



621 N.W. 53rd St, Suite 265
Boca Raton, Florida 33487
tel: 561-571-3800

May 12, 2022

Mr. Isaac Kovner, P.E.
Project Manager
City of Delray Beach
Swinton Operations Center
434 S. Swinton Ave., Delray Beach, Florida 33444

Subject: City of Delray Beach (City)
Fire Station No. 113 Project Owner's Representative
Service Authorization No. 1 / City Project No. 2019-007
Phase 1 Proposal (Revision 1) for Design-Build Fire Station 113

Dear Mr. Kovner:

CDM Smith has reviewed the Phase 1 proposal dated May 10, 2022, for the subject project and determined that the breakdown of cost totaling \$1,175,641.00, including allowances and contingencies is fair and reasonable compensation to Gulf Building LLC for the Phase 1 Design-Build services, and we recommend that the City accept it.

If you have any questions on this subject, please contact our office.

Sincerely,

Daniel R. Maher, P.E., PMP
Principal
CDM Smith Inc.

Encl. Gulf Building LLC Proposal (9 pages)

File: PW.PL1.159676.256197.02

cc: Suzanne Mechler, P.E. (CDM Smith)
John Chandler (CDM Smith)





GULF BUILDING

City of Delray Beach

FIRE STATION 113



PHASE 1

Gulf Building LLC

May 10, 2022

Revised

633 S. Federal Highway, Suite 500, Ft. Lauderdale, Florida 33301

Phone 954-492-9191 Fax 954-492-9192



GULF BUILDING

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City of Delray Beach
Design-Build Fire Station 113
Phase I Proposal Revision 1
LETTER OF TRANSMITTAL

May 10, 2022

Mr. Jeff Oris
Assistant City Manager
City of Delray Beach
100 NW 1st Avenue
Delray Beach, Florida 33444

Re: Design Build Fire Station 113
Phase I Proposal (Revision 1)

Mr. Oris,

Sent Via email to: orisj@mydelraybeach.com

We are pleased to provide the **Phase I Proposal (Revised)** for the City of Delray Beach Design-Build Fire Station 113.

We have provided the breakdown of cost totaling **One Million One Hundred Seventy-Five Thousand Six Hundred and Forty-One Dollars and Zero Cents (\$1,175,641.00)** including allowances and contingencies.

We look forward to the acceptance and execution of this revised proposal.

Sincerely,
Gulf Building, LLC

Kevin Murphy

Kevin Murphy
Vice President

633 S. Federal Highway, Suite 500, Ft. Lauderdale, Florida 33301
Phone 954-492-9191 Fax 954-492-9192



GULF BUILDING
City of Delray Beach
D/B Fire Station 113
Phase I Proposal (Revised)
Gulf Building
May 10, 2022

<u>Item #</u>	<u>Work Summary</u>	<u>Material</u>	<u>Labor</u>	<u>Subcontractor</u>
01-100	Gulf Preconstruction	\$ 11,780.00	\$ 198,810.90	\$ -
01-200	PGAL-Design and Engineering	\$ -	\$ -	\$ 688,843.00
01-300	PGAL- Allowances for Reimbursables	\$ -	\$ -	INCLUDED
01-400	Subcontractor Fire Sprinkler Design (For Permit)			\$ 4,076.00
01-500	Geotechnical Subsurface Investigation			\$ 5,695.00

Sub-Totals	\$ 11,780.00	\$ 198,810.90	\$ 698,614.00
Sales Tax 7%	INCLUDED		
PT&I (26%)		\$ 51,690.83	
Taxed Subtotals	\$ 11,780.00	\$ 250,501.73	\$ 698,614.00

PRIME CONTRACTOR

Direct Materials	\$ 11,780.00
Direct Labor	\$ 250,501.73
SUBTOTAL	\$ 262,281.73

SUBCONTRACTOR	\$ 698,614.00
D/B CONTINGENCY	\$ 50,000.00
SUBTOTAL	\$ 1,010,895.73

OVERHEAD 5%	\$ 50,544.79
CONTRACTOR FEE 8%	\$ 84,915.24
GL/WC/UMBRELLA INSURANCE 0.81%	\$ 9,285.48
CITY PERMIT ALLOWANCE	\$ 20,000.00
Total	\$ 1,175,641.24

EXCLUSIONS AND CLARIFICATIONS

See Revised Proposal Dated 5/10/22

Fire Station 113
Phase I
Preconstruction Services
Cost Breakdown

2022-02 Fire Station 113-Phase I										
Item	Description	Qty.	Units	Cost/ Unit	Labor	Material	Equipment	Sub	Other	Extended Cost
1 General Conditions										
1.1	Project Executive	8	WEEKS	\$ 3,076.92	\$ 24,615.38					\$ 24,615.38
1.2	Project Manager	4	WEEKS	\$ 2,407.92	\$ 9,631.68					\$ 9,631.68
1.3	Superintendent	1	WEEKS	\$ 2,950.55	\$ 2,950.55					\$ 2,950.55
1.4	Assistant Project Manager/Permit Coordinator	8	WEEKS	\$ 1,730.77	\$ 13,846.15					\$ 13,846.15
1.5	Project Coordinator/Accounting	10	MO	\$ 779.17	\$ 7,791.70					\$ 7,791.70
1.6	Scheduler	10	MO	\$ 779.17	\$ 7,791.67					\$ 7,791.67
1.7	Preconstruction Director	8	WEEKS	\$ 3,076.92	\$ 24,615.36					\$ 24,615.36
1.8	Preconstruction Manager	20	WEEKS	\$ 2,407.92	\$ 48,158.40					\$ 48,158.40
1.9	Estimators (2)	40	WEEKS	\$ 1,485.25	\$ 59,410.00					\$ 59,410.00
1.10	Software and Licenses (Smartbid, Procore, Timberline, Primavera)	10	MO	\$ 1,178.00			\$ 11,780.00			\$ 11,780.00
1.11	President	0	OH	\$ -	\$ -				\$ -	\$ -
1.12	C.O.O	0	OH	\$ -					\$ -	\$ -
1.13	Construction Manager	0	OH	\$ -					\$ -	\$ -
1.14	Safety Officer	0	OH	\$ -					\$ -	\$ -
1.15	Secretary/Receptionist	0	OH	\$ -					\$ -	\$ -
1.16	Timekeeper/Payroll Clerk	0	OH	\$ -					\$ -	\$ -
1.17	Phones	0	OH	\$ -					\$ -	\$ -
1.18	Office Supplies	0	OH	\$ -					\$ -	\$ -
1.19	Trucks	0	OH	\$ -					\$ -	\$ -
1.20	Gas and Oil	0	OH	\$ -					\$ -	\$ -
1.21	Temporary On-Site Facilities	0	NIC	\$ -					\$ -	\$ -
2 Additional Labor										
	PT&I (Burden 26%)				\$ 51,690.83					\$ 51,690.83
3 Supplier and Subcontractor Costs										
										\$ -
	Fire Sprinkler Contractor- Design Development							\$ 4,076.00		\$ 4,076.00
	Preliminary Geotechnical							\$ 5,695.00		\$ 5,695.00
4 Phase I- Allowances, Reimbursable Expenses, Contingency										
4.1	Fee's Paid for Securing Approval of Authorities (City Permit Allowance)	1	LS	\$ -			\$ -		\$ 20,000.00	
4.2	Printing, Reproductions, Plots, Standard Form Documents (PGAL)	1	LS	\$ -			\$ -		Included	\$ -
4.3	Postage, Handling, Delivery (PGAL)	1	LS	\$ -			\$ -		Included	\$ -
4.4	Renderings, Physical Models, Mock-Ups, Photography, Presentations(PGAL)	1	LS	\$ -			\$ -		Included	\$ -
4.5	Taxes levied on Professional Services and on Reimbursable Expenses	1	LS	\$ -			\$ -		Included	\$ -
4.6	Design-Build Other Authorized Expenses (Contingency)	1	LS	\$ -			\$ -		\$ 50,000.00	\$ 50,000.00
4.7		1	LS	\$ -			\$ -			\$ -
4.8		1	LS	\$ -			\$ -			\$ -
Total					\$ 250,501.73	\$ -	\$ 11,780.00	\$ 9,771.00	Allowances/Contingency \$ 70,000.00	\$ 322,052.73
									PGAL	\$ 688,843.00
									OVERHEAD (5%)	\$ 50,544.79
									FEE (8%)	\$ 84,915.24
									INSURANCE (.81%)	\$ 9,285.48
									CITY PERMIT ALLOWANCE	\$ 20,000.00
									TOTAL	\$ 1,175,641.24





GULF BUILDING

FIRE STATION 113

PHASE I

Revision 1

May 10, 2022

Assumptions, Qualifications, and Clarifications

The Proposal for the Phase I Preconstruction and Professional Design Services has been developed based upon our understanding of the scope and the assumptions contained herein for the following:

- a. Demolition Of Existing Single-Story Fire Station/Training Facility
- b. New Two-Story (Approx.) 17,800 Sf Fire Station
- c. Tilt Wall Construction With Concrete Floor And Roof Structure
- d. Phase I Includes Programing Through Permitting
- e. 205 Calendar Day Duration

DESIGN-BUILD TEAM MEMBERS

Design-Build Contractor	Gulf Building, LLC
Architectural & Interior Design	PGAL
Civil, Landscape, Traffic Control	Kimley-Horn
Structural Design Services	Johnson Structural Group
Mechanical, Electrical, Plumbing	Hammond and Associates

ASSUMPTIONS, QUALIFICATIONS, AND CLARIFICATIONS

1. City of Delray Allowance for Agency Permit and/or Impact Fees of **\$20,000 (Twenty Thousand Dollars)** is included.
2. Gulf Phase I Contingency of **\$50,000 (Fifty Thousand Dollars)** has been included for but not limited to: subcontractor shop drawings, special engineering, and other requests, as required for design and permitting.
3. Reimbursable Expenses per 2.1.3.1 Items 2-4 included as allowance of **\$15,200 (Fifteen Thousand Two Hundred Dollars)**
4. Builder's Risk Insurance costs are not included.
5. Payment and Performance Bonds are included.
6. LEED requirements are not included.
7. Sustainable Design will be based on Green Globe Rating System, minimum one globe.
8. Preliminary Geotechnical Subsurface Investigation is included.
9. Final Geotechnical Subsurface Investigation is included (*Requires Demolition of Existing Structures)
10. Permit fees are not included (see Item 2)

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GULF BUILDING

11. Impact, primary utility services, connections services, including deposits and fees of any kind are not included (See Item 2)
12. Any and all demolition and/or construction work is not included
13. Hazardous Testing and abatement is not included.
14. Any work required as a result of the discovery of any existing unknown conditions, unsuitable materials, hazardous materials or underground utilities at the site are not known and not included.
15. Construction Administration Services will be included in Phase II
16. City Replatting is not included.

DESIGN SERVICE HOURLY RATES

Principal	\$250
Project Manager	\$225
Senior Designer/ Senior Architect	\$210
Project Designer/ Project Architect	\$150
Technical/CAD Drafting	\$135
Administration	\$110

PRECONSTRUCTION SERVICES

Throughout Phase I Gulf Building will provide the City with the following deliverables:

- Value Engineering Report
- Long Lead Items and Time Requirements for Procurement,
- Proposed Site Use and Improvements
- Material Selection and Sources
- Building Systems and Equipment.
- Constructability Reviews
- Preliminary budgets
- Possible Cost Reductions

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NEGOTIATIONS 9-MAY 2022

- Reduced City of Delray Permit Allowance
- Reduced D/B Phase I Contingency
- Reduced D/B Fee
- Reduced D/B Insurance
- Removed D/B Bond
- Reduced PGAL Design Costs

END OF QUALIFICATIONS AND CLARIFICATIONS

633 S. Federal Highway, Suite 500, Ft. Lauderdale, Florida 33301
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2022-002		Fire Station 113-Phase I															
09-May-22 04:49 p.m.																	
ID	Name	Planned Duration	Remaining Duration	Start	2022					2023							
					Q2		Q3		Q4		Q1						
					May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar		
2022-002	Fire Station 113-Phase I	205d	205d	23-May-22	Fire Station 113-Phase I												
A1000	Notice To Proceed-Phase I	0d	0d	23-May-22	Notice To Proceed-Phase I												
A1010	Schematic Design Deliverable	3d	3d	23-May-22	Schematic Design Deliverable												
A1020	Design Charrette	0d	0d	27-May-22	Design Charrette												
A1050	City Schematic Design Approval	7d	7d	27-May-22	City Schematic Design Approval												
A1060	Preliminary Geotech/Survey/Utility Locates	5d	5d	14-Jun-22	Preliminary Geotech/Survey/Utility Locates												
A1070	D/B 30% Design Development	60d	60d	04-Jun-22	D/B 30% Design Development												
A1080	City 30% Design Review	21d	21d	04-Aug-22	City 30% Design Review												
A1090	D/B 30% Response to Comments	10d	10d	25-Aug-22	D/B 30% Response to Comments												
A1100	30% Design Review Meeting	0d	0d	06-Sep-22	30% Design Review Meeting												
A1110	Site Plan Approval (Allowance)	60d	60d	06-Sep-22	Site Plan Approval (Allowance)												
A1120	Outside Agency Approvals (SFWMD, PBCHD, PBCLD...)	90d	90d	06-Sep-22	Outside Agency Approvals (SFWMD, PBCHD, PBCLD...)												
A1130	D/B 60% Construction Documents	75d	75d	06-Sep-22	D/B 60% Construction Documents												
A1140	City 60% Design Review	21d	21d	22-Nov-22	City 60% Design Review												
A1150	D/B 60% Response to Comments	10d	10d	14-Dec-22	D/B 60% Response to Comments												
A1160	60% Design Review Meeting	0d	0d	27-Dec-22	60% Design Review Meeting												
A1170	GMP Proposal	45d	45d	27-Dec-22	GMP Proposal												
A1180	City GMP Review and Approval	21d	21d	12-Feb-23	City GMP Review and Approval												
A1190	D/B 100% Permit Documents	30d	30d	27-Dec-22	D/B 100% Permit Documents												
A1200	City Final Review 100% Permit Documents	10d	10d	28-Jan-23	City Final Review 100% Permit Documents												
A1210	End Phase I- Submit Permit Documents	5d	5d	07-Feb-23	End Phase I- Submit Permit Documents												
No Filter		1 / 1													Kevin Murphy		