



~~January 12, 2022~~ January 19, 2022

Alachua County Facilities Management  
915 SE 5<sup>th</sup> Street  
Gainesville, FL 32601

Attention: Mr. Danny Moore,

Reference: Phase 1 – Camp Cuscowilla Maintenance & Accessibility Improvements  
Revision #1

Dear Mr. Moore,

We would like to thank you for the opportunity to provide a **Guaranteed Maximum Price (GMP)** for the **Camp Cuscowilla Maintenance & Accessibility Improvements**. We based our proposal on the construction documents from Paul Stressing Associates dated December 13, 2021, including Addendum #1 and Addendum #2.

Total Base Bid Proposal:

**Three Million Two Hundred Eighty-Seven Thousand Six Hundred Ten Dollars.....\$ 3,287,610.00**

Includes Staffing and General Conditions to be Lump Sum (DEDUCT) of .....(\$ 10,000.00)

- Due to the very fast pace of this project and the extensive administrative burden of itemized billing for staffing and general conditions, BBI Construction Management is offering this deduct.

Allowances, alternates, inclusions, exclusions, and qualifications are as follows:

Allowances:

- Allowances are being carried as an acknowledgement of any or all of the following reasons:
  - Unforeseen conditions in aged facilities.
  - Accelerated bid, scope review, and completion of GMP due to requested start and completion date.
  - Scope clarification and/or expected design additions for Kitchen.
  - Extensive subcontractor market pressure, limited subcontractor pricing, availability of material and supply chain issues with compressed project schedule.
- Allowances have been included for items which may be missing or not fully defined. Should the item's cost be less than the included allowance the difference will be added to construction contingency. If the cost of the item is more than the included allowance, the difference will be covered by existing contingency if available or added to the GMP via change order.
- An allowance of \$18,000 is included for additionally undefined demolition work. Including but

not limited to, Unforeseen demolition at Main Lodge and Building #2, North Building stair removal, Historic Cabin 4 & 5 stairs and access removal, and any other unforeseen demolition.

- An allowance of \$10,500 is included for demolition of existing and installation of new trench drain at Building #2 pool area.
- An allowance of \$45,000 is included for site prep and site utilities associated with New Administration Building and New Welcome Center Building.
- An allowance of \$5,000 is included for landscaping and site restoration.
- An allowance of \$7,500 is included for masonry repair, point and patch.
- An allowance of \$27,500 is included for new concrete ramp and handrails at New Kitchen Ramp to meet ADA requirements.
- An allowance of \$25,000 for a cleanup of front gate entrance, New Front Gate with electronic access.
- An allowance of \$7,500 is included for rough carpentry.
- An allowance of \$120,000 is included for New Pier and Dock, clean up and removal of existing debris and removal of vegetation per State DEP and Alachua County EPD requirements.
- An allowance of \$85,000 is included for Demolition of existing Swamp Walk, and Installation of New Swamp Walk per State DEP and Alachua County EPD requirements.
- An allowance of \$7,500 is included for finish carpentry.
- An allowance of \$11,000 is included for roofing material escalation.
- An allowance of \$125,000 is included for Boy Scout Cabin work, new roof, new floor, new front deck, and Paint. Demo existing AHU and restore space to original loft. Add package unit AC and duct supply and return through floor. LED lighting. Select all new finishes to maintain historic appeal.
- An allowance of \$35,000 is included for Boy Scout Cabin Pavilion work, interior and exterior paint, epoxy paint floors in bathrooms, new bathroom and exterior shower fixtures, new water filtration system, and updated LED lights.
- An allowance of \$49,000 is included for the Laundry Building/Pavilion - Confirm sanitary drainage and where it goes. Replace rotten exterior siding as needed. Add exhaust fans to remove heat and humidity. Seal off any exterior opening to prevent wildlife from entering. Replace existing washers and dryers with Heavy or Commercial duty. Confirm water supply is filtered/ provide filtration if needed. Add necessary electrical to support appliance use. Convert lighting to LED.
- An allowance of \$6,500 is included for installation of new windows at Building #2.
- An allowance of \$9,500 is included for metal stud framing and drywall at the basement bathroom mechanical chase.
- An allowance of \$10,000 is included for acoustical ceiling repair or replacement.
- An allowance of \$10,000 is included for epoxy paint flooring.
- An allowance of \$9,500 is included for stucco repair.
- An allowance of \$2,500 is included for room signage.
- An allowance of \$250,000 is include for Kitchen equipment, MEP infrastructure upgrades, and Grease Trap for Kitchen.

#### Alternates:

- Per sheet A.2.4 and project specifications provide Operable Partition between dorm area #1 and dorm area #2, A Kwik-Wall 2030 (Hinged Paired Panel) Operable Partition is included in the GMP.
- Per sheet M.2.2, M.2.3, and M.2.4 and project specifications, provide additional VRF wall mounted air handlers and Ceiling mounted cassette air handlers are included in GMP.

#### General Inclusions:

- General Liability, Worker's Compensation, Builders Risk, and all other required Insurances.
- Payment and Performance Bond.
- Permits for work currently defined in contract documents. Additional permit cost will be paid for on the specific allowance line item to be billed for the additional work.
- Fulltime supervision of work.
- Temporary protection of our work.
- Removal of all construction debris.
- Provide a safe work area at all times.
- Periodic project progress meetings as required to meet project demands.
- Closeout Manual.
- All work to be guaranteed for one year after completion.

#### Specific Inclusions:

- Demolition as described in current construction documents.
- Concrete work per current construction documents.
- Framing, veneer, ceilings, flooring, painting and finishes per current construction documents.
- New Roof at Building #2 per current construction documents.
- All Mechanical, Electrical and Plumbing, demolition and new system work per current construction documents.

#### Specific Exclusions:

- Storm drainage or site work other than what is required to install new sidewalk per current construction documents.
- Roofing and/or flashing work on Main Lodge Building
- Window work on Main Lodge Building
- Fireplace or Chimney work.
- Pool or Pool System work.
- Drafting, CAD or BIM cost for construction or As-builts.

#### Qualifications:

- GMP is based on construction duration of 32 weeks, with Main lodge and Building #2 ready for camp with limited items to be completed post camp season. Work on additional/allowance items will run concurrently with some work being completed during the camp season.
- The Notice to Proceed date shall be the date BBI Construction Management receives the last of the following:
  - All required site, building and regulatory permits
  - A fully executed contract
  - Notice to Proceed

- A construction contingency of 5% is included to cover fluctuations in the subcontractor market, estimating variances and unexpected events in the construction process and schedule. This contingency shall be utilized to ensure the project is completed as scheduled, fund scope gaps during and after the buyout process, or supplement trade contractor work should the need arise.
- The GMP is based on the premise that the design will meet all codes, laws, ordinances, rules, and regulations in effect at the time the estimate was prepared. The GMP shall be adjusted should any discrepancies between design and the regulations result in or require an increase in the cost of work.
- The project team will evaluate all responsive bidders and award subcontracts to the most qualified trade subcontractor suited to provide the material, equipment, and work force to complete the project as scheduled within the GMP.
- During the bid scope review and buy-out process, no guarantee exists on any individual line item. Savings in any line item may be transferred, as required, to offset shortfalls in other areas. Any cost savings at the completion of buy-out will be held as additional construction contingency.

We appreciate the opportunity to submit our proposal and hope that it meets with your approval. If you have any questions or require any additional information, please do not hesitate to let us know.

Kindly,



Chris Trowell  
Senior Project Manager

SCHEDULE OF VALUES

Camp Cuscowilla Maintenance & Accessibility Improvements

DIV	DESCRIPTION	COST
1000	General Conditions (Includes, Bonds, Insurance, Permit, & Discount)	\$ 140,413
1000	General Conditions (Staffing)	\$ 394,128
2050	Demolition	\$ 41,137
2050	Demolition Allowance	\$ 18,000
2055	Trench Drain at Pool Building (Cut/Remove/Install) Allowance	\$ 12,500
2900	Site Utilities for Admin Building & Welcome Building Allowance	\$ 45,000
2900	Landscaping & Irrigation Allowance	\$ 5,000
3000	Concrete	\$ 39,070
4000	Masonry	\$ 7,500
5000	Metal - Guard/Hand Rails	\$ 44,253
5000	Metal -Concrete & Guard/Hand Rails - Allowance at New Kitchen Ramp	\$ 27,500
5000	Metal - Front Gate with Electric (Clean stone)	\$ 25,000
6100	Rough Carpentry	\$ 52,448
6100	Rough Carpentry - Allowance (ML & Bldg #2)	\$ 7,500
6100	Rough Carpentry - Allowance Waterfront (Dock, Boardwalk, ADA)	\$ 120,000
6100	Rough Carpentry - Allowance Swamp Walk (demo old - install new)	\$ 85,000
6400	Finish Carpentry	\$ 11,602
6400	Finish Carpentry - Allowance	\$ 7,500
7200	Thermal Insulation	\$ 16,554
7500	Roofing - Building #2	\$ 110,000
7500	Roofing - Facia/Soffit Building #2	\$ 13,176
7500	Roofing - Building #2 Allowance - Material Escalation	\$ 11,000
7500	Boy Scout Cabin - Allowance	\$ 125,000
7500	Boy Scout Cabin Pavillion - Allowance	\$ 35,000
7500	Laundry Pavillion - Allowance	\$ 49,000
8810	Doors, Frames & Hardware	\$ 46,925
8810	Windows-Building #2-Material Only	\$ 25,500
8810	Windows - Install Sub - Allowance	\$ 6,500
9250	Metal Studs and Drywall - Allowance	\$ 9,500
9250	Stucco - Allowance	\$ 9,500
9650	Flooring - Tile-VCT/LVT-QT & Base	\$ 56,500
9800	Acoustical Ceiling - Building #2 - Repair Allowance	\$ 10,000
9900	Painting - Allowance	\$ 64,900
9900	Painting - Epoxy Paint Floors - Allowance	\$ 10,000
10100	Specialties	\$ 19,675
10400	Room Signs- Allowance	\$ 2,500
10650	Operable Partition	\$ 9,270
10650	Operable Partition - Rough/Finish Carpentry Allowance	\$ 6,500
15300	Kitchen - Allowance	\$ 250,000
15400	Plumbing - Main Lodge	\$ 128,130
15400	Plumbing - Building #2	\$ 107,525
15500	HVAC - Main Lodge (Includes Alternate)	\$ 240,818
15500	HVAC - Building #2 (Includes Alternate)	\$ 120,150
15500	HVAC - Demo	\$ 7,240
16000	Electrical Main Lodge	\$ 149,000
16000	Electrical Building #2	\$ 153,000
	SubTotal	\$ 2,876,414
	Contingency	\$ 143,821
	SubTotal	\$ 3,020,235
	CM Fee (9%) (does not include Bonds & Insurance)	\$ 267,375
	GMP Total	\$ 3,287,610