



P.O. Box 358973
 Gainesville, FL 32635
 Office: 352-448-1428

CONCEPTUAL BUDGET FOR 90% CD's

Date: 5.21.19
 Estimate #: PC-685
 Project #: TBD

Project: Kiwanis Girl Scout Park Improvements **CofG Project Manager:** Betsy Waites
Client: City of Gainesville
 Wild Spaces and Public Spaces
 Gainesville, FL Wild Spaces and Public Spaces
 City of Gainesville

SCOPE OF WORK:

See "INCLUSIONS" & "EXCLUSIONS" below; "CONCEPTUAL BUDGET" and scope is based on 90% drawings from Manley Design dated 2/25/19, Value Engineering sketch dated 4/4/19 and as specifically listed below.

INCLUSIONS:

All renovations per plans referenced above;
 3% contingency;
 Sitework, landscaping, hardscaping and park build-out;
 New bridge over existing creek as an ADD Alternate;
 All demo as needed;
 Renovations to the existing building;
 New electrical as we understand the intent to be;
 HVAC system modifications to provide required air distribution;
 Furnish and install new flooring (exact specs for new still TBD);
 Furnish and install new ceilings as needed for new spaces (includes minor demo of existing in some spaces as needed);
 New paint for all existing walls affected by our work;
 3rd party consulting for invasive plant and landscaping removal / remediation;
 Final cleanup and removal of all excess materials and any debris for our scope of work;
 Building Permit allowance;
 Project Supervision and Coordination.

EXCLUSIONS:

Premium/Holiday/Weekend time (all work to be preformed during normal business hours Monday thru Friday);
NO EXTRA MULCH FOR TREE BARRICADES, WILL DELIVER MULCH ONCE;
SITE ELECTRICAL EXCEPT FOR BUILDING POWER AND PARKING LOT LIGHTS;
BRIDGE, CANOPY, SIGNAGE AND ALL WORK WEST OF "VE LINE" IS INCLUDED IN ALTERNATES;
 Structural Engineering;
 All Architectural and/or Engineering services;
 Furniture and / or equipment moving;
 All data / voice-telecommunications other than listed above;
 Utility Outages;
 Window coverings or shades;
 Temporary Utilities or utility shutdown fees.

TOTAL PRICE : **\$998,744.00**

NOTES:

Project should take approximately 5 months to complete (WITHOUT ALTERNATES);
Project Team should plan for time extensions due to rain delays;
Play equipment lead times can be as long as 22 weeks from start of submittal process;
See attached alternates breakdown, will add another two months to project;
Thank you for the opportunity to participate!

Potential ODP savings for landscaping material / playground equipment: \$6,348
Reimbursible sidewalk in right-of-way = 965 sf @ \$5.75 per/sf = \$5,548.75



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Line #	Description	Unit	Qty	Unit Cost	Total Cost	
SC	STAFFING CONDITIONS					
	Superintendent - 3/4 time 4.5 months	HR	540	\$42.57	\$22,988.00	
	Assistant Super - Part Time	HR	180	\$22.82	\$4,108.00	
	Superintendent Equipment (Cell, Tablet/Laptop, Vehicle, ETC.)	MO	4	\$850.00	\$3,400.00	
	Safety Officer - Part Time	HR	32	\$77.64	\$2,484.00	
	Estimating/Pre-con	HR	120	\$65.00	\$7,800.00	
	Project Manager - Part Time	HR	160	\$45.14	\$7,222.00	
	Sr. Project Manager - Part Time	HR	32	\$76.67	\$2,453.00	
	Project Engineer - Part Time	HR	0	\$30.00	\$0.00	
	Contract Administrator - Part Time	HR	40	\$34.22	\$1,369.00	
					Sub-Total (Not Included in Total Below):	
						\$51,824.00
GC	GENERAL CONDITIONS					
	Dumpsters	PULL	10	\$300.00	\$3,000.00	
	Printing Costs / Drawings Reproduction Costs	LS	1	\$500.00	\$500.00	
	Compound and Site Security	ALLOWANCE	1	\$8,000.00	\$8,000.00	
	Mobilization	LS	1	\$2,500.00	\$2,500.00	
	Temporary Protection	LS	1	\$500.00	\$500.00	
	Small Tools / Miscellaneous Materials / Expendables	LS	1	\$2,500.00	\$2,500.00	
	Safety/First Aid	EACH	4	\$75.00	\$300.00	
	Temporary Project Signage	LS	1	\$500.00	\$500.00	
	Temp Labor (Site Cleanup)	LS	1	\$2,500.00	\$2,500.00	
	Final Cleaning (Building)	SF	3000	\$0.75	\$2,250.00	
	Final Cleaning (Exterior Powerwash, Grounds Trash Removal, Etc.)	LS	1	\$3,000.00	\$3,000.00	
	Survey	ALLOWANCE	1	\$5,000.00	\$5,000.00	
	MOT	LS	1	\$4,500.00	\$4,500.00	
	As-builts / Closeouts	LS	1	\$2,000.00	\$2,000.00	
	Testing	ALLOWANCE	1	\$4,200.00	\$4,200.00	
					Sub-Total (Not Included in Total Below):	
						\$41,250.00
BUILDING RENOVATIONS						
02A	DEMO					
	Renovations per plans or as outlined on cover page.	SUB	1	\$5,700.00	\$5,700.00	
02B	ABATEMENT					
	Renovations per plans or as outlined on cover page.	SUB	1	\$6,500.00	\$6,500.00	
02C	MONITORING					
	Renovations per plans or as outlined on cover page.	SUB	1	\$5,000.00	\$5,000.00	
02D	CUTTING / CORING					
	Renovations per plans or as outlined on cover page.	SUB	1	\$1,500.00	\$1,500.00	
03A/04A	PATCH CONCRETE / REPAIR MASONRY AT NEW OPENING					
	Renovations per plans or as outlined on cover page.	SUB	1	\$1,500.00	\$1,500.00	
06A	CASEWORK & CABINETS (ALLOWANCE TO CLEAN UP KITCHEN)					
	Renovations per plans or as outlined on cover page.	ALLOWANCE	1	\$2,500.00	\$2,500.00	

07A	NEW ROOF, GUTTERS AND NEW DOWNSPOUTS (EXCLUDES CANOPY ROOF)				
	Renovations per plans or as outlined on cover page.	SUB	1	\$55,740.00	\$55,740.00
08A	NEW DOORS / HARDWARE / INSTALLATION				
	Renovations per plans or as outlined on cover page.	EACH	10	\$750.00	\$7,500.00
08B	WINDOWS				
	Renovations per plans or as outlined on cover page.	EACH	11	\$350.00	\$7,075.00
08C	GLASSBLOCK WINDOW				
	Renovations per plans or as outlined on cover page.	ALLOWANCE	1	\$2,000.00	\$2,000.00
09A	FRAMING, INSULATION, GWB & FINISHING (OPTION A, METAL STUDS - NO WOOD FRAMING)				
	Renovations per plans or as outlined on cover page.	SUB	1	\$8,925.00	\$8,925.00
09B	ACT GRID AND TILE				
	Renovations per plans or as outlined on cover page.	SUB	1	\$6,047.00	\$6,047.00
09C.1	FLOORING AND WALL TILE (INCLUDES VE, ALL CPT-1, NO PATTERN)				
	Renovations per plans or as outlined on cover page.	SUB	1	\$14,297.00	\$14,297.00
09C.2	FLOOR PREP				
	Renovations per plans or as outlined on cover page.	SUB	1	\$3,000.00	\$3,000.00
09D	PAINTING				
	Renovations per plans or as outlined on cover page.	SUB	1	\$7,361.00	\$7,361.00
10A	TOILET ACCESSORIES				
	Renovations per plans or as outlined on cover page.	SUB	1	\$4,579.00	\$4,579.00
10B	FRP FOR BATHROOMS				
	Renovations per plans or as outlined on cover page.	ALLOWANCE	2	\$1,500.00	\$3,000.00
22A	PLUMBING				
	Renovations per plans or as outlined on cover page.	SUB	1	\$35,382.00	\$35,382.00
23A	MECHANICAL / HVAC				
	Renovations per plans or as outlined on cover page.	SUB	1	\$54,980.00	\$54,980.00
26A	ELECTRICAL (INCLUDES SERVICE AND VE)				
	Renovations per plans or as outlined on cover page.	SUB	1	\$67,777.00	\$67,777.00
				Building Sub-Total =	\$300,363.00
SITE / PARK IMPROVEMENTS					
01A	Exotic invasive plant removal management per Kestrel Eco Services				
	Renovations per plans or as outlined on cover page.	ALLOWANCE	1	\$2,300.00	\$2,300.00
01B	TREE MITIGATION PAYMENT ALLOWANCE				
	Renovations per plans or as outlined on cover page.	ALLOWANCE	1	\$1,200.00	\$1,200.00
01C	TREE PROTECTION AND EROSION CONTROL (SILT FENCE, CHAIN LINK - NO ADDED MULCH)				
	Renovations per plans or as outlined on cover page.	LS	1	\$13,500.00	\$13,500.00



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02A	DEMO OF SITE FURNISHINGS, PLAYGROUND EQUIPMENT & HARDSCAPES				
	Renovations per plans or as outlined on cover page.	LS	1	\$12,906.75	\$12,906.75
04A	MASONRY				
	Renovations per plans or as outlined on cover page.	LS	1	\$3,800.00	\$3,800.00
05A	HANDRAILS (NO BOLLARDS)				
	Renovations per plans or as outlined on cover page.	LS	1	\$4,000.00	\$4,000.00
11A	PLAY EQUIPMENT, SURFACING AND SITE FURNISHINGS				
	Renovations per plans or as outlined on cover page.	SUB	1	\$99,666.00	\$99,665.73
12A	TRASH RECEPTACLES, PET WASTE RECEPTACLES, TABLES, BIKE RACKS AND BENCHES				
	Renovations per plans or as outlined on cover page.	ALLOWANCE	1	\$14,500.00	\$14,500.00
26A	ELECTRICAL (PARKING LIGHTS ONLY)				
	Renovations per plans or as outlined on cover page.	SUB	1	\$4,962.00	\$4,962.00
31A	EARTHWORK AND UTILITIES				
	Renovations per plans or as outlined on cover page.	LS	1	\$111,744.00	\$111,744.00
32A	ASPHALT PAVING				
	Renovations per plans or as outlined on cover page.	LS	1	\$9,919.00	\$9,919.00
32B	SIDEWALKS / SITE CONCRETE / CURBING (VE SCOPE)				
	Renovations per plans or as outlined on cover page.	LS	1	\$69,473.25	\$69,473.25
32C	PAVEMENT MARKINGS / TRAFFIC SIGNAGE				
	Renovations per plans or as outlined on cover page.	LS	1	\$4,823.50	\$4,823.50
32D	IRRIGATION / LANDSCAPE / EDGING				
	Renovations per plans or as outlined on cover page.	SUB	1	\$107,097.58	\$107,097.58
				SITE Sub-Total =	\$459,892.00

Sub-Total before Contingency or Fee		\$853,329.00
Contingency 3.00%		\$ 25,600.00
CM Fee (OH&P) 7.00%		\$ 61,525.00
Sub-Total with Contingency & Fee		\$940,454.00
GL / Builder's Risk 2.50%		\$23,511.00
P&P Bond 2.00%		\$19,279.00
Building Permit - CofG		\$ 15,500.00
TOTAL COST		\$998,744.00



ALTERNATES FOR 90% CD's
ONLY VALID IF BASE BID GMP IS ACCEPTED

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SC	STAFFING CONDITIONS				
	Superintendent - 3/4 time 2 months	HR	240	\$42.57	\$10,217.00
	Assistant Super - Part Time	HR	80	\$22.82	\$1,826.00
	Superintendent Equipment (Cell, Tablet/Laptop, Vehicle, ETC.)	MO	2	\$850.00	\$1,700.00
	Safety Officer - Part Time	HR	16	\$77.64	\$1,242.00
	Estimating/Pre-con	HR	0	\$65.00	\$0.00
	Project Manager - Part Time	HR	80	\$45.14	\$3,611.00
	Sr. Project Manager - Part Time	HR	10	\$76.67	\$767.00
	Project Engineer - Part Time	HR	0	\$30.00	\$0.00
	Contract Administrator - Part Time	HR	20	\$34.22	\$684.00
	Sub-Total (Not Included in Total Below):				\$20,047.00
GC	GENERAL CONDITIONS				
	Mobilization	LS	0	\$2,500.00	\$0.00
	Small Tools / Miscellaneous Materials / Expendables	LS	0	\$2,500.00	\$0.00
	Safety/First Aid	EACH	0	\$75.00	\$0.00
	Final Cleaning (Exterior Powerwash, Grounds Trash Removal, Etc.)	LS	0	\$3,000.00	\$0.00
	Survey	ALLOWANCE	1	\$2,000.00	\$2,000.00
	MOT	LS	0	\$4,500.00	\$0.00
	Testing	ALLOWANCE	1	\$3,000.00	\$3,000.00
	Sub-Total (Not Included in Total Below):				\$5,000.00
Alternates					
1	CANOPY				
	Renovations per plans or as outlined on cover page.	SUB(S)	1	\$49,057.00	\$49,057.00
2	SIGN ALLOWANCE (MONUMENT AND MISC)				
	Renovations per plans or as outlined on cover page.	ALLOWANCE	1	\$13,500.00	\$13,500.00
3	BRIDGE				
	Renovations per plans or as outlined on cover page.	SUB(S)	1	\$67,852.00	\$67,852.00
4	SITework / HARDSCAPE / LANDSCAPE WEST OF VE LINE				
	Renovations per plans or as outlined on cover page.	SUB(S)	1	\$72,167.55	\$72,167.55

Sub-Total before Contingency or Fee	\$227,624.00
Contingency 5.00%	\$ 11,381.00
CM Fee (OH&P) 7.00%	\$ 16,730.00
Sub-Total with Contingency & Fee	\$255,735.00
GL / Builder's Risk 2.50%	\$6,393.00
P&P Bond 2.00%	\$5,243.00
Building Permit - CofG	\$ -
TOTAL COST	\$267,371.00