

Monday, February 22, 2021

Mr. Thomas Green
City of Fort Lauderdale
Community Redevelopment Agency
914 NW 6th St
Fort Lauderdale, FL 33311

**Subject: Fort Lauderdale Aquatic Center - South Building
Change Estimate No. 001**

**FLAC South Building Demolition & Engineering
Serial Letter No. 001**

Mr. Thomas Green

The total estimated cost for this modification is **\$1,011,074**

Hensel Phelps is pleased to provide the following proposal for Change Estimate No. 001, dated February 22nd, 2021. This change estimate is for the cost associated for Demolition of the existing FLAC South Locker Room building, completion of design and permitting documents as well as engineering of the following critical trades required to maintain the project schedule: Demolition, Augercast piles, Site Utilities & Drainage, Drainage Well, Concrete, Elevators, Fire Protection, Plumbing, Mechanical, Electrical and Fire Alarm. This does not included costs for Construction at this time, cost for Construction will be refined as part of our forthcoming comprehensive agreement at which point an additional Change Estimate will be issued to the City of Fort Lauderdale.

If you should have any questions concerning the attached, please contact Alex de Armas at 305-967-3195.

Respectfully,

Hensel Phelps

Alex de Armas
Senior Estimator

2/22/2021

Enclosed:

Qualifications & Assump.
Detailed Proposal

Signature

Date

C:
CO, CT, ST
CE No. 001
8020184



Fort Lauderdale Aquatic Center - South Building
Project # 8020184

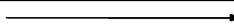
CE NO.:	001
DESCRIPTION:	FLAC South Building Demolition & Engineering
DATE:	2/22/2021

ASSUMPTIONS AND CLARIFICATIONS

- 1 This change estimate is for the cost associated for Demolition of the existing FLAC South Locker Room building, completion of design and permitting documents as well as engineering of the following critical trades required to maintain the project schedule: Demolition, Augercast piles, Site Utilities & Drainage, Drainage Well, Concrete, Elevators, Fire Protection, Plumbing, Mechanical, Electrical and Fire Alarm. This does not include costs for Construction at this time, cost for Construction will be refined as part of our forthcoming comprehensive agreement at which point an additional Change Estimate will be issued to the City of Fort Lauderdale.
- 2 This Design-Build proposal includes providing full General Liability, Auto, Professional Liability and Builders Risk Insurances and a 100% Payment and Performance Bond for the work in this change order.
- 3 This Design-Build proposal does NOT include Owner's Contingency, Unforeseen Conditions or any other items currently paid by the City in our current agreement for the Aquatic Center such as Testing, Inspections, Permit Fees, and Utility Development and Tap Fees.
- 4 No monies have been budgeted for contaminated or hazardous materials, soil or water. No monies have been budgeted for treating of contaminated ground or surface water prior to discharge.
- 5 This Design-Build proposal includes providing full General Liability, Auto, Professional Liability and Builders Risk Insurances and a 100% Payment and Performance Bond
- 6 This Design Build proposal is based on mutually agreeable contract terms and the resolution of the contract comments included in our Technical Proposal for a Firm Fixed Price/Lump Sum Design-Build contract with milestone-based reimbursement.
- 7 This design build proposal includes savings to direct work and General Conditions from working concurrently with the adjacent Fort Lauderdale Aquatic Center project.
- 8 Hensel Phelps reserves the right to pursue any and all costs and/or schedule impacts associated with the potential accumulation of this change with other changes, whether in existence at present, or in the future.

8020184 Fort Lauderdale Aquatic Center		Change Estimate No. 001 DETAILED PROPOSAL								Est. DATE: 2/22/2021	
Estimate Worksheet		FLAC South Building Demolition & Engineering									
ITEM #	DESCRIPTION OF WORK	QUANTITY	UNITS	MATERIAL UNIT PRICE	MATERIAL EXTENSION	LABOR w/ Burden UNIT PRICE	LABOR w/ Burden EXTENSION	EQUIPMENT or OTHER UNIT PRICE	EQUIPMENT or OTHER EXTENSION		TOTAL PROPOSAL
1.0	Demolition & Early Engineering for critical trades										
1.1	Demolition of Existing South Building	1.00	LSUM					\$ 150,000.00	\$ 150,000.00		\$ 150,000
1.2	Augercast Piling - Submittals, Shop Drawings, Engineering, etc.	1.00	ALLOW					\$ 24,800.00	\$ 24,800.00		\$ 24,800
1.3	Site Utilities and Drainage - Submittals, Shop Drawings, Engineering, etc.	1.00	ALLOW					\$ 33,372.00	\$ 33,372.00		\$ 33,372
1.4	Drainage Well - Submittals, Shop Drawings, Engineering, etc.	1.00	ALLOW					\$ 2,650.00	\$ 2,650.00		\$ 2,650
1.5	Concrete - Submittals, Shop Drawings, Engineering, etc.	1.00	ALLOW					\$ 51,350.00	\$ 51,350.00		\$ 51,350
1.6	Elevators - Submittals, Shop Drawings, Engineering, etc.	1.00	ALLOW					\$ 12,729.00	\$ 12,729.00		\$ 12,729
1.7	Fire Suppression - Submittals, Shop Drawings, Engineering, etc.	1.00	ALLOW					\$ 5,528.00	\$ 5,528.00		\$ 5,528
1.8	Plumbing - Submittals, Shop Drawings, Engineering, etc.	1.00	ALLOW					\$ 41,100.00	\$ 41,100.00		\$ 41,100
1.9	Mechanical - Submittals, Shop Drawings, Engineering, etc.	1.00	ALLOW					\$ 53,625.00	\$ 53,625.00		\$ 53,625
2.0	Electrical - Submittals, Shop Drawings, Engineering, etc.	1.00	ALLOW					\$ 34,756.00	\$ 34,756.00		\$ 34,756
2.1	Fire Alarm - Submittals, Shop Drawings, Engineering, etc.	1.00	ALLOW					\$ 7,110.00	\$ 7,110.00		\$ 7,110
2.0	Div. 01 - General Conditions										
2.1	Hensel Phelps Preconstruction Services, Project setup and construction management for demolition of South Building for approx. 3 months March 2021 to May 2021.	1.00	LSUM		\$ -		\$ -	\$ 130,216.00	\$ 130,216.00		\$ 130,216
2.2	General Requirements for project setup, erosion control, site preparation and demolition of existing South Locker Room Building.	1.00	LSUM		\$ -		\$ -	\$ 116,774.00	\$ 116,774.00		\$ 116,774
3.0	Div. 90 - Design & Preconstruction										
3.1	A&E Design Cost Permit Documents and Administration	1.00	LS		\$ -	\$ -	\$ -	\$ 481,000.00	\$ 481,000.00		\$ 481,000
3.2	Preconstruction Services	1.00	LS		\$ -	\$ -	\$ -	\$ 60,000.00	\$ 60,000.00		\$ 60,000
4.0	Miscellaneous										
4.1	Contractor's Bonds	1.00	LS					\$ 9,497.00	\$ 9,497.00		\$ 9,497
4.2	Subcontractor & Supplier Bonds	1.00	LS					\$ 6,255.00	\$ 6,255.00		\$ 6,255
4.3	Builder's Risk Insurance	1.00	LS					\$ 70,840.00	\$ 70,840.00		\$ 70,840
4.4	General Liability Insurance	1.00	LS					\$ 7,576.00	\$ 7,576.00		\$ 7,576
4.5	Bidding & Construction Reserves	1.00	LS					\$ 26,811.00	\$ 26,811.00		\$ 26,811
4.6	G & A - Corporate	1.00	LS					\$ 33,150.00	\$ 33,150.00		\$ 33,150
4.7	Contractor's Fee	1.00	LS					\$ 101,935.00	\$ 101,935.00		\$ 101,935
	SUBTOTAL							\$ 1,461,074.00	\$ 1,461,074.00		\$ 1,461,074
5.0	CREDIT - Interim Agreement										
5.1	Credit for 60% Design Documents under current Interim Agreement for FLAC South Building.	1.00	LS		\$ -	\$ -	\$ -	\$ (450,000.00)	\$ (450,000.00)		\$ (450,000)
	TOTAL										\$ 1,011,074

TOTAL PROPOSAL



\$1,011,074

Fort Lauderdale Aquatic Center - South Building
60% Design Estimate

Owner: City of Fort Lauderdale
 Architect: Cartaya & Associates

Drawing Date: 60% DD's - 90% MEP
 Revision No: 00

PROJECT SECTOR:		Sector A South Building		Site A Site Development	Total		Early Release Demolition	Remaining Shell & Interiors	Early Release notes
GROSS FLOOR AREA: SECONDARY UNIT :		16,260 GSF			16,260 GSF 0 EACH				
DIV.		\$/GSF	AMOUNT	AMOUNT	\$/GSF	AMOUNT	AMOUNT	AMOUNT	
Division 2: Sitework									
2.01	Earthwork	0.00	0	131,643	8.10	131,643	0	131,643	
2.02	Demolition	0.00	0	150,000	9.23	150,000	150,000	0	Early release
2.03	Augercast Piling	11.69	190,040	57,960	15.25	248,000	24,800	223,200	Engineering only
2.04	Site Surfaces and Site Concrete	0.00	0	138,200	8.50	138,200	0	138,200	
2.05	Site Utilities and Drainage	0.00	0	333,720	20.52	333,720	33,372	300,348	Engineering only
2.06	Dewatering	1.85	30,000	0	1.85	30,000	0	30,000	
2.07	Drainage Well	0.00	0	26,500	1.63	26,500	2,650	23,850	Engineering only
2.08	Landscaping	0.00	0	25,000	1.54	25,000	0	25,000	
	Total Division 2: Sitework	13.53	220,040	863,024	66.61	1,083,064			
Division 3: Concrete									
3.01	Concrete	58.73	955,000	72,000	63.16	1,027,000	51,350	975,650	Engineering only
3.02	Precast Concrete	0.00	0	0	0.00	0			
	Total Division 3: Concrete	58.73	955,000	72,000	63.16	1,027,000			
Division 4: Masonry									
4.01	Unit Masonry	19.37	315,000	0	19.37	315,000	0	315,000	
4.02	Stone Cladding	0.00	0	0	0.00	0			
	Total Division 4: Masonry	19.37	315,000	0	19.37	315,000			
Division 5: Metals									
5.01	Structural Steel	5.71	92,802	0	5.71	92,802	0	92,802	
5.02	Misc. Metals	5.40	87,725	0	5.40	87,725	0	87,725	
5.03	Mechanical Screen	5.06	82,320	0	5.06	82,320	0	82,320	
5.04	Fencing & Gates	0.00	0	17,882	1.10	17,882	0	17,882	
	Total Division 5: Metals	16.17	262,847	17,882	17.27	280,729			
Division 6: Woods and Plastics									
6.01	Rough Carpentry	0.00	0	0	0.00	0			
6.02	Cabinets & Countertops	3.25	52,850	0	3.25	52,850	0	52,850	
	Total Division 6: Woods and Plastics	3.25	52,850	0	3.25	52,850			
Division 7: Thermal and Moisture Protection									
7.01	Waterproofing and Damproofing	3.63	58,964	0	3.63	58,964	0	58,964	
7.02	Caulking and Sealants	0.90	14,634	0	0.90	14,634	0	14,634	
7.03	Spray-On Fire Proofing	0.00	0	0	0.00	0			
7.04	Roofing and Sheet Metal	10.44	169,754	0	10.44	169,754	0	169,754	
	Total Division 7: Thermal & Moisture Protection	14.97	243,351	0	14.97	243,351			
Division 8: Doors and Windows									
8.01	Hollow Metal/Wood Doors	10.45	169,900	0	10.45	169,900	0	169,900	
8.02	Overhead Doors and Grilles	0.00	0	0	0.00	0			
8.03	Exterior Glazing Systems	10.23	166,398	0	10.23	166,398	0	166,398	
8.04	Interior Glass	1.48	24,000	0	1.48	24,000	0	24,000	
	Division 8: Total Doors and Windows	22.16	360,298	0	22.16	360,298			
Division 9: Finishes									
9.01	Drywall & Framing	11.05	179,739	0	11.05	179,739	0	179,739	
9.02	Stucco	11.27	183,261	0	11.27	183,261	0	183,261	
9.03	Resilient Flooring	3.05	49,528	0	3.05	49,528	0	49,528	
9.04	Epoxy Flooring	3.98	64,644	0	3.98	64,644	0	64,644	

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GROSS FLOOR AREA: SECONDARY UNIT :		16,260 GSF			16,260 GSF 0 EACH				
DIV.		\$/GSF	AMOUNT	AMOUNT	\$/GSF	AMOUNT	AMOUNT	AMOUNT	
9.05	Tile & Stone	4.46	72,517	0	4.46	72,517	0	72,517	
9.06	Acoustic Ceilings	1.58	25,668	0	1.58	25,668	0	25,668	
9.07	Painting and Coating	5.54	90,032	0	5.54	90,032	0	90,032	
9.08	Interior Upgrade Finish Allowances	0.00	0	0	0.00	0		0	
	Division 9: Total Finishes	40.92	665,390	0	40.92	665,390			
	Division 10: Specialties								
10.01	Specialties	4.84	78,650	0	4.84	78,650	0	78,650	
10.04	Signage	0.62	10,000	0	0.62	10,000	0	10,000	
	Division 10: Total Specialties	5.45	88,650	0	5.45	88,650			
	Division 11: Equipment								
11.01	Appliances & Equipment	0.43	7,000	0	0.43	7,000	0	7,000	
	Division 11: Total Equipment	0.43	7,000	0	0.43	7,000			
	Division 12: Furnishings								
12.01	Lockers	9.62	156,430	0	9.62	156,430	0	156,430	
12.02	Office Furniture	0.00	0	0	0.00	0		0	
	Division 12: Total Furnishings	9.62	156,430	0	9.62	156,430			
	Division 13: Special Construction								
13.01	Pools, Pool Equipment & Accessories	0.00	0	0	0.00	0	0	0	
	Total Division 13: Special Construction	0.00	0	0	0.00	0			
	Division 14: Conveying Systems								
14.01	Elevators	7.83	127,288	0	7.83	127,288	12,729	114,559	Engineering only
	Total Division 14: Conveying Systems	7.83	127,288	0	7.83	127,288			
	Division 21: Fire Supression Systems								
15.01	Fire Supression Systems	3.40	55,283	0	3.40	55,283	5,528	49,754	Engineering only
	Total Fire Supression Systems	3.40	55,283	0	3.40	55,283			
	Division 22: Plumbing Systems								
15.02	Plumbing Systems	33.70	548,000	0	33.70	548,000	41,100	506,900	Engineering only
	Total Plumbing Systems	33.70	548,000	0	33.70	548,000			
	Division 23: Mechanical Systems								
15.03	Mechanical Systems	43.97	715,000	0	43.97	715,000	53,625	661,375	Engineering only
	Total Mechanical Systems	43.97	715,000	0	43.97	715,000			
	Division 24: Electrical Systems								
16.01	Electrical Systems	28.50	463,415	0	28.50	463,415	34,756	428,659	Engineering only
	Total Electrical Systems	28.50	463,415	0	28.50	463,415			
	Division 27: IT/Low Voltage								
16.02	IT/Low Voltage	0.00	0	0	0.00	0	0	0	
	Total IT/Low Voltage Systems	0.00	0	0	0.00	0			
	Division 28: Fire Alarm Systems								
16.03	Fire Alarm Systems	3.50	56,884	0	3.50	56,884	7,110	49,773	Engineering only
	Total Fire Alarm Systems	3.50	56,884	0	3.50	56,884			

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	16,260 GSF			16,260 GSF 0 EACH				
DIV.	\$/GSF	AMOUNT	AMOUNT	\$/GSF	AMOUNT	AMOUNT	AMOUNT	
Subtotal - BUILDING & SITE	325.51	5,292,726	952,906	384.11	6,245,631	417,021	5,828,611	
GENERAL CONDITIONS								
General Conditions	49.32	802,023	144,397	58.21	946,420	130,216	816,204	
General Requirements	24.62	400,299	72,070	29.05	472,369	116,774	355,595	
Subtotal - GENERAL CONDITIONS	73.94	1,202,322	216,467	87.26	1,418,789	246,990	1,171,799	
INDIRECTS & RESERVES								
Contractor's Bonds	3.28	53,372	9,609	3.87	62,981	9,497	53,484	Based on Volume
Subcontractor & Supplier Bonds	4.88	79,391	14,294	5.76	93,684	6,255	87,429	Based on Volume
Builder's Risk Insurance	3.69	60,032	10,808	4.36	70,840	70,840	(0)	Policy purchased upfront
General Liability Insurance	2.62	42,577	7,666	3.09	50,243	7,576	42,667	Based on Volume
Permits	0.00	By Owner	By Owner	0.00	By Owner			
A & E Design Costs	25.07	407,613	73,387	29.58	481,000	481,000	0	
Professional Liability Insurance	0.00	By A/E	By A/E	0.00	By A/E			
Preconstruction Services	3.13	50,846	9,154	3.69	60,000	60,000	0	
Utility Development & Tap Fees	0.00	By Owner	By Owner	0.00	By Owner			
Hazardous Material Abatement	0.00	By Owner	By Owner	0.00	By Owner			
Testing & Inspections	0.00	By Owner	By Owner	0.00	By Owner			
Escalation	0.00	None	None	0.00	None			
Bidding & Construction Reserves	16.17	262,978	47,347	19.09	310,324	26,811	283,513	Contingency upfront
Unforeseen Conditions Contingency	0.00	0	0	0.00	0			
Owner's Contingency	0.00	0	0	0.00	0			
G & A - Corporate	11.46	186,296	33,541	13.52	219,837	33,150	186,687	Based on Volume
Subtotal - INDIRECTS & RESERVES	70.30	1,143,104	205,805	82.96	1,348,910	695,129	653,781	
FEES								
Contractor's Fee	35.23	572,861	103,138	41.57	676,000	101,935	574,065	Based on Volume
Subtotal - FEES	35.23	572,861	103,138	41.57	676,000	101,935	574,065	
TOTAL CONSTRUCTION COST	504.98	8,211,014	1,478,316	595.90	9,689,330	1,461,075	8,228,255	
SECONDARY UNIT COST			-	0	EACH	15.1%		

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Estimator: AJD, Estimate Checker: