

# City Of Margate FS #98 Kitchen & Restroom Renovation



February 7<sup>th</sup>, 2024

## GMP Proposal

PREPARED BY:



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# City of Margate FS #98 Renovation

GMP [SUMMARY ESTIMATE]

February 7, 2024

Description	Estimate Total
<b>1 - COST OF WORK</b>	<b>530,168</b>
<b>1A-EXISTING CONDITIONS</b>	<b>24,400</b>
02-1000 DEMOLITION	24,400
<b>1B-BUILDING STRUCTURE</b>	<b>14,080</b>
03-3000 CONCRETE	14,080
<b>1C-MISC METALS</b>	<b>59,087</b>
05-5000 METAL CABINETS & COUNTERTOPS	59,087
<b>1D-FINISHES</b>	<b>15,208</b>
06-4050 PLAM VANITIES	15,208
<b>1E-DOORS &amp; WINDOWS</b>	<b>52,295</b>
08-2000 DOORS, FRAMES & HW	14,313
08-8400 ALUMINUM STOREFRONTS	37,982
<b>1F-FINISHES</b>	<b>164,543</b>
09-2000 METAL FRAMING & DRYWALL	49,993
09-3000 TILE	94,650
09-9000 PAINTING / EPOXY FLOORING	19,900
<b>1G-SPECIALTIES</b>	<b>14,585</b>
10-0010 GENERAL SPECIALTIES	14,085
10-3070 SIGNAGE	500
<b>1H-EQUIPMENT &amp; FURNISHINGS</b>	<b>34,050</b>
11-0210 APPLIANCES	34,050
<b>1I-MEP SYSTEMS</b>	<b>151,920</b>
21-1000 FIRE SPRINKLER SYSTEM	3,807
22-1000 PLUMBING	55,613
23-8000 HVAC	28,500
26-1000 ELECTRICAL	64,000
<b>2 - INSURANCE</b>	<b>18,724</b>
<b>2A - BONDS &amp; INSURANCE</b>	<b>18,724</b>
85-2200 GL/UMBRELLA	9,446
85-2360 SUB DEFAULT INSURANCE	9,278
<b>3 - CM FEE</b>	<b>150,800</b>
<b>3A - GC's, GR's &amp; FEE</b>	<b>150,800</b>
01-1000 GENERAL CONDITIONS	77,527
01-1001 GENERAL REQUIREMENTS	27,499
OVERHEAD & PROFIT	45,774
<b>Grand Total</b>	<b>699,692</b>



**City of Margate FS #98 Renovation**  
General Conditions  
2/7/2024

Project Duration
4 Months
17 Weeks

Description	Qty	UOM	Unit Cost	Total
ASSISTANT PROJECT MANAGER	224.0	HRS	67.89	15,207
GENERAL SUPER	88.0	HRS	140.00	12,320
PROJECT MANAGER	224.0	HRS	75.89	17,000
SUPERINTENDENT	440.0	HRS	75.00	33,000
<b>Grand Total</b>	<b>976.0</b>	<b>HRS</b>	<b>358.78</b>	<b>77,527</b>



## City of Margate FS #98 Renovation

General Requirements

2/7/2024

### Project Duration

4 Months

17 Weeks

Description	Qty	Unit	Unit Cost	Total
ADMINISTRATIVE/IT	17.0	WK	458.00	7,786
CONSTRUCT. CONTAINMENT & PROTECTION	1.0	LS	2,200.00	2,200
DUMPSTER & DEBRIS REMOVAL	5.0	LDS	775.00	3,875
FINAL CONSTRUCTION CLEANING	1.0	LS	1,200.00	1,200
HANDLING & STORING OWNER FFE	1.0	LS	1,200.00	1,200
TEMP SANITARY FACILITY	10.0	WK	158.00	1,580
TEMP STORAGE	10.0	WK	187.00	1,870
VEHICLE EXPENSES	17.0	WK	458.12	7,788
<b>Grand Total</b>				<b>27,499</b>



The following is an outline describing the assumptions used as the basis of this estimate. This estimate is based on the Construction Documents dated 10/02/2023. This document supersedes the plans, specs and any other supplemental information provided by the owner or design team.

#### **SCHEDULE**

CORE projects a 17-week schedule that is divided into two phases. We anticipate starting the first week of May with substantial completion late August 2024.

- 5 weeks will comprise of pre-construction.
- 11 weeks of construction.
- 1 week of post-construction and closeout.

#### **GENERAL REQUIREMENTS**

1. The following are included:
  - a. Vehicle expense & gas cost associated with this project.
  - b. Administrative costs include internet set up/fees, cell phones, Procore costs, postage, and general project supplies.
  - c. Single Temporary Storage container will be provided for construction materials and to store owner related materials. Drop and pick up charges are included.
  - d. Single Temporary Sanitary Facilities will be provided. Drop and pick up charges are included.
  - e. A dumpster will be provided with 4 pulls. Drop and pick up charges are included.
  - f. Provide floor protection and construction barriers adjacent to construction areas.
  - g. Handling and storage of owner furnishings for areas that are under construction only.
  - h. Provide a final construction cleaning to turn over to client.

#### **GENERAL CONDITIONS**

1. The following are included:
  - a. A project manager has been allocated to this job to serve 1/3 of their time for 17 weeks.
  - b. An assistant project manager has been allocated to this job to serve 1/3 of their time for 17 weeks.
  - c. A superintendent has been allocated to this job to serve full time for 11 weeks.
  - d. A general superintendent has been allocated to this job to serve one day a week for 10 weeks.

#### **GENERAL CLARIFICATIONS & QUALIFICATIONS**

1. Construction is to be performed under normal working hours.
2. Water & Electric for construction is to be provided by others.
3. Consumption fees for utilities and associated fees are to be provided by others.
4. Termite control certificate for concrete infill.
5. Moisture Testing or mitigation are not included.
6. Structural modifications or reinforcements for walls outside of bathrooms.
7. Modifications to acoustical ceilings are not included.
8. EMS/BMS scope or connection to mechanical or HVAC are not included.
9. Test & Balance is not included.
10. Commissioning or third-party fees for agents are not included.
11. Remediation and cleaning of 2 existing RTU units.
12. Removal of kitchen hood is not included.
13. Smoke detectors are not included.
14. Fireproofing is not included.
15. New Fire Alarm Panel is not included.
16. Replacing or providing new electrical panels is not included.
17. Bathroom accessories - concealed anchors for grab bars & curtains are not included.
18. Roof work is not included.
19. Sitework & landscaping is not included.
20. Speaker, Audio, CCTV, and audio-visual system is not included.
21. Engineering, Programing or Testing fees not specifically mentioned above are not included.
22. Textura Fees are not included.
23. Payment and Performance Bonds are not included.
24. Builder's Risk Insurance is not included.
25. Fire & Flood Insurance is not included.
26. GC and Sub Permit Fees are not included.
27. Permit Expediting Fees are not included.
28. Job site Trailer is not included.
29. Temporary jobsite Fence is not included.
30. Upgrades or corrections to hidden or unforeseen code violations.

#### **TRADE PACKAGE CLARIFICATIONS & QUALIFICATIONS**

##### **02-1000 DEMOLITION**

1. Remove and dispose of selective wall and ceiling fixtures.
2. Remove and dispose of selective doors & frames.
3. Remove and dispose of selective floor & wall tiles.
4. Remove and dispose of selective interior partitions and insulation.
5. Remove, salvage, and relocate kitchen countertops.



6. Remove and dispose of selective cabinets, and appliances.

#### **03-3000 CONCRETE**

1. Cut concrete for plumbing trenches and required areas.
2. Dispose of concrete sections in dumpster area.
3. Prep and grade trenches for concrete infills.
4. Provide and install termite barrier.
5. Provide and install rebar dowels with epoxy and wire mesh for reinforcement.
6. Provide and install concrete at trenches.
7. Provide and install concrete curbs at showers.

#### **05-5000 METAL CABINETS & COUNTERTOPS**

1. Provide and install selective cabinets with internal hinges, door pulls, and adjustable shelving.
  - a. Lower – 16-gauge 304 brush SS, total of 7 cabinets
  - b. Upper – 16-gauge 304 brush SS, total of 7 cabinets
  - c. Pantry (3) – 16-gauge 304 brush SS, total of 6 pieces
  - d. Bar Tops – 14-gauge 304 brush SS with channel support
  - e. Sink Tops – 14-gauge 304 brush SS with integral sink and skits
2. Refurbishing (2) existing countertops and installation.
  - a. Island countertop
  - b. Back countertop
3. Includes field measurements, design, shop drawings, fabrication and installation.

#### **06-4050 PLAM CABINETS**

1. Provide and install vanities for bathrooms 1 and 2.
2. Boxes will be constructed of  $\frac{3}{4}$ " solid plywood birch veneer.
3. Drawers will be constructed of  $\frac{1}{2}$ " solid plywood birch veneer.
4. Doors will be constructed of  $\frac{3}{4}$  melamine – wood grained finish.
5. Countertops:
6. Provide and install plastic laminate countertops for bathrooms 1 and 2.
7. Standard light color. No specifications provided.

#### **08-2000 DOORS, FRAMES & HW**

1. Provide 3 HM Frames.
2. Provide 3 HM Flush Doors.
3. Provide 3 sets of Hardware – Type 2

#### **08-8400 ALUMINUM STOREFRONTS**

1. Provide and install 2 Entry Doors and frames - Level E & insulated impact.
2. Provide panic, closers, hinges, and ADA threshold.
3. Alternate to YKK.
4. A total allowance of \$5,000 for water infiltration testing at these two new exterior doors.

#### **09-2000 METAL FRAMING & DRYWALL**

1. Provide and install Framing per wall types on Sheet A-1.
2. Provide and install backing for bathrooms only.
3. Provide and install insulation per wall types on Sheet A-1.
4. Provide and install gypsum and duroc per wall types on Sheet A-1.
5. Provide a level 4 finish.
6. Minor patch repairs for dining room area only.
7. 16' wall heights assumed from floor to bottom of roof structure for all partition types.
8. MetalCuts steel FRP panels at dining room walls, bottom 4' 6" of the walls.

#### **09-3000 TILE**

1. Provide and install bathroom wall and floor tiles per wall types on Sheet A-1 and room finish schedule on Sheet A-5.
2. Provide and install kitchen wall tiles per wall types on Sheet A-1 and room finish schedule on Sheet A-5.
3. Provide and install epoxy grout.
4. Provide and install all wall and floor transitions.
5. Provide and install 2 coats of Laticrete Hydroban on floors and ceiling for bathrooms only.

#### **09-9000 PAINTING / EPOXY FLOORING**

1. Provide and install (1) primer (2) coats of Sherwin Williams paint for
  - a. Unisex Shower Room 1, 2, and 3.
  - b. Unisex South Shower Room 1 and 2.
  - c. Kitchen
  - d. Dining Room
  - e. Up to 150 sf of adjacent areas.
2. Prep floor substrate for epoxy floor.
3. Provide an install Tek-Crete resinous flooring and 6" integral cove base at selected walls.
4. Alternate to Duraflex



#### **10-0010 GENERAL SPECIALTIES**

1. The following Bobrick items are included:
  - a. (3) Angle Frame Mirror w/ shelf, 18"x 30"
  - b. (2) Angle Frame Mirror, 18"x 30"
  - c. Install only for the following:
    - i. Sanitary napkin disposal
    - ii. Toilet tissue dispenser
    - iii. Paper towel dispenser
  - d. (1) Shower Curtain Rod – 36"
  - e. (2) Shower Curtain Rod – 72"
  - f. (3) Shower soap dish
  - g. (4) Shower robe hooks
  - h. (4) Double coat hooks
  - i. (2) 36" Grab bars
  - j. (2) 42" Grab bars
  - k. (1) 2-Wall Grab Bar, 16"x 31"
  - l. (2) Bathroom benches
  - m. (1) Folding Shower seat

#### **10-3070 SIGNAGE**

1. Total allowance of \$500 included for new room identification signs at the north restrooms.

#### **11-0210 APPLIANCES**

1. The following items are included:
  - a. (1) Dishwasher – Miele PG 8061
  - b. (1) Commercial Gas Range – Southbend 48" Series 4481EE
  - c. Ice Maker – Manitowoc NEO 310, URF-0310A
  - d. (3) Refrigerators – No Model number given, Frigidaire 30"x 29"x 64" allowance of \$1,000 each included.

#### **21-1000 FIRE SPRINKLER SYSTEM**

1. Adding (1) sprinkler head
2. Design and inspection

#### **22-1000 PLUMBING**

1. Connections with faucets and hook-up materials for (2) kitchen sinks.
2. Wall hung lavatory with concealed arm carrier.
3. Wall hung lavatories. We will reuse existing carriers.
4. Undercounter lavatories.
5. Floor mounted water closets with flush valves.
6. (2) Wall hung water closets with flush valves.
  - a. Specification provided for water closet was for floor mounted type. We are qualifying an American Standard A2859128020 wall hung water closet. We will reuse existing carriers. When specifications are provided, we will adjust our price accordingly.

7. (3) Floor drains with trap primers.
8. Funnel floor drain with trap primer.
9. Wall hydrants.
10. Showers with vinyl shower pan material and shower drains.
11. Shower with hand spray (per A-2 detail 1A), vinyl shower pan material, and shower drain.
  - a. No specification was provided for hand spray. We are qualifying a Moen M3669CP hand spray with slide bar. When specifications are provided, we will adjust our price accordingly.
12. Connections for (1) ice machine, (1) dishwasher, (3) refrigerators, and (1) gas fired range, once set in place by others.
13. Sanitary and vent piping to be SCH40 PVC.
14. Domestic water piping to be copper type L with hot water insulation and shock arrestors.

#### **23-8000 HVAC**

1. Provide and install (3) new supply diffusers including flex duct, collars, boot, and seal from main supply line.
2. Provide and install (3) new return grilles including flex duct, collars, boot, and seal from main return line.
3. Provide and install (2) new exhaust fans.
4. Provide and install (1) new supply diffuser including fiber duct, flex duct, collars, boot, and seal from main supply line.

#### **26-1000 ELECTRICAL**

1. Demo all electrical fixtures.
2. Provide and install: (as per E1.01 and E1.02)
3. Light & LED Fixtures
4. Ceiling Fans
5. Outlets and wall occupancy sensors
6. All Electrical panels and circuit breakers to be reused.
7. Remove & relocate (2) fire alarm strobes.
8. Provide and install 1 new fire alarm strobe for new unisex shower room.
9. Remove & relocate (1) existing ANSUL pull station.
10. Card Access Reader has an allowance of \$3800.