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RESOLUTION NO. 07-105

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATED TO THE LUDOVICI PARK PROJECT; ACCEPTING AND APPROVING THE GUARANTEED MAXIMUM PRICE PROPOSED BY A2 GROUP, INC. FOR DEVELOPMENT OF THE PARK SITE; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE GUARANTEED MAXIMUM PRICE PROPOSAL AND PROCEED WITH THE CONSTRUCTION PHASE OF THE PROJECT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in 2003, the Village of Palmetto Bay was offered to purchase the Ludovici Park property, formerly known as the Celestia Delamour site, pursuant to a seizure by the Miami-Dade Police Department; and,

WHEREAS, the Village was able to purchase the 2.6-acre site for only \$300,000; and,

WHEREAS, shortly thereafter, the Village entered into a partnership with Miami-Dade County to construct a neighborhood library on a portion of the site; and,

WHEREAS, pursuant to a competitive process, the Village selected Wolfberg-Alvarez, P.A. as the architect for the project, and A2 Group, Inc. to develop the site; and,

WHEREAS, A2 Group is required to provide the Village with a Guaranteed Maximum Price proposal to build the park; and,

WHEREAS, the Village Council recently approved the Guaranteed Maximum Price proposal for the library project only, and the park portion of the project also needs to be ratified by the Council; and,

WHEREAS, the proposed GMP for the Ludivici Park project is \$162,915; and,

WHEREAS, the GMP includes the contractor's contingency, general conditions, profit, bond, and subcontractor's bond, and excludes the fees paid during the pre-construction phase; and,

WHEREAS, the proposed GMP falls within the level of funding available for the project; and,

WHEREAS, acceptance of the GMP is the impetus to begin the construction phase.

1 NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE
2 COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

3
4 Section 1. The Village Council hereby accepts and approves the Guaranteed
5 Maximum Price (GMP) proposed by A2 Group, Inc. for the development of the Ludovici Park
6 project.

7
8 Section 2. The Village Manager is authorized to execute the Guaranteed Maximum
9 Price proposal, included herein as Attachment 1.

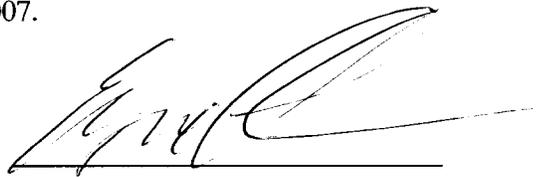
10
11 Section 3. The Village Manager is authorized to proceed with the construction phase
12 of the project.

13
14 Section 4. This resolution shall take effect immediately upon approval.

15 PASSED and ADOPTED this 1st day of October, 2007.

16
17
18 Attest:


Meighan Rader
Village Clerk


Eugene P. Flinn, Jr.
Mayor

19
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21
22
23 APPROVED AS TO FORM:

24
25 
26
27 Eve Boutsis,
28 Office of the Village Attorney

29
30
31
32 FINAL VOTE AT ADOPTION:

33
34 Council Member Ed Feller YES
35
36 Council Member Paul Neidhart YES
37
38 Council Member Shelley Stanczyk YES
39
40 Vice-Mayor Linda Robinson YES
41
42 Mayor Eugene P. Flinn, Jr. YES



MAIN OFFICE
5001 S.W. 74th Court, Suite 103
Miami, Florida 33155
TEL: (305) 668-8939
FAX: (305) 668-9454
<http://www.a2group.com/>

MAILING ADDRESS
P.O. Box 43-2310
South Miami, FL 33243-2310

ORLANDO OFFICE
4303 Vineland Road, Suite F-3
Orlando, Florida 32811
TEL: (407) 447-5610
FAX: (407) 447-5659

STATE OF FLORIDA LICENSES
E.B.-0007338
CGC-045136
CUC-056689

September 24, 2007

Ron Williams
City Manager
Village of Palmetto Bay
8950 SW 152 St
Palmetto Bay, FL 33157

RE: Village of Palmetto Bay Library - GMP Proposal

Dear Mr. Williams:

A² Group hereby submits this GMP proposal for the Park portion of the project described as the Village of Palmetto Bay Library in anticipation of finalizing a construction management contract with the Village of Palmetto Bay.

A² Group proposes to build the above referenced Park project for a Guaranteed Maximum Price (GMP) of One Hundred Sixty Two Thousand Nine Hundred Fifteen Dollars (\$162,915.00), exclusive of the Pre-construction Services, within the 12 month construction period for the entire Village of Palmetto Bay Library project. This price is based on the Design Documents listed in the attached Exhibit "A", exclusive of any landscaping and irrigation drawings, with the clarifications and qualifications noted in the attached Exhibit "B". Also included is a cost breakdown of the GMP (Exhibit "C") for your information.

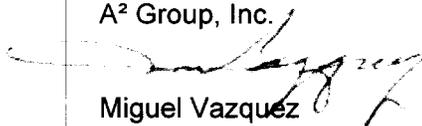
The Pre-Construction Services are calculated at 3.42% of the value of the GMP, in accordance with the contract.

This proposal is valid until October 5, 2007. Should the Village of Palmetto Bay accept and approve the GMP, a letter of acceptance should be forwarded to A² Group, Inc. by October 5, 2007.

Should you have any questions or comments, please do not hesitate to contact us.

Sincerely,

A² Group, Inc.



Miguel Vazquez
Project Manager

Attachments: Exhibit "A" – Design Document Listing
Exhibit "B" – Clarifications and Qualifications
Exhibit "C" – GMP Cost Breakdown

cc: A. Ribas, A2 Group; Olga Cadaval, VPB; Ed Silva, VPB

EXHIBIT A

DESIGN DOCUMENT LISTING

Document	Sheet No.	Title	Date	Latest Revision Date
CIVIL		COVER PAGE	30-Apr-07	
	G0.01	INDEX OF DRAWINGS, ABBREVIATIONS, GENERAL NOTES	30-Apr-07	
	C1.1	DEMOLITION AND REMOVAL PLAN	30-Apr-07	
	C2.1	LAYOUT PLAN	30-Apr-07	
	C2.2	GENERAL NOTES	30-Apr-07	
	C3.1	GRADING & DRAINAGE PLAN	30-Apr-07	16-Jul-07
	C3.2	GRADING & DRAINAGE GENERAL NOTES	30-Apr-07	
	C4.1	WATER AND SEWER PLAN	30-Apr-07	16-Jul-07
	C4.2	WATER MAIN PROFILE & NOTES	30-Apr-07	
	C4.3	DETAILS	N/A	16-Jul-07
	C5.1	PAVEMENT MARKINGS AND SIGNAGE PLAN	30-Apr-07	
	C6.1	PAVING AND DRAINAGE DETAILS	30-Apr-07	
C6.2	PAVEMENT MARKINGS AND SIGNAGE DETAILS	30-Apr-07		
LIFE SAFETY	LS2.01	GROUND FLOOR LIFE SAFETY PLAN	30-Apr-07	
	LS2.02	SECOND FLOOR LIFE SAFETY PLAN	30-Apr-07	
ARCHITECTURAL	A2.01	ARCHITECTURAL SITE PLAN	30-Apr-07	16-Jul-07
	A3.01	GROUND FLOOR PLAN	30-Apr-07	16-Jul-07
	A3.02	SECOND FLOOR PLAN	30-Apr-07	16-Jul-07
	A3.03	ROOF PLAN	30-Apr-07	16-Jul-07
	A4.01	ELEVATIONS NORTH & NORTHEAST	30-Apr-07	16-Jul-07
	A4.02	ELEVATIONS EAST & SOUTH	30-Apr-07	16-Jul-07
	A4.03	ELEVATIONS WEST	30-Apr-07	16-Jul-07
	A5.01	SECTIONS	30-Apr-07	16-Jul-07
	A5.02	SECTIONS	30-Apr-07	16-Jul-07
	A5.03	WALL SECTIONS	30-Apr-07	
	A5.04	WALL SECTIONS	30-Apr-07	
	A6.01	GROUND FLOOR REFLECTED CEILING PLAN	30-Apr-07	
	A6.02	SECOND FLOOR REFLECTED CEILING PLAN	30-Apr-07	
	A7.01	PARTITION TYPES	30-Apr-07	
	A7.03	ENLARGED RESTROOM	30-Apr-07	16-Jul-07
	A7.05	RAMP SECTIONS	30-Apr-07	16-Jul-07
	A8.01	ROOF DETAILS	30-Apr-07	
	A8.02	DETAILS	30-Apr-07	16-Jul-07
	A8.03	DETAILS	30-Apr-07	
	A8.04	FIRE RATED PENETRATIONS DETAILS	30-Apr-07	
	A9.01	ROOM FINISH SCHEDULE	30-Apr-07	16-Jul-07
	A9.02	DOOR SCHEDULE	30-Apr-07	
	A9.03	WINDOW SCHEDULE	30-Apr-07	16-Jul-07
	A10.01	ENLARGED STAIR No. 1	30-Apr-07	16-Jul-07
	A10.02	ENLARGED STAIR No. 2	30-Apr-07	
	A10.03	STAIR DETAILS	30-Apr-07	16-Jul-07
	A10.04	ENLARGED ELEVATOR	30-Apr-07	
INTERIORS	ID3.01	GROUND FLOOR FINISH PLAN	N/A	16-Jul-07
	ID3.02	SECOND FLOOR FINISH PLAN	N/A	16-Jul-07
	ID3.03	BASIS OF DESIGN - MATERIAL SCHEDULE	N/A	16-Jul-07
	ID3.04	FURNITURE PLAN	N/A	16-Jul-07

EXHIBIT A

DESIGN DOCUMENT LISTING

<u>Document</u>	<u>Sheet No.</u>	<u>Title</u>	<u>Date</u>	<u>Latest Revision Date</u>
STRUCTURAL	S1.01	GENERAL NOTES	30-Apr-07	16-Jul-07
	S1.02	WIND PRESSURES	30-Apr-07	16-Jul-07
	S1.03	WIND PRESSURES	30-Apr-07	16-Jul-07
	S1.04	ROOF PLAN	30-Apr-07	
	S2.01	FOUNDATION/SLAB-ON-GRADE PLAN	30-Apr-07	16-Jul-07
	S2.02	SECOND FLOOR/LOW ROOF FRAMING PLAN	30-Apr-07	16-Jul-07
	S2.03	ROOF FRAMING PLAN	30-Apr-07	16-Jul-07
	S4.01	FOUNDATION S.O.G. DETAILS	30-Apr-07	16-Jul-07
	S4.02	MASONRY DETAILS	30-Apr-07	
	S4.03	CONCRETE DETAILS	30-Apr-07	16-Jul-07
	S4.04	ROOF FRAMING DETAILS	30-Apr-07	16-Jul-07
	S5.01	COLUMN & FOOTING SCHEDULES	30-Apr-07	16-Jul-07
	S5.02	BEAM SCHEDULE	30-Apr-07	16-Jul-07
	MECHANICAL	M1.01	SYMBOLS AND ABBREVIATIONS	30-Apr-07
M3.01		MECHANICAL GROUND FLOOR PLAN	30-Apr-07	16-Jul-07
M3.02		MECHANICAL SECOND FLOOR PLAN	30-Apr-07	16-Jul-07
M5.01		MECHANICAL SECTION	30-Apr-07	16-Jul-07
M5.02		MECHANICAL SECTION	30-Apr-07	
M7.01		MECHANICAL SCHEDULES	30-Apr-07	16-Jul-07
M8.01		MECHANICAL DETAILS	30-Apr-07	16-Jul-07
PLUMBING		P3.01	PLUMBING GROUND FLOOR PLAN	30-Apr-07
	P3.02	PLUMBING SECOND FLOOR PLAN/ROOF PLAN	30-Apr-07	16-Jul-07
	P4.01	ENLARGED RESTROOM PLAN	30-Apr-07	16-Jul-07
	P5.01	PLUMBING SANITARY / WATER ISOMETRIC	30-Apr-07	16-Jul-07
	P6.01	DETAILS, NOTES, & SCHEDULES	30-Apr-07	
	FIRE PROTECTION	FP3.00	FIRE PROTECTION SITE PLAN	30-Apr-07
FP3.01		FIRE PROTECTION PARTIAL PLAN, NOTES AND DETAILS	30-Apr-07	16-Jul-07
ELECTRICAL	E1.00	ELECTRICAL LEGEND & LIGHTING FIXTURE SCHEDULE	30-Apr-07	16-Jul-07
	E1.01	ELECTRICAL LIGHTING SITE PLAN	30-Apr-07	16-Jul-07
	E1.02	ELECTRICAL SITE PLAN	N/A	16-Jul-07
	E3.01	GROUND FLOOR LIGHTING PLAN	30-Apr-07	16-Jul-07
	E3.02	SECOND FLOOR LIGHTING & POWER PLAN	30-Apr-07	
	E3.03	GREAT ROOM LIGHTING PLAN	30-Apr-07	
	E4.01	GROUND FLOOR POWER PLAN	30-Apr-07	16-Jul-07
	E4.02	DETAILS	30-Apr-07	
	E5.01	SCHEDULES & RISER DIAGRAMS	30-Apr-07	16-Jul-07
	E5.02	FIRE ALARM RISER DIAGRAMS	30-Apr-07	
E5.08	LIGHTNING PROTECTION	30-Apr-07		
SPECIFICATIONS	E6.01	PANEL SCHEDULES	N/A	16-Jul-07
		PROJECT MANUAL	14-May-07	

EXHIBIT B

CLARIFICATIONS AND QUALIFICATIONS

- 1 The construction is based on a 12 month period for which time may not commence until the issuance of any and all applicable permits. The issuance of the permits will be predicated on the receipt of permittable drawings from the architect/engineer which have previously been reviewed and accepted by all pertinent regulatory agencies.
- 2 The CM Contingency will not be used to supplement Allowance line items which are estimated maximum costs that have been agreed upon for the related scope of work as a result of discussions between the parties during the pre-construction coordination meetings. Increases to these allowances will be borne from the Owner's Contingency or the Owner's portion of any project cost savings.
- 3 There are no General Condition considerations associated with the park proposal. The work will be coordinated as part of the overall project in conjunction with the Building portion of the project. A2 Group, Inc reserves the right to claim additional general conditional costs, should the overall project schedule be extended as a result of delays associated with the design of the Lansdscaping and/or Irrigation.
- 4 Builders Risk Insurance is not included as part of the GMP price (Recent quotes adjacent to water have been in the magnitude of three to four hundred thousand dollars.). The Owner is responsible for all coverage deductibles.
- 5 The Pre-construction services are not included (and are not to be deducted from this GMP). They have been authorized under a separate agreement.
- 6 Park Costs will need to be committed and/or appropriated at the time of subcontract awards for the Site work and Electrical Scopes of Work. The Civil and Electrical work associated with the park is to the east of the building and the north of the parking area.
- 7 Landscaping and Irrigation design drawings did not form part of the design package. Agreed upon maximum allowances have been established for this work and separated between the Building and Park estimates as requested by the Village of Palmetto Bay. Actual costs will be subject to the final design
- 8 There will be time extensions granted for all weather related impacts as approved by the Owner & A/E.
- 9 Any modifications to the design as a result of permitting agency issues and/or requirements, such as the Heath Department's request for modification to the septic system, may impact the costs for all the scopes of work affected by the change.

EXHIBIT C

Village of Palmetto Bay Library - GMP Cost Breakdown

16-Aug-2007

SECTION	ITEM DESCRIPTION	UNITS	QTY	PARK COST 90% DD	DIVISION TOTALS PARK 90% DD	"BID ANALYSIS" 80% Design 8-14-07	RECOMMENDED BIDDER	DIVISION TOTALS BUDG 8-14-07 90% DD
Division 2 - Rework					\$ 101,897.13	\$88,986.00	SEALTEC	\$88,986.00
	Perms	LS	1			\$7,000.00	ALLOWANCE	
	Demo/ Clear & Grubbing	LS	1			Included w/ Sealtec		
	Fence Removal	LF	856			Included w/ Sealtec		
	Fence	LS	1			\$3,000.00	ALLOWANCE	
	Tree Removal (70% Bldg and 30% Park)	EA	83	\$ 8,386.13	ALLOWANCE	\$14,888.83	ALLOWANCE	
	Asphalt Removal	SF	95.8			Included w/ Sealtec		
	Demolition/Grubbing	EA	50			\$27,800.00	ALLOWANCE	
	Site Grading	SY	6301			Included w/ Sealtec		
	Site Excavation and Backfill - Bldg Structure Only	CY	1038			Included w/ Sealtec		
	Yarding/Bedding and Compacting for Utility Systems	LF	701			Included w/ Sealtec		
	Temporary Erosion and Sedimentation Control	LS	1			Included w/ Sealtec		
	Soil/Territe Treatment	SF	8895			Included w/ Sealtec		
	Surveying	LS	1			\$16,000.00	ALLOWANCE	
	Laboratory Testing Services	LS	1			\$18,000.00	ALLOWANCE	
	Dewatering System (ALLOWANCE)	LS	1			\$18,000.00	ALLOWANCE	
	Division 3 - Parking Lot Strip (200)							
	Asphalt Paving (Change and Note) - 2 lifts	SY	2725			Included w/ Sealtec		
	Parking Lot Strip (ALLOWANCE)	LS	1.00			Included w/ Sealtec		
	Asphalt Walkways (50% - within Building area)	SY	0			Included w/ Sealtec		
	Limerock (2")	SF	19754			Included w/ Sealtec		
	Concrete Walkways (40% within Building area)	SF	12,495			Included w/ Sealtec		
DELETE	Pavers concrete slab	SF	3,556			DELETION		
DELETE	Pavers concrete curb	CY	1,430			DELETION		
DELETE	Pavers - 1" 5' Compacted Sand	CY	17			DELETION		
DELETE	6" Limerock base for pavers and "pavers curb"	SF	5,014			DELETION		
DELETE	Pavers	SF	3,556			DELETION		
	Curb & Gutter	LF	650			Included w/ Sealtec		
	PARK - Parking Lot Strip (200)							
	Asphalt Paving (Change and Note) - 2 lifts	SY	0			Included w/ Sealtec		
	Parking Lot Strip (ALLOWANCE)	LS	0.00					
	Asphalt Walkways (50% - within Park area)	SY	0					
	Limerock (2")	SF	0					
	Concrete Walkways (50% within Park area)	SF	0					
	Pavers concrete slab	SF	0					
	Pavers concrete curb	LF	0					
	Pavers - 1" 5' Compacted Sand	CY	0					
	6" Limerock base for pavers and "pavers curb"	SF	0					
SPILT	Park Area Curb (Sidewalk and Water Line) (SEE NOTE 5)	LS	1	\$ 18,882.00	SEALTEC			
	Pavers	SF	0					
	Curb & Gutter	LF	0					
	Water Distribution							
	Tapping 1" 16x2"	EA	0			Included w/ Sealtec		
	Tapping 1" 18x2"	EA	1					
	6" Water main	LF	145					
	6" Double Detector Check Valve	EA	1					
	6" x 4" Reducer	EA	0					
	4" Fire Line	LF	0					
	PV - Fire	EA	1					
	Tapping 1" 18" x 2"	EA	1					
	2" Water Main	LF	555					
	2" Gate Valve	EA	1					
	2" Backflow Preventer Assembly	EA	1					
	2" Water Meter	EA	1					
	Drinking Fountain	EA	2	\$ 4,180.00	ALLOWANCE			
	3/4" U.S. Valve in Box w/ Lid	EA	2					
	1" U.S. Valve in Box w/ Lid	EA	1					
	2" RR Water Line	EA	75					
	2" RR METER	EA	1					
	Proposed POC	EA	1					
	FIRE HYDRANT	EA	1					
	11/2" 2" COOL STOP	EA	2					
	Storm/Sewer Drainage							
	12" HDPE	LF	0			Included w/ Sealtec		
	18" Perforated HDPE	LF	0					
	18" Fiberglass	EA	0					
	12" Perforated Pipe	LF	272					
	18" HDPE	EA	264					
	Septic Tank (Based on 1000 Gallon Tank)	EA	1					
	Precast Drainage Structure	EA	9					
	EXC TRENCH	LF	232					
	4" ROOF DRAIN	LF	60					
	Dry Well	EA	1					
	Clean Outs	EA	2					
	Drain Field - 1520 SF (100% = 1985)	LS	1					
SPILT	Landscaping - Bldg (SEE NOTE 5 and NOTE 6)	LS	1	\$8,000.00	ALLOWANCE			
SPILT	irrigation - 30% Bldg (SEE NOTE 5)	LS	1	\$11,280.00	ALLOWANCE			
SPILT	Landscaping - Park (SEE NOTE 5)	LS	1	\$ 45,000.00	ALLOWANCE			
SPILT	irrigation - 70% Park (SEE NOTE 5)	LS	1	\$ 29,260.00	ALLOWANCE			
	Division 3 - Concrete							\$358,860.00
	Cast-In-Place Concrete, Reinforcing, and Formwork							
	Foundations	CY	78			\$89,785.00	ELLERO	
	Columns	CY	41			Included w/ Bero		
	Beams	CY	240			Included w/ Bero		
	4" Precast Joists (SEE NOTE 5)	LF	12					
	12" Precast Joists (SEE NOTE 5)	LF	254					
	Elevated Structural Slabs	CY	80			Included w/ Bero		
	Slab on Grade	CY	146			Included w/ Bero		
	Reinforced Concrete	SF	N/A					
	Reinforcement Steel (Included above)							
	Masonry Grout	CY	25			Included w/ Bero		
	Division 4 - Masonry							\$0.00
	Concrete Unit Masonry 8"	SF	2318			Included w/ Bero		
	Concrete Unit Masonry 12" (Use at Community Component)	SF	9365			Included w/ Bero		
	Precast Linets	LF	155			Included w/ Bero		
DELETE	Exterior Decorative Stone	SF	3450			DELETION		
	Division 5 - Metal Fabrication							\$51,048.84
REUX	Meta Handrail	LF	364			\$88,628.84	GH Metal/Vents	
	Architectural Railings (SEE NOTE 4) (ALLOWANCE)	LF	171			Included above		
	Metal Pan Stairs	Riser	86			Included above		
	ROOF FLOOR Steel Columns	EA	2	\$4,000.00	ALLOWANCE			
	ELEVATOR SUMP PH GRIND and LADDER	LS	1	\$4,000.00	ALLOWANCE			
	Steel Decking (Eliminated by VE)	SF	N/A			Eliminated		
	Star Ceiling	LF	386			\$7,438.00	ALLOWANCE	
	Louvers	SF	5			Included w/ Thermal Flow		
	Division 6 - Wood & Plastics							\$58,607.50
	Wood Trusses (ALLOWANCE) (SEE NOTE 6)	SF	10961			\$16,806.00	DADE TRUSS CO	
	Decorative Wood Shear Heads - 48 (ALLOWANCE)	LS	N/A			Eliminated		
DELETE	Wood Ceiling (ALLOWANCE)	LS	1			DELETION		
	Hywood Roof Decking	SF	13375			Included w/ Bero		
	Cabinetry	LS	1	\$7,990.00	Creative Cabinetry			
	Wood Base Molding	LF	488	\$3,782.00	ALLOWANCE			
	Wood Chair Rail Molding	LF	301	\$2,528.76	ALLOWANCE			
	Wood Crown Molding	LF	335	\$2,896.26	ALLOWANCE			
	Wainscoting Cabinetry	EA	1	\$5,000.00	ALLOWANCE			
	Division 7 - Thermal & Moisture Protection							\$108,408.87
	Preinsulation (ALLOWANCE)	LS	1	\$10,000.00	ALLOWANCE			
	Flat Roof Area - Waterproofing	LS	1	\$14,600.00	CPF DRYWALL			
	Metal Roofing - 10259 SF (ALLOWANCE)	SF	121	\$83,808.87	ALLOWANCE			
		LS	1	\$84,000.00	NET Roofing			
	Division 8 - Doors and Windows							\$117,844.00
	Reflow Metal Frames	EA	17	\$21,820.00	ARC ONE			
	Reflow Metal Doors	EA	11			Included above		
	Wood Frames	LF	17			Included above		
	Wood Doors w/ Glass	EA	4			Included above		
	Wood Doors	EA	4			Included above		
	Hardware	EA	26			Included above		
	Door and Hardware Installation	LS	1	\$5,000.00	ALLOWANCE			
	Access Doors/Frames	EA	1			Included w/ Drywall Price		
	Glass Doors w/ Alum Frames	EA	5	\$80,844.00	GLASSTECH			
	Windows w/ Alum Frames	SF	1188			Included above		
	Division 9 - Finishes							\$364,028.48
	Painting - Exterior	SF	9543.4			\$88,628.00	PAINTPROS	
	Painting - Interior	SF	11589			Included above		
	Sealed Concrete	SF	402			Included above		
DELETE	Ceramic Wall Tile (SEE NOTE 7)	SF	847			\$38,400.00	ARCHITILE	
DELETE	Ceramic Floor Tile (Restrooms and Community Rm Only)	SF	562			Included above		
ADD	Terrazzo (ALLOWANCE for substitute material)	SF	N/A			Included above		
DELETE	VCT (Last Floor Library Areas)	SF	N/A			Included above		
DELETE	Stained Colored Concrete	SF	1165			DELETION		
ADD	DRYWALL - VASE & Ceiling (ADD 1088 SF 167 VE 48N4)	SF	12469			\$84,300.00	CPF DRYWALL	
ADD	Acoustical Ceiling	SF	690			\$8,390.00	CPF DRYWALL	
ADD	Shoof (ADD OF 404 SY) (SEE NOTE 8)	SY	1995			\$77,000.00	FIRST PISTONING INC	
	Decorative Foam w/ Slu200	LS	1			\$14,288.48	Foam Factory Inc	

Ludovici Park

<u>Scope</u>	<u>Funding</u>
Funding Sources	
Recreational Trails Program	94,297
Safe Neighborhood Parks	132,860
GOB	40,443
Park Impact Fees (Rec. Trail Match)	23,574
Total Available	291,174
Soft Costs	
A2- Pre-construction costs	5,572
Design- WA- (90% library/ 10% park)	24,811
Construction Manager (Const.)	0
Landscape Design (30% library/ 70% park)	8,750
Project Contingency (5%)	14,558
Total Soft Costs	53,691
Construction Costs	
Construction (A2 Group- includes builder's contingency, profit & overhead)	162,916
Gazebo	64,711
Park Furnishings & Signage	7,320
	234,947
Difference	2,537