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March 13, 2017

Michael Beard Gainesville Community Redevelopment Agency 802 NW 5th Ave., Suite 200 Gainesville, Florida 32601

RE: CRA – Cornerstone Phases 1 & 2 GMP Price Proposal

Michael,

I am writing to present our GMP Estimate Proposal for the above referenced project. The scope of work generally involves demolition and sitework necessary to add building pads to the existing GTECH site. This proposal is based on Construction Documents prepared by JBrown Professional Group, Inc. dated February 2017.

Sincerely,

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Tom Fillmer Vice President

General Conditions

- 1. Supervision is included throughout the duration of the project
- 2. Temporary construction fencing at the perimeter of the project is included
- 3. All necessary permitting and associated fees and all associated costs are assumed to be by Owner (including meters, meter fees and tap fees)

Sitework

Proposal includes work shown on referenced documents.

- 1. Proposal includes necessary traffic control and barricades
- 2. Proposal includes testing for sitework scope of work
- 3. Proposal includes all necessary tree barricades, silt fence and erosion/sedimentation control
- 4. Proposal includes clearing, grubbing and disposal as necessary
- 5. Proposal includes all necessary earthwork, import and export as necessary
- 6. Proposal assumes that site cuts are suitable for use as fill under pavements and buildings
- 7. Proposal includes an allowance amount for dewatering
- 8. Proposal includes curbs and sidewalks as shown
- 9. Proposal includes site utilities as shown
- 10. Proposal includes an allowance for a retaining wall at Pond 2. Retaining wall assumed to be modular block in lieu of cast in place concrete
- 11. Proposal includes an allowance amount for an aluminum guardrail at the top of the retaining wall
- 12. Proposal does not include provisions for removal and replacement of unsuitable soils if required

Site Specialties

- 1. Proposal includes a concrete pad for the Bus Shelter
- 2. Proposal **excludes** Bus Shelter structure
- 3. Proposal includes fencing and gates at dumpster enclosures
- 4. Proposal excludes any cost associated with monument sign

Landscape/Irrigation

- 1. This proposal includes Landscaping and Irrigation as shown on referenced documents
- 2. Proposal assumes that trees shown to be relocated will be replaced with new 4" caliper Live Oak trees 12 ea. x \$850/ea = \$10,200 (included in base bid)
- 3. If relocated tree are required the cost to relocate trees is \$2,400/tree or \$28,800. The net additional cost to relocate trees in lieu of providing new is \$18,600 with no guarantee on survival of relocated trees.
- 4. Proposal includes Florida No. 1 or better trees in specified container for all specified species based on current available material in the state of Florida
- 5. Proposal includes sod and seed/mulch to the extent shown on landscape drawings
- 6. Proposal includes an allowance for irrigation

Concrete

- 1. Proposal includes all sidewalks and handicap ramps as shown on referenced documents
- 2. Proposal includes bus shelter pad
- 3. Proposal assumes that concrete walks are to be standard gray concrete with a broom finish
- 4. Proposal includes modular block retaining wall in lieu of cast in place concrete retaining wall
- 5. Proposal includes testing for concrete scope of work

Furniture/Accessories

- 1. Proposal includes new bike loops as shown.
- 2. Proposal **excludes** site furnishings

Electrical

- 1. Proposal assumes that site lighting poles and fixtures are to be supplied and installed by GRU as a part of the rental lighting program. This proposal **excludes** the supply and installation of light poles, light pole bases and light fixtures
- 2. Electrical scope is as follows:
 - a. Excavate and back fill for all conduit:
 - b. Provide and install all conduit, sweeps & fittings
 - c. Provide and install primary electric UJBs
 - d. Provide and install GRUcom Fiber UJBs
 - e. Provide and install hand holes
 - f. Provide and install lighting hand holes
 - g. Pour in place concrete 3-phase transformer pads
 - h. Mobilization, blow in pull rope and all associated misc. labor
 - i. Coordinate inspections with GRU

Contingency

- Proposal includes contingency as shown

Clarifications:

- Permitting and all associated fees are assumed to be by Owner
- Meters and taps and all associated fees are assumed to be by Owner
- Removal/remediation of unsuitable materials is not a part of this proposal
- Dewatering is included as an allowance
- Parking and site flow for Bldg. A Occupants may be disrupted during construction. A phasing plan for temporary parking and site access will need to be developed. Depending on the extent of requirements, additional cost may be involved.
- These numbers reflect the accurate cost of the project based on current market conditions. We have not built in additional fluff or escalation. Depending on the timing of the project, these numbers are very subject to escalation due to the current volatility of the market.

Cornerstone Phases 1 and 2 Masterplan 13-Mar-17 Plans By: J Brown Profession Group CRA Project Manager: Michael Beard										
Status of Estimate: GMP Estimate Prepared By: Brent Taylor/Tom Fillmer										
Breakdown of Cornerstone Phase 1 and Phase 2										
DIV	DESCRIPTION	Quantity	Units	Labor Unit	Total Labor	Material Unit	Total Material	Subcontract Unit	Total Subcontract	
	General Conditions Bonds & Insurance	1	LS		\$0.00		\$0.00	\$37,500.00	\$37,500.00	
	Debris Removal Daily Clean-Up Labor	6 16	Pulls Wks		\$0.00 \$0.00		\$0.00	\$350.00 \$350.00	\$2,100.00	
1.3	Final Clean-Up	1	LS		\$0.00		\$0.00 \$0.00	\$3,500.00	\$5,600.00 \$3,500.00	
	Emergency Costs Protection of Finishes	0			\$0.00 \$0.00		\$0.00 \$0.00		\$0.00 \$0.00	
1.7	Temp. Utilities & Facilities	1	LS		\$0.00		\$0.00	\$9,500.00	\$9,500.00	
1.8 1.9	Temp Fence Survey Costs	2400	LF LS		\$0.00 \$0.00		\$0.00 \$0.00	\$7.00	\$16,800.00 \$0.00	
1.10	Shop Draw, Photos, As-Builts	1	LS		\$0.00		\$0.00	\$1,000.00	\$1,000.00	
1.11 1.12	Data Processing Reproduction of Documents	1	LS LS		\$0.00 \$0.00		\$0.00 \$0.00	\$3,500.00	\$0.00 \$3,500.00	
	Transportation & Main. Costs	5	MO		\$0.00		\$0.00	\$750.00	\$3,750.00	
1.14	Job office equipment Sub-Total		LS		\$0.00 \$0.00		\$0.00 \$0.00		\$0.00 \$83,250.00	
	Taxes			45.00%	\$0.00	6.00%	\$0.00	0.00%	\$83,250.00	
	Total	· ·			\$0.00		\$0.00		\$83,250.00	
Div 1	Total General Conditions	\$83,250.00	4.43%							
Div 1	Staffing			Contract Rate						
1.2	Project Manager	430	Hours	\$98.00	\$42,140.00		\$0.00		\$0.00	
1.3 1.16	Project Engineer Superintendent	<u>80</u> 950	Hours Hours	\$38.00 \$50.00	\$3,040.00 \$47,500.00		\$0.00 \$0.00		\$0.00 \$0.00	
	Sub-Total				\$92,680.00		\$0.00		\$0.00	
	Taxes Total			0.00%	\$0.00 \$92,680.00	6.00%	\$0.00 \$0.00	0.00%	\$0.00 \$0.00	
Div 1	Total Staffing	\$92,680.00	4.93%		**=,*****					
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	Trade Contractors									
Div 2 2.1	Sitework Mobilization	1	LS		\$0.00		\$0.00	\$150,000.00	\$150,000.00	
2.1	Layout	•	10		\$0.00		\$0.00	\$100,000.00	\$100,000.00	
	Testing Silt Fence									
	Tree Barricades									
	Clearing Hauled Demolish Existing									
	SWPPP									
2.2	Construction Entrances Earthwork	1	LS		\$0.00		\$0.00	\$191,572.00	\$191,572.00	
2.2	Stripping Hauled	I	LO		\$0.00		\$0.00	\$191,372.00	\$191,572.00	
	Dewatering									
	Cut Fill									
	Import Seed, Mulch & Sod, PONDS ONLY									
2.3	Paving Work	1	LS		\$0.00		\$0.00	\$239,945.00	\$239,945.00	
	Stabilized Subgrade 12" LBR 40									
	Limerock Base Course 8" ACSC, SP 9.5,1 1/2"									
	Cut & Patch Pvmt, Curb, Sidewalk									
2.4	Striping & Signage Concrete Work	1	LS		\$0.00		\$0.00	\$181,275.00	\$181,275.00	
	Bus Pad		_							
	"F" Curb "D" Curb									
	New Sidewalk									
	HC Ramps ADA Mats		L							
	Scupper		-							
	Pavers, Sidewalk Flush Curb		<u> </u>							
	Bike Pad				-					
2.5	Dumpster Pad Utilities									
	Storm Drainage	1	LS		\$0.00		\$0.00		\$135,550.00	
<u> </u>	Sanitary Sewer Water Distribution	1	LS LS		\$0.00 \$0.00		\$0.00 \$0.00	\$91,620.00	\$40,735.00 \$91,620.00	
2.6	Grease Traps and Associates Piping	1	LS		\$0.00		\$0.00	\$20,000.00	\$20,000.00	
2.7 2.8	Landscaping 12 ea. New Trees in Lieu of Relocated	1 12	LS EA		\$0.00 \$0.00		\$0.00 \$0.00	\$110,000.00 \$850.00	\$110,000.00 \$10,200.00	
2.9	Bahia Sod	0	SF		\$0.00		\$0.00	\$0.28	\$0.00	
	Zoysia Sod Well	35516 1	SFLS		\$0.00 \$0.00		\$0.00 \$0.00	\$0.70 \$0.00	\$24,861.20 \$0.00	
2.12	Irrigation	1	LS		\$0.00		\$0.00	\$95,950.00	\$95,950.00	
	Modular Retaining Wall Backfill at Retaining Wall	3300 1230	SF CY		\$0.00 \$0.00		\$0.00 \$0.00	\$26.00 \$12.00	\$85,800.00 \$14,760.00	
1.15	Site Restoration	1	LS		\$0.00		\$0.00	\$7,500.00	\$7,500.00	
2.16	Dumpster Enclosure Sub-Total	3	LS		\$0.00 \$0.00		\$0.00 \$0.00	\$4,500.00	\$13,500.00 \$1,413,268.20	
	Taxes			45.00%	\$0.00	6.00%	\$0.00	0.00%	\$0.00	
Div 2	Total Total Sitework	\$1,413,268.20	75.20%		\$0.00		\$0.00		\$1,413,268.20	
		\$1,413,200.2U	13.20%							

		Breakdown of (Cornerston	e Phase 1 ar	nd Phase 2				
DIV	DESCRIPTION	Quantity	Units	Labor Unit	Total Labor	Material Unit	Total Material	Subcontract Unit	Total Subcontract
	Concrete								
	Concrete Sidewalks (Covered in Sitework)		EA		\$0.00		\$0.00	\$0.00	\$0.00
	Sub-Total			45.00%	\$0.00	6.00%	\$0.00	0.00%	\$0.00
	Taxes Total			45.00%	\$0.00 \$0.00	6.00%	\$0.00 \$0.00	0.00%	\$0.00 \$0.00
	Total Concrete	\$0.00	0.00%		\$0.00		\$0.00		\$0.00
Div 4	Masonry								
	Sub-Total				\$0.00 \$0.00		\$0.00 \$0.00		\$0.00 \$0.00
	Taxes			45.00%	\$0.00	6.00%	\$0.00	0.00%	\$0.00
	Total				\$0.00		\$0.00	,.	\$0.00
Div 4	Total Masonry	\$0.00	0.00%						
Div 5 5.1	Handrails	330	LF		\$0.00		\$0.00	\$52.00	\$17,160.00
	Sub-Total	330	LF		\$0.00		\$0.00 \$0.00	\$32.00	\$17,160.00
	Taxes			45.00%	\$0.00	6.00%	\$0.00	0.00%	\$0.00
	Total				\$0.00		\$0.00		\$17,160.00
5	Total Steel	\$17,160.00	0.91%						
DI G	Maril 0 Blackar								
Div 6	Wood & Plastics		LS		\$0.00		\$0.00		\$0.00
	Sub-Total		10		\$0.00 \$0.00		\$0.00 \$0.00		\$0.00 \$0.00
	Taxes			45.00%	\$0.00	6.00%	\$0.00	0.00%	\$0.00
	Total				\$0.00		\$0.00		\$0.00
Div 6	Total Woods & Plastics	\$0.00	0.00%						
Div 7	Thormal & Moisture Brot								
DIV 7	Thermal & Moisture Prot.				\$0.00		\$0.00		\$0.00
	Sub-Total				\$0.00 \$0.00		\$0.00		\$0.00 \$0.00
	Taxes			45.00%	\$0.00	6.00%	\$0.00	0.00%	\$0.00
	Total				\$0.00		\$0.00		\$0.00
Div 7	Total T & M Protection	\$0.00	0.00%						
Dive	De sue 0 Mille desse								
DIV 6	Doors & Windows				\$0.00		\$0.00		\$0.00
	Sub-Total				\$0.00		\$0.00		\$0.00
	Taxes			45.00%	\$0.00	6.00%	\$0.00	0.00%	\$0.00
	Total				\$0.00		\$0.00		\$0.00
Div 8	Total Doors & Windows	\$0.00	0.00%						
Div 9	Finishes								
DIV 9	Fillishes				\$0.00		\$0.00		\$0.00
	Sub-Total				\$0.00		\$0.00		\$0.00
	Taxes			45.00%	\$0.00	6.00%	\$0.00	0.00%	\$0.00
	Total				\$0.00		\$0.00		\$0.00
Div 9	Total Finishes	\$0.00	0.00%						
Div 10	Specialties								
10.1	Bike Rings	12	EA		\$0.00	\$150.00	\$1,800.00	\$500.00	\$6,000.00
	Sub-Total				\$0.00		\$1,800.00		\$6,000.00
	Taxes			45.00%	\$0.00	6.00%	\$108.00	0.00%	\$0.00
	Total	AT 000 00	0.400/		\$0.00		\$1,908.00		\$6,000.00
DIV 10	Total Specialties	\$7,908.00	0.42%						
Div 11	Equipment				\$0.00		\$0.00		\$0.00
	Sub-Total				\$0.00		\$0.00		\$0.00
	Taxes			45.00%	\$0.00	6.00%	\$0.00	0.00%	\$0.00
	Total				\$0.00		\$0.00		\$0.00
Div 11	Total Equipment	\$0.00	0.00%						
Div 12	Furnishings				\$0.00		\$0.00		\$0.00
	Sub-Total				\$0.00		\$0.00 \$0.00		\$0.00 \$0.00
	Taxes			45.00%	\$0.00	6.00%	\$0.00	0.00%	\$0.00
	Total				\$0.00		\$0.00		\$0.00
Div 12	Total Furnishings	\$0.00	0.00%						
Div 12	Special Construction								
017 13					\$0.00		\$0.00		\$0.00
	Sub-Total				\$0.00		\$0.00		\$0.00 \$0.00
	Taxes			45.00%	\$0.00	6.00%	\$0.00	0.00%	\$0.00
	Total				\$0.00		\$0.00		\$0.00
Div 13	Total Special Construction	\$0.00	0.00%						
Div 14	Conveying Systems				\$0.00		\$0.00		\$0.00
	Sub-Total				\$0.00 \$0.00		\$0.00 \$0.00		\$0.00 \$0.00
	Taxes			45.00%	\$0.00	6.00%	\$0.00	0.00%	\$0.00
	Total				\$0.00		\$0.00		\$0.00
Div 14	Total Conveying Systems	\$0.00	0.00%						

		Breakdown of 0	Cornerston	ne Phase 1 a	and Phase 2				
DIV	DESCRIPTION	Quantity	Units	Labor Unit	Total Labor	Material Unit	Total Material	Subcontract Unit	Total Subcontract
Div 15	Mechanical								
					\$0.00		\$0.00		\$0.00
	Sub-Total				\$0.00		\$0.00		\$0.00
	Taxes			45.00%	\$0.00	6.00%	\$0.00	0.00%	\$0.00
	Total				\$0.00		\$0.00		\$0.00
Div 15	Total Mechanical Systems	\$0.00	0.00%						
Div 16	Electrical								
16.1	Electrical	1	LS		\$0.00		\$0.00	\$60,347.00	\$60,347.00
	Sub-Total				\$0.00		\$0.00		\$60,347.00
	Taxes			45.00%	\$0.00	6.00%	\$0.00	0.00%	\$0.00
	Total				\$0.00		\$0.00		\$60,347.00
Div 16	Total Electrical Systems	\$60,347.00	3.21%						
Div 17	Contingency	1	LS		\$0.00		\$0.00	\$57,500.00	\$57,500.00
	Sub-Total				\$0.00		\$0.00	\$ 01,000100	\$57,500.00
	Taxes			45.00%	\$0.00	6.00%	\$0.00	0.00%	\$0.00
	Total				\$0.00		\$0.00		\$57,500.00
Div 17	Total Contingency	\$57,500.00	3.06%						
	Summary Of Costs								
	General Conditions	\$83,250.00	4%						
	Staffing	\$92,680.00	5%						
	Trade Contracts (Cost of the Work)	\$1,498,683.20	80%						
	Contingency	\$57,500.00	3%						
	Sub-Total	\$1,732,113.20	89.11%						
	CM Fee % (Does not include Bonds and Insurance)	8.50%							
	CM Fee	\$147,229.62	7.83%	\$/SF					
	Project Total Costs	\$1,879,342.82	100.00%						