

March 13, 2017

Michael Beard  
Gainesville Community Redevelopment Agency  
802 NW 5<sup>th</sup> 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,



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.

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

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## Breakdown of Cornerstone Phase 1 and Phase 2

DIV	DESCRIPTION	Quantity	Units	Labor Unit	Total Labor	Material Unit	Total Material	Subcontract Unit	Total Subcontract
<b>Div 3</b>	<b>Concrete</b>								
3.1	Concrete Sidewalks (Covered in Sitework)		EA		\$0.00		\$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 3	Total Concrete	\$0.00	0.00%						
<b>Div 4</b>	<b>Masonry</b>								
	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 4	Total Masonry	\$0.00	0.00%						
<b>Div 5</b>	<b>Steel</b>								
5.1	Handrails	330	LF		\$0.00		\$0.00	\$52.00	\$17,160.00
	Sub-Total				\$0.00		\$0.00		\$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%						
<b>Div 6</b>	<b>Wood &amp; Plastics</b>								
	Sub-Total		LS		\$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%						
<b>Div 7</b>	<b>Thermal &amp; Moisture Prot.</b>								
	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 7	Total T & M Protection	\$0.00	0.00%						
<b>Div 8</b>	<b>Doors &amp; Windows</b>								
	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%						
<b>Div 9</b>	<b>Finishes</b>								
	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%						
<b>Div 10</b>	<b>Specialties</b>								
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				\$0.00		\$1,908.00		\$6,000.00
Div 10	Total Specialties	\$7,908.00	0.42%						
<b>Div 11</b>	<b>Equipment</b>								
	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%						
<b>Div 12</b>	<b>Furnishings</b>								
	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 12	Total Furnishings	\$0.00	0.00%						
<b>Div 13</b>	<b>Special Construction</b>								
	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 13	Total Special Construction	\$0.00	0.00%						
<b>Div 14</b>	<b>Conveying Systems</b>								
	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 14	Total Conveying Systems	\$0.00	0.00%						

Breakdown of Cornerstone Phase 1 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		\$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%						