



CITY OF FORT LAUDERDALE

REDEVELOPMENT OF THE AQUATIC CENTER



RENDERING BY: ZYSCOVICH

JANUARY 22, 2015

DESIGN DEVELOPMENT ESTIMATE

SUBMITTED BY:

ATKINS

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1 EXECUTIVE SUMMARY

1.1 SCOPE OF WORK

The scope of work of this project includes the redevelopment of the Aquatic Center and associated site improvements in Fort Lauderdale, Florida. The intent of this report is to establish an estimate of probable construction cost.

1.2 REFERENCE DOCUMENTS

- Design Development Drawings, submittal dated Feb. 2014 by Zyscovich Architects
- Design Development Submittal, dated Feb. 2014 by Recreational Design & Construction. Inc.
- RFI responses by Recreational Design & Construction. Inc.

1.3 SUMMARY OF FINDINGS

1.3.1 COST ESTIMATE

Based on the design development submittal, assuming a Developer's Agreement with a Guaranteed Maximum Price (GMP), it is estimated that the project costs will be as follows:

- Estimated Range of Construction Costs: \$41.0 million - \$46.0 million

Intent of construction cost estimate is to establish a reasonable cost to construct this project as intended. Actual solicited bids could vary from this estimate due to design progress, scope refinement, market conditions, material price fluctuations, bidding competition, letting date, contractor means and methods, and perceived risk by the contractors.

2 COST ESTIMATE

**SECTION 2
COST ESTIMATE**

2.1 ESTIMATE ASSUMPTIONS AND EXCLUSIONS

2.1.1 METHODOLOGY

The following methodology was applied in developing the estimate of probable construction cost:

- Detailed quantities (where available) were developed using On Screen Takeoff (OST) software.
- Unit prices are all inclusive of materials, labor, equipment and sub contractor/supplier markups.
- Unit prices are based on 2014 R.S. Means Building Construction Cost Data, adjusted for this project conditions and project location.
- Missing Drawings (identified on the drawing index but not included by A/E on DD submittal): M-201, M-202, M-204, M-205, M-206, P-202, P-205, P-206, P-221, P-231, P-261, P-300, FP-206, FP-242, FP-252, FP-261, E-204, E-205, E-206, E-242, E-244, E-245, E-252, E-254, E-255, E-261, E-305 and all FA series.
- Labor costs are assumed to not include any premium time (over time etc.), if required.
- Reasonable labor burden, contractor markups, taxes, and bond are included in the direct costs.
- Estimate includes a design/estimate contingency to account for design progress.
- Estimate includes contractor markups as per approved Developer's Agreement and detailed below.
 - General Conditions: \$2,571,515.00
 - Overheard & Profit: 17.87%
 - Developer Contingency: \$455,759
 - Owner Contingency: \$250,000
- Estimate includes escalation to the 1st quarter of 2016 from present day.

2.1.2 ASSUMPTIONS (MAJOR, NOT ALL INCLUSIVE)

- Estimate assumes that the entire project (new facility and on-site improvements) will be constructed by one bidder under one contract.
- Estimate assumes that the project will be built through a Developer's Agreement.

2.1.3 EXCLUSIONS

Estimate excludes the following items and scope:

- Environmental Remediation & Mitigation Fees, if required (Lead, Asbestos, Arsenic)
- Impact Fees, Transit Oriented Fees and/or Trip charges.
- Removal of Unsuitable Soils and/or contaminated materials
- Florida Power & Light Electrical Connection Fees
- Florida Power & Light relocation of existing primary and/or new primary services
- Utility Services (Telephone, Gas & Cable) Connection and primary service upgrades, including fees.
- Water and Sewer meters and connection Fees
- Water and Sewer main service modifications and upgrades
- Repairs to the existing seawall and retaining walls.
- Contingency for post-bid unforeseen conditions and any Owner required changes.
- Furniture, Furnishing & Equipment, other than those identified.
- Off-site improvements, and equipment provided by others.
- Removal or relocation of FF&E at existing buildings required prior to demolition.
- Coating/sealant over the parking garage decks.
- Coating/sealant over the 4th floor and 5th floor exposed decks.
- Food service equipment at the Food Prep Room 517.

2.1.4 NOMENCLATURE

- CF = Cubic Feet
- CY = Cubic Yard
- EA = Each
- GSF = Gross Square Feet
- LBS = Pound
- LF = Linear Feet
- LS = Lump Sum
- SF = Square Feet
- SY = Square Yard
- TON/TN = TON (2,000 Pounds)

2.2 DETAILED ESTIMATE

DETAILED COST ESTIMATE

2.2 DETAILED COST ESTIMATE

CITY OF FT. LAUDERDALE

REDEVELOPMENT OF THE AQUATIC CENTER

DESIGN DEVELOPMENT SUBMITTAL - DEVELOPERS AGREEMENT ESTIMATE OF PROBABLE PROJECT COSTS

January 22, 2015

Div.	Summary	Direct Cost
02	Sitework & Demolition (Bldg. Limits)	\$392,135
03	Concrete	\$8,843,603
04	Masonry	\$515,820
05	Metals	\$1,233,619
06	Wood, Plastics & Composites	\$82,096
07	Thermal & Moisture Protection	\$886,668
08	Openings	\$503,530
09	Finishes	\$1,774,907
10	Specialties	\$257,735
11	Equipment	\$320,000
12	Furnishings	\$448,800
13	Special Construction	\$6,800,893
14	Conveying Systems	\$375,000
21	Fire Suppression	\$370,178
22	Plumbing	\$634,491
23	HVAC	\$573,258
26	Electrical	\$1,790,234
31	Special Foundations	\$1,080,030
31 - 33	Sitework Improvements	\$2,170,362

Total Direct Construction Costs* **\$29,053,359**

(* prior to markups)

Total Construction Estimate		Total Cost
Total Direct Construction Costs		\$29,053,359
Contractor General Conditions (Per Dev. Agreement)	8.85%	\$2,571,515
Design Fees (Per Dev. Agreement)	8.79%	\$2,553,180
Subtotal Construction Costs incl. Gen. Cond.		\$34,178,054
Contractor Bonds & Insurance	2.00%	\$683,561
Subtotal Construction Costs incl. Bonds & Ins.		\$34,861,615
Contractor Overhead & Profit (Per Dev. Agreement)	17.87%	\$6,229,771
Subtotal incl. OH&P		\$41,091,386
Permits (Allowance)	0.50%	\$205,457
Escalation (1 Qtr. 2016)	2.00%	\$821,828
Subtotal incl. Permits & Escalation		\$42,118,670
Developer Contingency (Per Dev. Agreement)	1.08%	\$455,769
Owner Estimate Contingency (Per Dev. Agreement)	0.59%	\$250,000
ATKINS Estimate Contingency	5.00%	\$2,105,934
Total Construction Costs (incl. markups)		\$44,930,373

Estimated Total Construction Costs (Rounded) \$44,931,000

ESTIMATED RANGE OF CONSTRUCTION COSTS \$41.0 - \$46.0 M

REFER TO DETAILED ESTIMATE BASIS, ASSUMPTION, AND QUALIFICATIONS IN WRITTEN REPORT

CITY OF FT. LAUDERDALE REDEVELOPMENT OF THE AQUATIC CENTER

Building Costs

Estimate of Probable Construction Cost

January 22, 2015

DESIGN DEVELOPMENT SUBMITTAL - DEVELOPERS AGREEMENT

DIV	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
02	Sitework & Demolition (Bldg. Limits)				
	Compacted Fill (Borrow) (building area x 1' 6" deep)	5,610	CY	\$27.00	\$151,470
	Fine Grade for s.o.g.	10,520	SY	\$0.50	\$5,260
	Pile Cap exc/bkfill/dispst	1,840	CY	\$18.00	\$33,120
	Grade Beam exc/bkfill/dispst	2,325	CY	\$18.00	\$41,850
	Slab Thickening exc/bkfill/dispst	468	CY	\$20.00	\$9,360
	Dewatering Allowance	1	LS	\$50,000.00	\$50,000
	Cut/Trim Pile Tops	600	EA	\$110.00	\$66,000
	Remove/Dispose Drilled Pile Spoil	2,500	CY	\$11.00	\$27,500
	Soil Treatment (anti-termite)	50,500	SF	\$0.15	\$7,575
	Subtotal Sitework (Building)				\$392,135
03	Concrete				
	Cast In Place Concrete				
	Pile Caps	615	CY	\$300.00	\$184,500
	Grade Beams	930	CY	\$420.00	\$390,600
	Elevator Pits	3	EA	\$5,000.00	\$15,000
	6" Slab on Grade	400	CY	\$280.00	\$112,000
	8" Slab on Grade	2,230	CY	\$340.00	\$758,200
	Columns	570	CY	\$840.00	\$478,800
	Walls	195	CY	\$770.00	\$150,150
	Isolated Beams	260	CY	\$1,000.00	\$260,000
	Elevated Slabs & Beams (cip components over precast Keystone joist system) incl Rebar system) includes Rebar/WWF and Finish.	4,740	CY	\$350.00	\$1,659,000
	Elevated Pool Base Slabs - 12" and 18" thick	1,410	CY	\$585.00	\$824,850
	Misc Elevated Decks and Landings	262	CY	\$530.00	\$138,860
	Knee Walls	185	CY	\$545.00	\$100,825
	Parapet Walls - 6" (Allowance - lev 5, lev 4 perim, ramps, stairs)	220	CY	\$1,150.00	\$253,000
	Curbs (@ competition pool)	30	CY	\$610.00	\$18,300
	Stairs and Half Landings	170	CY	\$1,030.00	\$175,100
	Stepped Bleachers (lev 5 above restrooms)	125	CY	\$820.00	\$102,500
	Surge Collection Tanks	81	CY	\$950.00	\$76,950
	Backwash Catch Basin	1	EA	\$1,800.00	\$1,800
	Structural Deck Upgrades under Pool Mechanical Room (Allowance)	2,924	SF	\$12.00	\$35,088
	Precast Concrete				
	Precast Keystone Joist System (inc forms and pcc beam soffits)				
	System with 8" joists @ 3'6"	360	SF	\$9.00	\$3,240
	System with 16" joists @ 5'8"	24,220	SF	\$11.00	\$266,420
	System with 24" joists @ 5'8" o/c	200,510	SF	\$13.00	\$2,606,630
	Precast Concrete Wall Panels (dive tower) - plain finish	4,230	SF	\$35.00	\$148,050
	Precast Concrete Diving Platforms (dive tower)	600	SF	\$80.00	\$48,000
	Misc Concrete Items				
	Install of Misc. Plates, Embeds, etc. (Allowance)	1	LS	\$10,000.00	\$10,000
	Expansion Joint Detailing - Decks (Allowance)	1,590	LF	\$15.00	\$23,850
	Grout Base Plates	13	SF	\$30.00	\$390
	Misc. Concrete, Housekeeping Pads, Grout, etc. (Allowance)	1	LS	\$1,500.00	\$1,500
	Subtotal Concrete				\$8,843,603
04	Masonry				
	CMU Walls - 8" incl core fill & horiz reinf (shown on Stru Dwgs)	51,700	SF	\$9.00	\$465,300
	CMU Walls - 12" incl core fill & horiz reinf (shown on Stru Dwgs)	700	SF	\$12.00	\$8,400
	Vertical rebar in walls (ditto)	22,600	LBS	\$1.20	\$27,120
	Additional Misc. Masonry (Allowance)	1	LS	\$15,000.00	\$15,000
	Subtotal Masonry				\$515,820

CITY OF FT. LAUDERDALE REDEVELOPMENT OF THE AQUATIC CENTER

Building Costs

Estimate of Probable Construction Cost

January 22, 2015

DESIGN DEVELOPMENT SUBMITTAL - DEVELOPERS AGREEMENT

DIV	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
05	Metals				
	Structural Steel				
	Level 6 (Roof)				
	HSS Columns	3	TON	\$4,000.00	\$10,000
	Truss Girders	35	TON	\$2,800.00	\$98,000
	Bar Joists (K series) - incl diag bracing	20	TON	\$1,500.00	\$30,000
	Metal Deck - 1 5/8" galv	15,340	SF	\$2.75	\$42,185
	Perimeter Angles	2	TON	\$3,000.00	\$6,000
	Hold-down Bolts	13	SET	\$25.00	\$325
	Misc. Structural Steel				
	HSS Columns - isolated (unframed)	0.60	TON	\$3,800.00	\$2,280
	Miscellaneous Metals				
	Stair No. 1 - Hand Wall Rail	135	LF	\$50.00	\$6,750
	Stair No. 1 - Hand Center Floor Mount Rail	68	LF	\$70.00	\$4,760
	Stair No. 1 - Stair Nosing (Non-slip)	692	LF	\$25.00	\$17,300
	Stair No. 2 - Hand Wall Rail	131	LF	\$50.00	\$6,550
	Stair No. 2 - Hand Center Floor Mount Rail	66	LF	\$70.00	\$4,620
	Stair No. 2 - Stair Nosing (Non-slip)	671	LF	\$25.00	\$16,775
	Stair No. 3 - Hand Wall Rail	143	LF	\$50.00	\$7,150
	Stair No. 3 - Hand Center Floor Mount Rail	73	LF	\$70.00	\$5,110
	Stair No. 3 - Stair Nosing (Non-slip)	597	LF	\$25.00	\$14,925
	Stair No. 4 - Hand Wall Rail	144	LF	\$50.00	\$7,200
	Stair No. 4 - Hand Center Floor Mount Rail	74	LF	\$70.00	\$5,180
	Stair No. 4 - Stair Nosing (Non-slip)	618	LF	\$25.00	\$15,450
	Stair No. 5 - Hand Wall Rail	55	LF	\$50.00	\$2,750
	Stair No. 5 - Hand Center Floor Mount Rail	27	LF	\$70.00	\$1,890
	Stair No. 5 - Stair Nosing (Non-slip)	223	LF	\$25.00	\$5,575
	Stair No. 6 - Hand Wall Rail	27	LF	\$50.00	\$1,350
	Stair No. 6 - Hand Center Floor Mount Rail	27	LF	\$70.00	\$1,890
	Stair No. 6 - Guard/Hand Rail	25	LF	\$175.00	\$4,375
	Stair No. 6 - Stair Nosing (Non-slip)	210	LF	\$25.00	\$5,250
	Stair No. 7 - Hand Wall Rail	27	LF	\$50.00	\$1,350
	Stair No. 7 - Hand Center Floor Mount Rail	27	LF	\$70.00	\$1,890
	Stair No. 7 - Guard/Hand Rail	25	LF	\$175.00	\$4,375
	Stair No. 7 - Stair Nosing (Non-slip)	210	LF	\$25.00	\$5,250
	Stair No. 8 - Hand Wall Rail	18	LF	\$50.00	\$900
	Stair No. 8 - Guard/Hand Rail	21	LF	\$175.00	\$3,675
	Stair No. 8 - Stair Nosing (Non-slip)	71	LF	\$25.00	\$1,775
	Stair No. 9 - Guard/Hand Rail	91	LF	\$175.00	\$15,925
	Stair No. 9 - Stair Nosing (Non-slip)	224	LF	\$25.00	\$5,600
	Dive Tower Area - Hand Wall Rail	234	LF	\$50.00	\$11,700
	Dive Tower Area - Guard Rail	442	LF	\$150.00	\$66,300
	Dive Tower Area - Stair Nosing (Non-slip)	418	LF	\$25.00	\$10,450
	Misc. Access to 1st Level - Guard/Hand Rail	106	LF	\$150.00	\$15,900
	HOF Bldg - Roof Access Ladder	1	EA	\$2,000.00	\$2,000
	HOF Bldg - Elevator Sills & Hoist Beams (Allowance)	3	LS	\$1,500.00	\$4,500
	HOF Bldg - Elevator Pit Ladder	3	EA	\$600.00	\$1,800
	HOF Bldg - 4' Guard Rail	467	LF	\$150.00	\$70,050
	Parking - Metal Access Single Gate (3' W)	8	EA	\$675.00	\$5,400
	Parking - Metal Access Double Gate (8' W)	8	EA	\$2,000.00	\$16,000
	Parking - Metal Access Double Gate at Storage (12' W)	1	EA	\$3,000.00	\$3,000
	Parking - Metal Picket Fencing (12' H)	10,643	SF	\$28.00	\$298,004

CITY OF FT. LAUDERDALE REDEVELOPMENT OF THE AQUATIC CENTER

Building Costs

Estimate of Probable Construction Cost

January 22, 2015

DESIGN DEVELOPMENT SUBMITTAL - DEVELOPERS AGREEMENT

DIV	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
	Parking - Cable Rail	1,745	LF	\$30.00	\$52,350
	Dumpster Enclosure - Metal Access Double Gate (12' W)	1	EA	\$3,000.00	\$3,000
	Warm-up Pool Level - Metal Access Double Gate (12' W)	1	EA	\$3,000.00	\$3,000
	Warm-up Pool Level - 3' Guard Rail	467	LF	\$115.00	\$53,705
	Elevated Seating (South Side) - 4' Guard Rail	1,258	LF	\$150.00	\$188,700
	Elevated Seating (South Side) - Metal Stairs	6	EA	\$5,000.00	\$30,000
	South Side Elevated Seating - Hand Center Floor Mount Rail	34	LF	\$70.00	\$2,380
	Misc. Metals - Plates, Anchors, Bolts, etc. (Allowance)	1	LS	\$31,000.00	\$31,000
		Subtotal Metals			\$1,233,619
6	Wood, Plastics & Composites				
	HOF Bldg - P_Lam Base & Upper Cabinet w/ Solid Surface Ctr + 4" Backspl.	42	LF	\$275.00	\$11,550
	HOF Bldg - P_Lam Reception Desk w/ Solid Surface Counter	27	LF	\$500.00	\$13,500
	HOF Bldg - Solid Surface Counter Vanity with Apron + 4" Backsplash	43	LF	\$200.00	\$8,600
	Restroom Bldg (West Side) - Solid Surface Counter Vanity with Apron + 4" Backsplash	9	LF	\$200.00	\$1,800
	Locker Bldg (South Side) - Solid Surface Counter Vanity with Apron + 4" Backsplash	53	LF	\$200.00	\$10,600
	Locker Bldg (South Side) - P_Lam Base & Upper Cabinet w/ Solid Surface Ctr + 4" Backspl.	44	LF	\$275.00	\$12,100
	Rough Carpentry (Allowance)	47,892	GSF	\$0.50	\$23,946
		Subtotal Wood, Plastics & Comp.			\$82,096
07	Thermal & Moisture Protection				
	HOF Bldg - TPO Roofing	13,685	Roof SF	\$15.00	\$205,275
	Locker Bldg - TPO Roofing	2,785	Roof SF	\$15.00	\$41,775
	Restroom Bldg - TPO Roofing	1,643	Roof SF	\$16.00	\$26,288
	4th FI Deck Spectator Zone Roof & Walking Pedestal System (Allowance)	8,964	Roof SF	\$30.00	\$268,920
	Single-Ply Membrane Waterproofing (Pool Shell Areas)	24,700	SF	\$4.00	\$98,800
	Metal Cladding at Dive Tower	4,387	SF	\$40.00	\$175,480
	Construction Joint Assembly (Allowance)	1	LS	\$25,000.00	\$25,000
	Caulking, Sealants, etc. (Allowance)	47,892	GSF	\$0.65	\$31,130
	Fireproofing (Allowance)	1	LS	\$14,000.00	\$14,000
		Sub. Therm & Moist. Prot.			\$886,668
08	Openings				
	Doors and Hardware				
	Interior Doors & Frames				
	HOF Bldg - Single (3' x 7')	34	EA	\$750.00	\$25,500
	HOF Bldg - Double (6' x 7')	8	EA	\$1,200.00	\$9,600
	Locker Bldg (South Side) - Single (3' x 7')	7	EA	\$750.00	\$5,250
	Door Hardware - Single (Allowance)	41	EA	\$600.00	\$24,600
	Door Hardware - Double (Allowance)	8	EA	\$800.00	\$6,400
	Exterior Doors & Frames				
	HOF Bldg - Single (3' x 7')	11	EA	\$800.00	\$8,800
	HOF Bldg - Double (6' x 7')	18	EA	\$1,500.00	\$27,000
	Locker Bldg (South Side) - Single (3' x 7')	19	EA	\$800.00	\$15,200
	Locker Bldg (South Side) - Double (6' x 7')	3	EA	\$1,500.00	\$4,500
	Restroom Bldg (West Side) - Single (3' x 7')	5	EA	\$800.00	\$4,000
	Restroom Bldg (West Side) - Double (6' x 7')	1	EA	\$1,500.00	\$1,500

CITY OF FT. LAUDERDALE REDEVELOPMENT OF THE AQUATIC CENTER

Building Costs

Estimate of Probable Construction Cost

January 22, 2015

DESIGN DEVELOPMENT SUBMITTAL - DEVELOPERS AGREEMENT

DIV	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
	Door Hardware - Single (Allowance)	35	EA	\$800.00	\$28,000
	Door Hardware - Double w/ Panic Device (Allowance)	22	EA	\$1,800.00	\$39,600
	HOF Bldg - Overhead Ticket Booth Counter Door (5'-6" x 4', Insulated)	4	EA	\$600.00	\$2,400
	HOF Bldg - Overhead Concession Counter Door (12' x 4', Insulated)	1	EA	\$1,500.00	\$1,500
	Locker Bldg (South Side) - Overhead Concession Counter Door (16'-6" x 4', Insulated)	1	EA	\$2,000.00	\$2,000
	Exterior Glazing				
	HOF Bldg - Exterior Storefront	3,948	SF	\$65.00	\$256,620
	HOF Bldg - Exterior Punch-out Windows	257	SF	\$50.00	\$12,850
	Locker Bldg (South Side) - Exterior Storefront	358	SF	\$65.00	\$23,270
	Restroom Bldg (West Side) - Exterior Storefront	76	SF	\$65.00	\$4,940
		Subtotal Doors & Windows			\$503,530
09	Finishes				
Floor	HOF Bldg - Flooring & Base (Allowance)	32,890	GSF	\$3.00	\$98,670
	Locker Bldg (South Side) - Flooring & Base (Allowance)	10,391	GSF	\$9.00	\$93,519
	Locker Bldg (South Side) - Access Flooring at Meet Manager Office	320	SF	\$15.00	\$4,800
	Restroom Bldg (West Side) - Flooring & Base (Allowance)	1,643	GSF	\$10.00	\$16,430
Wall	HOF Bldg - Stud Framing, Insulation, Drywall, etc. (Allowance)	32,890	GSF	\$13.00	\$427,570
	Parking Pool Equipment Rm - Stud Framing, Insulation, Drywall, etc. (Allowance)	2,968	GSF	\$8.00	\$23,744
	Locker Bldg (South Side) - Stud Framing, Insulation, Drywall, etc. (Allowance)	10,391	GSF	\$13.00	\$135,083
	Restroom Bldg (West Side) - Stud Framing, Insulation, Drywall, etc. (Allowance)	1,643	GSF	\$13.00	\$21,359
	HOF Bldg - Ceramic Wall Tile (Allowance)	1	LS	\$90,000.00	\$90,000
	Locker Bldg (South Side) - Ceramic Wall Tile (Allowance)	1	LS	\$162,000.00	\$162,000
	Restroom Bldg (West Side) - Ceramic Wall Tile (Allowance)	1	LS	\$45,000.00	\$45,000
	HOF Bldg - Interior Wall Painting (Allowance)	32,890	GSF	\$0.65	\$21,379
	Parking Pool Equipment Rm - Interior Wall Painting (Allowance)	2,968	GSF	\$0.30	\$890
	Locker Bldg (South Side) - Interior Painting (Allowance)	10,391	GSF	\$0.30	\$3,117
	Restroom Bldg (West Side) - Interior Painting (Allowance)	1,643	GSF	\$0.30	\$493
Interior	HOF Bldg - Acoustical Ceiling Tile	9,868	SF	\$3.00	\$29,604
Ceiling	Locker Bldg (South Side) - Acoustical Ceiling Tile	552	SF	\$3.00	\$1,656
	Restroom Bldg (West Side) - Acoustical Ceiling Tile	131	SF	\$3.00	\$393
	HOF Bldg - Gypsum Board Ceiling incl Soffits	3,509	SF	\$8.00	\$28,070
	Locker Bldg (South Side) - Gypsum Board Ceiling incl Soffits	54	SF	\$8.00	\$432
	HOF Bldg - Exposed Structure Painted	19,513	SF	\$0.60	\$11,708
	Locker Bldg (South Side) - Exposed Structure Painted	10,391	SF	\$0.60	\$6,235
	Restroom Bldg (West Side) - Exposed Structure Painted	1,643	SF	\$0.60	\$986
Exterior	HOF Bldg - Exterior Painting (Allowance)	32,890	GSF	\$1.50	\$49,335
	Locker Bldg (South Side) - Exterior Painting (Allowance)	10,391	GSF	\$1.00	\$10,391
	Restroom Bldg (West Side) - Exterior Painting (Allowance)	1,643	GSF	\$1.00	\$1,643
	All Exterior Stucco	11,710	SY	\$40.00	\$468,400
	Misc. Finishes (Allowance)	1	LS	\$22,000.00	\$22,000
		Subtotal Finishes			\$1,774,907
10	Specialties				
	Stainless steel 42" grab bar	26	EA	\$140.00	\$3,640
	Stainless steel 36" grab bar	26	EA	\$125.00	\$3,250
	Stainless steel ADA shower grab bar	4	EA	\$250.00	\$1,000

CITY OF FT. LAUDERDALE REDEVELOPMENT OF THE AQUATIC CENTER

Building Costs

Estimate of Probable Construction Cost

January 22, 2015

DESIGN DEVELOPMENT SUBMITTAL - DEVELOPERS AGREEMENT

DIV	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
	Folding HC Shower Seat	4	EA	\$500.00	\$2,000
	Shower Rod & Curtain	4	EA	\$80.00	\$320
	Surface mounted multi-roll toilet tissue dispenser	90	EA	\$90.00	\$8,100
	Surface mounted automatic soap dispenser	65	EA	\$250.00	\$16,250
	Mirror 18" x 36" stainless steel channel frame	61	EA	\$200.00	\$12,200
	Toilet partitions	52	EA	\$1,100.00	\$57,200
	ADA toilet partitions	12	EA	\$1,300.00	\$15,600
	Urinal Screens	22	EA	\$550.00	\$12,100
	Surface mounted sanitary napkin disposal	52	EA	\$300.00	\$15,600
	Surface mounted paper towel dispenser	33	EA	\$600.00	\$19,500
	Mop and broom holder	3	EA	\$200.00	\$600
	Male and Female Lockers (Triple Tier)	99	EA	\$225.00	\$22,275
	Fire Extinguisher & Cabinets (Allowance)	1	LS	\$4,000.00	\$4,000
	Display Cases (Allowance)	1	LS	\$3,000.00	\$3,000
	Frameless Mirrors (Allowance)	1	LS	\$2,500.00	\$2,500
	Locker Room Benches (Allowance)	4	EA	\$400.00	\$1,600
	Heavy Duty Metal Shelving (Allowance)	1	LS	\$4,500.00	\$4,500
	Market and Tack Boards (Allowance)	1	LS	\$12,500.00	\$12,500
	Interior Signage (Allowance)	1	LS	\$15,000.00	\$15,000
	Exterior Signage (Allowance)	1	LS	\$25,000.00	\$25,000
	Subtotal Specialties				\$257,735
11	Equipment				
	4th Fl Deck New Pool Video Scoreboard (Allowance)	1	LS	\$250,000.00	\$250,000
	Relocate Existing Pool Scoreboard (Allowance)	1	LS	\$15,000.00	\$15,000
	Concession Equipment (Allowance)	1	LS	\$50,000.00	\$50,000
	Projection Screens (Allowance)	1	LS	\$5,000.00	\$5,000
	Subtotal Equipment				\$320,000
12	Furnishings				
	Bleachers - 4th Deck West Side (Allowance)	536	EA	\$125.00	\$67,000
	Bleachers - 4th Deck South Side (Allowance)	2,034	EA	\$150.00	\$305,100
	Bleachers - Ground Floor East Side (Allowance)	1	LS	\$55,000.00	\$55,000
	Window Blinds (Allowance)	1	LS	\$18,000.00	\$18,000
	Bike Racks, 20 Bike Capacity (Allowance)	1	LS	\$1,200.00	\$1,200
	Recessed Metal Entry Mats (Allowance)	1	LS	\$2,500.00	\$2,500
	Subtotal Furnishings				\$448,800
13	Special Construction				
	Pool Heating/Cooling System Incl. Pumps (Based on Turn-key Quote from Symbiont Service Corp. Provided to ATKINS by Owner)	1	LS	\$811,218.00	\$811,218
	Pool Shade Structure & Fabric (Based on Turn-key Quote from USASHADE Provided to ATKINS by Owner)	1	LS	\$430,534.00	\$430,534
	Pool Pumps, Chemical Cleaning & Filters System (Based on Furnish Only Quote from CES Provided to ATKINS by Owner)	1	LS	\$429,069.11	\$429,069
	Pool Pumps, Chemical Cleaning & Filters System - Installation Costs (Allowance)	1	LS	\$260,000.00	\$260,000
	Pool Deck Lighting (Based on Furnish & Placement Quote from Musco Lighting Provided to ATKINS by Owner)	1	LS	\$475,000.00	\$475,000
	Pool Deck Lighting - Electrical Installation Costs (Allowance)	1	LS	\$250,000.00	\$250,000
	Pools: Competition, Renovated Existing, Dive Pool, Instructional Pool (Based on Furnish Only Quote from A&T Europe Spa Provided to ATKINS by Owner)	1	LS	\$2,332,000.00	\$2,332,000
	Pools: Competition, Renovated Existing, Dive Pool, Instructional Pool - Installation Costs	1	LS	\$500,000.00	\$500,000
	Renovations to the Existing Pool: Vario Moveable Floor (Allowance)	1	LS	\$765,000.00	\$765,000

CITY OF FT. LAUDERDALE REDEVELOPMENT OF THE AQUATIC CENTER

Building Costs

Estimate of Probable Construction Cost

January 22, 2015

DESIGN DEVELOPMENT SUBMITTAL - DEVELOPERS AGREEMENT

DIV	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
	Pool Blankets for All Pools (Allowance)	33,518	SF	\$4.00	\$134,072
	Pool Deck Equipment: Life Guard Chairs, Aquatic Lifts, Racing Lanes, Starting Block Install, Vacuum, Spring Boards, Dive Boards, etc. (Allowance)	1	LS	\$375,000.00	\$375,000
	Parking Garage Markings, Vehicular Signs & Bumpers (Allowance)	1	LS	\$39,000.00	\$39,000
	Subtotal Special Construction				\$6,800,893
14	Conveying Systems				
	Elevators, 5 Stop (Allowance)	3	EA	\$125,000.00	\$375,000
	Subtotal Conveying Systems				\$375,000
21	Fire Suppression				
	HOF Bldg - Heads, Piping, etc. (Allowance)	32,890	GSF	\$3.00	\$98,670
	Parking - Heads, Piping, etc. (Allowance)	215,487	GSF	\$1.00	\$215,487
	Parking Pool Equipment Rm - Heads, Piping, etc. (Allowance)	2,968	GSF	\$2.00	\$5,936
	Locker Bldg (South Side) - Heads, Piping, etc. (Allowance)	10,391	GSF	\$2.50	\$25,978
	Restroom Bldg (West Side) - Heads, Piping, etc. (Allowance)	1,643	GSF	\$2.50	\$4,108
	Fire & Jockey Pump (Allowance)	1	LS	\$20,000.00	\$20,000
	Subtotal Fire Suppression				\$370,178
22	Plumbing				
	HOF Bldg - Shower (Incl. Rough-in)	17	EA	\$1,800.00	\$30,600
	HOF Bldg - ADA Shower (Incl. Rough-in)	2	EA	\$2,200.00	\$4,400
	HOF Bldg - Wall Mounted Water Closets (Incl. Rough-in)	14	EA	\$1,600.00	\$22,400
	HOF Bldg - ADA Wall Mounted Water Closets (Incl. Rough-in)	13	EA	\$1,900.00	\$24,700
	HOF Bldg - Urinal (Incl. Rough-in)	7	EA	\$1,000.00	\$7,000
	HOF Bldg - Kitchen Sink (Incl. Rough-in)	2	EA	\$2,600.00	\$5,200
	HOF Bldg - Hand Sink (Incl. Rough-in)	14	EA	\$1,250.00	\$17,500
	HOF Bldg - ADA Hand Sink (Incl. Rough-in)	12	EA	\$1,400.00	\$16,800
	HOF Bldg - 3-Sided Rim Mop Sink (Incl. Rough-in)	1	EA	\$3,000.00	\$3,000
	HOF Bldg - Electric Dual Water Cooler (Incl. Rough-in)	4	EA	\$4,500.00	\$18,000
	Locker Bldg (South Side) - Shower (Incl. Rough-in)	10	EA	\$1,800.00	\$18,000
	Locker Bldg (South Side) - ADA Shower (Incl. Rough-in)	2	EA	\$2,200.00	\$4,400
	Locker Bldg (South Side) - Wall Mounted Water Closets (Incl. Rough-in)	44	EA	\$1,600.00	\$70,400
	Locker Bldg (South Side) - ADA Wall Mounted Water Closets (Incl. Rough-in)	10	EA	\$1,900.00	\$19,000
	Locker Bldg (South Side) - Urinal (Incl. Rough-in)	13	EA	\$1,000.00	\$13,000
	Locker Bldg (South Side) - Kitchen Sink (Incl. Rough-in)	2	EA	\$2,600.00	\$5,200
	Locker Bldg (South Side) - Hand Sink (Incl. Rough-in)	18	EA	\$1,250.00	\$22,500
	Locker Bldg (South Side) - ADA Hand Sink (Incl. Rough-in)	11	EA	\$1,400.00	\$15,400
	Locker Bldg (South Side) - 3-Sided Rim Mop Sink (Incl. Rough-in)	2	EA	\$3,000.00	\$6,000
	Locker Bldg (South Side) - Electric Dual Water Cooler (Incl. Rough-in)	3	EA	\$4,500.00	\$13,500
	Restroom Bldg (West Side) - Wall Mounted Water Closets (Incl. Rough-in)	6	EA	\$1,600.00	\$9,600
	Restroom Bldg (West Side) - ADA Wall Mounted Water Closets (Incl. Rough-in)	3	EA	\$1,900.00	\$5,700
	Restroom Bldg (West Side) - Urinal (Incl. Rough-in)	2	EA	\$1,000.00	\$2,000
	Restroom Bldg (West Side) - Hand Sink (Incl. Rough-in)	3	EA	\$1,250.00	\$3,750
	Restroom Bldg (West Side) - ADA Hand Sink (Incl. Rough-in)	3	EA	\$1,400.00	\$4,200
	Restroom Bldg (West Side) - Electric Dual Water Cooler (Incl. Rough-in)	1	EA	\$4,500.00	\$4,500
	Elevator Sump Pump w/ Controls (50 GPM, 1/2 HP)	1	EA	\$2,700.00	\$2,700
	Elevator Sump Pump w/ Controls (140 GPM, 1 HP)	1	EA	\$3,500.00	\$3,500
	Gas Water Heater (100 Gallons)	2	EA	\$6,500.00	\$13,000

CITY OF FT. LAUDERDALE REDEVELOPMENT OF THE AQUATIC CENTER

Building Costs

Estimate of Probable Construction Cost

January 22, 2015

DESIGN DEVELOPMENT SUBMITTAL - DEVELOPERS AGREEMENT

DIV	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
	Booster Pump (5 HP, 98 GPM)	1	EA	\$10,000.00	\$10,000
	Drains, Hosebibbs, Cleanouts, etc. (Allowance)	1	LS	\$15,000.00	\$15,000
	Water and Sanitary Piping (Allowance)	47,892	GSF	\$3.00	\$143,676
	Gas Piping (Allowance)	47,892	GSF	\$1.25	\$59,865
	Misc. Other Plumbing Accessories: Valves, tees, vents, etc. (Allowance)	1	LS	\$20,000.00	\$20,000
		Subtotal Plumbing			\$634,491
23	Heating Ventilating & Air Conditioning				
	HVAC System				
	HOF Bldg - HVAC System incl. Controls	16,595	GSF	\$18.00	\$298,710
	HOF Bldg - Future Tenant HVAC System incl. Controls	12,420	GSF	\$5.00	\$62,100
	HOF Bldg - Mech. Exhaust System incl. Controls	3,875	GSF	\$10.00	\$38,750
	Parking Pool Equipment Rm - Mech. Exhaust System incl. Controls	2,968	GSF	\$10.00	\$29,680
	Locker Bldg (South Side) - HVAC System incl. Controls	2,226	GSF	\$18.00	\$40,068
	Locker Bldg (South Side) - Mech. Exhaust System incl. Controls	8,165	GSF	\$10.00	\$81,650
	Restroom Bldg (West Side) - HVAC System incl. Controls	587	GSF	\$20.00	\$11,740
	Restroom Bldg (West Side) - Mech. Exhaust System incl. Controls	1,056	GSF	\$10.00	\$10,560
		Subtotal HVAC			\$573,258
26	Electrical				
	HOF Bldg - Turnkey Systems: Lighting, Power, Lightning Protection & Fire Alarm + Raceway Only Systems: Telephone, PA, Data, Security (Allowance)	32,890	GSF	\$23.00	\$756,470
	Parking - Turnkey Systems: Lighting, Power, Lightning Protection & Fire Alarm + Raceway Only Systems: Telephone, PA, Data, Security (Allowance)	215,487	GSF	\$2.50	\$538,718
	Parking Pool Equipment Rm - Turnkey Systems: Lighting, Power, Lightning Protection & Fire Alarm + Raceway Only Systems: Telephone, PA, Data, Security (Allowance)	2,968	GSF	\$23.00	\$68,264
	Locker Bldg (South Side) - Turnkey Systems: Lighting, Power, Lightning Protection & Fire Alarm + Raceway Only Systems: Telephone, PA, Data, Security (Allowance)	10,391	GSF	\$23.00	\$238,993
	Restroom Bldg (West Side) - Turnkey Systems: Lighting, Power, Lightning Protection & Fire Alarm + Raceway Only Systems: Telephone, PA, Data, Security (Allowance)	1,643	GSF	\$23.00	\$37,789
	Standby Diesel Generator System, 3-Phase, 350KW (Allowance)	1	LS	\$150,000.00	\$150,000
		Subtotal Electrical			\$1,790,234
31	Special Foundations				
	Drilled Piles				
	Drilled Auger Cast Piles (16" dia) - 50' depth assumed	600	EA	\$1,800	\$1,080,030
		Subtotal Spec. Foundations			\$1,080,030
		Subtotal Direct Costs			\$26,882,997
Refer to summary page for contractor markups and estimate contingencies					

CITY OF FT. LAUDERDALE REDEVELOPMENT OF THE AQUATIC CENTER

Sitework Improvement Costs

January 22, 2015

Estimate of Probable Construction Cost

DESIGN DEVELOPMENT SUBMITTAL - DEVELOPERS AGREEMENT

DIV.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
31	Site Clearing				
	Clearing & Grubbing of Landscaped / Sodded Areas	40,945	SF	\$0.17	\$6,961
	Remove Existing Palm Trees	92	EA	\$250.00	\$23,000
	Demolish Existing Asphalt Pavement & Base	4,000	SY	\$10.00	\$40,000
	Demolish Existing Concrete Pavement / Sidewalks / Slabs	5,360	SY	\$6.00	\$32,160
	Demolish Existing Concrete Paver Walkways	853	SY	\$6.00	\$5,118
	Demolish Existing Concrete Curbs	2,320	LF	\$3.00	\$6,960
	Demolish Existing Signs & Monuments	1	LS	\$2,000.00	\$2,000
	Demolish CBS Wall	55	LF	\$10.00	\$550
	Demolish Catch Basin	4	EA	\$500.00	\$2,000
	Demolish 12" RCP	60	LF	\$15.00	\$900
	Demolish Buildings (1 Story) (11,181 SF x 10')	111,810	CF	\$0.80	\$89,448
	Demolish Buildings (2 Story) (6,519 SF x 20')	130,380	CF	\$0.80	\$104,304
	Demolish Pools (Excluding Warm-Up Pool to be Remodeled)	16,217	SF	\$2.50	\$40,543
	Demolish Bleachers	5,614	SF	\$2.00	\$11,228
	Miscellaneous Demolition Allowance - Items Not Included Above	1	LS	\$25,000.00	\$25,000
	Subtotal				\$390,171
31	Earthwork				
	Site Grading	20,451	SY	\$0.50	\$10,226
	Embankment (Off-Site Borrow) (Fill 3 Pools)	6,153	CY	\$25.00	\$153,825
	Embankment (Off-Site Borrow) (Assume 1/2 of Site at 1' Deep)	3,409	CY	\$25.00	\$85,225
	Subtotal				\$249,276
31	Erosion, Sediment & Dust Control				
	Prepare Erosion Control Plan	1	LS	\$2,500.00	\$2,500
	Silt Fence - Single Row	1,850	LF	\$1.50	\$2,775
	Floating Turbidity Barrier	1,500	LF	\$10.00	\$15,000
	Inlet Protection	23	EA	\$100.00	\$2,300
	Soil Tracking Prevention at Entrance	1	EA	\$3,000.00	\$3,000
	Dust Control Allowance	1	LS	\$5,000.00	\$5,000
	Subtotal				\$30,575
32	Asphalt Concrete Paving				
	Traffic Control (Vehicular & Pedestrian) at Entrance	1	LS	\$10,000.00	\$10,000
	12" Stabilized Subgrade	2,028	SY	\$4.00	\$8,112
	8" Aggregate Base	2,028	SY	\$10.00	\$20,280
	2" Asphalt	223.1	TN	\$95.00	\$21,195
	Subtotal				\$59,587
32	Pavement Marking				
	Solid Stripe (White) (4")	117	LF	\$2.00	\$234
	Solid Stripe (Thermoplastic) (White) (12") (Cross Walk)	73	LF	\$3.00	\$219
	Solid Stripe (Thermoplastic) (White) (24") (Stop Bar)	12	LF	\$10.00	\$120
	Directional Arrows	2	EA	\$75.00	\$150
	Stop Signs	2	EA	\$200.00	\$400
	Miscellaneous Regulatory & Guide Signing (Allowance)	1	LS	\$2,500.00	\$2,500
	Subtotal				\$3,623
32	Concrete Curbs and Walks				
	Walkway (Assume Decorative Concrete Sidewalk - 4")	2,562	SY	\$40.00	\$102,480
	Concrete Driveway (6")	412	SY	\$45.00	\$18,540
	Concrete Curb & Gutter	1,629	LF	\$15.00	\$24,435
	Subtotal				\$145,455
33	Potable Water				
	3" PVC (Sch 80)	229	LF	\$15.00	\$3,435
	Ductile Iron Pipe (8" Restrained Joint) (Polyethylene Encased)	4	LF	\$95.00	\$380
	Elbow 3" PVC 90	1	EA	\$41.00	\$41
	Reducer 8" x 3" DIP	1	EA	\$700.00	\$700
	Gate Valve & Box (3")	1	EA	\$988.00	\$988
	Backflow Preventer (8" DDCV)	1	EA	\$9,600.00	\$9,600
	Subtotal				\$15,144
33	Fire Water				
	Ductile Iron Pipe (6" Push-On Joint) (Polyethylene Encased)	244	LF	\$28.00	\$6,832
	Ductile Iron Pipe (8" Push-On Joint) (Polyethylene Encased)	249	LF	\$40.00	\$9,960

CITY OF FT. LAUDERDALE REDEVELOPMENT OF THE AQUATIC CENTER

Sitework Improvement Costs

January 22, 2015

Estimate of Probable Construction Cost

DESIGN DEVELOPMENT SUBMITTAL - DEVELOPERS AGREEMENT

DIV.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
	DIP 90 Elbow (8") (Restrained Joint)	1	EA	\$1,096.00	\$1,096
	DIP 90 Elbow (6") (Restrained Joint)	1	EA	\$677.00	\$677
	DIP Tee (8" x 6") (Restrained Joint)	3	EA	\$1,523.00	\$4,569
	DIP Cap (8")	1	EA	\$289.00	\$289
	Connect 8" DIP to Existing 8" DIP	1	EA	\$500.00	\$500
	Gate Valve (6") (at Fire Hydrants) (Restrained Joint)	3	EA	\$1,841.00	\$5,523
	Fire Hydrants	3	EA	\$2,600.00	\$7,800
	Backflow Preventer (6" DDCV)	1	EA	\$5,300.00	\$5,300
	Subtotal				\$42,546
33	Pool Water				
	4" PVC (Sch 80)	239	LF	\$20.00	\$4,780
	Elbow 4" PVC 90	1	EA	\$59.00	\$59
	Backflow Preventer (4" DDCV)	1	EA	\$3,600.00	\$3,600
	Subtotal				\$8,439
33	Sanitary Sewer				
	8" PVC (Sch 40)	300	LF	\$20.00	\$6,000
	4" PVC (Sch 40) Service Laterals	53	LF	\$9.00	\$477
	8" x 4" PVC Wyes	2	EA	\$290.00	\$580
	Tie 8" PVC to Existing Sanitary Manhole	1	EA	\$500.00	\$500
	New Sanitary Manhole	1	EA	\$2,500.00	\$2,500
	Subtotal				\$10,057
33	Miscellaneous Utilities				
	Utility Location / Potholing Allowance	1	LS	\$10,000.00	\$10,000
	Allowance for Communication Line Connections or Repairs	1	LS	\$10,000.00	\$10,000
	Allowance for Electric Site Electrical & FPL Power Upgrades (Allowance)	1	LS	\$750,000.00	\$750,000
	Subtotal				\$770,000
33	Storm Water Drainage				
	15" Perforated A2000 French Drain	1,411	LF	\$73.00	\$103,003
	24" RCP (Class III)	18	LF	\$60.00	\$1,080
	Catch Basins	11	EA	\$2,200.00	\$24,200
	Drainage Manholes	3	EA	\$2,500.00	\$7,500
	Control Structure	2	EA	\$4,000.00	\$8,000
	Subtotal				\$143,783
32	Landscaping				
	Trees				
	Silver Buttonwood (12' x 6' OA)	26	EA	\$400.00	\$10,400
	Fishtail Palm (45 Gal)	2	EA	\$300.00	\$600
	Green Malayan Coconut Palm (26'-30' OA)	82	EA	\$700.00	\$57,400
	Spindle Palm (8'-10' OA)	2	EA	\$325.00	\$650
	Tree Ligustrum (10' x 10' Multi)	5	EA	\$175.00	\$875
	Madagascar Olive (12' x 6')	10	EA	\$450.00	\$4,500
	Solitaire Palm (10'-15' Double)	13	EA	\$300.00	\$3,900
	Florida Royal Palm (12' GW)	6	EA	\$1,000.00	\$6,000
	Cabbage Palm (Varies 10'-20' OA)	20	EA	\$250.00	\$5,000
	Arikury Palm (25 Gal)	5	EA	\$300.00	\$1,500
	Florida Thatch Palm (8' OA)	19	EA	\$300.00	\$5,700
	Shrubs & Groundcover				
	Decorative Peanut Ground Cover (1 Gal)	520	EA	\$8.00	\$4,160
	Silver Buttonwood (3 Gal)	134	EA	\$7.00	\$938
	Small Leaf Clusia (7 Gal)	186	EA	\$23.00	\$4,278
	Giant Dioon (15 Gal)	3	EA	\$120.00	\$360
	Giant Pink Crown of Thomas (3 Gal)	72	EA	\$13.00	\$936
	Green Island Ficus (3 Gal)	2,256	EA	\$12.00	\$27,072
	Dwarf Ilex Holly (3 Gal)	195	EA	\$11.00	\$2,145
	Juniper Groundcover (1 Gal)	326	EA	\$20.00	\$6,520
	Muhly Grass (3 Gal)	554	EA	\$7.00	\$3,878
	Dwarf Pink Oleander (3 Gal)	202	EA	\$30.00	\$6,060
	Pink Malbec Bromeliad (1 Gal)	108	EA	\$9.00	\$972
	Podocarpus (7 Gal)	509	EA	\$21.00	\$10,689

**CITY OF FT. LAUDERDALE
REDEVELOPMENT OF THE AQUATIC CENTER**

Sitework Improvement Costs

January 22, 2015

Estimate of Probable Construction Cost

DESIGN DEVELOPMENT SUBMITTAL - DEVELOPERS AGREEMENT

DIV.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
	Dwarf Indian Hawthorne (3 Gal)	544	EA	\$30.00	\$16,320
	Pink Hawthorne Standard (15 Gal)	18	EA	\$125.00	\$2,250
	Green Dwarf Schefflera (3 Gal)	130	EA	\$7.00	\$910
	Variegated Snake Plant (3 Gal)	64	EA	\$30.00	\$1,920
	Key Thatch Palm (6' OA)	21	EA	\$250.00	\$5,250
	St. Augustine Sod (Floritam)	1,850	SY	\$3.00	\$5,550
	Sand / Topsoil Mix (50/50)	307	CY	\$40.00	\$12,280
	Mulch (3")	2,720	SY	\$2.00	\$5,440
	Allowance for Watering, Maintenance & Plant Replacements	1	LS	\$5,000.00	\$5,000
		Subtotal			\$219,453
32	Irrigation				
	Complete Irrigation System (No Design Plans Furnished)	41,127	SF	\$2.00	\$82,254
		Subtotal			\$82,254
	Sitework Improvement Costs		Subtotal Direct Costs		\$2,170,362
Refer to summary page for contractor markups and estimate contingencies					