



Fire Rescue Station 13 & Emergency Medical Station 88

Design Criteria Package

March 25, 2026

TABLE OF CONTENTS

1	PRICE PROPOSAL FORM - 13
2	PRICE PROPOSAL FORM - 88
3	SUMMARY ESTIMATE - 13
4	SUMMARY ESTIMATE - 88
5	DETAILED ESTIMATE - 13
6	DETAILED ESTIMATE - 88
7	BASIS OF ESTIMATE
8	VALUE ENGINEERING LOG

1

PRICE PROPOSAL FORM - 13

Fire Rescue Station 13 & Emergency Medical Station 88
Design Criteria Package
March 25, 2026



Step 2: Design-Build Services for Fire Rescue
Station #13 and Emergency Medical Station #88
DESIGN-BUILD RFP No. 558

SECTION 8

PRICE PROPOSAL FORM

RFP # 558

Project P10918: DESIGN-BUILD SERVICES FOR

FIRE RESCUE STATION #13

DESIGN

1. Design Development/Construction \$755,783

2. Construction Administration \$394,217

SUB-TOTAL DESIGN COSTS (P10918) **\$1,150,000**

CONSTRUCTION

GENERAL

3. Mobilization/Demobilization \$88,410

4. Bond/Insurance \$588,732

5. Maintenance of Traffic \$45,000

6. Demolition of Existing Station and Site Features \$103,646

7. Site Restoration \$65,000

DESIGN CRITERIA PACKAGE

8. Station and Sitework \$10,353,576

Complete construction Work necessary to complete the project including but not limited to all labor, material, equipment, tools, supplies, FF&E, testing, contractor contingencies, required commissioning, and other work as detailed in the Design Criteria Package

SUBTOTAL CONSTRUCTION COSTS (P10918) **\$11,244,364**

ALTERNATE

9. ALTERNATE #1: Add Solar Carports

\$375,833

Provide turnkey, complete system installed, cantilevered carport canopies with solar panels over the (15) Fifteen parking spaces on the east side of the site. 18 foot deep, 14 ft high, single cantilever galvanized powder coated steel structure engineered by canopy manufacturer for HVHZ zone in Broward County. Canopies to include mounted solar panels over entire canopy surface and all required equipment to operate the system, including, but not limited to, inverters, monitoring system, breakers, disconnects, wiring, grounding, conduit and underground conduit connection to building AC electrical system. Basis of Design: Solar Source 925 Sunshine Lane, Suite 1010, Altamonte Springs, FL 32714, (407) 331-9077, <https://www.solarsource.com/> or CITY approved equivalent.

ALLOWANCES

10. Permit Fee Allowance

\$200,000

(For both Design and Construction)

11. Removal and Proper Disposal of Existing

\$40,000

**Uncontrolled Fill Material, Removal and Proper
Disposal of Unknown Below Grade Foundations
and Placement of Structural Fill**

This is only for scope beyond what is shown or can be reasonably inferred from the Design Criteria Package Documents including but not limited to drawings, narratives, exhibits and such specialized items as the geotechnical report.

Uncontrolled Fill is defined as existing deposited fill beyond those defined in the drawings, narratives and geotechnical reports that has not been documented for proper placement, layer thickness, density, moisture content at placement, and compaction. Uncontrolled fills may contain unsuitable materials such as debris, organics, buried tanks, construction materials, buried topsoil etc. Uncontrolled fill is unsuitable for use under foundations and structures unless noted otherwise. Any reduction in scope below the allowance will be credited to the CITY by means of a Change Order

SUBTOTAL ALLOWANCES (P10918)

\$240,000

CONTINGENCY

12. Owner Contingency (P10918)

\$1,180,000

Step 2: Design-Build Services for Fire Rescue
Station #13 and Emergency Medical Station #88
DESIGN-BUILD RFP No. 558

TOTAL BID – Design, Construction, Alternates, Allowances and Owner Contingency (proposed “Contract Price”). Enter this figure in the Item Response Form, to indicate your total Guaranteed Maximum Price (GMP).

Fourteen million, one hundred ninety thousand, one hundred ninety-seven dollars and zero cents

(AMOUNT IN WORDS)

\$14,190,197

(AMOUNT IN FIGURES)

1. The prices listed in the Price Proposal Form shall include the total cost to complete the Work including but not limited to materials, labor, equipment, profit, bonds, insurances, etc., as necessary to ensure proper execution of the design-build services and product requested by the City of Fort Lauderdale. Any pricing, quantities, costs or services that are not listed above, and are known to be required, must be added by the Proposer and listed on a separate sheet and included in the total.

2. I hereby certify that I am authorized to act on behalf of the firm, individual, partnership, corporation or association making this proposal and that all statements made in this document are true and correct to the best of my knowledge. I agree to hold this proposal open for a period of one hundred and twenty (120) days from the deadline for receipt of proposals.

3. I understand and agree to be bound by the conditions contained in the Request for Proposal and shall conform with all requirements of the Request for Proposal.

This proposal is submitted by:

Corporation Name: CORE Construction Services of Florida, LLC

(Please Print)

By: _____

(Signature)

Name: _____

(Typed or printed)

Title: _____

Date Submitted: 1/29/2026

Address: 1 E Broward Blvd 205W & 303W, Fort Lauderdale, FL 33301

Florida Contractor's License No.: #CGC1512883

Contractor's License Class: _____

2

PRICE PROPOSAL FORM - 88

Step 2: Design-Build Services for Fire Rescue
Station #13 and Emergency Medical Station #88
DESIGN-BUILD RFP No. 558

SECTION 8
PRICE PROPOSAL FORM

RFP # 558

Project P10918: DESIGN-BUILD SERVICES FOR
EMERGENCY MEDICAL STATION #88

DESIGN

1. Design Development/Construction	\$ 472,353
2. Construction Administration	\$ 267,647
<u>SUB-TOTAL DESIGN COSTS (P10918)</u>	<u>\$ 740,000</u>

CONSTRUCTION

GENERAL

3. Mobilization/Demobilization	\$ 88,410
4. Bond/Insurance	\$ 380,982
5. Maintenance of Traffic	\$ 10,000
6. Demolition of Site Features	\$ 11,846
7. Site Restoration	\$ 15,000

DESIGN CRITERIA PACKAGE

8. Station and Sitework	\$ 6,774,443
Complete construction Work necessary to complete the project including but not limited to all labor, material, equipment, tools, supplies, FF&E, testing, contractor contingencies, required commissioning, and other work as detailed in the Design Criteria Package	

<u>SUBTOTAL CONSTRUCTION COSTS (P10918)</u>	<u>\$ 7,280,681</u>
--	----------------------------

ALTERNATE

9. ALTERNATE #1: Add Solar Carports

\$ 252,417

Provide turnkey, complete system installed, cantilevered carport canopies with solar panels over the (15) Fifteen parking spaces on the east side of the site. 18 foot deep, 14 ft high, single cantilever galvanized powder coated steel structure engineered by canopy manufacturer for HVHZ zone in Broward County. Canopies to include mounted solar panels over entire canopy surface and all required equipment to operate the system, including, but not limited to, inverters, monitoring system, breakers, disconnects, wiring, grounding, conduit and underground conduit connection to building AC electrical system. Basis of Design: Solar Source 925 Sunshine Lane, Suite 1010, Altamonte Springs, FL 32714, (407) 331-9077, <https://www.solarsource.com/> or CITY approved equivalent.

ALLOWANCES

10. Permit Fee Allowance

\$130,000

(For both Design and Construction)

**11. Removal and Proper Disposal of Existing
Uncontrolled Fill Material, Removal and Proper
Disposal of Unknown Below Grade Foundations
and Placement of Structural Fill**

\$40,000

This is only for scope beyond what is shown or can be reasonably inferred from the Design Criteria Package Documents including but not limited to drawings, narratives, exhibits and such specialized items as the geotechnical report.

Uncontrolled Fill is defined as existing deposited fill beyond those defined in the drawings, narratives and geotechnical reports that has not been documented for proper placement, layer thickness, density, moisture content at placement, and compaction. Uncontrolled fills may contain unsuitable materials such as debris, organics, buried tanks, construction materials, buried topsoil etc. Uncontrolled fill is unsuitable for use under foundations and structures unless noted otherwise. Any reduction in scope below the allowance will be credited to the CITY by means of a Change Order

SUBTOTAL ALLOWANCES (P10918)

\$170,000.00

CONTINGENCY

12. Owner Contingency (P10918)

\$740,000.00

TOTAL BID – Design, Construction, Alternates, Allowances and Owner Contingency (proposed “Contract Price”). Enter this figure in the Item Response Form, to indicate your total Guaranteed Maximum Price (GMP).

Nine million, one hundred eighty-three thousand, ninety-eight dollars and zero cents

(AMOUNT IN WORDS)

\$9,183,098

(AMOUNT IN FIGURES)

1. The prices listed in the Price Proposal Form shall include the total cost to complete the Work including but not limited to materials, labor, equipment, profit, bonds, insurances, etc., as necessary to ensure proper execution of the design-build services and product requested by the City of Fort Lauderdale. Any pricing, quantities, costs or services that are not listed above, and are known to be required, must be added by the Proposer and listed on a separate sheet and included in the total.

2. I hereby certify that I am authorized to act on behalf of the firm, individual, partnership, corporation or association making this proposal and that all statements made in this document are true and correct to the best of my knowledge. I agree to hold this proposal open for a period of one hundred and twenty (120) days from the deadline for receipt of proposals.

3. I understand and agree to be bound by the conditions contained in the Request for Proposal and shall conform with all requirements of the Request for Proposal.

This proposal is submitted by:

Corporation Name: CORE Construction Services of Florida, LLC
(Please Print)

By: _____
(Signature)

Name: _____
(Typed or printed)

Title: _____

Date Submitted: 1/29/2026

Address: 1 E Broward Blvd 205W & 303W, Fort Lauderdale, FL 33301

Florida Contractor's License No.: #CGC1512883

Contractor's License Class:

3

SUMMARY ESTIMATE - 13



FTL Fire Station #13

DCP - 03/25/2026

LOCATION: Fort Lauderdale

ARCHITECT: H2M / DLR

DURATION(months): 16

WARRANTY(yrs): 5

SITE ACREAGE: 0.8

SQUARE FOOTAGE: 14,080

#	Description	Base Price	ALTERNATES
	GENERAL REQUIREMENTS	\$1,414,560	\$0
GR1	GENERAL REQUIREMENTS	\$454,560	\$0
MT	GENERAL CONDITIONS	\$960,000	\$0
	EXISTING CONDITIONS	\$103,646	\$0
1	DEMOLITION	\$89,296	\$0
3	HAZARDOUS MATERIAL ABATEMENT	\$14,350	\$0
	1B - SITE DEVELOPMENT	\$1,412,798	\$0
6	SITE DEVELOPMENT PACKAGE	\$1,123,998	\$0
7	GROUND IMPROVEMENT	\$263,800	\$0
23	MATERIALS TESTING	\$0	\$0
24	SURVEYING	\$25,000	\$0
	1C - LANDSCAPING & SITE AMENITIES	\$98,631	\$0
27	FENCES & GATES	\$42,900	\$0
31	LANDSCAPING / IRRIGATION	\$55,731	\$0
	1D - BUILDING STRUCTURE	\$1,497,417	\$0
36	CONCRETE	\$512,718	\$0
41	UNIT MASONRY	\$346,494	\$0
42	STRUCTURAL STEEL	\$638,205	\$0
	1E - MISC METALS	\$122,900	\$0
51	METAL STAIRS & RAILINGS	\$122,900	\$0
	1F - BUILDING ENVELOPE	\$736,864	\$0
59	WATERPROOFING	\$21,120	\$0
60	FIRESTOPPING & FIREPROOFING	\$15,000	\$0
63	ROOFING & SHEET METAL	\$532,800	\$0
69	BUILDING ENVELOPE TESTING	\$25,000	\$0
70	STUCCO / SIDING	\$142,944	\$0
	1G - DOORS & WINDOWS	\$773,515	\$0
72	DOORS, FRAMES & HW	\$207,510	\$0
74	OVERHEAD DOORS	\$339,000	\$0
77	ALUM STOREFRONTS	\$227,005	\$0
	1H - FINISHES	\$858,602	\$0
81	MILLWORK / COUNTERTOPS	\$70,674	\$0
83	METAL FRAMING & DRYWALL	\$272,401	\$0
85	TERRAZO	\$97,600	\$0
89	ACOUSTICAL CEILINGS	\$80,820	\$0
91	RUBBER FLOORING, VCT, & TILE	\$204,557	\$0
96	PAINTING	\$101,430	\$0
97	FINAL CLEANING	\$31,120	\$0
	1I - SPECIALTIES	\$271,170	\$310,000
99	GENERAL SPECIALTIES	\$21,450	\$0
111	SIGNAGE	\$30,000	\$0
112	BUNK GEAR LOCKERS	\$109,000	\$0
122	SUNSHADES	\$110,720	\$310,000
	1J - EQUIPMENT & FURNISHINGS	\$214,000	\$0
125	APPLIANCES	\$50,500	\$0
126	WINDOW TREATMENTS	\$7,500	\$0
134	COMMERCIAL LAUNDRY EQUIPMENT	\$36,000	\$0
147	FF&E	\$120,000	\$0
	1K - VERTICAL CONVEYANCE	\$0	\$0
	1L - MEP SYSTEMS	\$2,518,600	\$25,000
151	FIRE SPRINKLER SYSTEM	\$77,440	\$0
152	PLUMBING	\$613,200	\$0
153	HVAC	\$849,400	\$0
155	ELECTRICAL	\$950,400	\$25,000
156	LOW VOLTAGE SYSTEMS	\$28,160	\$0

Subtotal (Direct Costs)	\$10,022,702	\$335,000
--------------------------------	---------------------	------------------

CONTINGENCIES & ALLOWANCES	\$200,454	\$6,700
2.0% Construction Contingency	\$200,454	\$6,700

Subtotal (with Contingencies & Allowances)	\$10,223,156	\$341,700
---	---------------------	------------------

INSURANCE, BONDS, AND BUILDERS RISK	SUB TOTAL	SUB TOTAL
1.15% General Liability	\$142,535	\$4,764
1.10% Subcontractor Insurance	\$136,338	\$4,557
1.00% Payment and Performance Bond	\$123,944	\$4,143
1.30% Builders Risk Insurance	\$185,915	\$6,214

Subtotal (with GC's & Insurance)	\$10,811,888	\$361,378
---	---------------------	------------------

RATE	CONTRACTOR'S FEE	SUB TOTAL	SUB TOTAL
4.00%	Construction Manager At Risk Fee	\$432,476	\$14,455

Subtotal (GC's, Insurance & Fee)	\$11,244,364	\$375,833
---	---------------------	------------------

Design Development / Construction Cost	\$755,783
Construction Administration Cost	\$394,217

Subtotal (GC's, Insurance & Fee)	\$12,394,364
---	---------------------

Owner Contingency (As Per Bid Form)	\$1,180,000
Permit Fee Allowance (For both design & Construction)	\$200,000
Removal and disposal of existing uncontrolled fill (incl. boulder removal)	\$40,000

	Estimate Amount	Add Solar Carports
Estimate Total	\$13,814,364	\$375,833
Estimate Total (inc alternates)	\$14,190,197	

4

SUMMARY ESTIMATE - 88



FTL EMS #88

DCP - 03/25/2026

LOCATION: Fort Lauderdale

ARCHITECT: H2M / DLR

DURATION(months): 14

WARRANTY(yrs): 14

SITE ACREAGE: 0.4

SQUARE FOOTAGE: 8,995

#	Description	Base Price	ALTERNATES Add Solar Carports
	GENERAL REQUIREMENTS	\$1,237,740	\$0
GR1	GENERAL REQUIREMENTS	\$397,740	\$0
MT	GENERAL CONDITIONS	\$840,000	\$0
	EXISTING CONDITIONS	\$11,846	\$0
1	DEMOLITION	\$11,846	\$0
	1B - SITE DEVELOPMENT	\$645,253	\$0
6	SITE DEVELOPMENT PACKAGE	\$625,253	\$0
24	SURVEYING	\$20,000	\$0
	1C - LANDSCAPING & SITE AMENITIES	\$74,823	\$0
27	FENCES & GATES	\$30,060	\$0
31	LANDSCAPING / IRRIGATION	\$44,763	\$0
	1D - BUILDING STRUCTURE	\$800,021	\$0
36	CONCRETE	\$382,549	\$0
41	UNIT MASONRY	\$273,922	\$0
42	STRUCTURAL STEEL	\$143,550	\$0
	1E - MISC METALS	\$80,829	\$0
51	METAL STAIRS & RAILINGS	\$80,829	\$0
	1F - BUILDING ENVELOPE	\$374,299	\$0
59	WATERPROOFING	\$18,493	\$0
60	FIRESTOPPING & FIREPROOFING	\$10,000	\$0
63	ROOFING & SHEET METAL	\$206,490	\$0
69	BUILDING ENVELOPE CONSULTANT	\$20,000	\$0
70	STUCCO / SIDING	\$119,316	\$0
	1G - DOORS & WINDOWS	\$359,255	\$0
72	DOORS, FRAMES & HW	\$151,375	\$0
74	OVERHEAD DOORS	\$164,000	\$0
77	ALUM STOREFRONTS	\$43,880	\$0
	1H - FINISHES	\$691,268	\$0
80	FINISH CARPENTRY	\$13,864	\$0
81	MILLWORK / COUNTERTOPS	\$100,014	\$0
83	METAL FRAMING & DRYWALL	\$260,148	\$0
85	TERRAZO	\$70,700	\$0
89	ACOUSTICAL CEILINGS	\$53,541	\$0
91	RUBBER FLOORING, VCT, & TILE	\$108,610	\$0
96	PAINTING	\$64,899	\$0
97	FINAL CLEANING	\$19,493	\$0
	1I - SPECIALTIES	\$143,079	\$200,000
99	GENERAL SPECIALTIES	\$14,700	\$0
111	SIGNAGE	\$30,000	\$0
112	BUNK GEAR LOCKERS	\$54,979	\$0
122	SUNSHADES	\$43,400	\$200,000
	1J - EQUIPMENT & FURNISHINGS	\$146,910	\$0
125	APPLIANCES	\$61,050	\$0
126	WINDOW TREATEMENTS	\$5,000	\$0
127	FF&E	\$80,860	\$0
	1K - VERTICAL CONVEYANCE	\$170,000	\$0
148	ELEVATORS	\$170,000	\$0
	1L - MEP SYSTEMS	\$1,754,553	\$25,000
151	FIRE SPRINKLER SYSTEM	\$62,965	\$0
152	PLUMBING	\$382,288	\$0
153	HVAC	\$589,700	\$0
155	ELECTRICAL	\$701,610	\$25,000
156	LOW VOLTAGE SYSTEMS	\$17,990	\$0
Subtotal (Direct Costs)		\$6,489,875	\$225,000
	CONTINGENCIES & ALLOWANCES	\$129,798	\$4,500
2.0%	Construction Contingency	\$129,798	\$4,500
Subtotal (with Contingencies & Allowances)		\$6,619,673	\$229,500
	INSURANCE, BONDS, AND BUILDERS RISK	SUB TOTAL	SUB TOTAL
1.15%	General Liability	\$92,238	\$3,198
1.10%	Subcontractor Insurance	\$88,227	\$3,059
1.00%	Payment and Performance Bond	\$80,207	\$2,781
1.50%	Builders Risk Insurance	\$120,310	\$4,171
Subtotal (with GC's & Insurance)		\$7,000,655	\$242,708
	RATE CONTRACTOR'S FEE	SUB TOTAL	SUB TOTAL
4.00%	Construction Manager At Risk Fee	\$280,026	\$9,708
Subtotal (GC's, Insurance & Fee)		\$7,280,681	\$252,417
	Design Development / Construction Cost	\$472,353	
	Construction Administration Cost	\$267,647	
Subtotal (with Design Costs)		\$8,020,681	
	Owner Contingency (As Per Bid Form)	\$740,000	
	Permit Fee Allowance (For both design & Construction)	\$130,000	
	Removal and disposal of existing uncontrolled fill (incl. boulder removal)	\$40,000	
Estimate Amount			Add Solar Carports
Estimate Total		\$8,930,681	\$252,417
Bid Form Total (inc Alternate)		\$9,183,098	

5

DETAILED ESTIMATE - 13

DCP
FTL FS 13

DESCRIPTION	QUANTITY	UNIT COST	TOTAL
GROSS BUILDING AREA			14,080 SF
Building Area Breakdown			
1st Floor	11,990 SF		
Mezzanine	2,090 SF		
GENERAL REQUIREMENTS			\$1,414,560
GR1 GENERAL REQUIREMENTS			\$454,560
Monthly GR's	16 mo	28,410.00	454,560
MT GENERAL CONDITIONS			\$960,000
General Conditions	16 Mo	60,000.00	960,000
EXISTING CONDITIONS			\$103,646
1 DEMOLITION			\$89,296
Building Demolished (x 2 levels?)	7,080 SF	7.50	53,100
Asphalt Driveway	1,822 SY	3.00	5,466
Tree Removal	4 Ea	200.00	800
Fence	498 LF	5.00	2,490
Hydrant	2 ea	250.00	500
Aluminum Sheds	2 ea	1,500.00	3,000
Single Story Wood Tower	1 ea	2,500.00	2,500
Catch Basin	2 ea	100.00	200
Water Line	300 LF	20.00	6,000
Storm Line	154 LF	20.00	3,080
Concrete Sidewalk	260 SY	20.00	5,200
Flag Pole	1 Ea	200.00	200
Backflow Preventer	1 Ea	500.00	500
Telephone Line	48 LF	20.00	960
Electrical Panel	2 Ea	250.00	500
Electrical Line	140 LF	20.00	2,800
Gas Line	100 LF	20.00	2,000
3 HAZARDOUS MATERIAL ABATEMENT			\$14,350
Asbestos Allowance	1 LS	14,350.00	14,350

DESCRIPTION	QUANTITY	UNIT COST	TOTAL
1B - SITE DEVELOPMENT			\$1,412,798
6 SITE DEVELOPMENT PACKAGE			\$1,123,998
Layout & Asbuilt	1 LS	15,000.00	15,000
Traffic Maintenance	1 LS	10,000.00	10,000
Double Silt Fence	720 LF	5.50	3,960
Construction Entrance	1 LS	5,000.00	5,000
Street Cleaning	1 LS	5,000.00	5,000
Clear & Grub	15,000 SF	1.50	22,500
Rough Grading	33,000 SF	0.80	26,400
Final Grading	33,000 SF	1.75	57,750
Preload 8-10 weeks x 5ft	2,220 CY	55.00	122,120
Raise Building Footprint by 2.5-3.5'	1,332 CY	75.00	99,917
Raise remaining site from 0 to 3ft	1,167 CY	75.00	87,542
Building Pad	11,990 SF	3.00	35,970
Asphalt parking lot	683 SY	160.00	109,280
Sidewalk	2,635 SF	9.00	23,715
HD Concrete Paving	10,314 SF	11.00	113,454
Concrete Curb	515 LF	30.00	15,450
Concrete Washout	1 ea	5,000.00	5,000
Striping & Signage	1 LS	12,000.00	12,000
Connection to Underground Pipes	1 ea	30,000.00	30,000
Mobilizations	1 LS	30,000.00	30,000
Dewatering Allowance	1 LS	20,000.00	20,000
Water Mains - 4"	128 LF	150.00	19,200
Fire Mains and Rerouting	128 LF	150.00	19,200
Sanitary - 8"	114 LF	250.00	28,500
Connect to existing Sanitary MH	1 LS	5,000.00	5,000
Cleanouts	11 Ea	500.00	5,500
Storm Pipe Solid - 8"	260 LF	120.00	31,200
Storm Pipe Solid - 18"	224 LF	150.00	33,600
Storm Pipe Perforated - 18"	221 LF	160.00	35,360
Exfiltration Trench - 10'w	235 LF	120.00	28,200
Trench Drain	89 LF	120.00	10,680
Backflow Preventer	1 ea	5,000.00	5,000
Type C Catch Basin	4 Ea	4,000.00	16,000
Control Structure	1 LS	10,000.00	10,000
Bollards	22 see s	750.00	16,500
Drainage Well	1 LS	10,000.00	10,000
Above Ground Fuel Tank	0 Ea		0

DESCRIPTION	QUANTITY		UNIT COST	TOTAL
7 GROUND IMPROVEMENT				\$263,800
Auger Piles				0
Pile Cap 1	85	Ea	1,800.00	153,000
Pile Cap 2	40	Ea	1,800.00	72,000
Pile Cap 3	4	Ea	1,800.00	7,200
Pile Cap 4	12	Ea	1,800.00	21,600
Layout and Asbuilts	1	LS	10,000.00	10,000
23 MATERIALS TESTING				\$0
Soil, Aggregate, Concrete, Grout Testing	1	LS	-	0
24 SURVEYING				\$25,000
Surveying	1	LS	25,000.00	25,000
1C - LANDSCAPING & SITE AMENITIES				\$98,631
27 FENCES & GATES				\$42,900
8' Security Fence w Gate Opening	390	LF	110.00	42,900
31 LANDSCAPING / IRRIGATION				\$55,731
Sod	345	sf	1.25	431
Irrigation Allowance	1	LS	15,000.00	15,000
Ground Cover - TRA - Trachelospermum Asiaticum	930	ea	10.00	9,300
Shrubs	475	ea	25.00	11,875
Trees	6	ea	1,000.00	6,000
Landscaping Allowance	0	LS	10,000.00	0
Palms	3	ea	1,000.00	3,000
Exterior Patio Floor Tiles	405	SF	25.00	10,125

DCP
FTL FS 13

DESCRIPTION	QUANTITY	UNIT COST	TOTAL
1D - BUILDING STRUCTURE			\$1,497,417
36 CONCRETE			\$512,718
Pile Cap 1 - 3'x3'x3'	85 CY	1,050.00	89,250
Pile Cap 2 - 6'x3'x3'	40 CY	1,050.00	42,000
Pile Cap 4 - 6'x6'x3'	12 CY	1,050.00	12,600
Pile Cap 3 - 6'06" x6'06" x3'	5 CY	1,050.00	5,250
GB01 - 12" x 12"	16 CY	1,050.00	16,800
GB02 - 08" x 12"	10 CY	1,050.00	10,500
SOG 8" Two-Way	11,943 SF	11.00	131,373
RC 01 - 12" x 18" x 22'	6 CY	1,200.00	7,332
RC 03 - 36" x 30" x 22'	28 CY	1,200.00	33,336
RC 02 - 12" x 12" x 14'	1 CY	1,200.00	1,248
RC ?? - 08" x 60" x 30'	4 CY	1,200.00	4,440
RC 02 - 12" x 12" x 30'	1 CY	1,200.00	1,332
Precast Joist - 12"d x 4'6" O.C	3,080 SF	13.00	40,036
Precast Joist - 12"d x 6'6" O.C	258 SF	13.00	3,354
Suspended Slab on Precast Joists - 4-3/4"	3,338 SF	8.00	26,702
Suspended Slab - 8"	71 SF	15.00	1,065
RC Beam - 10" x 24"	5 CY	1,050.00	5,250
RC Beam - 36" x 36"	25 CY	1,050.00	26,250
Stair Retaining Wall			0
- Footing - 4x1	6 CY	1,050.00	6,300
- Wall - 4x1	6 CY	1,050.00	6,300
Retaining Wall @ Patio			0
- Footing - 6x1	20 CY	1,050.00	21,000
- Wall - 6x1	20 CY	1,050.00	21,000

DESCRIPTION	QUANTITY	UNIT COST	TOTAL
41 UNIT MASONRY			\$346,494
1a - CMU - 12" x 06'00 - insulated	434 SF	19.00	8,246
1a - CMU - 12" x 09'00 - insulated	700 SF	19.00	13,307
1a - CMU - 12" x 10'00 - insulated	1,604 SF	19.00	30,481
1a - CMU - 12" x 14'00 - insulated	358 SF	19.00	6,805
1a - CMU - 8" x 14'00 - insulated	1,789 SF	16.00	28,616
1b - CMU - 8" x 04'00	371 SF	16.00	5,941
1b - CMU - 8" x 07'00	159 SF	16.00	2,539
1b - CMU - 8" x 12'00	663 SF	16.00	10,608
1b - CMU - 8" x 14'00	361 SF	16.00	5,768
1b - CMU - 8" x 16'00	1,144 SF	16.00	18,297
2a - CMU - 08" x 06'00	100 SF	16.00	1,592
2a - CMU - 12" x 06'00	75 SF	19.00	1,416
2a - CMU - 12" x 10'00	1,147 SF	19.00	21,799
2a - CMU - 12" x 14'00	166 SF	19.00	3,148
2a - CMU - 8" x 14'00	402 SF	16.00	6,439
4b - CMU - 8" x 12'00	110 SF	16.00	1,760
4b - CMU - 8" x 14'00	2,665 SF	16.00	42,635
4c - CMU - 12" x 10'00	1,602 SF	19.00	30,432
4c - CMU - 12" x 14'00	904 SF	19.00	17,179
4c - CMU - 12" x 16'00	1,033 SF	19.00	19,633
Stem Wall - 12" X 3'08"	1,559 SF	19.00	29,624
Stem Wall - 08" X 3'08"	1,446 SF	16.00	23,131
1a - CMU - 12" x 06'00 - insulation	434 SF	3.50	1,519
1a - CMU - 12" x 09'00 - insulation	700 SF	3.50	2,451
1a - CMU - 12" x 10'00 - insulation	1,604 SF	3.50	5,615
1a - CMU - 12" x 14'00 - insulation	358 SF	3.50	1,254
1a - CMU - 8" x 14'00 - insulation	1,789 SF	3.50	6,260
42 STRUCTURAL STEEL			\$638,205
SC HSS - 30'	180 LF	100.00	18,000
OWSJ Curved - 16" x 26'00@ 04'6" Roof	390 LF	195.00	76,050
OWSJ Curved - 18" x 22'00@ 04'6"	572 LF	195.00	111,540
OWSJ Curved - 12" x 11'00@ 04'6"	44 LF	195.00	8,580
Steel Beam	252 LF	100.00	25,200
OWSJ Curved - 12" x 15'00@ 04'6"	105 LF	195.00	20,475
OWSJ Curved - 14" x 14'00@ 04'6"	210 LF	195.00	40,950
OWSJ Curved - 36" x 37'00@ 04'6"	962 LF	195.00	187,590
Girder Joist - 60"d	68 LF	250.00	17,000
Steel Beam - 16' Deep	70 LF	70.00	4,900
OWSJ Curved - 18" x 24'00@ 04'6"	336 LF	195.00	65,520
OWSJ Curved - 36" x 40'00@ 04'6"	320 LF	195.00	62,400
Metal Decking	inc above		0

DESCRIPTION	QUANTITY	UNIT COST	TOTAL
1E - MISC METALS			\$122,900
51 METAL STAIRS & RAILINGS			\$122,900
Metal Stairs	1 LS	50,000.00	50,000
Metal Stair to Mezzanine	1 LS	10,000.00	10,000
Mezzanine Guardrail	51 LF	150.00	7,650
Exterior Stair Railings	40 LF	150.00	6,000
Mezzanine Metal Stair Railing	18 LF	150.00	2,700
Stair Railing	7 LF	150.00	1,050
Double Gate - Dumpster Alum	1 Ea	7,500.00	7,500
Metal Shading Entrance Structure	1 LS	38,000.00	38,000
1F - BUILDING ENVELOPE			\$736,864
59 WATERPROOFING			\$21,120
Foundation Waterproofing	14,080 LS	1.50	21,120
60 FIRESTOPPING & FIREPROOFING			\$15,000
Firestopping	1 LS	15,000.00	15,000
63 ROOFING & SHEET METAL			\$532,800
Roof - SBS Low Slope	945 SF	25	23,625
Roof - SBS Low Slope - Training	495 SF	25	12,375
Metal Roof Curved	12420 SF	40	496,800
69 BUILDING ENVELOPE TESTING			\$25,000
Waterproof Building Envelope Consulting	1 LS	25,000.00	25,000
70 STUCCO / SIDING			\$142,944
Stucco - 3'00"	58 SF	12.00	696
Stucco - 04'00"	544 SF	12.00	6,528
Stucco - 06'00"	72 SF	12.00	864
Stucco - 06'00" - Dumpster	850 SF	12.00	10,200
Stucco - 09'00"	1,014 SF	12.00	12,168
Stucco - 10'00"	218 SF	12.00	2,616
Stucco - 11'00"	239 SF	12.00	2,868
Stucco - 13'00"	1,888 SF	12.00	22,656
Stucco - 14'00"	2,065 SF	12.00	24,780
Stucco - 15'00"	680 SF	12.00	8,160
Stucco - 16'00"	731 SF	12.00	8,772
Stucco - 18'00"	303 SF	12.00	3,636
Stucco - 19'00"	1,028 SF	12.00	12,336
Stucco - 20'00"	392 SF	12.00	4,704
Stucco - 21'00"	1,390 SF	12.00	16,680
Stucco Below Grade Area	440 SF	12.00	5,280

DCP
FTL FS 13

DESCRIPTION	QUANTITY	UNIT COST	TOTAL
1G - DOORS & WINDOWS			\$773,515
72 DOORS, FRAMES & HW			\$207,510
Interior Solid Core Wood Doors	21 Ea	3,000.00	63,000
- Pantry Doors	3 ea	2,500.00	7,500
Exterior Single Fiberglass Doors	5 Ea	4,500.00	22,500
Interior Fiberglass Double Door to Bay	4 Ea	4,500.00	18,000
Exterior Double Door - Fiberglass	2 Ea	4,500.00	9,000
Interior Fiberglass single door to bay	4 Ea	4,500.00	18,000
Fire Rated Sliding Barn Doors	13 Ea	4,500.00	58,500
Interior Single Hollow Metal Doors	2 Ea	3,000.00	6,000
Quartz Window Sills	67 LF	75.00	5,010
74 OVERHEAD DOORS			\$339,000
Bay Doors: 14'x14' inc glass	4 ea	81,000.00	324,000
Roll up OH Door - 08'x10'	1 ea	15,000.00	15,000
77 ALUM STOREFRONTS			\$227,005
Front Entrance Curtain Wall - 12'	288 SF	120.00	34,560
Front Entrance Curtain Wall - 18'	612 SF	160.00	97,920
Exterior Double Door - Alum	4 leaf	5,000.00	20,000
Exterior Single Door - Alum	1 leaf	5,000.00	5,000
Alum WIndow - 05'04" x 05'04"	142 SF	100.00	14,204
Alum WIndow - 04'08" x 05'04"	50 SF	100.00	4,968
Alum WIndow - 05'04" x 02'00"	11 SF	100.00	1,066
Alum WIndow - 08'00" x 08'00"	64 SF	100.00	6,400
Window Wall - 13'00" x 10'00"	130 SF	75.00	9,750
Window Wall - 07'00" x 09'04"	65 SF	75.00	4,898
Window Wall - 08'00" x 04'08"	37 SF	75.00	2,796
Window Wall - 06'00" x 04'08"	28 SF	75.00	2,097
Window Wall - 05'00" x 09'04"	47 SF	75.00	3,499
Window Wall - 09'00" x 09'04"	84 SF	75.00	6,298
Window Wall - 04'00" x 09'04"	37 SF	75.00	2,799
Window Wall - 03'00" x 14'00"	42 SF	75.00	3,150
Interior Aluminum Window - 04'-00" x 05'-04" (1)	21 SF	80.00	1,680
Interior Aluminum Window - 04'-05" x 04'-04" (1)	53 SF	80.00	4,240
Interior Aluminum Window - 04'-05" x 04'-04" (3)	21 SF	80.00	1,680

DESCRIPTION	QUANTITY	UNIT COST	TOTAL
1H - FINISHES			\$858,602
81 MILLWORK / COUNTERTOPS			\$70,674
Stainless Steel Upper Cabinets @ Kitchen	16 LF	900.00	14,400
Stainless Steel Base Cabinets - Kitchen	30 LF	900.00	27,000
PLam Base Cabinets @ Bathroom	15 LF	500.00	7,500
Solid Surface Quartz Countertops	1 LS	18,750.00	18,750
Painted Plywood	54 SF	56.00	3,024
83 METAL FRAMING & DRYWALL			\$272,401
5B - 6" Metal Stud Wall 12'-06"	4,774 SF	27.00	128,898
5B - 6" Metal Stud Wall 13'-04"	3,654 SF	27.00	98,658
2A - 2 1/2" Metal Stud Wall 13'-04"	490 SF	22.00	10,780
2A - 2 1/2" Metal Stud Wall 12'-06"	1,596 SF	15.00	23,940
GWB Hard Ceiling	375 SF	27.00	10,125
Batt Insulation (included in above)	8,428 SF	0.00	0
Rigid Insulation (Included in above)	2,086 SF	0.00	0
85 TERRAZO			\$97,600
Terrazzo Tile at NON ADA Showers	50 SF	50.00	2,500
Terrazzo @ Lobby	200 SF	50.00	10,000
Dayroom/Kitchen/Dining & Corridors Epoxy Terrazo Floor	2,300 SF	37.00	85,100
89 ACOUSTICAL CEILINGS			\$80,820
Exposed Ceiling in bays & suport areas			0
Linear Floating Wood Ceiling @ Dayroom	750 SF	70.00	52,500
Armstrong Regular Ceiling Tiles	3,540 SF	8.00	28,320

DCP
FTL FS 13

DESCRIPTION	QUANTITY	UNIT COST	TOTAL
91 RUBBER FLOORING, VCT, & TILE			\$204,557
Double-Broadcast epoxy @ Bays, support space & EMS Storage	5,415 SF	16.50	89,348
Offices, Bunk Rooms, Laundry/Housekeeping, Storage Rooms: LVT - Diamond 10 Minimum Durable Finish	2,700 SF	12.00	32,400
Static Dissipative Floor Tile @ IT	185 SF	18.00	3,330
1/2" rubber flooring @ Exercise room	450 SF	20.00	9,000
Bathrooms: Large Format Porcelain Tile	330 SF	18.00	5,940
Bathrooms: Large Format Porcelain Tile @ Ceilings	81 SF	18.00	1,458
Kitchen - 12"x24" Glazed Ceramic Wall Tile @ 8'-6"	232 SF	18.00	4,176
Bathroom - 12"x24" Glazed Ceramic Wall Tile @ 8'-3"	1,815 SF	18.00	32,670
- VE to reduce height to 5'			0
ADA Shower Floor Tile	15 SF	18.00	270
Moisture Mitigation	2,885 SF	6.00	17,310
Self Leveler	2,885 SF	3.00	8,655
96 PAINTING			\$101,430
Mechanical/Electrical/Generator, Janitor's Rooms: Clear sealer	820 SF	3.50	2,870
Latex Paint (Up charge)			0
Interior/Exterior Paint	14,080 SF	7.00	98,560
97 FINAL CLEANING			\$31,120
Final Clean	14,080 SF	1.50	21,120
Rough Clean(2x)	2 EA	5,000.00	10,000
11 - SPECIALTIES			\$271,170
99 GENERAL SPECIALTIES			\$21,450
F27 - Mirrors + Gym	6 EA	900	5400
F25 - 36" ADA Grab Bars	2 EA	300	600
F30 - Soap Dispenser (Owner Supply)	10 EA	50	500
F38 - Toilet Tissue Dispenser	5 EA	150	750
F43 - Robe Hooks	4 EA	50	200
F25 - 42" ADA Grab Bars	2 EA	300	600
F29 - Reading Light	12 EA	100	1200
Fire Extinguishers	2 EA	500	1000
Flag Pole	1 LS	10000	10000
E95 - Sanus Advanced Tilt Wall Mount VLT7 3	EA	400	1200

DESCRIPTION	QUANTITY	UNIT COST	TOTAL
111 SIGNAGE			\$30,000
Exterior Signage	1 LS	20,000.00	20,000
Interior Signage	1 LS	10,000.00	10,000
112 BUNK GEAR LOCKERS			\$109,000
F60 - Geargrid Lockers - 24"x24" wall mounted with doors, finish color: Red	48 EA	800.00	38,400
F61 - Personal Lockers - 20"x20" wall mounted with doors, finish color: Red	48 EA	950.00	45,600
F64 - Flammable Storage Cabinet	1 EA	3,500.00	3,500
Fire Matic Equipment	1 LS	20,000.00	20,000
5' Tablets Shelf	1 EA	1,500.00	1,500
122 SUNSHADES			\$110,720
Pergola @ Training Roof: Skyscape	449 SF	180.00	80,820
Canopies above Man Doors	299 SF	100.00	29,900
ALTERNATE: SOLAR PANEL CARPORT	1 LS	310,000.00	See Alternate / 310000
1J - EQUIPMENT & FURNISHINGS			\$214,000
125 APPLIANCES			\$50,500
E55 - Refrigerator/Freezer - 28 cubic-foot 3-door by Frigidaire	3 Ea	3,200.00	9,600
Undercounter Refrigerator - Saba SBB-24-48B	1 Ea	2,500.00	2,500
E63 - Coffee Maker - Bunn	1 ls	4,000.00	4,000
E60 - Ice Machine - Manitowac #IYT0450W/D400	1 ls	7,600.00	7,600
E62 - Microwave	2 Ea	500.00	1,000
E58 - Dishwasher - Undercounter - Blakeslee UC-18-3 including removable racks for easy countertop loading.	1 Ea	5,800.00	5,800
Griddle - Vulcan VCRG24-T	1 below	0.00	0
Gas Range & Grill Vulcan Model #60SC-6B24CB	1 Ea	20,000.00	20,000
E52 - Commerical Hood	1 above	0.00	0
126 WINDOW TREATEMENTS			\$7,500
Dayroom, Offices	1 LS	7,500.00	7,500
134 COMMERCIAL LAUNDRY EQUIPMENT			\$36,000
E40 - Gear Extractor	1 Ea	20,000.00	20,000
E42 - Gear Dryer	1 Ea	10,000.00	10,000
Dryers @ Laundry	2 Ea	1,500.00	3,000
Washing machine @ Laundry	2 Ea	1,500.00	3,000
147 FF&E			\$120,000
FF&E Install	1 LS	10,000.00	10,000
FF&E	1 LS	110,000.00	110,000

DESCRIPTION	QUANTITY	UNIT COST	TOTAL
1K - VERTICAL CONVEYANCE			\$0
1L - MEP SYSTEMS			\$2,518,600
151 FIRE SPRINKLER SYSTEM			\$77,440
Fire Sprinkler System - NFPA 13	14,080 SF	5.50	77,440
152 PLUMBING			\$613,200
Plumbing Package	14,080 SF	40.00	563,200
Air Compressor & Bottle Fill	1 LS	50,000.00	50,000
153 HVAC			\$849,400
HVAC Package:	14,080 SF	55.00	774,400
Temp Cooling Allowance	1 LS	75,000.00	75,000
155 ELECTRICAL			\$950,400
Electrical Distribution	14,080 SF	67.50	950,400
ALTERNATE: SOLAR PANELS	1 LS	25,000.00	See Alternate / 25000
156 LOW VOLTAGE SYSTEMS			\$28,160
Additional Data & Conduit	14,080 SF	2.00	28,160
Distributed Antenna System (DAS) & Bi-Directional Amplified (BDA)	0 LS	95,000.00	0
Access Controls, Intercom	0 LS	88,000.00	0
Video Management System	Not in documents		0
Alerting System - Phoenix G-2 System	14,080 SF	0.00	0

6

DETAILED ESTIMATE - 88

DCP
FTL EMS 88

DESCRIPTION	QUANTITY	UNIT COST	TOTAL
GROSS BUILDING AREA			8,995 SF
Building Area Breakdown			
Ground Floor	3,865 SF		
Mezzanine	1,245 SF		
Second Floor	3,885 SF		
GENERAL REQUIREMENTS			\$1,237,740
GR1 GENERAL REQUIREMENTS			\$397,740
Monthly GR's	14 mo	28,410.00	397,740
MT GENERAL CONDITIONS			\$840,000
General Conditions	14 mo	60,000.00	840,000
EXISTING CONDITIONS			\$11,846
1 DEMOLITION			\$11,846
Chainlink Fence	214 LF	10.00	2,140
Concrete Sidewalk	19 SY	50.00	961
Brick Pavers	60 SY	50.00	3,011
Asphalt	35 SY	50.00	1,733
Tree Protection	175 LF	20.00	3,500
Tree Removal	1 Ea	500.00	500
1B - SITE DEVELOPMENT			\$645,253
6 SITE DEVELOPMENT PACKAGE			\$625,253
Mobilizations	1 LS	40,000.00	40,000
Layout & As-Builts	1 LS	18,000.00	18,000
Traffic Maintenance	1 LS	10,000.00	10,000
Double Silt Fence	500 LF	5.50	2,750
Construction Entrance	1 LS	5,000.00	5,000
Street Sweeping	1 LS	7,500.00	7,500
Clear & Grub	15,000 SF	1.25	18,750
Rough Grading	15,000 SF	1.00	15,000
Final Grading	15,000 SF	1.00	15,000
Building Pad	3,885 SF	3.00	11,655
Raise Building Footprint from 4.1 to 7.4	475 CY	35.00	16,619
Raise remaining site from 3.3ft to 0	679 CY	35.00	23,774
Asphalt parking lot	231 SY	230.00	53,181
Asphalt - Permable	192 SY	230.00	44,211
Sidewalk	365 SF	40.00	14,600
HD Concrete Paving	469 SY	210.00	98,583
Concrete Curb	345 LF	50.00	17,250
Concrete Washout	1 ea	5,000.00	5,000
Striping & Signage	1 LS	4,000.00	4,000
Storm Pipe Solid - 18"	31 LF	180.00	5,580
Storm Pipe Perforated - 18"	140 LF	180.00	25,200
Exfiltration Trench - 10'w	142 LF	150.00	21,300

DCP FTL EMS 88

DESCRIPTION	QUANTITY		UNIT COST	TOTAL
Trench Drain	88	LF	150.00	13,200
Backflow Preventer	1	ea	5,000.00	5,000
Type C Catch Basin	3	Ea	4,000.00	12,000
Control Structure	1	LS	10,000.00	10,000
Drainage Well	1	LS	10,000.00	10,000
Connection to Underground Pipes	1	ea	30,000.00	30,000
Dewatering Allowance	1	LS	25,000.00	25,000
Water Mains - 4"	36	LF	300.00	10,800
Fire Mains and Rerouting	36	LF	300.00	10,800
Sanitary - 8"	35	LF	300.00	10,500
Connection to existing Sanitary MH	1	LS	5,000.00	5,000
Pre & Post TV of existing Sewer Lateral	1	LS	10,000.00	10,000
Above Ground Fuel Tank	0	Ea		0
23 MATERIALS TESTING				\$0
Soil, Aggregate, Concrete, Grout Testing	1	LS	-	0
24 SURVEYING				\$20,000
Surveying	1	LS	20,000.00	20,000
1C - LANDSCAPING & SITE AMENITIES				\$74,823
27 FENCES & GATES				\$30,060
8' Tall Security Fence	160	LF	110.00	17,600
North Gate w/ Door	1	LS	3,000.00	3,000
South Ramp Chainlink	86	LF	110.00	9,460
31 LANDSCAPING / IRRIGATION				\$44,763
Ground Cover - TRA	335	Ea	10.00	3,350
Shrubs	659	Ea	40.00	26,360
SOD-1 - Stenotaphrum Secundatum	1,642	SF	1.25	2,053
Irrigation Allowance	1	LS	10,000.00	10,000
Landscaping Allowance	0	LS	10,000.00	0
Trees - CD - Cocoloba Diversifolia	1	EA	1,000.00	1,000
Trees - CE - Conocarpus Erectus	2	EA	1,000.00	2,000

DCP
FTL EMS 88

DESCRIPTION	QUANTITY	UNIT COST	TOTAL
1D - BUILDING STRUCTURE			\$800,021
36 CONCRETE			\$382,549
SF01 - 3'x3'x2'	12 CY	1,000.00	12,000
SF02 - 3'x6'x2'	19 CY	1,000.00	19,000
EF-01 - 1'x2' (3x1 no vibro)	20 CY	1,000.00	20,000
EF-02 - 0'08"x1'00" (2x1 no vibro)	16 CY	1,000.00	16,000
MF-01 - 3'd	14 CY	1,000.00	14,000
FW01 - 1'x5'	32 CY	1,000.00	31,820
FW02 - 0'08"x5'00"	23 CY	1,000.00	23,110
FW03 - 1'x5'	6 CY	1,000.00	6,220
SOG - 8"	3,660 SF	15.00	54,900
RC01 - 1'06"x1'06"	6 CY	1,000.00	6,000
RC02 - 1'06"x0'08"	3 CY	1,000.00	3,000
RC Beam - 12" x 12"D	1 CY	1,000.00	1,000
RC Beam - 08" x 12"D	1 CY	1,000.00	1,000
RC Beam - 12" x 24"D	4 CY	1,000.00	4,000
RC Beam - 18" x 36"D	10 CY	1,000.00	10,000
Precast Joist - 12" @ 6'6" OC	2,095 SF	13.00	27,235
Suspended Slab on Precast Joists - 4-3/4"	2,095 SF	10.00	20,950
Concrete Slab Landing - 8"	625 SF	15.00	9,375
Stair - 10"	13 CY	1,000.00	13,000
T Beam - 26"	2,127 SF	27.00	57,429
T Beam Topping	2,127 SF	5.00	10,635
SOG - 8" Dumpster	125 SF	15.00	1,875
Stair Retaining Wall			0
- Footing - 4x1	10 CY	1,000.00	10,000
- Wall - 4x1	10 CY	1,000.00	10,000

DCP
FTL EMS 88

DESCRIPTION	QUANTITY	UNIT COST	TOTAL
41 UNIT MASONRY			\$273,922
1A - CMU Exterior - 12" x 06'-06" - insulated	182 SF	20.00	3,640
1A - CMU Exterior - 12" x 13'-00" - insulated	1,256 SF	20.00	25,112
1A - CMU Exterior - 12" x 20'-05" - insulated	1,461 SF	20.00	29,230
2A - CMU Exterior - 08" x 13'-00" 12" on structural	1,105 SF	20.00	22,106
2A - CMU Exterior - 08" x 20'-05" 12" on structural	810 SF	20.00	16,197
2B - CMU Exterior - 08" x 08'-00"	1,152 SF	18.00	20,736
2B - CMU Exterior - 08" x 09'-11"	207 SF	18.00	3,734
2B - CMU Exterior - 08" x 10'-06"	73 SF	18.00	1,307
2B - CMU Exterior - 08" x 13'-00"	950 SF	18.00	17,101
2B - CMU Exterior - 08" x 20'-05"	1,209 SF	18.00	21,755
2B - CMU Exterior - 08" x 23'-04"	982 SF	18.00	17,675
4A - CMU Interior - 08" x 06'-06"	31 SF	18.00	558
4A - CMU Interior - 08" x 07'-08"	10 SF	18.00	180
4A - CMU Interior - 08" x 08'-00"	131 SF	18.00	2,364
4A - CMU Interior - 08" x 08'-03"	44 SF	18.00	792
4A - CMU Interior - 08" x 09'-11"	106 SF	18.00	1,904
4A - CMU Interior - 08" x 13'-00"	770 SF	18.00	13,856
4A - CMU Interior - 08" x 20'-05"	1,136 SF	18.00	20,456
4C - CMU Interior - 12" x 13'-00"	660 SF	20.00	13,195
4C - CMU Interior - 12" x 20'-05"	1,123 SF	20.00	22,458
CMU Dumpster - 08" x 8'	249 SF	18.00	4,488
CMU Parapet - 4' x 12"	95 SF	24.00	2,288
Glass Block - 08" x 13'-00"	66 SF	40.00	2,643
1A - CMU Exterior - 12" x 06'-06" - insulation	182 SF	3.50	637
1A - CMU Exterior - 12" x 13'-00" - insulation	1,256 SF	3.50	4,395
1A - CMU Exterior - 12" x 20'-05" - insulation	1,461 SF	3.50	5,115
42 STRUCTURAL STEEL			\$143,550
Roof Trusses	4,350 SF	25.00	108,750
Roof Truss Deck	4,350 SF	8.00	34,800

DCP
FTL EMS 88

DESCRIPTION	QUANTITY	UNIT COST	TOTAL
1E - MISC METALS			\$80,829
51 METAL STAIRS & RAILINGS			\$80,829
Sidewalk Guardrail @ 42" high	47 LF	175.00	8,279
Fire Pole	1 LS	5,000.00	5,000
Metal Railing to Mech Equip Platform	12 LF	150.00	1,800
Alum - Misc Metal Feature to Tower	8 Ea	250.00	2,000
Overhang Spectis HDP Bracket			
Double Dumpster Gate	1 LS	5,000.00	5,000
Bollards	9 Ea	750.00	6,750
Stair Railings	350 LF	120.00	42,000
Elevator Package	1 LS	5,000.00	5,000
Roof Access Ladder	1 LS	5,000.00	5,000
1F - BUILDING ENVELOPE			\$374,299
59 WATERPROOFING			\$18,493
Foundation Waterproofing	8,995 LS	1.50	13,493
Elevator Waterproofing	1 LS	5,000.00	5,000
60 FIRESTOPPING & FIREPROOFING			\$10,000
Firestopping	1 LS	10,000.00	10,000
63 ROOFING & SHEET METAL			\$206,490
PAC-Clad Aluminum Roof Panels	4,820 SF	40.00	192,800
SBS Mod Bit Roofing	370 SF	37.00	13,690
69 BUILDING ENVELOPE CONSULTANT			\$20,000
Waterproof Building Envelope Consulting	1 LS	20,000.00	20,000
70 STUCCO / SIDING			\$119,316
Stucco - 41'	1,435 SF	12.00	17,220
Stucco - 33'06"	7,477 SF	12.00	89,724
Stucco - 09'	54 SF	12.00	648
Stucco - 08'	788 SF	12.00	9,456
Stucco - 04'	189 SF	12.00	2,268

DESCRIPTION	QUANTITY	UNIT COST	TOTAL
1G - DOORS & WINDOWS			\$359,255
72 DOORS, FRAMES & HW			\$151,375
Interior Solid Core Wood Doors/Frames - Single	13 EA	3,500.00	45,500
Interior Fiberglass doors to Bay - Single	4 EA	4,500.00	18,000
Exterior Fiberglass Doors/Frames	1 EA	4,500.00	4,500
Interior Hollow Metal Doors/Frames - Single	3 EA	4,000.00	12,000
Rated Sliding Barn Doors TYP. For Bunks	9 EA	4,500.00	40,500
Pantry Doors	3 EA	2,500.00	7,500
STC Premiums	1 LS	10,000.00	10,000
Attic Hatch With Ladder	1 Ea	2,000.00	2,000
Roof Hatch With Ladder	1 LS	5,000.00	5,000
Quartz Window Sills	85 LF	75.00	6,375
74 OVERHEAD DOORS			\$164,000
Rollup Door @ Generator	None shown		0
Aparatus Bay Doors: 14' x 14' inc glass	2 ea	82,000.00	164,000
77 ALUM STOREFRONTS			\$43,880
(8) Fixed Windows 5'-4"x 5'-4"	228 SF	90.00	20,520
(2) Interior Four Panel Window 5'-10" x 11'-3"	131 SF	80.00	10,480
(3) Non Operable Windows 2'-0" x 5'-4"	32 SF	90.00	2,880
(1) Front Entrance + Sidelite 1'x 7'-4"	1 leaf	5,000.00	5,000
Single Aluminum Door	1 Ea	5,000.00	5,000
1H - FINISHES			\$691,268
80 FINISH CARPENTRY			\$13,864
Fire-Rated Ply @ Mechanical	69 LF	56.00	3,864
FFE FFE Install	1 LS	10,000.00	10,000
81 MILLWORK / COUNTERTOPS			\$100,014
Base Cabinetry @ Bathrooms	8 LF	1,000.00	7,920
Stainless Steel Base Cabinetry @ Kitchen	29 LF	1,200.00	34,344
Kitchen Island 14'-0" x 4'-3" x 2'-10"	1 EA	15,000.00	15,000
Kitchen - Stainless Steel Upper Cabinetry	18 LF	1,200.00	21,600
Quartz Countertops	1 LS	21,150.00	21,150

DCP
FTL EMS 88

DESCRIPTION	QUANTITY	UNIT COST	TOTAL
83 METAL FRAMING & DRYWALL			\$260,148
Misc Framing	0	LS 15,000.00	0
2A - Level 2 - 2-1/2" Metal Stud Wall 13'-00"	1030	SF 12	12,360
2B - Level 1 - 2-1/2" Metal Stud Wall 09'-03"	530	SF 12	6,360
2B - Mezz Level - 2-1/2" Metal Stud Wall 09'-05"	568	SF 12	6,816
2B - Level 2 - 2-1/2" Metal Stud Wall 13'-00"	440	SF 12	5,280
2B - Level 1 Gym - 2-1/2" Metal Stud Wall 17'-00"	340	SF 12	4,080
2B - NW Stairwell - 2-1/2" Metal Stud Wall 26'-09"	2203	SF 12	26,436
2B - NW Stairwell - 2-1/2" Metal Stud Wall 36'-03"	725	SF 12	8,700
2B - NW Stairwell - 2-1/2" Metal Stud Wall 31'-00"	555	SF 12	6,660
2B - Level 1 Lobby - 2-1/2" Metal Stud Wall 10'-00"	331	SF 12	3,972
5B - Mezz Level - 6" Metal Stud Wall 08'-04"	651	SF 16	10,416
5B - Level 2 - 6" Metal Stud Wall 13'-00"	9303	SF 15	139,545
GWB Hard Ceiling (Includes Shower Ceilings)	348	SF 12	4,176
GWB Ceiling @ Apparatus Bay	2,130	SF 12	25,347
85 TERRAZO			\$70,700
Terrazzo Tile @ Non-ADA Showers	42	SF 70.00	2,940
Lobby Terrazzo	140	SF 50.00	7,000
Dayroom/Kitchen/Dining & Corridors Epoxy Terrazo Floor	1,519	SF 40.00	60,760
89 ACOUSTICAL CEILINGS			\$53,541
Linear Floating Wood Ceiling @ Dayroom	422	SF 70.00	29,525
Admin/Living Spaces - Acoustic Armstrong Tegular Ceiling Tiles	3,002	SF 8.00	24,016

DCP
FTL EMS 88

DESCRIPTION	QUANTITY	UNIT COST	TOTAL
91 RUBBER FLOORING, VCT, & TILE			\$108,610
12"x24" Glazed Ceramic Tile Flooring	57 SF	18.00	1,034
Double-Broadcast 3/8" epoxy @ Bays, support space & EMS Storage	2,375 SF	16.50	39,188
Offices, Bunk Rooms, Laundry/Housekeeping, Storage Rooms: LVT - Diamond 10 Minimum Durable Finish	940 SF	12.00	11,280
Static Dissipative Floor Tile @ IT	223 SF	18.00	4,014
1/2" Rubber Flooring @ Exercise Room	290 SF	20.00	5,800
Large format porcelain Tile @ Bathrooms	245 SF	18.00	4,410
Large format porcelain Tile @ Bathroom Ceiling	60 SF	18.00	1,080
ADA Shower Floor Tile	20 SF	18.00	360
12"x24" Glazed Ceramic Full Height Wall Tile @ Bathroom	1,326 SF	18.00	23,868
12"x24" Glazed Ceramic Full Height Wall Tile @ Kitchen	395 SF	18.00	7,110
Moisture Mitigation	1,163 SF	6.00	6,978
Self Leveler	1,163 SF	3.00	3,489
96 PAINTING			\$64,899
Clear Sealer @ Janitor/IT/Mech./Gen./Elect.	553 SF	3.50	1,934
Interior/Exterior Paint	8,995 SF	7.00	62,965
97 FINAL CLEANING			\$19,493
Final Clean	8,995 SF	1.50	13,493
Rough Clean(2x)	2 Ea	3,000.00	6,000
1I - SPECIALTIES			\$143,079
99 GENERAL SPECIALTIES			\$14,700
F25 - ADA Grab Bar	2 EA	300.00	600
F27 - Mirrors + Gym	4 EA	900.00	3,600
F29 - Reading Light	7 Ea	100.00	700
F30 - Soap Dispenser (Owner Supply)	10 Ea	50.00	500
F43 - Robe Hook	4 EA	50.00	200
84 - Flammable Storage Cabinet - Eagle, 90 Gallon Fire Cabinet, 9010X	1 EA	3,500.00	3,500
F67 - Fire Extinguisher - Surface Mounted	2 EA	300.00	600
Misc Toilet Accessories	1 LS	5,000.00	5,000
11I SIGNAGE			\$30,000
Exterior Signage	1 LS	20,000.00	20,000
Interior signage	1 LS	10,000.00	10,000

DCP
FTL EMS 88

DESCRIPTION	QUANTITY	UNIT COST	TOTAL
112 BUNK GEAR LOCKERS			\$54,979
F61 - Personal Bunk Room Lockers - Maple wood cabinetry 24"x24" by Groovfold Fab.	28 EA	1,000.00	28,000
F60 - Red Geargrid Lockers - 20"x20" wall mounted with doors, finish color: Red	28 EA	800.00	22,400
F97 - Work Bench	1 EA	3,079.00	3,079
F98 - Tool Chest	1 EA	1,500.00	1,500
122 SUNSHADES			\$43,400
Sunshade - 5'-0" Proj. 8" Depth 6'-0" Length	330 SF	80.00	26,400
Basis of Design: Skyscape			0
Sunshade w/ Downlight - 5'-0" Proj. 8" Depth 34'-0" Length	170 SF	100.00	17,000
ALTERNATE: SOLAR PANEL CARPORT	1 SF	200,000.00	See Alternate / 200000
1J - EQUIPMENT & FURNISHINGS			\$146,910
125 APPLIANCES			\$61,050
Gas Range w/ Grill Vulcan Model #60SC-6B24CB	1 EA	25,000.00	25,000
E58 - Dishwasher - Undercounter - Blakeslee UC-18-3 including removable racks for easy countertop loading.	1 EA	5,800.00	5,800
E60 - Ice Machine - Manitowac #IYT0450W/D400	1 EA	5,600.00	5,600
E62 - Microwave - GE GCSH22U1WSS	1 EA	550.00	550
E63 - Coffee Maker - Bunn	1 EA	4,000.00	4,000
E55 - Refrigerator - 28 cubic-foot 3-door by Frigidaire	3 EA	3,200.00	9,600
Griddle - Vulcan VCRG24-T	1 EA	5,500.00	5,500
Proposed Air Dryer	1 EA	5,000.00	5,000
126 WINDOW TREATEMENTS			\$5,000
Exercise, Dayroom, Capt. & LT Office	1 LS	5,000.00	5,000
127 FF&E			\$80,860
FF&E	1 LS	80,860.00	80,860
1K - VERTICAL CONVEYANCE			\$170,000
148 ELEVATORS			\$170,000
Kone Monospace 300 DX Seismic 2500LB (4 Landings)	1 LS	170,000.00	170,000
1L - MEP SYSTEMS			\$1,754,553
151 FIRE SPRINKLER SYSTEM			\$62,965
Fire Sprinkler System - NFPA 13	8,995 SF	7.00	62,965

DCP
FTL EMS 88

DESCRIPTION	QUANTITY		UNIT COST	TOTAL
152 PLUMBING				\$382,288
Plumbing Package	8,995	SF	42.50	382,288
Air Compressor & Bottle Fill	0	LS	60,000.00	0
153 HVAC				\$589,700
HVAC Package:	8,995	SF	60.00	539,700
Temp Cooling Allowance	1	LS	50,000.00	50,000
155 ELECTRICAL				\$701,610
Electrical Distribution	8,995	SF	78.00	701,610
ALTERNATE: SOLAR PANELS	1	LS	25,000.00	See Alternate / 25000
156 LOW VOLTAGE SYSTEMS				\$17,990
Additional Data & Conduit	8,995	SF	2.00	17,990
Distributed Antenna System (DAS) & Bi-Directional Amplified (BDA)	0	LS	97,000.00	0
Access Controls & Intercom	0	LS	77,000.00	0
Surveillance	Not in documents			0
Alerting System - Phoenix G-2	8,995	SF	0.00	0

7

BASIS OF ESTIMATE



GUARANTEED MAXIMUM PRICE PROPOSAL

Design Build Services for Fire Rescue Station #13 & Emergency Medical Station #88

This Basis of Estimate clarifies the scope, assumptions and exclusions used in establishing the GMP estimate dated March 25th, 2026.

ASSUMPTIONS, CLARIFICATIONS, & EXCLUSIONS

General Assumptions

1. Price is based on DCP package, addenda and Q&A issued by H2M Architects & City of Fort Lauderdale.
2. There is one overall Guaranteed Maximum Price ("GMP"), and the individual line items are not separate price maximums. The Construction Manager shall be permitted to reallocate the individual line items, provided that it does not exceed the GMP. General Conditions, as defined by the Contract, shall be considered Cost of Work items.
3. We assume normal working hours. However, to maintain the schedule we may perform work outside of normal working hours. We will advise the Owner when we plan to work outside of normal work hours.
4. Normal shrinkage cracking of the concrete slab is expected and shall not be cause for removal or replacement of structural sound slabs. The City will determine whether a structurally sound slab must be replaced.
5. The following are excluded and assumed to be by owner or owner's vendor:
 - o Moving, salvage and relocation of any existing equipment or furnishings.

Contingencies

1. Owner's Contingency - The Owner will maintain an Owner's Contingency within the GMP to address items that cannot reasonably be defined at the time of GMP execution. This contingency is intended to cover scope elements not expressly identified or reasonably inferable from the Design Criteria Package (DCP), bridging documents, or other Owner-provided information; Owner-directed scope changes, enhancements, or additions; reasonable design evolution or refinement that occurs as the project progresses; unforeseen conditions not reasonably identifiable through available geotechnical, environmental, or site investigation reports; changes in applicable laws, codes, ordinances, or authority requirements enacted after GMP execution; and significant material cost impacts resulting from newly enacted tariffs, trade restrictions, or similar governmental actions occurring after GMP execution.
2. Contractor Contingency - The Design-Builder, at its sole discretion, may utilize the Construction Contingency to cover costs that are not identified as trade-specific scope within the GMP-setting documents and that may require additional clarification or coordination as the work progresses. Such costs may include scope gaps, coordination issues between trades, missed scope during the subcontractor bidding process, costs incurred to supplement or replace subcontractors, and other similar items that may arise in the normal course of completing the Work.

Allowances

1. "Allowances" are considered to be an allotted sum of money included for a particular system or scope of work for which sufficient detail is not available to determine a definitive cost. A reasonable estimate for an assumed scope and quality is included as a placeholder. The Owner receives the savings for any amount under the allocation and is responsible for any amount over the allocation which could be a basis for a change order or utilization of the owner contingency.
 - a. Permit Fee Allowance – Per direction of the owner on the bid form.
 - b. Uncontrolled Fill Allowance – Per direction of the owner on the bid form.

Value Engineering

1. A Value Engineering log has been provided in this report. These are suggestions only, have not been carried in the current submission and will only form part of the contract value if accepted by the city.

TRADE PACKAGE CLARIFICATIONS & QUALIFICATIONS:

UTILITIES

1. The following items are not included:
 - a. Gas line from offsite to on-site gas meter.
 - b. FPL work
 - c. Other utility company work

MATERIALS TESTING

1. The following items are not included:
 - a. Soil, Aggregate, Concrete, Grout Testing by others. Unclear in DCP Section 4.4 that this is explicitly covered by owner.

LOW VOLTAGE

1. The following items are included:
 - a. Outlet boxes with complete conduit system for all low voltage systems mentioned in the exclusions.
2. The following items are excluded as per direction from the City:
 - a. Phoenix G-2 Alerting system shall be carried by the City
 - b. Uninterruptable Power Supply Device
 - c. Bi-Directional Amplifier
 - d. Distributed Antenna System
 - e. Access Controls



8

VALUE ENGINEERING LOG



FTL FS13 & EMS 88
Value Engineering Log

3/25/2026

#	DISCIPLINE	TRACKING ITEM DESCRIPTION
1	Architectural	A cost effective solution is sealed concrete in lieu of epoxy in bays/support spaces.
2	Architectural	Polished concrete in lieu of Epoxy Terrazzo in Day room/Kitchen Dining and Corridors. Polished concrete is a good long term solution. Lobbies will remain as Terrazzo
3	Architectural	A more durable solution is solid surface panels in lieu of wall tile in the showers. This solution would remove grout lines and have less maintenance.
4	Architectural	A reduced maintenance option is phenolic kitchen base cabinets in lieu of stainless steel.
5	Architectural	Keep the acoustical ceiling tile but remove floating wood ceiling in dayroom
6	Architectural	Currently Kone is the sole approved elevator manufacturer for this project. If other manufacturers were allowed it would increase competition.
7	Civil	Replace heavy duty concrete with asphalt at east of the building perimeter. This area should not have trucks driving on it.
8	Architectural	Modify windows above bay doors to polycarbonate in lieu of curtain wall. This would provide a similar performance but be more cost effective.
9	Arch/Structural	Provide straight sloped roof joists in lieu of curved segments roof joists, but provide a curved parapet to achieve the same look.
10	Architectural	Reduce canopies to be above doors but not above windows. This would keep covering over entries and provide more light into the spaces.
11	Architectural	Provide a more durable long term floor finish to polished concrete in exercise room but keep rubber flooring in the weight area only.
12	Arch/Structural	Provide flat roof system in lieu of metal roof system. Create parapet wave in the front of the building but make the roof more cost effective while still providing a 20 year warranty roof system.
13	Architectural	A more cost effective elevator solution is removing the landing at the IT room.
14	Structural	Provide 4" slab on grade at dorm area in lieu of 6" . 4" slab on grade is acceptable for the dorm area. 6" slab on grade will remain at apparatus bay.
15	Structural	Provide 10" and 8" walls where 12" walls are not necessary per our structural engineer.
GRAND TOTAL		

AMOUNT	FS#13	EMS#88	STATUS	INCLUDE	PENDING	REJECT
(\$77,900)	(\$54,150)	(\$23,750)	PENDING	\$0	(\$77,900)	\$0
(\$105,475)	(\$67,500)	(\$37,975)	PENDING	\$0	(\$105,475)	\$0
(\$4,130)	(\$2,875)	(\$1,255)	PENDING	\$0	(\$4,130)	\$0
(\$18,600)	(\$9,200)	(\$9,400)	PENDING	\$0	(\$18,600)	\$0
(\$82,025)	(\$52,500)	(\$29,525)	PENDING	\$0	(\$82,025)	\$0
(\$10,000)	\$0	(\$10,000)	PENDING	\$0	(\$10,000)	\$0
(\$11,345)	(\$11,345)	\$0	PENDING	\$0	(\$11,345)	\$0
(\$11,750)	(\$11,750)	\$0	PENDING	\$0	(\$11,750)	\$0
(\$35,000)	(\$35,000)	\$0	PENDING	\$0	(\$35,000)	\$0
(\$75,000)	(\$50,000)	(\$25,000)	PENDING	\$0	(\$75,000)	\$0
(\$12,360)	(\$8,880)	(\$3,480)	PENDING	\$0	(\$12,360)	\$0
(\$124,200)	(\$124,200)	\$0	PENDING	\$0	(\$124,200)	\$0
(\$35,000)	\$0	(\$35,000)	PENDING	\$0	(\$35,000)	\$0
(\$6,405)	\$0	(\$6,405)	PENDING	\$0	(\$6,405)	\$0
(\$16,728)	(\$9,770)	(\$6,958)	PENDING	\$0	(\$16,728)	\$0
(\$625,918)	(\$437,170)	(\$188,748)		\$0	(\$625,918)	\$0