

AGREEMENT FOR CONSTRUCTION MANAGEMENT FOR MINOR PROJECTS

**EXHIBIT A
CONSTRUCTION MANAGER'S PERSONNEL**

1.2 Project Team

Chris Decker

Mike Calsam

Karlin Warkentin

Ginger West

Bob Bailey

Eric Jones

Kevin Apathy

Todd Brown

David Williams

Josh Burg

EXHIBIT B

COVER SHEET FOR GENERAL TERMS AND CONDITIONS

The "General Terms and Conditions for Agreement for Construction Management Services" revised September 2017, is incorporated by reference and made a part hereof as if set forth in full.

**EXHIBIT C
INDIVIDUAL PROJECT DESCRIPTION
AND APPLICABLE DOCUMENTS AND GUIDELINES**

Description of Project

Owner Project No: TBD
Owner Project Name: Hartman House Project
Location/Address: Hogtown Creek Headwaters Nature Park
Description: Project Scope, dated: 10/31/2018

1.5/3.3 Documents and Guidelines

1. Conceptual budget and preliminary renovation scope provided by J. E. Decker Construction Group
2. Renovation evaluation report for Hartman House, prepared by Jay Reeves & Associates, dated 8/20/2010
3. Agreement for Construction Management for Minor Projects between City of Gainesville and J.E. Decker Construction Group, LLC dated February 26, 2018.
4. _____
5. _____
6. _____

**EXHIBIT D
PROJECT DESIGN AND CONSTRUCTION SCHEDULE**

1.2/3.4 Project Design and Construction Schedule*

PROJECT TASK	START DATE	END DATE
Guaranteed Maximum Price (GMP) Proposal Submittal	00 00 0000	00 00 0000
City Commission – GMP Approval	00 00 0000	00 00 0000
Contract Execution	00 00 0000	00 00 0000
Purchase Order Cut	00 00 0000	00 00 0000
Conformance Plan Set/Department of Doing Approval	00 00 0000	00 00 0000
Notice to Proceed	00 00 0000	00 00 0000
Bid Work Packages	00 00 0000	00 00 0000
Execute Agreements w/ Subs, Mobilize to the site, Obtain Permits	00 00 0000	00 00 0000
Perform Construction	00 00 0000	00 00 0000
Substantial Completion	00 00 0000	00 00 0000
Final Completion	00 00 0000	00 00 0000

*REFERENCE ARTICLE 16. SCHEDULE REQUIREMENTS IN THE GENERAL TERMS AND CONDITIONS

This is a design-build project and as such these dates are currently unknown. Design process will commence upon execution of this Guaranteed Maximum Price Agreement. Design process will last no more than 2 months for the Architectural and Structural Engineering components. Mechanical/HVAC, Electrical and Plumbing designs will be provided by the Trade Contractors performing the work. This design work will be coordinated by the CM and the Architect for conformance to the overall design intent. All design plan docs will be submitted to the Owner for review and approval prior to applying for building permit. The duration for plan review and issuance of our building permit by the City of Gainesville is unknown and varies from project to project. We approximate this time to be 6 to 8 weeks. Construction duration will last no more than approximately five (5) months, providing for a total project duration of approximately nine (9). Please note that this duration could be as few as seven (7) months is the design process takes closer to one (1) month and permitting takes no longer than one (1) month. Timing of execution of this agreement, the then current work load of design team members and the then current log of permit applications already in for review/processing with the City of Gainesville Building Department will be the determining factors.


EXHIBIT E
Guaranteed Maximum Price Agreement


Pursuant to the Agreement between The City of Gainesville ("Owner") and **J. E. Decker Construction Group** ("Construction Manager"), for the construction of **Hartman House Renovations**, the Owner and the Construction Manager hereby execute this **GUARANTEED MAXIMUM PRICE ("GMP") AGREEMENT** and further agree as set forth below.

- 1 Construction Manager shall commence the Work within ten (10) business days after the date of issuance of the Notice to Proceed. The date of Substantial Completion for the Project shall be: **195 calendar days after issuance of NTP.**
- 2 The date of Final Completion for the Project shall be **45** days after the date of Substantial Completion.
- 3 The Construction Manager's Guaranteed Maximum Price ("GMP") proposal dated **October 31, 2018**, attached hereto and incorporated herein, is accepted by the Owner.
- 4 In accordance with Section 3.6.1.8 of the Agreement for Construction Management Services, the Construction Manager shall award Trade Contracts representing ninety percent (90%) or more of the Cost of the Work within **ninety (90)** days of issuance of the GMP Agreement for Construction Services.
- 5 The Guaranteed Maximum Price is \$399,867.00

6 Construction Services GMP

SUMMARY OF COSTS	GMP
General Conditions	\$ 6,540.00
Staffing	\$ 38,400.00
Trade Contracts (cost of work)	\$ 253,925.00
Contingency	\$ 29,887.00
CM Fee % (does not include Bonds and Insurance)	X%
CM Fee / OH&P	\$ 49,313.00
GMP Total:	\$ 399,867.00

FOR THE OWNER:
 CITY OF GAINESVILLE

 BY: _____
 DATE: 6/14/19

FOR THE CONSTRUCTION MANAGER:
 THE CM FIRM (J. E. DECKER CONSTRUCTION GROUP, LLC)

 Digitally signed by Chris Decker
 Date: 2019.06.12 11:35:06
 -04'00'
 BY: CHRISTOPHER DECKER, MANAGING MEMBER
 DATE: 06/12/2019


APPROVED AS TO FORM AND LEGALITY
 By: 
 David C. Schwartz, Asst. City Attorney II
 City of Gainesville, Florida

EXHIBIT F
PROJECT SPECIFIC REQUIREMENTS AND PRE-CONSTRUCTION SERVICES FEE

3.3.4 **LEED Certification.** The LEED Certification level is established at **GOLD** level. N/A

3.3.6 **Initial Construction Schedule Deadline**

- With Advanced Schematic Design submittal or
- With GMP submittal

3.4.3 **Construction Manager's Contingency** shall be *no greater*, as a percentage of the estimated Cost of the Work, than the following at each of the following phases:
ten percent (10 %) at Conceptual Schematic Design
nine percent (9 %) at Advanced Schematic Design
eight percent (8 %) at Design Development
eight percent (8 %) at (60 %) Construction Documents
eight percent (8 %) at the time the GMP proposal is submitted
eight percent (8%) at the time that Construction Manager has bought out Trade Contracts representing ninety percent (90%) of the Cost of Work or more.

3.4.5 **Jobsite Management and Logistics Plan**

- with Design Development phase submittal or
- no later than **month dd, vvy**

3.4.8 **Phased or "Fast-Track" Construction**
 None

3.5.1 **GMP Proposal Submittal Deadline**

- upon completion of **ninety percent (90 %)** of the Construction Documents.
- thirty (30)** days after completion of the Construction Documents.
- no later than **Month , 0000.**
-

4.1 **Pre-Construction Services Fee (if required)**

PHASE	FEE
Pre-Design Phase	\$ 2,500.00
Conceptual Schematic Design	\$ 500.00
Advanced Schematic Design	\$ 500.00
Design Development	\$ 500.00
60% Construction Documents	\$ 500.00
100% Construction Documents	\$ 500.00
Total:	\$ 5,000.00

4.2 **Overhead & Profit.** The Construction Manager's Overhead & Profit percentage shall not exceed **15 %** for the base GMP and **15 %** for any Change Orders.

4.2.2 **Mileage Rate.** The mileage rate for authorized travel shall be set by Owner in accordance with state law, as same may be amended or revised from time to time.

Lodging Rate. The maximum reimbursable rate for lodging shall be set by Owner in accordance with state law, as same may be amended or revised from time to time.

Meals. The maximum reimbursable rates for meals shall be set by Owner in accordance with state law, as same may be amended or revised from time to time.

5.1 **Liquidated Damages:** \$0.00 per day

EXHIBIT G
PROJECT-SPECIFIC MODIFICATIONS

8.12 Modifications to the Contract for Construction

None other than those listed on previous pages as indicated with blue text.

EXHIBIT H

AGREEMENT FOR CONSTRUCTION MANAGEMENT SERVICES MINOR PROJECTS

NOTICE TO PROCEED

Pursuant to the Agreement between The City of Gainesville ("Owner") and **J. E. Decker Construction Group, LLC** ("Construction Manager"), for the construction of **Hartman House Renovations**, the Owner and the Construction Manager hereby execute this **NOTICE TO PROCEED** and further agree as set forth below.


- 1 Construction Manager shall commence the Work within ten (10) business days after the date of issuance of the Notice to Proceed. The date of Substantial Completion for the Project shall be: 195 calendar days after issuance of the Notice to Proceed.
- 2 The date of Final Completion for the Project shall be **forty-five (45)** days after the date of Substantial Completion.
- 3 The Construction Manager's Guaranteed Maximum Price ("GMP") proposal dated **October 31st, 2018** attached hereto and incorporated herein, is accepted by the Owner.

FOR THE OWNER:
THE CITY OF GAINESVILLE

BY: WSPP PROJECT MANAGER

DATE:

FOR THE CONSTRUCTION MANAGER:
THE CM FIRM (J. E. DECKER CONSTRUCTION GROUP, LLC)

 Digitally signed by Chris Decker
Date: 2019.06.12 11:35:27 -04'00'

BY: CHRISTOPHER DECKER, MANAGING MEMBER

DATE: 06/12/2019

Project: Hartman House Renovations (for CofG) **Owner's Rep./Project Manager:** Betsy Waite, Director
Client: City of Gainesville
Wild Spaces & Public Places
Gainesville, FL

**Wild Spaces & Public Places
City of Gainesville, FL
O: 352-393-8187 / M: 802-282-3490**

SCOPE OF WORK:

See "INCLUSIONS" & "EXCLUSIONS" below, "CONCEPTUAL BUDGET" and scope is based on approved preliminary sketches from the Architect (Jay Reeves & Associates), and as discussed during our last meeting on site, and as specifically listed below.

INCLUSIONS:

- All renovations per plans, meetings, site visits and site surveys as to our best understanding of the project referenced above;
- All Architect and Structural (Foundation Only) Engineer design services as needed;
- All demo as needed (includes protection of existing finishes as needed);
- Foundation repairs/replacement and new concrete sidewalks, stairs and ramps;
- New casework in the kitchen;
- New metal roof and insulation;
- New and/or repairs to doors and frames (if new, to match existing as best as possible);
- Frame and hang new walls as shown (drywall and level 4 finish only);
- New paint for all new walls and patching and top-coating of all existing walls affected by our work);
- Protect all flooring to remain, then furnish and install new flooring (exact specs for new still TBD by Owner and Architect);
- New electrical as we understand the intent to be;
- All Plumbing as we understand the intent to be;
- HVAC system and modifications to provide required air distribution for the various new spaces as we understand the intent to be;
- Final cleanup and removal of all excess materials and any debris for our scope of work;
- Building Permit from CofG;
- Insurance and Bonds;

EXCLUSIONS:

- Premium/Holiday/Weekend time (all work to be performed during normal business hours Monday thru Friday);
- No new wood framing (other than patching - **new interior walls will be metal stud**);
- No professional MEP-F Engineering (this will be by the subcontractors only);
- Any and all modifications or reprogramming of existing BMS (building management system);
- Furniture and / or equipment moving;
- Handling or abatement of hazardous materials;
- Utility Outages;
- **Telephone/data system wiring, equipment, conduit and/or backboard (to be Owner-Furnished Owner-Installed);**
- **Security system conduit, wiring and equipment (to be Owner-Furnished Owner-Installed);**
- **Fire alarm conduit, wiring and equipment;**
- **Temporary Utilities (to be Owner-Furnished);**
- Window coverings or shades;
- New windows (repairs to existing only);
- Any utility shutdown fees;

TOTAL PRICE : **\$399,867.00**

NOTES:

- **Project should take approximately 4 to 6 months to complete;**
- **We thank you for the opportunity to be a part of this project!**



CONCEPTUAL BUDGET

PROPOSAL BY:
 J. E. DECKER CONSTRUCTION GROUP, LLC
 P.O. BOX 358973
 GAINESVILLE, FL 32635

Project #:	Hartman House Renovations (for CofG)	Date 10/31/2018			
Hartman House					
Line #	Description	Unit	Qty	Unit Cost	Total Cost
SC	STAFFING CONDITIONS				
	General Superintendent - Part Time (Mike Calsam - Principal)	HR	110	\$65.00	\$7,150.00
	Superintendent - 1/4 Time for 5 Months	HR	220	\$40.00	\$8,800.00
	Asst. Superintendent -1/4 Time for 5 Months	HR	220	\$32.50	\$7,150.00
	Superintendent Equipment (Cell, Tablet/Laptop, Vehicle, ETC.)	MO	3	\$850.00	\$2,550.00
	Asst. Project Manager - Part Time	HR	80	\$40.00	\$3,200.00
	Sr. Project Manager - Part Time (Chris Decker - Principal)	HR	110	\$65.00	\$7,150.00
	Project Engineer - Part Time	HR	80	\$30.00	\$2,400.00
	Sub-Total (Not Included in Total Below):				\$38,400.00
GC	GENERAL CONDITIONS				
	Dumpsters	PULL	8	\$300.00	\$2,400.00
	Temporary Fencing	LF	120	\$7.00	\$840.00
	Temporary Protection & Floor Protection	LS	1	\$500.00	\$500.00
	Small Tools / Miscellaneous Materials / Expendables	SF	2000	\$0.50	\$1,000.00
	Safety/First Aid	LS	2	\$50.00	\$100.00
	Temporary Project Signage	LS	1	\$200.00	\$200.00
	Final Cleaning	SF	2000	\$0.75	\$1,500.00
	Sub-Total (Not Included in Total Below):				\$6,540.00
01A	ARCHITECT				
	Renovations per plans or as outlined on cover page.	LS	1	\$7,500.00	\$7,500.00
01B	STRUCTURAL ENGINEER				
	Renovations per plans or as outlined on cover page.	LS	1	\$1,600.00	\$1,600.00
01C	CM TIME FOR SITE SURVEYS & INVESTIGATION				
	Renovations per plans or as outlined on cover page.	HOUR	24	\$65.00	\$1,560.00
02A	DEMO				
	Renovations per plans or as outlined on cover page.	LS	1	\$8,000.00	\$8,000.00
03A	CONCRETE (INCLUDES SLAB PADS FOR 60 MASONRY PIERS)				
	Renovations per plans or as outlined on cover page.	LS	1	\$30,150.00	\$30,150.00
04A	MASONRY (BLOCK & BRICK PIERS)				
	Renovations per plans or as outlined on cover page.	EACH	60	\$475.00	\$28,500.00
06A	CASEWORK & CABINETS (PLASTIC LAMINATE UPPERS, LOWERS & COUNTER TOPS)				
	Renovations per plans or as outlined on cover page.	LF	12	\$500.00	\$6,000.00
06B	ROUGH & FINISH CARPENTRY (NEW FRAMING, REPAIRS TO EXISTING SIDING AND FRAMING)				
	Renovations per plans or as outlined on cover page.	ALLOWANCE	1	\$20,000.00	\$20,000.00
07A	NEW ROOF (MAIN HOUSE - METAL)				



CONCEPTUAL BUDGET

PROPOSAL BY:
 J. E. DECKER CONSTRUCTION GROUP, LLC
 P.O. BOX 358973
 GAINESVILLE, FL 32635

	Renovations per plans or as outlined on cover page.	ALLOWANCE	1	\$20,000.00	\$20,000.00
07B	INSULATION (CEILING & WALLS)				
	Renovations per plans or as outlined on cover page.	ALLOWANCE	1	\$4,000.00	\$4,000.00
07C	INSULATION (ICYNENE UNDER ROOF DECK)				
	Renovations per plans or as outlined on cover page.	ALLOWANCE	1	\$5,000.00	\$5,000.00
08A	NEW DOORS / HARDWARE				
	Renovations per plans or as outlined on cover page.	OPENING	6	\$250.00	\$1,500.00
08B	LABOR FOR INSTALL OF NEW DOORS / HARDWARE				
	Renovations per plans or as outlined on cover page.	OPENING	6	\$150.00	\$900.00
08C	LABOR & MATERIALS TO REPAIR EXISTING DOORS TO REMAIN				
	Renovations per plans or as outlined on cover page.	OPENING	3	\$250.00	\$750.00
08D	WINDOW REPAIRS and/or REPLACEMENT				
	Renovations per plans or as outlined on cover page.	ALLOWANCE	1	\$10,000.00	\$10,000.00
09A	GWB & FINISHING				
	Renovations per plans or as outlined on cover page.	LS	1	\$9,780.00	\$9,780.00
09B	PAINTING				
	Renovations per plans or as outlined on cover page.	ALLOWANCE	1	\$15,000.00	\$15,000.00
09C	FLOORING (ALLOWANCE FOR NEW and/or REFINISHING)				
	Renovations per plans or as outlined on cover page.	SF	1400	\$10.00	\$14,000.00
10A	SPECIALTIES (FOR BATHROOMS - ALLOWANCE PER ROOM)				
	Renovations per plans or as outlined on cover page.	ROOM	2	\$500.00	\$1,000.00
10B	SPECIALTIES (NEW PORCH SCREENING)				
	Renovations per plans or as outlined on cover page.	EACH	2	\$750.00	\$1,500.00
11A	APPLIANCES				
	Renovations per plans or as outlined on cover page.	ALLOWANCE	1	\$2,500.00	\$2,500.00
22A	PLUMBING				
	Renovations per plans or as outlined on cover page.	LS	1	\$11,500.00	\$11,500.00
23A	MECHANICAL / HVAC				
	Renovations per plans or as outlined on cover page.	LS	1	\$13,885.00	\$13,885.00
26A/28A	ELECTRICAL (DOES NOT INCLUDE FIRE ALARMS, DATA OR CONDUITS FOR DATA)				
	Renovations per plans or as outlined on cover page.	LS	1	\$29,300.00	\$29,300.00
31A/32A	EXTERIOR IMPROVEMENTS (SITE CLEARING, GRADING & LANDSCAPING)				
	Renovations per plans or as outlined on cover page.	ALLOWANCE	1	\$10,000.00	\$10,000.00
				Sub-Total before Contingency or Fee	\$298,865.00
				Contingency 10.00%	\$ 29,887.00



CONCEPTUAL BUDGET

PROPOSAL BY:

J. E. DECKER CONSTRUCTION GROUP, LLC
P.O. BOX 358973
GAINESVILLE, FL 32635

CM Fee (5% Overhead & 10% Profit) 15.00%	\$ 49,313.00
Sub-Total with Contingency & Fee	\$378,065.00
GL / Builder's Risk 2.50%	\$9,452.00
P&P Bond 2.00%	\$7,750.00
Building Permit	\$ 4,600.00
TOTAL COST	\$399,867.00

JAY REEVES & ASSOCIATES, INC.



ARCHITECTS AND DESIGNERS

725 NORTHEAST 1ST STREET
GAINESVILLE, FLORIDA 32601

WWW.JAYREEVES.COM

PHONE 352.371.3205

FAX 352.505.5689

RENOVATION EVALUTION REPORT HARTMAN HOUSE DEPARTMENT OF RECREATION & PARKS CITY OF GAINESVILLE NATURE OPERATION DIVISION AUGUST 20, 2010

The Hartman house is an early 20th century wood frame vernacular farmhouse that is central to a tract of land located in North West Gainesville.

The structure C.A, 1910 is a simple vernacular residential structure that has been expanded at least once. The original shape appears to be "T" shaped with service rooms to the rear. The rear wing with flanking porches appears to have been extended and the side porches added at different times. The original house likely consisted of 3 main rooms, a full width front porch, and rear wing side chimney that originally supplied heat, along with an oil burning heater at the dining room. There currently is no air-conditioning.

The house sits approximately 30'' above grade with wood floors, oak over pine in the main rooms; windows are traditional wood double hung 2 over 2 sashes. Siding is wood novelty type roofing is asphalt shingle, original cypress shake.

The house is single story comprised of 7 primary rooms and 3 minor rooms and 2 large screened porches and 1 small-screened porch.

The building square footage is 1780 sq. ft. interior space and 600 sq.ft. open porches.

EXISTING CONDITIONS:

The building is vacant with no active utilities. The overall structural condition is fair, in need of paint, and urgent need of a new roof, and some associated deck and fascia repair.

The building is secure with several broken windows including glass in 2 doors, several damaged interior doors as a result of recent vandals.

The most significant roof damage is at the lower roof over the North porch, there is evidence of damaged roof deck, and damaged porch flooring. The current roof is multiple

layers, explaining the lack of leaks over the main portion of the house. The North porch was recently covered with roll roofing to stop active leaks and damage. Most exterior window are not boarded. The surrounding vegetation is in need of trimming to keep moisture down. The foundation is open and will need to be closed in with wood grills to keep animals out and meet building codes. The steps at all entrances do not have proper landings and do not meet code for rise and run, or handrails.

Structurally the building is in good condition for its age. Where additions or alterations were made in the past, the structure should be examined as this is often inferior work to the original structure. Any structural damage should be limited to the porch areas where damage is evident. Bathroom floors, especially beneath the tub are often damaged and should be inspected.

EXTERIOR CONDITONS:

The exterior siding is over all good, in need of paint and caulk. Exterior windows need paint, window sashes need putty and to be re-glazed. Window screens need to be replaced and some reattached. The windows at the South porch were poorly adapted recycled window that do not fit or completely seal. These windows should be replaced entirely.

All exterior porches need new screen and flooring repair/ replacement.

The exterior chimneys brickwork is in good condition, but should be capped to keep animals and rain out.

Currently there is cast iron and steel plumbing and metal electrical conduit on the exterior surfaces that should be relocated inside the walls.

The wood floor structural system is supported on brick piers located typically on 8 foot or less centers.

Some exterior brick piers at the outside perimeter show mortar deteriorate with some leaning noticeably, these deteriorated piers should be reconstructed with concrete pad footings added where they are failing.

Interior public rooms may require addition support due to "DESIGN" for residential loading.this can be achieved by adding 1 or 2 new mid-joint supporting beams, on concrete block piers, on concrete pads beneath the rooms in question.

This floor load remediation applies to porches as well since they are gathering points for the public, and typically under structured.

INTERIOR CONDITIONS:

The interior finishes are in fair condition; walls and ceiling could be salvaged.

The wall finishes are drywall over the original plaster and lath or possibly bead board. There most likely is no insulation in the walls, rewiring may require opening all wall cavities. Attic insulation is minimal and needs replacement. Interior wiring is a mixture of early wiring and later C.A 1970's, and the service will not support HVAC or meet code.

All interior wiring should be replaced and a minimum 200AMP service should be installed, to have handle HVAC equipment.

All interior plumbing is dated and should be replaced, the existing septic tank should be abandoned and a line run for city services.

All new central heat / air –split – heat pump system should be installed. The building needs all new insulation. All existing windows need new locks, existing exterior door need new locks. The windows should be sealed except for a few desired to be operable.

Interior flooring should be refinished with the exception of the bath and kitchen which will likely need replacement.

Some interior doors can be reused except for rooms requiring ADA access where door width is a factor. There should be minimum 32 inches clear space at each door.

All existing lighting should be replaced with period style fixture in the public rooms and recessed fixtures elsewhere.

PROPOSED USE:

The nature operation division has proposed the use of a public / office use that would act as the primary park building including restrooms for public use and or several display rooms for park / house interpretation. Also with in the house will be located park office and lockable storage for equipment. These proposed uses are achievable with the renovation of this structure, and compatible with the historic nature of this building.

In addition to complete renovation, the building will need modification to provide for ADA accessibility. If rooms are used for display and expect more than 8 people per room, then floors should be reinforced for additional loading.

ADA COMPLIANCE:

The structure is located 30'' above grade and will require an exterior ramp, best located at the North porch entrance, which has good access to all interior areas. The two doors located off the North porch will need to be resized to 36 inches wide.

The building will require two ADA compliant restrooms if they serve the park as well as the office, they will need ADA signage.

Interior doorways to rooms open to the public will need to be resized to 36'' as well as the restrooms and entrance doors.

A level paved path will need to be constructed at the base of the exterior ramp and connect with ground pathways.

SECURITY:

Given the location, the building will need to be fully alarmed including motion detectors, all windows should have new locking devices installed as many do not function now.

Nighttime security lighting and cameras would be beneficial as well.

A fire alarm and sprinklers are not required for a structure of this size.

RENOVATION- STABILIZATION PRIORITIES:

It is understood the project may be phased and will likely happen over time, that given, certain items need immediate attention.

The most critical item is the roof, which is extremely deteriorated and failing. This is serious and will deteriorate the structure rapidly if complete renovation is postponed.

All the windows and doors should be boarded to discourage break-ins and further damage.

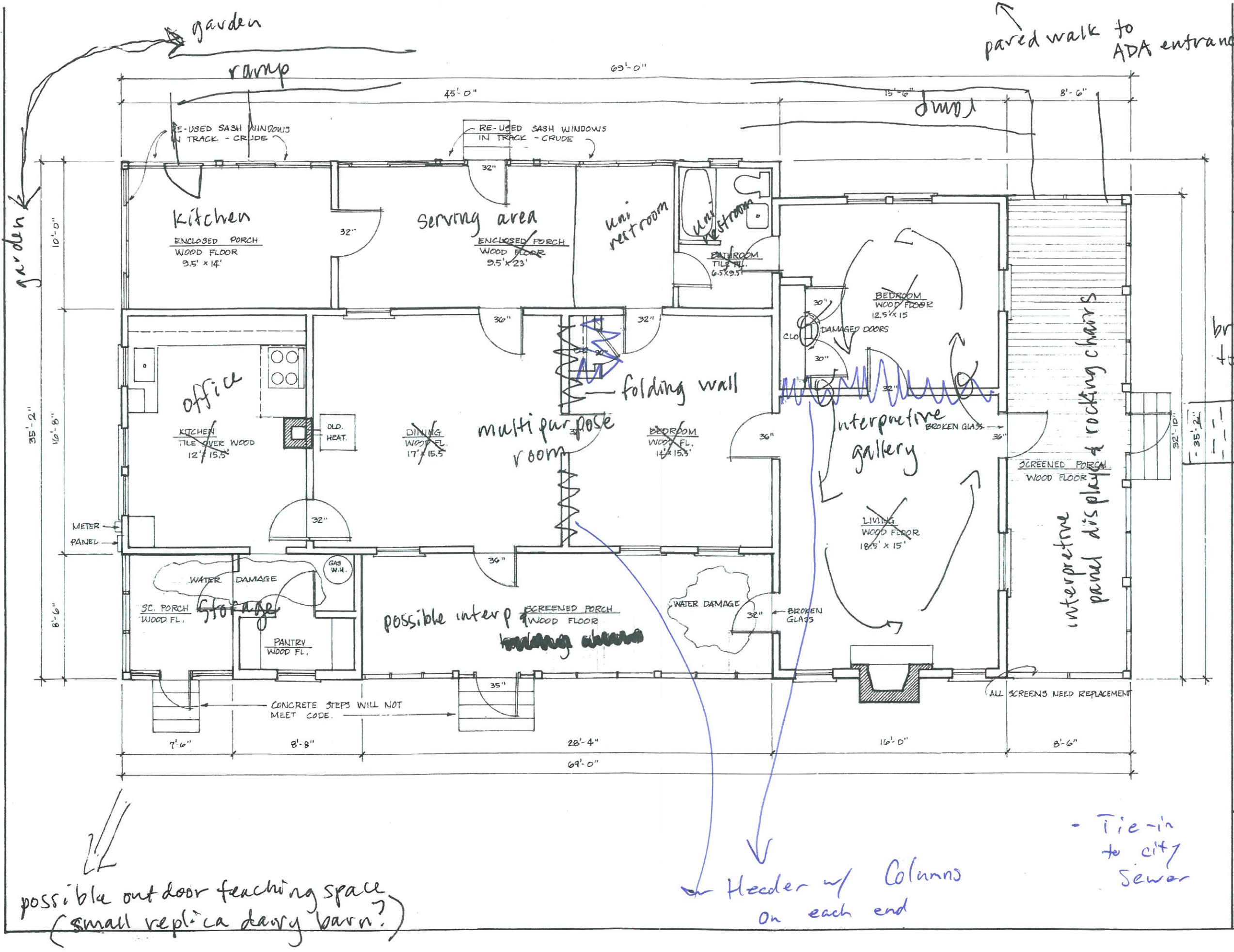
The second priority would be prepping and painting the exterior to protect the woodwork.

Replacing the screens at the porches would help keep animals and insects at bay. The building should be inspected and treated for termites, no damage was observed during this review.

"HISTORIC HARTMAN HOUSE"
 AT HOGTOWN CREEK HEADWATERS NATURE PARK
 EVALUATION REPORT

AUG. 1, 2010

A-1



possible outdoor teaching space
 (small replica dairy barn?)

Header w/ Columns
 on each end

- Tie-in
 to city
 sewer

brick walkway
 to entrance

interpretive
 panel display & rocking chairs

paved walk to
 ADA entrance

garden
 ramp

METER
 PANEL

WATER DAMAGE
 STORAGE

PANTRY
 WOOD FL.

possible interp
 reading chairs

folding wall

interpretive
 gallery

LIVING
 WOOD FLOOR
 18.5' x 15'

BROKEN
 GLASS

SCREENED PORCH
 WOOD FLOOR

ALL SCREENS NEED REPLACEMENT

CONCRETE STEPS WILL NOT
 MEET CODE.

WATER DAMAGE

BROKEN
 GLASS

CLO

DAMAGED DOORS

BEDROOM
 WOOD FLOOR
 12.5' x 15'

ENTRANCE
 TILE FL.
 6.5' x 9.5'

uni
 restroom

uni
 restroom

Serving area

ENCLOSED PORCH
 WOOD FLOOR
 9.5' x 23'

Kitchen

ENCLOSED PORCH
 WOOD FLOOR
 9.5' x 14'

office

KITCHEN
 TILE OVER WOOD
 12' x 15.5'

OLD
 HEAT.

DINING
 WOOD FL.
 17' x 15.5'

multi purpose
 room

BEDROOM
 WOOD FL.
 14' x 15.5'

35'-2"
 16'-8"
 8'-6"
 7'-6"
 8'-8"
 28'-4"
 69'-0"

10'-0"

45'-0"

69'-0"

15'-6"

8'-6"

32"

32"

32"

30"

32"

36"

36"

32"

36"

32"

35"

28'-4"

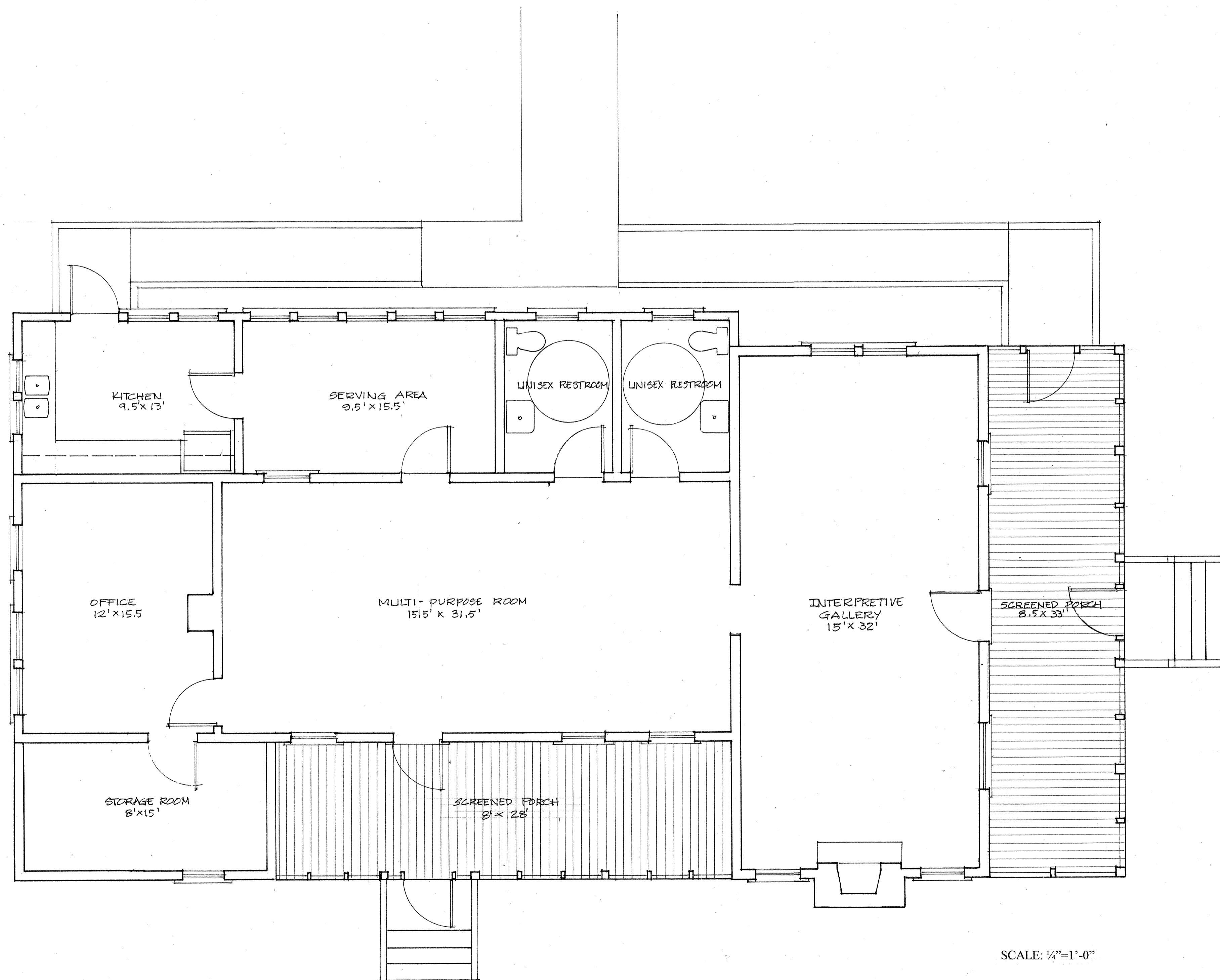
69'-0"

16'-0"

8'-6"

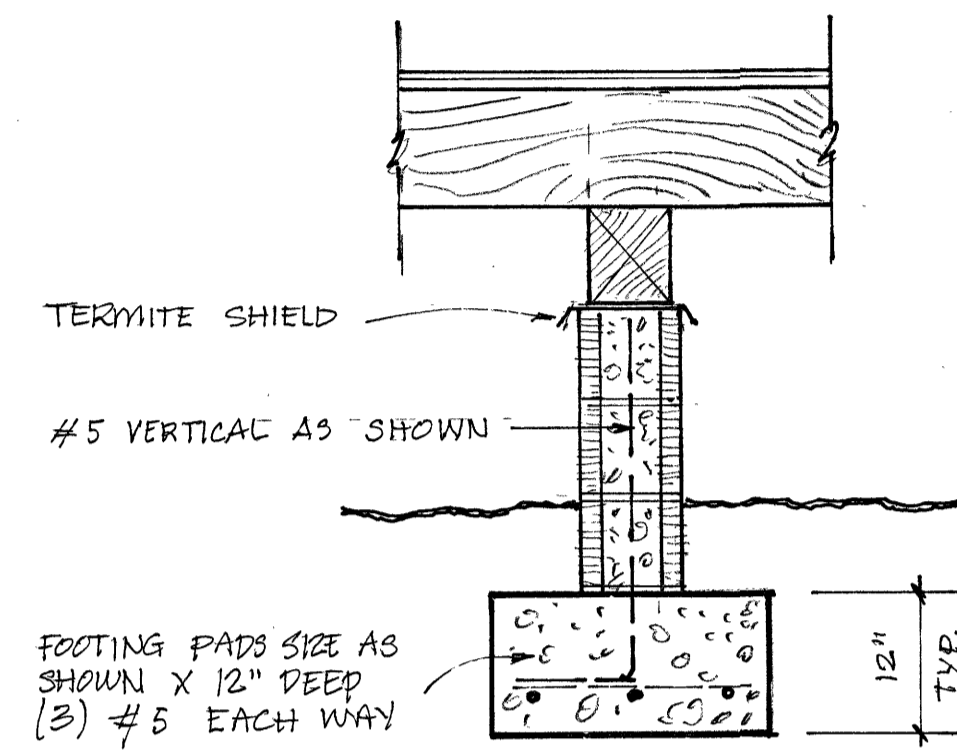
32'-10"

35'-2"

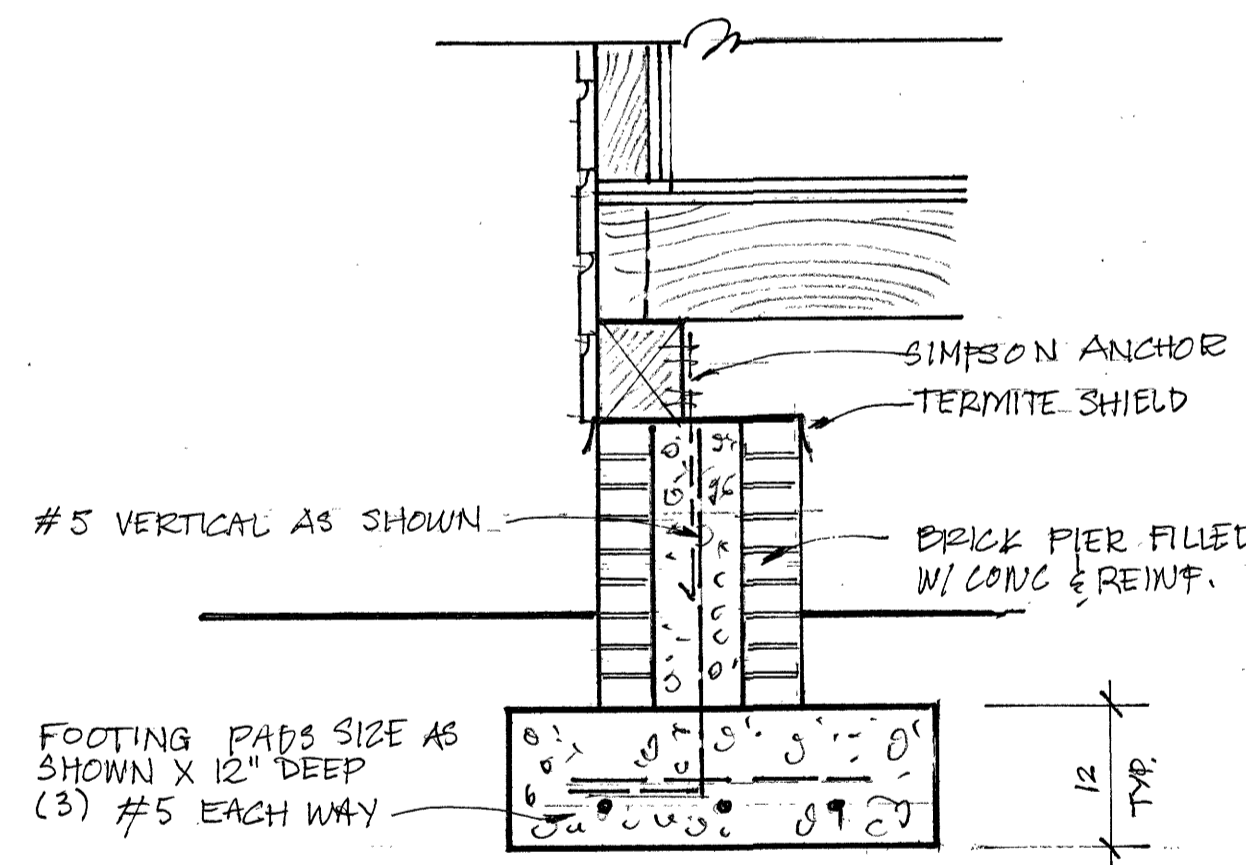


JAY REEVES & ASSOCIATES, INC.
ARCHITECTS AND DESIGNERS
725 NORTHEAST 1ST STREET
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OFFICE 352.371.1205
CELL 352.284.4399

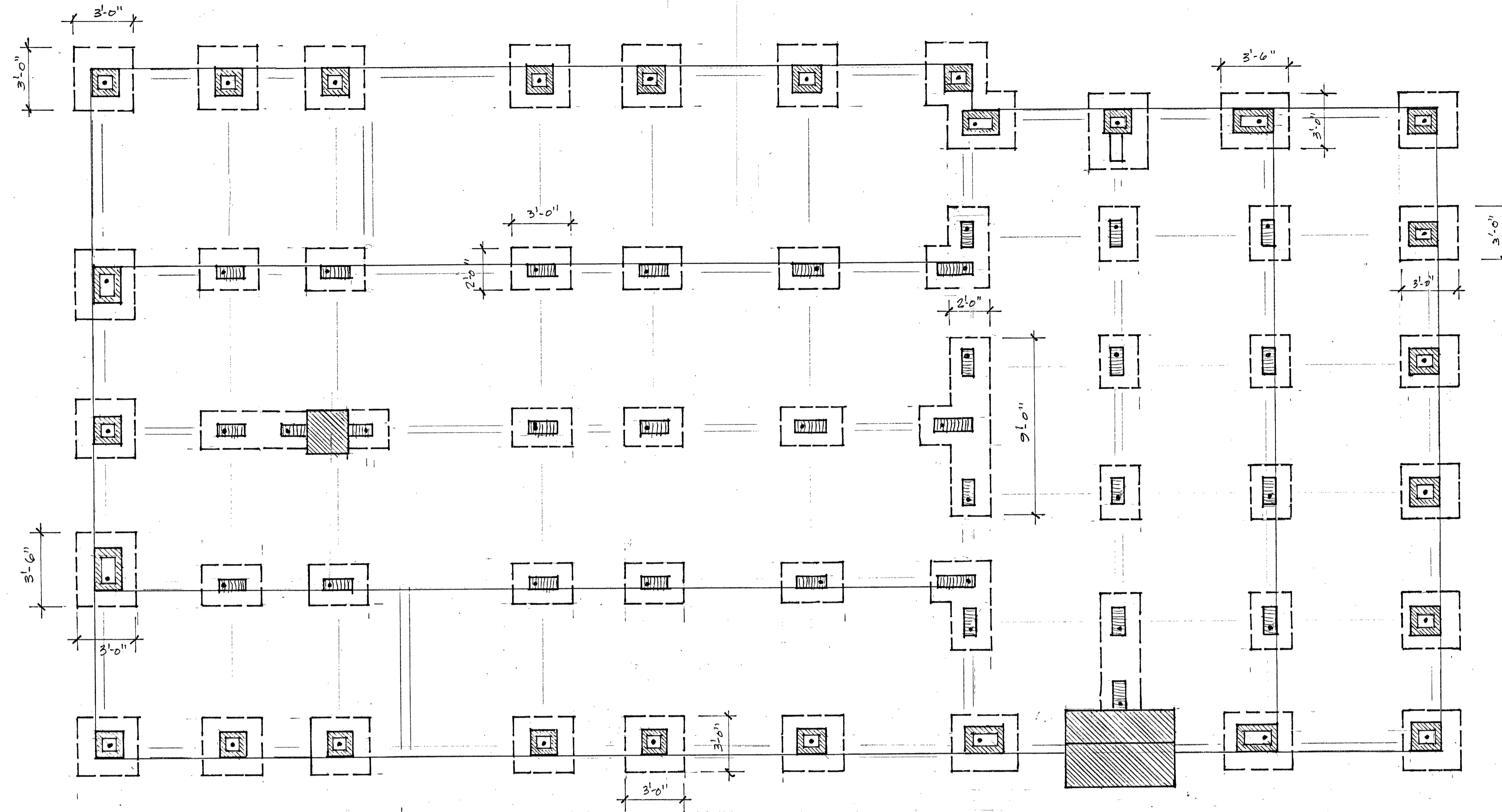
"HISTORIC HARTMAN HOUSE"
AT HOGTOWN CREEK HEADWATERS NATURE PARK
PROPOSED RENOVATION LAYOUT



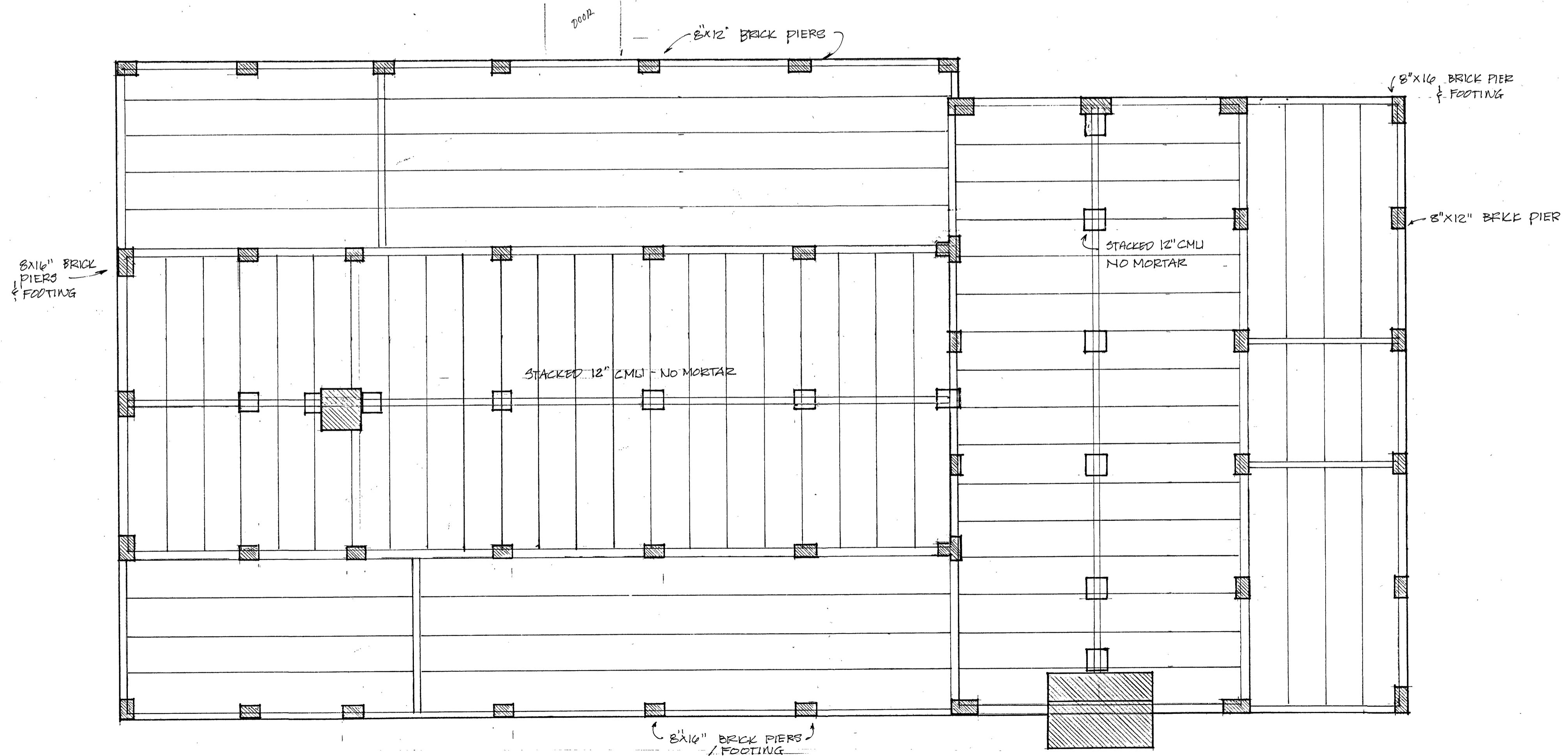
CMU PIER DETAIL
SCALE: 3/4" = 1'-0"



BRICK PIER DETAIL
SCALE: 3/4" = 1'-0"



PROPOSED FOUNDATION PIERS AND FOOTINGS
SCALE: 1/4" = 1'-0"



EXISTING BRICK FOUNDATION PIERS & FOOTINGS
SCALE: 1/4" = 1'-0"

JAY REEVES & ASSOCIATES, INC.



ARCHITECTURE AND DESIGN
725 NE 1st STREET
GAINESVILLE, FLORIDA 32601
WWW.JAYREEVES.COM
PHONE 352.371.3205

CONTRACT PROPOSAL FOR PROFESSIONAL SERVICES

CLIENT: J.E. Decker Construction Group, LLC
P.O. Box 358973
Gainesville, Florida 32635-8973

PROJECT: Design Build Contract
For City of Gainesville
Renovations to the Hartman House
Hogtown Creek Headwaters
Nature Park

PARTIES: This agreement is entered into this, the ____ Day of October 2018
By Chris Decker, herein known as Client and Jay Reeves of
Jay Reeves & Associates, Inc., herein known as Architect.

Neither party to this agreement shall transfer, sublet or assign any rights under or interest in this Agreement.
This Agreement is submitted as the sole document regulating the described work.

PROPOSAL FOR ARCHITECTURAL SERVICES

SCOPE OF PROJECT:

To provide Architectural Services for J.E. Decker Construction Group as a Design Build Project for the complete renovation of Historic Hartman House. The project shall be a complete renovation and conversion of the house as an interpretation center, park support facility and offices. The project is based on the 2010 feasibility study prepared by this firm.

SCOPE OF WORK:

Document existing buildings to the extent necessary to prepare design and construction documents. Meet with Contractor and client as required to finalize the preliminary design for the conversion and renovation of the Historic structure. We shall meet with city of Gainesville building officials as required to confirm code and life safety requirements. While the building is historic, there are no State Grants involved and the Secretary of the Interior's Standards for Historic Preservation shall be followed to the extent practical given the new proposed use and budget requirements.

We shall provide additional documentation to supplement the 2010 report as required to complete the project. We shall work in conjunction with Wayland Structural Engineering for new foundations and any structural changes or areas needing reinforcement. We shall work with the contractor's HVAC sub-contractor and provide a performance specification and proposed layout for the New Mechanical Systems.

We shall prepare complete Construction Documents compliant with the 2017 Florida Building Code For the new proposed commercial uses. We shall assist the contractors arising during selective demolition and renovations and provide additional details and drawings as required.

TERMS AND CONDITIONS OF THIS CONTRACT

PERIOD OF EFFECTIVENESS:

This agreement is effective from the date of Architect's signature for a period of one year, or until the completion of the work, which ever occurs first.

This Contract, in some instances, also serves as a Proposal. In such instances the Proposal and its' associated costs are effective from the date of the Architect's signature for a period of six (6) Months.

PERFORMANCE:

The Architect's services will be preformed as expeditiously as is consistent with professional skill and care, with regard for the orderly progress of the Work. The schedule for the performance of the Work will be established by acceptance of both the Client and the Architect and shall be subject to modification, due to reasonable cause, by mutual agreement. It is understood that a desired opening date of August is desired for the restaurant and schedules will be prepared to facilitate this if possible.

PROJECT COSTS:

Construction Cost is the responsibility of the Client within the scope of this Project. The Architect will review of the design parameters and budget of the Project with the Owner and Client during the Performance of the work. No fixed limit of Construction Cost shall be established as a condition of this Agreement, nor for the establishment of the fee structure. The Architect and the Client will coordinate during the progress of the Work to maintain the Project within the Scope of Project outlined. The Client will be responsible for any change in construction cost or fees associated with changes to the Scope of Project or Scope of Work. The Client pays application, permit, and impact fees directly to the governing agency. Legal description to be provided by the Client. Site and tree surveys, soil or material testing, other tests and reports as may be required by reviewing governmental agencies, will be coordinated by the Client who will then provide all required information to the Architect. Costs for these services will be billed direct to the Client by the individual or business performing the service.

INSTRUMENTS OF SERVICE:

All reports, drawings, specifications, computer files, field data notes and other documents and instruments prepared by the Architect, as instruments of service shall remain the property of the Architect. The Architect retains all common law statutory and other reserved rights, including the copy right thereto. The Client is entitled to record copies of all relevant documents.

TERMINATION:

Either party may terminate this agreement without cause upon giving the other party ten (10) days notice. In the event of termination the Client shall within fifteen (15) calendar days of termination pay the Architect for all services rendered and all reimbursable costs incurred to the date of the termination.

JURISDICTION:

This Agreement and any legal actions concerning its validity, interpretation and performance shall be governed by the laws of the State of Florida.

LIABILITY AND FEES:

The Client agrees that the Architect’s liability due to any action arising out of this project shall not exceed the total compensation received by the Architect under this agreement. In the event of any litigation arising from or related to the Agreement of the services provided under this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party all reasonable costs incurred, including staff time, court costs, attorneys’ fees and all related expenses.

BILLING AND PAYMENT TERMS:

Invoices shall be submitted by the Architect upon completion of work. Invoices are due upon presentation and shall be considered past due if not paid within fifteen (15) days of the due date. Non-payment of fees due shall be considered cause for suspension of Architect’s work on the Project. Interest in the amount of one-and-one-half (1.5) percent will be charged on all past due amounts. If the Architect incurs any costs in order to collect overdue sums, the Client shall be responsible for those costs, which shall become immediately due and payable to the Architect.

FEE STRUCTURE:

Architectural fees are calculated based upon the total estimated time required to produce the work. Architectural fees are subject to change as defined in the Additional Services section of this contract through written notice to the Client prior to execution of additional items. Architectural fees do not account for the variable costs of engineering, landscape architecture, interior decorating or any other consultant services performed outside of our offices

ADDITIONAL SERVICES

Additional services shall be provided at the request of the Client and billed as reimbursable, or at the standard hourly rates listed below, which ever may apply. Reimbursable expenses shall include but not be limited to the following: postage, shipping, printing, plan review fees, unforeseen Client requested changes and/or Client requested value engineering changes occurring after 100% completion of the Construction Document Phase, and all other costs incurred during the execution of this project beyond the Scope of Work, to be determined at the Architect’s discretion.

STANDARD HOURLY RATES

Architect	\$100.00/hr.
Drafting	\$40.00/hr.
Administrative	\$25.00/hr.

SCHEDULE OF PROFESSIONAL SERVICES FEES
FOR BUILDING RENOVATIONS & RESTAURANT

PRELIMINARY DESIGN

Complete based on 2010 study and recent reworking with City of Gainesville

DESIGN DEVELOPMENT

Code research, preliminary development and documentation.

\$ 1000.00

CONSTRUCTION DOCUMENTS PHASE

Billed per percentage of completeness.

100% due prior to release of signed and sealed documents.

\$ 6000.00

CONSTRUCTION OBSERVATION PHASE

Billed per quarter of completion of construction as determined by Architect.

100% due upon substantial completion of the project.

\$ 500.00

PROJECT TOTAL FEES:

\$ 7500.00

Agreed:

James D. "Jay" Reeves, Architect Date
Architect

Chris Decker Date

From: Greg Wayland
To: [Chris Decker](#)
Subject: Re: Hartman Drawings 2010
Date: Tuesday, October 2, 2018 9:27:01 AM

Chris,

After reviewing the photos and proposed foundation plan, I would recommend that I do a site visit to observe the structure first hand. It appears that new piers and footings are being located at the same place as the old ones. Depending on allowable joist and beam spans to meet current code, the piers and footings may need to be closer together or additional beams added. This evaluation should be part of the foundation design process. So my site visit would include documenting beam and joist sizes and connections to each other.

Please assume a fee of \$1,600 which would include the site visit, joist and beam evaluation and foundation plan, details and specifications. If this seems acceptable I will prepare a contract for structural engineering services for your review and signature. I would need your business name and mailing address, and the project address.

Also, regarding schedule, I am very backed up, so I may be able to schedule the site visit in next week, but do not anticipate completing the drawings for about 3 weeks.

Please let me know if you have any questions.

Greg Wayland
Gregory S. Wayland, PE
WAYLAND STRUCTURAL ENGINEERING
2801 SW 81st Street Gainesville, FL 32608
Phone: (352) 317-4120
Email: waylandgs@aol.com
Website: waylandstructural.com
FL PE #54396, FL COA #8236

-----Original Message-----

From: Chris Decker <chrisd@jedeckerconstruction.com>
To: Greg Wayland <waylandgs@aol.com>
Sent: Tue, Oct 2, 2018 5:13 am
Subject: FW: Hartman Drawings 2010

Hi Greg,

Please see attached plan from Jay and some comments from him below. The link below has photos of the existing conditions under the house. Got time for a quick call later this afternoon to discuss?

Photos: <https://jedeckerconstruction.box.com/s/3nfh37beyq57rp5f4cpff1qrzp4hhlc0>

Best Regards,

[Chris Decker](#)

Mobile - 863.224.4828

License # CGC1522815

From: jay.reeves@jayreeves.com <jay.reeves@jayreeves.com>



Van Goettling Masonry, Inc.

4509 NW 23rd Ave, Suite 16
Gainesville, FL 32606
Phone: 352.372.2379
Fax: 352.226.8029

October 4th, 2018

To: J.E. Decker
Attn:
Re: Hartman House

CONCRETE and MASONRY PROPOSAL

1. Dig footers, prep and pour appx 60 column pad footers
2. Lay appx 32 8" CMU columns to 2' tall
3. Place rebar and pour cell fill
4. Provide and lay appx 27 brick columns at exterior edges
5. Place rebar and pour cell fill
6. Form and pour stairs at front and south sides with ramp on south side to existing sidewalk
7. Exclusions:
 - a. Fill dirt provided by others
 - b. Anchor bolts/ties provided by others
 - c. Soil treatment and materials testing by others
 - d. Demolition by others
8. Assumptions:
 - a. House being lifted appx 3' above ground to provide room to work

PRICE for Concrete (Labor and Material).....\$20,100.00
 PRICE for Masonry (Labor and Material).....\$18,000.00

NOTES:

1. If house is not lifted assume a 50% increase to above price
2. Masonry price if ALL exterior facing columns are CMU with face (thin) brick on visible sides.....\$15,000.00

Special Notes:

- No Fill Dirt or Soil Poison.
- Compaction and Material Testing Not Included.
- Clean Up Into Dumpster Provided By General Contractor.
- Proposal good for 60 days



From: [Jay Bowermeister](#)
To: [Chris Decker](#)
Subject: FW: Hartman House project
Date: Wednesday, October 31, 2018 2:32:52 PM
Attachments: [image003.png](#)

Subject: RE: Hartman House project

Jay

Good budget number for plumbing would be \$11,500.

CHRISTOPHER SPENCE Plumbing Design Build - Estimator
CELL: 352.262-2422 | EMAIL: CHRISS@COMFORTTEMP.COM



From: Jay Bowermeister
Sent: Wednesday, October 31, 2018 2:13 PM
To: Christopher Spence <chriss@comforttemp.com>
Subject: FW: Hartman House project

JAY BOWERMEISTER Special Projects Manager

CELL: 352-275-4022 | EMAIL: JAY@COMFORTTEMP.COM
WEBSITE: WWW.COMFORTTEMP.COM

From: Erik Worthmann
Sent: Monday, August 27, 2018 9:11 AM
To: Jay Bowermeister
Subject: Fwd: Hartman House project

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Chris Decker <chrisd@jedeckerconstruction.com>
Date: 8/27/18 5:57 AM (GMT-07:00)

Comfort Temp

Residential-Commercial-Industrial HVAC-R Services
7050 N.W. 23rd Way Gainesville, Fl. 32653-1636
Phone (352) 376-2366 Fax (352) 376-0523
Web site: www.comforttemp.com
Email: jay@comforttemp.com

Date: 8/16/18

To: JE Decker Construction

Attn: Chris Decker

Re: HVAC Proposal fo Hartman House

Comfort Temp Company, Inc. is pleased to offer this proposal for the HVAC work on the above referenced project.

Inclusions:

- 1) Furnishing and installing (1) 5 Ton, 14 SEER Trane Split System Comprised of a 4TWR4060 heat pump, TEM4AOC60 air handling unit and 10 kw auxiliary heat.
- 2) Furnishing and installing an auxiliary drain pan, auxiliary drain line float switch and auxiliary drain pan float switch.
- 3) Furnishing and installing an air distribution comprised of ductboard return and supply trunk lines, flexible supply runs, insulated boots, ceiling mounted adjustable supply diffusers and ceiling mounted louvered return grilles.
- 4) Furnishing and installing refrigerant piping comprised of soft annealed copper with ¾" wall rubber pipe insulation on vapor line. Braze copper into new units, pressure test to 500 psi with dry nitrogen and dehydrate to 500 microns of moisture or less.
- 5) Furnishing and installing a Honeywell programmable thermostat and interconnecting control wiring between the thermostat, the outdoor unit and the air handler.
- 6) Furnishing and installing a condensate drain comprised of ¾" sch 40 pvc with ½" wall rubber pipe insulation.
- 7) Furnishing and installing (2) ceiling mounted bath exhaust fans with venting and termination.
- 8) Furnishing and installing range venting for residential type kitchen.
- 9) 5 year compressor, 1 year parts and 1 year labor warranty.

- 10) Permits and inspections through the City of Gainesville.
- 11) Self performed test and balance
- 12) Shop drawings, coordination drawings and as-built drawings as required.
- 13) Hoisting, rigging, and scaffolding as required for our work.
- 14) Clean up of identifiable debris to a dumpster furnished by others.
- 15) Comfort Temp Company, Inc. reserves the right for formal review of contract prior to execution.
- 16) This proposal is based on normal working hours, i.e. Monday through Friday 7:00 A.M to 3:30 P.M.

Exclusions:

1. Bid bond or payment and performance bond.
2. Pollution, connection, tapping, usage or impact fees.
3. Temporary facilities, i.e. toilets, water, sanitary, storm, electrical, HVAC, utilities, fencing, enclosures, barricades, etc.
4. Fire dampers, fire/smoke dampers, smoke dampers, smoke detectors or control dampers not shown on the contract drawings.
5. Cleaning of the duct system.
6. Repair, replacement, patching or back charges for any type of fire proofing.
7. Indoor Air Quality testing.
8. Restoration of landscaping.
9. Painting of any kind.
10. Electrical work of any kind.
11. Fire protection work of any kind.
12. Plumbing work of any kind.

13. Premium time work of any kind.

This proposal is good for 30 days, after which time Comfort Temp Company, Inc. will have the right to review and or revise our price. If you have any questions regarding this proposal, please call me at (352) 275-4022.

We are pleased to offer this scope of work for the sum of **\$13,885**.

Deduct \$925 off of HVAC bid if underside of home is sprayed with closed cell insulation.

Deduct \$1,946 if the entire shell is sprayed with iconyne.

Sincerely,

Jay Bowermeister
Special Projects Manger

Del Sol Electric, LLC. Lic# EC13004859

JOB NAME: HARTMAN HOUSE AT HOGTOWN CREEK
ARCHITECT: JAY REEVES & ASSOCIATES, INC.
PLANS: NON
DATE OF THIS BUDGED: 8/9/2018

Budged as clarified below: \$29300.00

Price is valid for 30 days from the date of the proposal, unless extended in writing by Del Sol Electrical LLC

Inclusions:

1. Permits
2. State Taxes
3. Temporary power and lighting per OSHA requirements.
4. Switchgear with 200 amp service.
5. Allowance for lighting fixtures and ceiling fans \$5000.00 included.
6. Secondary feeders (included) if existing 2" conduit is good for use. **If new conduit is needed add \$2000.00**
7. Conduit, wiring and devices for power and lighting. (Wiring will be with MC wire)
8. Conduit, wiring and disconnects for mechanical. Disconnects will be general duty.
9. 120V smoke detectors.
10. All work per the current version of the National Electrical code, and the Florida Building Code.

Exclusions:

1. Payment and performance bonds, and/or any special insurance requirements.
2. Allowance for overtime and premium time.
3. Allowance for ARRA or Davis Bacon wage rates.
4. Allowance for CAD of BIM generated shop or as-built drawings.
5. Cutting, patching, painting and roof penetrations.
6. Fire alarm conduit, wiring and equipment.
7. Telephone/data system wiring, equipment, conduit and backboard.
8. Security system conduit, wiring and equipment.
9. HVAC control conduit, wiring and equipment.
10. Utility fees.
11. Allowance for conduit wiring and equipment not shown on the plans.

Warranty for material and labor is for a period of 1 year from the certificate of occupancy unless extended in writing by Del Sol Electric LLC. Equipment and materials supplied by Del Sol are warranted only to the extent that the same are warranted by the manufacturer.

The contractor shall not be liable for indirect loss or damage.

If a formal contract is required, its conditions must not deviate from this proposal without contractor's permission.

Sincerely,

Wickus Diedericks
delsoelectrical@gmail.com
Estimator / Project Manager