

# Heartwood

Gainesville Community Redevelopment  
Agency

## GMP Proposal

Pre-Construction Services & Construction  
Management for Home 5-C

August 2019



August 12, 2019

Sarah Vidal-Finn  
CRA Director  
Gainesville Community Redevelopment Agency  
802 NW 5th Avenue, Suite 200 Gainesville,  
FL 32601 *via email:*  
*vidalsc@cityofgainesville.org*  
*cc: Dan Gil, GILD1@cityofgainesville.org*

Heartwood: Pre-Construction & Model Home Construction Management Proposal

Ms. Vidal-Finn,

We propose to offer the CRA pre-construction services along with construction management to build home model 5-C. This proposal outlines the responsibilities of Scherer Construction during the preconstruction phase up to the point of construction. It also outlines the responsibilities of Scherer to build home model 5-C.

#### **Pre-Construction Services**

1. Develop construction and landscape specifications for all model homes and parcels.
  - a. Scherer will meet with home builders to help facilitate this process.
2. Develop interior finish schedules to include flooring, trim, hardware, cabinets, countertops, and fixtures
3.
  - a. The interior finishes schedule will have 3 financial options: economical (base), mid-range, and upper end. Develop bid tabulation sheets for each model homes to assist with quality assurance.
4. Assist with pricing of select site improvements.
5. Begin Construction oversight of model home.

Scherer will coordinate directly with the CRA regularly, the project architect, landscape architect, home builders, and any consultants associated with the project as needed. Preconstruction includes attendance at meetings, either on-site or at a mutually agreed upon location, conference calls etc. Scherer Construction is not responsible for hiring professional consultants such as architects or engineers.

During the construction phase, Scherer will competitively bid out each home model's scope of work and present comprehensive bid packages to the CRA with recommendations of award for each select model to proceed to construction.

Scherer will not perform any construction activities during the pre-construction phase of the project.

In order to develop final home and landscape specifications Scherer will prepare initial packages and a maximum of two re-designs in the event the stakeholders choose to go in a different design direction.

---

Construction Management / Design Build / General Contracting

### **Construction Management of Home Model 5-C**

We also propose to offer the CRA a GMP for construction management to build model home #5-C at the new Heartwood neighborhood. Included in the proposal is the cost for Scherer to construct and manage the project to completion. Included in the proposal is an allowance of \$17.25/square foot for interior finishes and \$2.75/square foot for exterior finishes not listed in the construction documents.

#### **Interior Allowance at \$17.25/Square Foot Includes:**

- Cabinetry (Plywood/ Shaker)
- Countertops (Hi-def Laminate)
- Floor covering- Vinyl, Laminate, Tile, or Carpet in selected area
- Tile walls- Master Shower Only
- Appliances- Stainless Steel
- Trim carpentry- 6" and 4" painted pine

#### **Exterior Allowance at \$2.75/Square Foot Includes:**

- Landscape- sod and minimal plantings at front, back, and sides of home. Minimal lighting included in front of home only.
- Irrigation- only in front of home
- Hardscape- driveway, walkway, patio

All allowances are based from medium quality square foot prices. Exact unit costs will be established during the preconstruction phase. The allowances listed are "not to exceed" prices for the miscellaneous line items.

All general conditions needed to complete home 5-C are included in this proposal.

The GMP for the construction management of the homes is based off minimal construction/ design documents provided by the CRA. The preconstruction phase will complete the design and construction documents so we can accurately bid the remaining homes in the neighborhood.

**Proposal for preconstruction services along with construction management to build home model 5-C is a total of \$285,220.**

We hope you will consider us as a partner in the project moving forward. Please contact me with any questions or how we can further help you with your decision-making process. Thank you,

A handwritten signature in blue ink, appearing to read "Andy Burrough", is displayed within a rectangular box.

Andy Burrough  
Project Manager  
Scherer Construction

SCHERER CONSTRUCTION OF NORTH AND NORTHEAST FLORIDA, LLC

JOB:

Scherer Bid Form  
2504 NW 71st Place  
Gainesville, FL 32653

DATE:

8.12.19

AREA OF BLDG.:

1,439 SF

| 01   | GENERAL CONDITIONS             | 16 W/K           | UL       | UM     | USB      | LABOR  | MATRLS | SUBS   | TOTAL  | BUY OUT | SAVING |
|------|--------------------------------|------------------|----------|--------|----------|--------|--------|--------|--------|---------|--------|
| 0101 | PROJECT MANAGER                | 16 W/K           | 500.00   | 0.00   | 0.00     | 8,000  | 0      | 0      | 8,000  | 0       | 8,000  |
| 0102 | SUPERINTENDENT                 | 16 W/K           | 1,100.00 | 0.00   | 0.00     | 17,600 | 0      | 0      | 17,600 | 0       | 17,600 |
| 0104 | SURVEYS - BUILDING CORNERS     | 1 CIVIL ENGINEER | 0.00     | 0.00   | 1,000.00 | 0      | 0      | 1,000  | 1,000  | 0       | 1,000  |
| 0104 | SURVEYS - AS-BUILT             | 1 CIVIL ENGINEER | 0.00     | 0.00   | 500.00   | 0      | 0      | 500    | 500    | 0       | 500    |
| 0107 | PROJECT ADMINISTRATION         | 16 W/K           | 100.00   | 0.00   | 0.00     | 1,600  | 0      | 0      | 1,600  | 0       | 1,600  |
| 0109 | DOCUMENT REPRODUCTION          | 1 LS             | 0.00     | 100.00 | 0.00     | 0      | 100    | 0      | 100    | 0       | 100    |
| 0140 | TESTING                        | 1 SUB            | 0.00     | 0.00   | 1,200.00 | 0      | 0      | 1,200  | 1,200  | 0       | 1,200  |
| 0145 | FUEL EXPENSE - PROJECT MANAGER | 16 W/K           | 0.00     | 0.00   | 40.00    | 0      | 0      | 640    | 640    | 0       | 640    |
| 0145 | FUEL EXPENSE - SUPERINTENDENT  | 16 W/K           | 0.00     | 0.00   | 40.00    | 0      | 0      | 640    | 640    | 0       | 640    |
| 0146 | VEHICLE - PROJECT MANAGER      | 16 W/K           | 0.00     | 0.00   | 50.00    | 0      | 0      | 800    | 800    | 0       | 800    |
| 0146 | VEHICLE - SUPERINTENDENT       | 16 W/K           | 0.00     | 0.00   | 110.00   | 0      | 0      | 1,760  | 1,760  | 0       | 1,760  |
| 0148 | CELL PHONE - PROJECT MANAGER   | 16 W/K           | 0.00     | 0.00   | 38.00    | 0      | 0      | 608    | 608    | 0       | 608    |
| 0148 | CELL PHONE - SUPERINTENDENT    | 16 W/K           | 0.00     | 0.00   | 38.00    | 0      | 0      | 608    | 608    | 0       | 608    |
| 0149 | TEMPORARY TOILET               | 16 W/K           | 0.00     | 0.00   | 18.00    | 0      | 0      | 288    | 288    | 0       | 288    |
| 0150 | TEMPORARY WATER                | 16 W/K           | 0.00     | 0.00   | 18.00    | 0      | 0      | 288    | 288    | 0       | 288    |
| 0151 | TEMPORARY ELECTRIC             | 16 W/K           | 0.00     | 0.00   | 30.00    | 0      | 0      | 480    | 480    | 0       | 480    |
| 0151 | START UP ELECTRIC              | 1 MD             | 0.00     | 0.00   | 250.00   | 0      | 0      | 250    | 250    | 0       | 250    |
| 0159 | FIELD OFFICE                   | 0 LS             | 0.00     | 0.00   | 1,500.00 | 0      | 0      | 0      | 0      | 0       | 0      |
| 0165 | HAND TOOLS                     | 1 LS             | 0.00     | 0.00   | 500.00   | 0      | 0      | 500    | 500    | 0       | 500    |
| 0170 | DUMPSTERS                      | 10 WATSON        | 0.00     | 0.00   | 300.00   | 0      | 0      | 3,000  | 3,000  | 0       | 3,000  |
| 0179 | FINAL CLEAN                    | 1 LS             | 0.00     | 0.00   | 1,200.00 | 0      | 0      | 1,200  | 1,200  | 0       | 1,200  |
| 0190 | TEMPORARY LABOR                | 3 W/K            | 250.00   | 0.00   | 0.00     | 750    | 0      | 0      | 750    | 0       | 750    |
| 0100 | TOTAL                          | (COSTS)          | /SF      | BLDG=  |          | 27,950 | 100    | 13,762 | 41,812 | 0       | 41,812 |
|      |                                | (COST/WK)=       |          |        |          |        |        |        | 2613   |         |        |

|      |           |        |      |       |            |       |        |         |         |         |         |
|------|-----------|--------|------|-------|------------|-------|--------|---------|---------|---------|---------|
| 02   | SITE WORK | QTY    | UL   | UM    | USB        | LABOR | MATRLS | SUBS    | TOTAL   | BUY OUT | SAVING  |
| 0200 | HOUSE S-C | 1 RISE | 0.00 | 0.00  | 176,997.00 | 0     | 0      | 176,997 | 176,997 | 0       | 176,997 |
| 0200 | TOTAL     | (COST) | /SF  | BLDG= |            | 0     | 0      | 176,997 | 176,997 | 0       | 176,997 |

TOTAL CHECKS

Page 5

27,950

100

190,759

218,809

218,809

Page 7

SCHERER CONSTRUCTION OF NORTH AND NORTHEAST FLORIDA, LLC

JOB: Scherer Bid Form  
2504 NW 71st Place  
Gainesville, FL 32653

DATE: 8.12.19

AREA OF BLDG.:

1,439 SF

| CODE | DESCRIPTION                   | % BID   | C/SF   | TOTAL<br>LABOR | TOTAL<br>MAT | TOTAL<br>SUBS | GRAND<br>TOTAL |   |         |
|------|-------------------------------|---------|--------|----------------|--------------|---------------|----------------|---|---------|
| 0100 | GENERAL CONDITIONS            | 15.97   | 29.06  | 27,950         | 100          | 13,762        | 41,812         | 0 | 41,812  |
| 0200 | SITEWORK                      | 67.59   | 123.00 | 0              | 0            | 176,997       | 176,997        | 0 | 176,997 |
| 0300 | CONCRETE                      | 0.00    | 0.00   | 0              | 0            | 0             | 0              | 0 | 0       |
| 0400 | MASONRY                       | 0.00    | 0.00   | 0              | 0            | 0             | 0              | 0 | 0       |
| 0500 | METALS                        | 0.00    | 0.00   | 0              | 0            | 0             | 0              | 0 | 0       |
| 0600 | WOOD & PLASTICS               | 0.00    | 0.00   | 0              | 0            | 0             | 0              | 0 | 0       |
| 0700 | THERMAL & MOISTURE PROTECTION | 0.00    | 0.00   | 0              | 0            | 0             | 0              | 0 | 0       |
| 0800 | DOORS & WINDOWS               | 0.00    | 0.00   | 0              | 0            | 0             | 0              | 0 | 0       |
| 0900 | FINISHES                      | 0.00    | 0.00   | 0              | 0            | 0             | 0              | 0 | 0       |
| 1000 | SPECIALTIES                   | 0.00    | 0.00   | 0              | 0            | 0             | 0              | 0 | 0       |
| 1100 | EQUIPMENT                     | 0.00    | 0.00   | 0              | 0            | 0             | 0              | 0 | 0       |
| 1400 | ELEVATOR                      | 0.00    | 0.00   | 0              | 0            | 0             | 0              | 0 | 0       |
| 1500 | MECHANICAL                    |         |        |                |              |               |                |   |         |
| 1530 | SPRINKLERS                    | 0.00    | 0.00   | 0              | 0            | 0             | 0              | 0 | 0       |
| 1540 | PLUMBING                      | 0.00    | 0.00   | 0              | 0            | 0             | 0              | 0 | 0       |
| 1550 | HVAC                          | 0.00    | 0.00   | 0              | 0            | 0             | 0              | 0 | 0       |
| 1600 | ELECTRICAL                    | 0.00    | 0.00   | 0              | 0            | 0             | 0              | 0 | 0       |
|      | GRAND TOTALS                  | 83.56 % |        | 27,950         | 100          | 190,759       | 218,809        | 0 | 218,809 |
|      | GRAND TOTALS CHECKS           |         |        | 27,950         | 100          | 190,759       | 218,809        | 0 | 218,809 |

|                            |  |  |          |        |         |  |         |  |                              |
|----------------------------|--|--|----------|--------|---------|--|---------|--|------------------------------|
| LABOR                      |  |  |          | 27,950 |         |  |         |  |                              |
| MATERIAL                   |  |  |          | 100    |         |  |         |  |                              |
| SUBCONTRACTOR              |  |  |          |        |         |  | 190,759 |  |                              |
| LABOR BURDEN               |  |  | 35.00 %  |        |         |  | 3,783   |  |                              |
| STATE SALES TAX            |  |  | 7.00 %   |        |         |  | 7       |  |                              |
| PAYMENT & PERFORMANCE BOND |  |  | 3.63 %   |        |         |  | 3,500   |  | \$ 2,029.41 <--BOND AMOUNT   |
| BUILDER'S RISK             |  |  |          |        |         |  | 1,200   |  | GENERAL LIABILITY CALCULATOR |
| GENERAL LIABILITY          |  |  |          |        |         |  | 940     |  | \$ 938.53 <--GL AMOUNT       |
| SUB TOTAL                  |  |  | 8.18 %   |        |         |  | 240,239 |  |                              |
| CONTR'S FEE                |  |  | 9.00 %   |        |         |  | 21,621  |  |                              |
| CONTRACT AMOUNT            |  |  | 100.00 % | 181,97 | COST/SF |  | 261,860 |  |                              |