



AMERICAN LEGION POST 220 FORT LAUDERDALE	ESTIMATE OF PROBABLE CONSTRUCTION COST
GENERAL CONDITIONS	\$ 40,196.00
General Conditions (estimated 12 month duration job)	\$ 12,000.00
Mobilization	\$ 5,000.00
Temporary Fence	\$ 3,000.00
Dumpster	\$ 3,000.00
Close-out/final Cleaning/Warranty/Guaranty	\$ 1,500.00
Contractor's Mark-up (6% Direct Cost)	\$ 15,696.00
DEMOLITION	\$ 45,000.00
Cut Electrical Power (BY Owner)	\$ -
Cut Water Service (by Owner)	\$ -
Demo Building (Roof, Masonry Walls, Windows, Doors)	\$ 30,000.00
Cut & Remove Asphalt	\$ 5,000.00
Excavate footings	\$ 10,000.00
NEW WORK	\$ 216,600.00
Shell Construction (concrete footings, columns & beams, masonry walls, floor slab, roof deck)	\$ 60,000.00
Windows, exterior doors (900 sf windows, 2 double doors) (\$27,000 + \$3,000)	\$ 30,000.00
Roofing insulation and membrane (2100 SF x \$8/SF)	\$ 16,800.00
Exterior Stucco	\$ 4,000.00
Exterior Paint	\$ 2,000.00
Interior partitions and drywall	\$ 4,000.00
Interior Ceiling (2500 sf x \$5/sf)	\$ 12,500.00
Interior paint	\$ 3,500.00
Interior flooring, bathroom walls kitchen wainscot (2100 sf x \$8/sf)	\$ 16,800.00
Mechanical A/C 4-Ton roof-top unit, ductwork, diffusers, exhaust fans	\$ 8,000.00
Electrical (panel, switches, interior and exterior lights, exit signs, power outlets)	\$ 12,000.00
Plumbing (toilets, lavatories, faucets, water heater, sinks, backflow preventer, sewer lines)	\$ 10,000.00
Kitchen equipment (interior and exterior kitchen)	\$ 25,000.00
Exterior Sign	\$ 12,000.00
DIRECT COST (Demo + New Work)	\$ 261,600.00
TOTAL CONSTRUCTION COST (Direct + Gral. Cond.)	\$ 301,796.00

NOTES

Gross Area: 48' x 53' = 2,544 SF
 Construction Cost: \$262,576
 Cost per Gross Area: \$103/SF
 Cost of Furniture -Not Considered



ARCHITECTURAL FEES	AMOUNT
PHASE I - DRC PRESENTATION/ SUBMITTAL	\$ 33,230.00
PHASE II - CONSTRUCTION DOCUMENTS	\$ 30,670.00
PHASE III - PERMITTING OF CONSTRUCTION DOCUMENTS	\$ 8,000.00
TOTAL AMOUNT	\$ 71,900.00

NOTE: PLEASE FIND ATTACHED THE CONTRACT FOR DETAILS



February 12, 2019

Project: American Legion
1455 NW 6th Street
Fort Lauderdale, FL 33311

CFM ARCHITECTS is pleased to present this proposal to provide Architectural / Engineering as per owner's request. This letter will serve as our proposal and upon acceptance will become our agreement.

This agreement will not be valid in part of or in its entirety after 90 days of the proposal date. If there are any parts of this agreement that deviates from the original Scope of Work or Scope of Services a new agreement will be executed for the portion of the work thereof.

SCOPE OF WORK

To complete architectural and engineering drawings for DRC submittal and Construction Documents for an approximately two thousand square feet building.

SCOPE OF SERVICES

PHASE I

DRC PRESENTATION/ SUBMITTAL

- ARCHITECTURE
- LANDSCAPING
- CIVIL
- MEETING WITH CITY OFFICIALS

PHASE II

CONSTRUCTION DOCUMENTS

- DEMOLITION PLAN
- ARCHITECTURE

9950 SW 107TH AVE. SUITE 200. MIAMI, FL. 33176
TEL.: 786.502.4384 | FAX.: 786.536.9783
WWW.CFMARCHITECTS.COM
AR 0014682



- MECHANICAL/ ELECTRICAL/ PLUMBING
- STRUCTURAL

PHASE III

PERMITTING OF CONSTRUCTION DRAWINGS

THIS PROPOSAL DOES NOT INCLUDE THE FOLLOWING:

- Drawings for any permits or requirements for any other Municipality having jurisdiction other than the Municipality for which project is being designed and executed; Broward County
- Any component that is not part of this contract and is not within the Scope of Work or Scope of Services.
- Owner will be responsible for the following:
 1. All reproducible (prints)
 2. Geotechnical Studies
 3. Percolation Test
 4. Survey
 5. Tree Surveys
 6. Traveling Expenses

CFM ARCHITECTS IS NOT RESPONSIBLE FOR THE FOLLOWING:

- Any delays caused by the owner due to information not furnished to the architect or the permit runner on a timely manner (ex. Lease Agreement required for the commencement of the permitting process)
- **CFM ARCHITECTS** is not responsible for the time a Municipality, or any other Government Agency that will have jurisdiction over the project will take to review the project. For example: HRS, DERM.
- **CFM ARCHITECTS and its consultants will execute reasonable care and skill in preparation and execution of the documents according to this Agreement and warrants that set designs will be in compliance with all applicable building and trade codes but does not guarantee perfects documents.**

PHASE I – DRC PRESENTATION/ SUBMITTAL

The fee required for the **Architectural/ Engineering** will be (\$ 33,230.00) thirty-three thousand two hundred thirty dollars plus reimbursable, payable as follows:

- | | |
|-------------------------------------------------|--------------|
| • (20%) Retainer | \$ 6,646.00 |
| • (40%) Plans and elevations have been approved | \$ 13,292.00 |
| • (30%) All drawings signed and sealed | \$ 9,969.00 |
| • (10%) All review comments have been completed | \$ 3,323.00 |

Total	\$ 33,230.00
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PHASE II – CONSTRUCTION DOCUMENTS

The fee required for the **Architectural/ Engineering** will be (\$ 30,670.00) thirty thousand six hundred seventy dollars plus reimbursable, payable as follows:

• (20%) Retainer	\$ 6,134.00
• (40%) Commencement of Construction Documents	\$ 12,268.00
• (30%) Issuance of Construction Documents	\$ 9,201.00
• (10%) All disciplines under this contract have been approved	\$ 3,067.00

Total	\$ 30,670.00
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PHASE III – PERMITTING OF CONSTRUCTION DOCUMENTS

The fee required for the **Permitting** will be (\$ 8,000.00) eight thousand dollars plus reimbursable, payable as follows:

• (60%) Retainer	\$ 4,800.00
• (40%) Last payment when all departments are approved	\$ 3,200.00

Total	\$ 8,000.00
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**** Note:** Invoices must be paid within 5 days from the date the invoice is received by Mr. Bob Wojcik. Invoice will be emailed to Mr. Bob Wojcik. The emailing date will serve as the invoiced received. Late penalty fees will be charged if invoices are not timely paid. Penalty fee is 5% of invoiced amount, and it will increase to 10% if invoice is not paid within 20 days from the Received or Emailed Date. Penalty fee will increase to 15% of invoiced amount if invoice is not paid within 30 days from Received or Emailed Date. Penalty fees must be included with the payment. If payment is not received after 30 calendar days, the Owner will be in breach of this agreement and no further work will be performed for this project. Reinstatement of the contract will be at the sole discretion of the architect.

REIMBURSABLE AND ADDITIONAL EXPENSE

Additional consultants or additional services by consultants, photocopies, any type of reproducible (printing) postage, express mail and other miscellaneous costs will be reimbursable with a 10% handling fee.

LIMITATION OF LIABILITY

CFM ARCHITECTS carries Liability Insurance. Available upon request.

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TIME SCHEDULE

We clearly understand the importance of time in design and construction. Submittal deadlines shall be established between owner and CFM Architects in a **reasonable** manner.

Time not accountable for in the Construction Document for Permit processing for which Architect is not liable will be any time delays occur due to the following circumstances:

1. Owner/ Architect time taken for the Architectural Design Phase.
2. Time the Municipality takes to review the plans.
3. Time required for any information required by the architect from the owner.

REVISIONS

Client requested revisions, after signoff of Design Development (signoff of the design development will be understood at the time of second payment of this proposal) would be performed on a time and material basis. The hourly rate shall be \$140.00 per hour.

Plan review comment revisions will be done at no cost to the owner. **CFM ARCHITECTS** will not be responsible for any review fees during review process.

TERMINATION

This agreement may be terminated by either part, for whatever reason, with five (5) days written notice. Owner will remain responsible for outstanding charges. Termination of this agreement does not release Owner from any duty to pay for work performed and he will be required to pay for all services rendered up till the termination date. Late payment penalty fees will apply. **CFM ARCHITECTS** is responsible to fulfill all work paid for up-to-date still to be completed per architect under the percentages stipulated under the Fee Proposal. However, no further work will be performed per the Architect for this project after the percentage of payment: work is fulfilled.

If the terms and conditions of this proposal are acceptable, please sign and return one original signed copy for our files two originals should be printed for your convenience. Please submit along with the original signed agreement the retainer check and we will start on your project immediately.

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Bob Wojcik

From: Corey Ritchie
Sent: Friday, July 05, 2019 2:16 PM
To: Bob Wojcik
Subject: American Legion Post

Bob,

I have reviewed the cost estimates and believe the total cost to be between \$374,000 and \$390,00.00, which includes architectural fess.

Corey Ritchie | Project Manager
City of Fort Lauderdale | Community Redevelopment Agency
914 NW Sistrunk Boulevard, Suite 200 | Fort Lauderdale FL 33311
P: (954) 828-593 E: critchie@fortlauderdale.gov

