

Itasca Construction Associates, Inc.

April 7, 2021

International Union of Operating Engineers
19700 Southwest 68th Court
Pembroke Pines, FL 33332

Attn: Mr. Dan McCullers
Re: IUOE Training Facility – Rev. 5

Dear Mr. McCullers:

Itasca Construction is pleased to provide you with this Rev. 5 proposal for the IUOE Training Facility to be located in Pembroke Pines, Florida. The total cost of the work will be **\$1,975,868.00** and is based on the space plan and elevations prepared by Arcwerks Incorporated dated January 22, 2021 and the attached qualifications. Also attached is a complete cost breakdown for your review.

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

Sincerely,

ITASCA CONSTRUCTION ASSOCIATES, INC.



Joe Galinis
President

JG/ss

Enclosures

cc: File(s)

Itasca Construction Associates, Inc.

INTERNATIONAL UNION OF OPERATOR ENGINEERS TRAINING FACILITY, PEMBROKE PINES, FL

QUALIFICATIONS – REV. 5

Division 1 – General Conditions

1. Permit fees, subcontractor permit fees, Certificate of Occupancy fees, impact fees, utility connection fees or other government-imposed fees are not included.
2. Design services are not included.
3. Builders Risk Insurance is not included.
4. Costs for material testing, density testing, and special inspections are not included.
5. Payment and Performance Bond is not included.
6. Provisions for LEED design, certification or commissioning are not included.
7. Project duration is anticipated to be approximately 6 ½-7 months from the issuance of all required building permits.
8. Surveying for construction of the building and sitework is included. Costs for Owner's surveys (boundary surveys, topo, establishing easements, etc.) are not included.
9. An allowance of \$3,500.00 is included for a permit processor.
10. Premiums, if any, for union affiliated trades will be provided as Alternates.
11. Relocation of metal storage containers or demolition of temporary building structures is not included.
12. Materials pricing is based on the current market and is subject to fluctuations.

Division 2 – Sitework/Demolition

1. Sitework costs include the following:
 - a. Clearing/grubbing
 - b. Earthwork/site grading
 - c. Underground utilities (water, sewer and drainage)
 - d. Sub grade, rock base, asphalt paving, asphalt millings, curbing
 - e. Signage/pavement markings
 - f. Curbing/sidewalks
2. Landscaping and irrigation costs are included per plan. Water source shall be the canal.
3. Costs for special soil improvements (demucking, pre-load, deep dynamic compaction, etc.) are not included.
4. Temporary fencing for construction is not included.
5. One (1) 32'x6' high double black vinyl chain link gate is included. Gates to be manually operated.
6. Demolition of the concrete pads onsite is limited to the concrete pads within the new building footprint.
7. Cost for installation of AT&T, Comcast or FP&L conduit is not included.
8. A turbidity barrier is not included for the adjacent canals. A staked silt fence is included.
9. Removal of Areca Palms at West property line is included.
10. Regrading, restoration and landscaping of canal bank is not included.

Division 3 – Concrete

1. Building shall be a grade level, tiltwall building with clear heights as indicated on the plans.
2. Building slab thickness shall be 6" from grid line 1-2 and 8" from grid line 2-3 as specified on the plan.
3. One (1) dumpster enclosure is included.
4. Sidewalks in front of the building, at the main entry and within the parking lot are included per plan.
5. Barrier One concrete additive is not included.
6. Exterior concrete truck apron is included. Truck apron shall be 8" thick.
7. One (1) tiltwall dumpster enclosure is included.

Division 4 – Masonry

N.I.C.

Division 5 – Metals

1. Roof structure shall be 1.5" corrugated deck and girders supported by tube steel column, bar joists and girders. Column spacing shall be per the plan.
2. The roof structure decking is to be G90 coated. A white painted deck is not included.
3. Columns and steel structure to support Owner provided rail crane are not included.
4. Supply and installation of "Contempra Series" wall panel is included at the main entrance per plan.
5. One (1) interior wall mounted roof access ladder and one (1) "Up and Over" wall mounted roof ladder is included per plan.
6. One (1) set of black vinyl coated chain link dumpster gates is included.
7. Six (6) galvanized lintels are included per plan.
8. Steel angle supports for exhaust fans, gravity intake and roof hatch are included.

Division 6 – Wood & Plastics

1. Cabinetry costs are based on standard plastic laminate cabinets and are included as shown.
2. Vanities in male/female restrooms are included.
3. An allowance of \$6,890.00 is included for solid surface countertops at the restrooms and Breakroom under Division 9.
4. Shelving, reception desk, or other built-in units are not included.

Division 7 – Thermal & Moisture Protection

1. Roofing shall be a single ply, .60 mil TPO membrane over R-19.2 isocyanurite insulation board. The roof will slope in one direction and drain via collector heads and downspouts.
2. A twenty (20) year NDL warranty is included.

3. Caulking of the tiltwall panel joints shall be on the interior and exterior side of the tiltwall panels.
4. Caulking of slab control joints is not included.
5. A metal coping cap is included at the main entrance where the metal wall panels are to be installed only. A coping cap is not included at the remainder of the tiltwall panels.

Division 8 – Doors & Windows

1. Glass and glazing is included per the elevations. Glass shall be impact resistant.
2. Two (2) 3'0"x7'0" hollow metal doors are included at the exterior walls per plan.
3. Interior glass shall be ¼" tempered glass set in an aluminum clip sash frame.
4. Two (2) overhead coiling doors are included and shall be 12'x14' roll up doors as shown.
5. Electric operators for roll up doors are included.
6. Eighteen (18) 3'0"x7'0" non-rated wood doors are included for the Office area. Doors shall be solid core set in a hollow metal frame.
7. Two (2) 3'0"x7'0" two (2) hour rated wood doors are included for openings 114 and 115. Doors shall be solid core set in a hollow metal frames.
8. One (1) over counter interior coiling door is included.
9. One (1) two (2) hour rated 4'x4' window is included between the garage area and Office #2.

Division 9 – Finishes

1. Ashford Formula floor sealer is not included for the floor slab.
2. Exterior painting is included and shall be a textured paint finish.
3. Painting of interior concrete walls is not included.
4. Interior painting includes all Offices, Classrooms and doors/frames.
5. Interior drywall costs are included per plan.
6. 2'x4' and 2'x2' acoustical ceiling tile set in 15/16" grid is included as specified per plan.
7. Flooring costs are as follows:
 - a. Armstrong "Natural Creations" LVT is included at the areas listed on the finish schedule dated January 22, 2021.
 - b. An allowance of \$7.50/SF is included for porcelain floor tile in the unisex toilet/shower room, women's toilet room and men's toilet room.
 - c. An allowance of \$5.95/SF is included for tile wall base in the areas receiving floor tile. Wall tile for shower is not included.
8. Vinyl base is included per plan.
9. Wall protection by Ingio is included up to 48" A.F.F. in the janitor's closet and unisex shower room.
10. Painting of the crane support structure is not included.

11. All outside wall corners in the Lobby, corridor and Training Room to receive flexible tape on corner guards by Impro.

Division 10 – Specialties

1. Two (2) surface mounted fire extinguishers and three (3) cabinet mounted fire extinguishers are included.
2. Toilet accessories are included per plan.
3. Plastic laminated toilet partitions are included per plan.
4. Code required signage (numbers) is included. Owner building signage at main entry is not included.
5. Four (4) aluminum canopies by Hoover are included per plan.
6. Two (2) “Acoustical 900 Series” folding partitions are included.
7. An allowance of \$700.00 is include for interior signage.
8. Substantial completion of the project shall not be delayed by the installation of the folding partitions.

Division 11 – Equipment

1. One (1) HVLS “Big Ass Fan” with a 16’ blade diameter is included.

Division 12 – Furnishings

1. Appliances are not included.
2. An allowance of \$2,700.00 is included for window coverings.

Division 13 – Special Construction

N.I.C.

Division 14 – Conveying Systems

1. Crane and structural components are not included and shall be provided by Kone per the plans.

Division 15 – Mechanical

1. Fire sprinkler system is not included.
2. Plumbing cost includes overhead water and underground sanitary sewer installed as shown. Fixture count shall be per the plan.
3. One (1) drywell for the HVAC condensate system is included.
4. One (1) eyewash station is included in the garage.
5. Interior roof drains are not included.
6. One (1) water heater is included.

7. HVAC system to include three (3) split systems, two (2) exhaust fans and three (3) gravity intakes.
8. Six (6), 6'x6' Miami-Dade approved wall mounted louvers are included.
9. Restroom exhaust is included as required.
10. Four (4) duct detectors are included.

Division 16 – Electrical

1. Electrical cost shall be per plan.
2. All lighting fixtures to be LED.
3. Exterior site lighting is included per Sheet E1.1 dated March 2, 2021.
4. Power to the Owner provided hoist crane is included.
5. Power to the irrigation controller and pump is included.
6. A fire alarm system is not included.
7. The FP&L transformer location is unknown. 250' of secondary feeders are included.
8. Low voltage wiring (phone, data, security, etc.) is not included.
9. Cost for FP&L or AT&T primary services are not included.

ALTERNATES

1. Provide steel erection by Hodges ErectorsAdd \$43,302.00
2. Provide HVAC system installation by Union affiliated mechanical contractorAdd \$19,383.00
3. Provide electrical system installation by Union affiliated electrical contractor TBD
4. Provide interior door hardware by Yale..... Deduct <\$6,050.00>
5. Cost to provide Payment and Performance BondAdd \$22,034.00

END OF DOCUMENT

Itasca Construction Associates, Inc.

ESTIMATED JOB COST

Project: **International Union of Operating Engineers**
 Location: **Permbroke Pines, FL**
 Date: **April 7, 2021**
 Description: **Build to Suit Office**

Prepared For: **Mr. Daniel McCullers**
 Prepared By: **VC**
 Job #: **P6197**
 Total SF: **8,025**

	ESTIMATED COST	COST PER SF	% OF TOTAL	COMMENTS
DIV. 1 - GENERAL CONDITIONS	192,265	23.96	9.73%	Includes a project duration of 7 months pending steel delivery
DIV. 1 - PERMIT EXPEDITER	3,500	0.44	0.18%	Includes a \$3,500 allowance for the permit expeditor
DIV. 2 - SITE WORK	341,954	42.61	17.31%	Includes, Water, Sewer, Drainage and Paving Costs
DIV. 3 - CONCRETE	350,200	43.64	17.72%	Includes (1) new building, (1) dumpster enclosre, (1) concrete apron
DIV. 4 - MASONRY	0	0.00	0.00%	N.I.C.
DIV. 5 - METALS	192,536	23.99	9.74%	Includes the joist/girder packae and misc. metals
DIV. 6 - CARPENTRY	6,405	0.80	0.32%	Includes laminate cabinetry
DIV. 7 - THERMAL / MOIST. PROT.	66,525	8.29	3.37%	Includes TPO roofing and panel caulking
DIV. 8 - DOORS / WINDOWS	87,283	10.88	4.42%	Includes wood doors and coiling garage doors
DIV. 9 - FINISHES	141,936	17.69	7.18%	Includes painting, flooring ceilings
DIV. 10 - SPECIALTIES	57,805	7.20	2.93%	Includes (2) folding wall partitions
DIV. 11 - EQUIPMENT	8,786	1.09	0.44%	Includes (1) Big Ass Fan in the garage
DIV. 12 - FURNISHINGS	2,700	0.34	0.14%	Includes 1" blinds
DIV. 13 - SPECIAL CONSTRUCTION	22,550	2.81	1.14%	Includes aluminum canopies
DIV. 14 - CONVEYING SYSTEMS	0	0.00	0.00%	
DIV. 15 - MECHANICAL	197,859	24.66	10.01%	Includes HAVC splits, make up air and exhaust fans
DIV. 16 - ELECTRICAL	178,700	22.27	9.04%	Includes building lighting power and site lighting
SUB-TOTAL	1,851,004	230.65	93.68%	
OVERHEAD AND INSURANCE	58,047	7.23	2.94%	
FEE	66,817	8.33	3.38%	
SUB-TOTAL	1,975,868	246.21	100.00%	
PAYMENT / PERFORM. BOND	0	0.00	0.00%	
TOTALS	\$1,975,868	246.21	100%	