



November 8, 2019

Kent Walia, AICP, CFM, Senior Planner  
City of Delray Beach  
100 NW 1<sup>st</sup> Avenue  
Delray Beach, FL 33444

RE: Delray Oasis Business Park, LLC / 1205 North Federal Highway – ADA Compliance

Dear Kent:

We are the architecture firm for the Delray Oasis Business Park, LLC project, which includes a variety of improvements to the structure at 1205 North Federal Highway ("1205 Improvements"). In consultation with the general contractor for this project, McCabe Brothers Construction Corp., we have evaluated the existing and potential ADA facilities at 1205 North Federal Highway and have made the following conclusions:

The total cost for the 1205 improvements is \$101,663.22. Attached to this letter is a line item breakdown of the improvement costs, which does not include installation of an exterior ADA lift or elevator. The cost to install an exterior lift from the ground floor to the 2<sup>nd</sup> floor will cost at minimum \$28,529.31. This indicates the cost to install the exterior lift will represent 28% of the contemplated improvement costs. Thus, the exterior lift falls under the "20% disproportionate cost" rule in the ADA code, which we have provided below. The cost to install an elevator will cost at minimum \$93,803.30. This indicates the cost to install an elevator will represent 93% of the contemplated improvement costs. Thus, the elevator falls under the "20% disproportionate cost" rule in the ADA code.

**"202.4.1 – Disproportionate Cost**

Alterations made to provide an accessible path of travel to the altered area will be deemed disproportionate to the overall alteration when the cost exceeds 20% of the cost of the alteration to the primary function area. Costs that may be counted as expenditures required to provide an accessible path of travel may include: (i) costs associated with providing an accessible entrance and an accessible route to the altered area . . . ."

Based on the above information, we conclude the costs to install an ADA lift or elevator at the 1205 building are disproportionate to the overall alterations proposed and therefore should not be required under the ADA.

In lieu of installing a chair lift or elevator, the property owner will construct a new ADA accessible handicapped parking space which will cost \$9,813.13 and will install new handrails on the stairs servicing the second floor of the structure which will improve ADA accessibility to the second floor and will cost \$16,462.50.

Please feel free to contact us with any questions or concerns.

Respectfully submitted by,

A handwritten signature in dark ink, appearing to be 'John Sherman Reed', written over a horizontal line.

John Sherman Reed, Architect  
AR 95171 (FL Registration Number)

McCabe Brothers Construction  
2559 Webb Ave. # 3  
Delray Beach, Florida 33444

Project:  
Oasis Building Elevator  
North Federal Highway  
Delray Beach, Florida

PAGE NO: 1

DATE: 10/9/2019

Building 1205

DESCRIPTION	Material Qty	Material Unit	Material Unit \$	Material Cost \$	No. of Hours	Labor Unit \$	Labor Cost \$	Contractor Unit Costs \$	Contractor Total \$
<b>A GENERAL CONTRACTOR</b>				\$0.00					
1 Superintendednt				\$0.00	45.00	\$35.00	\$1,575.00		\$0.00
2 Project Management				\$0.00	30.00	\$40.00	\$1,200.00		\$0.00
				\$0.00			\$0.00		\$0.00
<b>B Adminstrative / General Conditions</b>				\$0.00			\$0.00		\$0.00
1 Architecture / Engineering	1	ls		\$0.00			\$0.00	\$2,500.00	\$2,500.00
2 Permit	1	ls		\$0.00			\$0.00	\$1,000.00	\$1,000.00
3 Mobilization	1	ls		\$0.00			\$0.00	\$2,500.00	\$2,500.00
				\$0.00			\$0.00		\$0.00
<b>C 2 Story interior elevator</b>				\$0.00			\$0.00		\$0.00
1 Demolition	1	ls	\$1,250.00	\$1,250.00	24.00	\$70.00	\$1,680.00		\$0.00
a concrete	1	ls	\$350.00	\$350.00	8.00	\$70.00	\$560.00		\$0.00
b drywall	1	ls	\$150.00	\$150.00	4.00	\$70.00	\$280.00		\$0.00
c 2nd story floor framing demo	1	ls	\$100.00	\$100.00	8.00	\$70.00	\$560.00		\$0.00
d elctrical	1	ls	\$250.00	\$250.00	12.00	\$70.00	\$840.00		\$0.00
				\$0.00			\$0.00		\$0.00
2 Construction				\$0.00			\$0.00		\$0.00
a concrete pit	1	ls	\$350.00	\$350.00	8.00	\$70.00	\$560.00		\$0.00
b framing	1	ls	\$300.00	\$300.00	16.00	\$70.00	\$1,120.00		\$0.00
c drywall	1	ls	\$125.00	\$125.00	16.00	\$70.00	\$1,120.00		\$0.00
d painting	1	ls	\$125.00	\$125.00	8.00	\$70.00	\$560.00		\$0.00
				\$0.00			\$0.00		\$0.00
3 Electrical				\$0.00			\$0.00		\$0.00
a Install new electrical service to elevatc	1	ls	\$250.00	\$250.00	24.00	\$70.00	\$1,680.00		\$0.00
				\$0.00			\$0.00		\$0.00
4 2 Story Interior Elevator				\$0.00			\$0.00		\$0.00
a Elevator	1	ls	\$38,000.00	\$38,000.00			\$0.00		\$0.00
b Installation	1	ls		\$0.00			\$0.00	\$7,500.00	\$7,500.00
				\$0.00			\$0.00		\$0.00
<b>TOTALS</b>			<b>A</b>	<b>\$41,250.00</b>		<b>B</b>	<b>\$11,735.00</b>	<b>C</b>	<b>\$13,500.00</b>
MATERIAL, LABOR, SUB CONTRACTOR SUB TOTALS A+B+C				\$66,485.00					
MATERIAL SALES TAX AT THE RATE OF..... 7.00%				\$2,887.50					
LABOR BURDEN AT THE RATE OF..... 38.00%				\$4,459.30					
(incl. workers comp 22% gen liab 2% other taxes benf. & ins. 14%)									
SUBTOTAL INCL TAX AND LABOR BURDEN.....				\$73,831.80					
SUBTOTAL .....				\$73,831.80					

Field Operations Costs 5%	5%	\$3,691.59
<b>TOTAL PROJECT COST</b> .....		<b>\$77,523.39</b>
CONTRACTOR OVERHEAD	10% .....	\$7,752.34
<b>SUBTOTAL</b>		<b>\$85,275.73</b>
CONTRACTORS PROFIT	10% .....	\$8,527.57
<b>TOTAL PROJECT INCL ADMIN COST &amp; PROFIT</b> .....		<b>\$93,803.30</b>

McCabe Brothers Construction  
2559 Webb Ave. # 3  
Delray Beach, Florida 33444

**Project:**  
**Oasis Building Elevator**  
**North Federal Highway**  
**Delray Beach, Florida**

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DATE: 10/29/2019

DESCRIPTION									Contractor Total \$
A <u>GENERAL CONDITIONS</u>									
1 Supervision									\$925.00
B <u>Adminstrative</u>									
1 Architecture / Engineering									\$750.00
2 Permit									\$500.00
3 Mobilization									\$1,000.00
C <u>2 Story exterior elevator</u>									\$17,500.00
D <u>Electrical</u>									\$1,250.00
								Sub Total	\$21,925.00
E <u>Tax, Labor Burden, Field Op Costs,</u>									\$6,648.12
<u>Overhead / Profit</u>								TOTAL COST	\$28,573.12

McCabe Brothers Construction  
2559 Webb Ave. # 3  
Delray Beach, Florida 33444

**Project:**  
**Oasis Building 1205 Handrails**  
**North Federal Highway**  
**Delray Beach, Florida**

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DATE: 11/5/2019

DESCRIPTION									Contractor Total \$
A <u>GENERAL CONTRACTOR</u>									
1 Supervision									\$1,410.00
B <u>ADMINIDTRATIVE / GENERAL CONDITIONS</u>									\$802.50
C <u>Handrails</u>									\$14,250.00

**McCabe Brothers Construction**  
**2559 Webb Ave. # 3**  
**Delray Beach, Florida 33444**

**Project:** PA  
**Oasis Building 1205 Handicap Parking Space**  
**North Federal Highway**  
**Delray Beach, Florida**

**PAGE NO: 1**

**DATE: 11/5/2019**

DESCRIPTION								Contractor Total \$
<b>A GENERAL CONTRACTOR</b>								
1 Supervision								\$1,410.00
<b>B ADMINIDTRATIVE / GENERAL CONDITIONS</b>								\$802.50
<b>C DEMOLITION</b>								\$2,583.35
<b>D CONSTRUCTION / PAVING</b> (INCLUDES CURB, LIME ROCK BASE, GRADING, COMPACTION, BASE, PAVING AND PAINTING & SIGNAGE}								<b>\$5,016.30</b>
<b>TOTAL</b>								<b>\$9,813.13</b>



**GENERAL CONTRACTOR**

Superintendednt

150.00

\$30.00

\$4,500.00

Project Management

80.00

\$40.00

\$3,200.00

**AA General Conditions**

1 Permit (To be billed to customer)

2 Mobilization

\$800.00

#

1 Demolition

\$7,092.00

2 CMU / Steel Reinforcing

\$4,373.00

3 Weather Protection

\$1,368.00

3 Footing / Rebar / Concrete

\$1,429.00

4 CMU Columns

\$4,185.00

5 Stucco

\$11,892.00

6 Roof Trusses and Roofing

\$17,520.00

7 Flat Roof

\$8,500.00

8 Rear Balcony / Trellis Framing

\$4,153.00

8 Stair Railings and Trim

\$6,695.74

**TOTALS**LABORCONTRACTOR

\$5,000.00

\$68,007.74

MATERIAL, LABOR, SUB CONTRACTOR SUB TOTALS A+B+C

\$73,007.74

MATERIAL SALES TAX AT THE RATE OF..... 7.00%

\$5,110.54

LABOR BURDEN AT THE RATE OF..... 38.00%

\$1,900.00

includes workers comp 22% gen liab 2% other taxes benefits and ins. 14%

SUBTOTAL INCL TAX AND LABOR BURDEN.....

\$80,018.28

\$80,018.28

Field Operations Costs 5%

\$4,000.91

General Conditions .....

\$84,019.20

Contractors Overhead 10% .....

\$8,401.92

OVERHEAD &amp; PROFIT .....

SUBTOTAL

\$92,421.12

Contractors Profit 10% .....

\$9,242.11

TOTAL PROJECT.....

\$101,663.23



## Building # 1205

DATE: 7/28/2017

- 1 Demo
- 2 CMU / Concrete
- 3 Roofing Trusses
- 4 Roofing Trusses
- 5 Stucco
- 6 Railings

- 1 Carpenter / Lead man \$36  
2 Helper \$25  
3 Labored \$21

[illegible]