000	
12A	Furnishings	0	By owner
13A	Special Construction	104,700	
21A	Fire Suppression	16,948	
22A	Plumbing	49,500	
23A	HVAC	100,090	
23B	Fueling	502,240	
26A	Electrical	144,194	
31A	Sitework/Utilities	109,823	
32A	Landscaping/Irrigation	5,000	
32B	Fencing	0	
	SUBTOTAL	\$ 1,967,950	
	Preconstruction Expenses	19,680	1.00%
	General Liability Insurance	17,712	0.90%
	Builder's Risk Insurance	11,808	0.60%
	SUBTOTAL	\$ 2,017,149	
	Contractor Fee/Overhead	100,857	5.0%
	Payment/Performance Bond	16,339	0.8%
	TOTAL	\$ 2,134,346	
	Estimate Contingency	320,152	15%
	GRAND TOTAL	\$ 2,454,497	
	Cost Escalation		1.13% Per Quarter

Police Station Expansion

City of Venice

Conceptual Estimate

July 13, 2016

Scenario 2 - Scenario 1B, Sitework, CAT 5 Two Story Addition

Schedule

12 Months

Project Area (Square Feet)

28,562

Division	Scope of Work	Total	Comments	
1A	General Requirements	287,935		
2A	Demolition	25,125		
2B	Building Hardening	41,004		
3A	Concrete/Masonry	52,350		
6C	Millwork/Casework	8,000		
6D	Rough Carpentry	2,500		
7A	Roofing	14,000		
8A	Doors/Frames/Hardware	9,500		
8B	Storefront/Glazing	93,750		
8C	Overhead Doors	33,000		
9A	Stucco	7,000		
9B	Framing/Drywall	50,220		
9C	Flooring	46,535		
9D	Acoustical Ceiling	21,197		
9E	Painting	19,039		
10A	Specialties	15,500		
11A	Equipment	205,000		
12A	Furnishings	0		By owner
13A	Special Construction	104,700		
14A	Elevators and Shafts	180,000		
21A	Fire Suppression	16,948		
22A	Plumbing	49,500		
23A	HVAC	100,090		
23B	Fueling	502,240		
26A	Electrical	183,194		
31A	Sitework/Utilities	441,967		
32A	Landscaping/Irrigation	20,000		
32B	Fencing	88,408		
	New Cat 5 2nd Story Addition	6,524,050		Based on 20,074 SF at \$325/SF
	SUBTOTAL	\$ 9,142,752		
	Preconstruction Expenses	91,428	1.00%	
	General Liability Insurance	82,285	0.90%	
	Builder's Risk Insurance	54,857	0.60%	
	SUBTOTAL	\$ 9,371,321		
	Contractor Fee/Overhead	468,566	5.0%	
	Payment/Performance Bond	75,908	0.8%	
	TOTAL	\$ 9,915,795		
	Estimate Contingency	1,487,369	15%	
	GRAND TOTAL	\$ 11,403,164		
	Cost Escalation		1.13%	Per Quarter

Edward Lavallee

From: Walter Pierce
Sent: Tuesday, August 02, 2016 10:37 AM
To: Edward Lavallee
Cc: Lenox E. Bramble; Peter Boers; John Veneziano; Tom Mattmuller; Robert W. Goodson
Subject: FW: COV Police Temporary Facilities

Ed,

Here is additional information provided by Chip. This is based upon our question about cost of trailers that may be needed during the phases of construction.

Walt

From: Chip Swider [mailto:chip.swider@fawley-bryant.com]
Sent: Tuesday, August 02, 2016 10:28 AM
To: Walter Pierce <WPierce@Venicegov.com>; Peter Boers <PBoers@Venicegov.com>
Subject: COV Police Temporary Facilities

Walt, Peter... I was able to come across the following data from 2013 "RS Means Building Cost Construction Data:

From this you may extrapolate a cost for some of the temporary facilities,

Office and Storage Space: (not including hook ups for utilities)
50' x 12' Office trailer, furnished == (\$32,000 buy) or (rent at \$375/ Month... add \$50.50 for air conditioning per month, and \$220 delivery each way, plus \$11.65 per mile).

LOCAL MODIFIERS FOR THE COST:

Remember these figures are from 2013 and have escalated at about 1.13 percent per quarter.

Additionally the Sarasota Area has a modifier in the book for local use multiply by 115.6%.

Using the above formulas, gives you some dependable range from historical value locally.

Let me know if I may be of clarification.

Harold "Chip" Swider LEED AP, BD+C

Project Manager

FAWLEY | BRYANT

5391 Lakewood Ranch Blvd. N, Suite 300 • Sarasota, FL 34240

Office: 941.343.4070

chip.swider@fawley-bryant.com | www.fawley-bryant.com



July 13, 2016

Mr. Chip Swider
Fawley Bryant Architects
5391 Lakewood Ranch Boulevard
Suite 300
Sarasota, Florida 34240

**RE: Police Station Hardening Narrative
H&A Job #16HA052**

Dear Chip,

The following is a structural narrative for the above referenced project. Its purpose is to provide you with a general written description on how the roof of the existing building might be structurally improved to withstand up to 129 mph winds (maximum wind speed of a Category 3 Hurricane) and how a new second floor addition might be constructed above the existing single floor structure in such a manner as to withstand the wind pressures created by 157 mph winds (minimum wind speeds of a Category 5 hurricane). Some existing drawings were available for review. They were titled City of Venice Police Station, dated 4-15-1989, prepared by Gauss Associates, AIA, Inc. This narrative should not be considered an engineered document.

Scenario 1: Existing roof and 129 mph (category 3 hurricane) resistance

Based on the design loads noted in the existing drawings, preliminary calculations show that the flat section of the existing roof may be able to support the vertical pressures due to 129 mph wind. The connection of the plank edges might be reinforced by doweling and epoxying new rebar through the plank edges into the grouted masonry walls below. The spacing of the new dowels might be around 24" on center along all bearing points of the existing plank.

If a new pitched roof placed on top of the existing flat roof is desired, then the entire building will have to be examined from the foundation up to the roof. A pitched roof increases the surface area wind can affect, which in turn increase the lateral load to the entire structure; the foundations would have to be reinforced (probably with the use of helical anchors spaced around 48" o.c. along all load bearing masonry walls), and the walls would have to have vertical reinforcing added (either exterior to the wall or the walls would have to be slotted and additional bars added). The amount of additional reinforcing to the foundations and to the walls would depend on the slope of the roof.

Scenario 2: New Stand-alone 2nd Floor Addition and 157 mph (min. category 5 hurricane) resistance

Foundation

The new foundation might be a conventionally reinforced continuous concrete strip footing to support the line of new concrete columns along the outside perimeter of the

Mr. Chip Swider
July 13, 2016
Page 2

existing building, as well as the possible two lines of columns along the existing corridor walls.

Load Bearing Elements

The load bearing structure supporting the new 2nd floor and roof of the new addition is proposed to be a series up approximately 24"x24" conventionally reinforced concrete columns at a maximum of 25'-0" on center around the perimeter of the existing building as well as along each side of the existing corridor walls. They will extend to the underside of a 24" wide conventionally reinforced continuous concrete beam at the second floor and then at the roof. There will likely be conventionally reinforced 12" concrete masonry unit (cmu) infill walls between the concrete columns between the 2nd floor and roof. The wall will likely be grouted solid.

Elevated Floor and Roof Structure

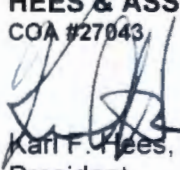
The second floor and roof framing might be constructed with 30" deep composite steel joists spaced at around 4'-0" o.c. The joists span from the outside beam to the inside two rows of beams and then back out to the opposite side beam. The joists might have a 1.5" deep – 22 ga. VLI composite deck with 3" of normal weight concrete topping (4.5" total depth). The use of a sloped roof system for this scenario was also considered, but due to the impracticality of such a system in a high wind event, it was discounted.

Hees & Associates, Inc. appreciates the opportunity to provide you with structural engineering services. Please do not hesitate to call if you have any questions.

Sincerely,

HEES & ASSOCIATES, INC.

COA #27843



Karl F. Hees, P.E., F.ASCE
President
7/13/16



A1.0

FEASIBILITY STUDY

NOT FOR
CONSTRUCTION

References

City of Venice
Police Station Expansion Feasibility Study
1350 Ridgewood Ave., Venice, Florida 34292

ARCHITECTURAL SITE PLAN

FAWLEY|BRYANT
ARCHITECTURE+INTERIORS+PLANNING
FAWLEY BRYANT ARCHITECTS, INC.
5381 LAKEWOOD RANCH BLVD. NORTH
SUITE 300
SARASOTA, FL 34240
PH. 941.343.4070 FX. 941.749.5747
www.fawley-bryant.com



BUILDING SUMMARY:
EXISTING: 18,400 S.F. (APPROX.)
2ND LEVEL: 20,074 S.F.
MAINT. BLDG: 3,490 S.F.
TOTAL: 41,964 S.F.

PARKING SUMMARY:
 EXISTING (MAIN): 98 SPACES
 PROPOSED (WEST): 88 SPACES
 TOTAL: 184 SPACES

FAWLEY|BRYANT
ARCHITECTURE|INTERIORS|PLANNING
FAWLEY|BRYANT ARCHITECTS, INC.
5201 LAKEWOOD RANCH BLVD. NORTH
SUITE 300
BAYLAND, TX 77983
PH. 941.343.0070 FX. 941.740.5747
www.fawley-bryant.com

1350 Ridgewood Ave., Vero Beach, Florida 34292

SITE PLAN AERIAL

Project No.	2010058 07
Drawn By	agahca
Checked By	emph
Date	06-25-10

Revisions:

NOT FOR
CONSTRUCTION

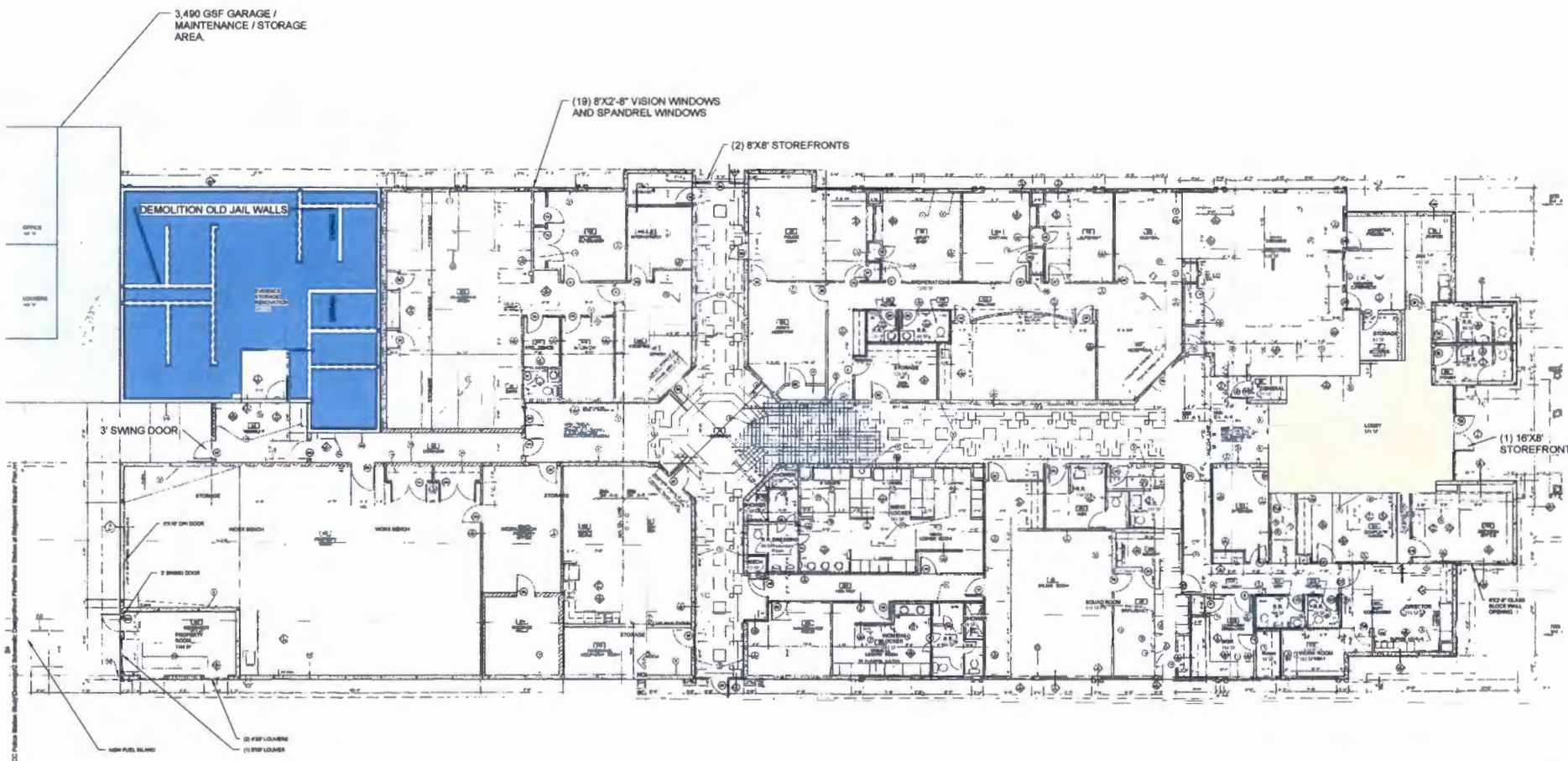
Michael P. Bryant
AR 0010-052

"To the best of the Architect's or Engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and applicable fire safety standards as determined by local authority in accordance with Chapter 663 and 609 of Florida Statutes."

FEASIBILITY STUDY

A1.1

Originals printed @ 24" x 36"
scale as required
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SCENARIO #1 FLOOR PLAN | 1

148 •

NOT FOR CONSTRUCTION

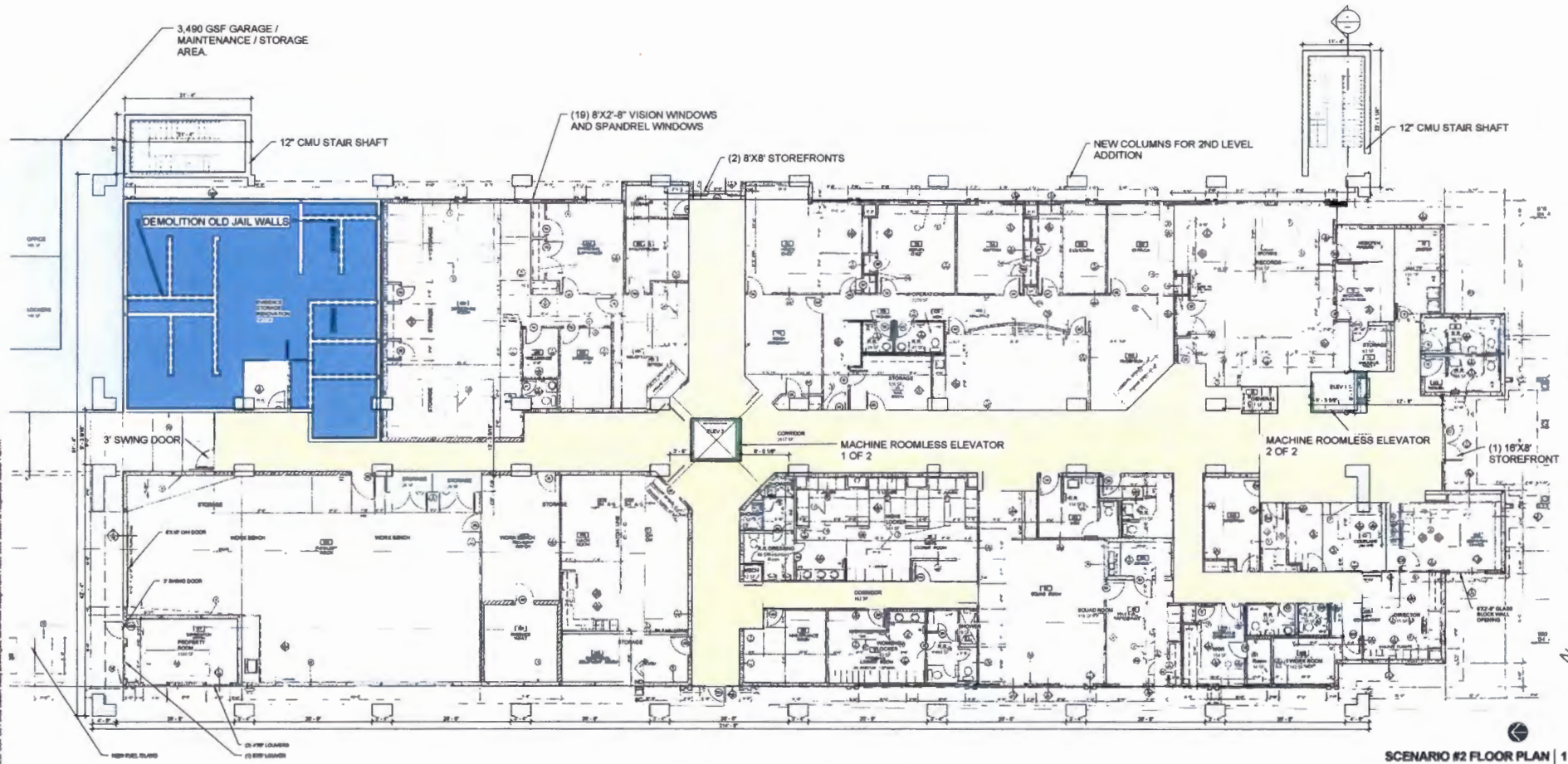
Michael P. Bryant
AIA 507082

"To the best of the architect's knowledge, the plan and specifications herein comply with the applicable building codes and regulations. The architect assumes no responsibility for the construction of the building or for the performance of the building after completion."

FEASIBILITY STUDY

A3.1

Drawings prepared at 1/4" = 1'-0"
Scale as noted
All rights reserved © 2019



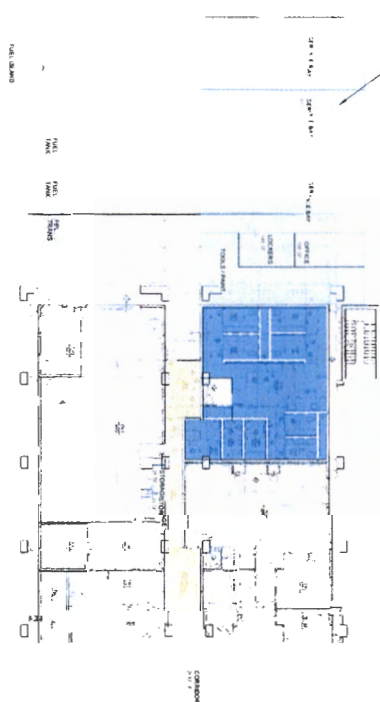
SCENARIO #2 FLOOR PLAN

1/4" = 1'-0"



ELIOT, 517
ELIOT, 517

GARAGE: MAINTENANCE/STORAGE/PKG 3,490 S.F.



MAINTENANCE AREA PLAN + FUEL ISLAND	1
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A3.3.2

FEASIBILITY STUDY

Malcolm P. Bryner
April 20/1987

NOT FOR
CONSTRUCTION

Results

Project No	2015026.07
Drawn By	sgfscs
Checked By	lsng
Date	06-23-16

City of Venice
Police Station Expansion Feasibility Study
1350 Ridgewood Ave., Venice, Florida 34292

FLOOR PLAN

FAWLEY|BRYANT
ARCHITECTURE|INTERIORS|PLANNING
FAWLEY BRYANT ARCHITECTS, INC.
5301 LAKEWOOD RANCH BLVD. NORTH
SUITE 300
SARASOTA, FL 34240
PH 941 343 4070 FX 941 749 5147
www.fawley-bryant.com

FAWLEY BRYANT

Police Station Expansion

City of Venice

Conceptual Estimate

August 2, 2016

Scenario 1 - Evidence Room, Hallway Renovations, Level S Hardening

Schedule

3 Months

Project Area (Square Feet)

5,025

Division	Scope of Work	Total	Comments
1A	General Requirements	128,173	
2A	Demolition	25,125	
2B	Building Hardening	565,801	
3A	Concrete/Masonry	0	Only concrete/masonry work is in hardening 2B
6C	Millwork/Casework	4,000	
6D	Rough Carpentry	2,500	
7A	Roofing	14,000	
8A	Doors/Frames/Hardware	1,900	
8B	Storefront/Glazing	93,750	
8C	Overhead Doors	0	
9A	Stucco	7,000	
9B	Framing/Drywall	32,770	
9C	Flooring	29,085	
9D	Acoustical Ceiling	20,360	
9E	Painting	13,039	
10A	Specialties	500	
11A	Equipment	0	No equipment is included
12A	Furnishings	0	By owner
13A	Special Construction	0	Maintenance Building Excluded
21A	Fire Suppression	7,538	
22A	Plumbing	0	No changes to existing plumbing
23A	HVAC	15,290	
23B	Fueling	0	Fuel Canopy Excluded
26A	Electrical	41,944	
31A	Sitework/Utilities	0	No sitework included
32A	Landscaping/Irrigation	0	No landscape/irrigation included
32B	Fencing	0	No fencing included
SUBTOTAL		\$ 1,002,775	
	Preconstruction Expenses	10,028	1.00%
	General Liability Insurance	9,025	0.90%
	Builder's Risk Insurance	6,017	0.60%
SUBTOTAL		\$ 1,027,844	
	Contractor Fee/Overhead	51,392	5.0%
	Payment/Performance Bond	8,326	0.8%
TOTAL		\$ 1,087,562	
	Estimate Contingency	163,134	15%
GRAND TOTAL		\$ 1,250,696	
	Cost Escalation		1.13% Per Quarter

Police Station Expansion

City of Venice

Conceptual Estimate

August 2, 2016

Scenario 2 - Scenario 1 Plus 12,000 SF CAT 5 Addition, Sitework, Parking and Fencing

Schedule

9 Months

Project Area (Square Feet)

17,025

Division	Scope of Work	Total	Comments
1A	General Requirements	128,173	
2A	Demolition	25,125	
2B	Building Hardening	565,801	
3A	Concrete/Masonry	0	Only concrete/masonry work is in hardening 2B
6C	Millwork/Casework	4,000	
6D	Rough Carpentry	2,500	
7A	Roofing	14,000	
8A	Doors/Frames/Hardware	1,900	
8B	Storefront/Glazing	93,750	
8C	Overhead Doors	0	
9A	Stucco	7,000	
9B	Framing/Drywall	32,770	
9C	Flooring	29,085	
9D	Acoustical Ceiling	20,360	
9E	Painting	13,039	
10A	Specialties	500	
11A	Equipment	0	No equipment is included
12A	Furnishings	0	By owner
13A	Special Construction	0	Maintenance Building Excluded
21A	Fire Suppression	7,538	
22A	Plumbing	0	No changes to existing plumbing
23A	HVAC	15,290	
23B	Fueling	0	Fuel Canopy Excluded
26A	Electrical	119,944	Includes site lighting
31A	Sitework/Utilities	490,510	Includes additional 37,000 SF of parking
32A	Landscaping/Irrigation	20,000	
32B	Fencing	88,408	
	New Cat 5 1st Floor Addition	3,300,000	Based on 12,000 SF at \$275 SF
	SUBTOTAL	\$ 4,979,693	
	Preconstruction Expenses	49,797	1.00%
	General Liability Insurance	44,817	0.90%
	Builder's Risk Insurance	29,878	0.60%
	SUBTOTAL	\$ 5,104,185	
	Contractor Fee/Overhead	255,209	5.0%
	Payment/Performance Bond	41,344	0.8%
	TOTAL	\$ 5,400,738	
	Estimate Contingency	810,111	15%
	GRAND TOTAL	\$ 6,210,849	
	Cost Escalation		1.13% Per Quarter