
Preliminary Engineering Assessment (PEA)

Pensacola Beach Public Safety

Pensacola Beach, FL 32561

June 3, 2021

Prepared For:

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**Thompson Engineering &
Thompson Consulting Services**

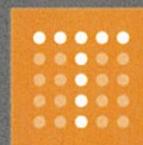
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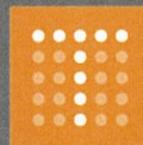
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Executive Summary

Escambia County, Florida procured Thompson Consulting Services to aid with the post storm condition assessment of the Pensacola Beach Public Safety building in the aftermath of Hurricane Sally. Hurricane Sally made land fall on Florida's gulf coast on September 16, 2020 with maximum sustained winds of 105 mph. This report will focus on the Pensacola Beach Public Safety building, Pensacola Beach, Florida. The Pensacola Beach Public Safety building is located along Casino Beach Boulevard in Pensacola Beach, Florida. Serving as a multi-purpose space for city personnel and the travelling public, this two (2) story structure has concrete masonry unit (CMU) block walls built on a concrete slab-on-grade. It has a stucco façade and a standing seam metal roof, both of which match other similar use facilities throughout the area. Built by the beach, it can withstand hurricane forces with its storm windows and metal exterior doors. Multiple interior and exterior damages were observed throughout the building brought on by storm-related moisture intrusions and some small impact damages.

This report will provide background to the site, the existing condition post Hurricane Sally, general repair recommendations to restore the site to pre-storm condition, and an order of magnitude of probable costs. Thompson Consulting Services with support from Thompson Engineering performed one site visit assessing and collecting data to determine repair and replacement recommendations as summarized below:

- **Pensacola Beach Public Safety**

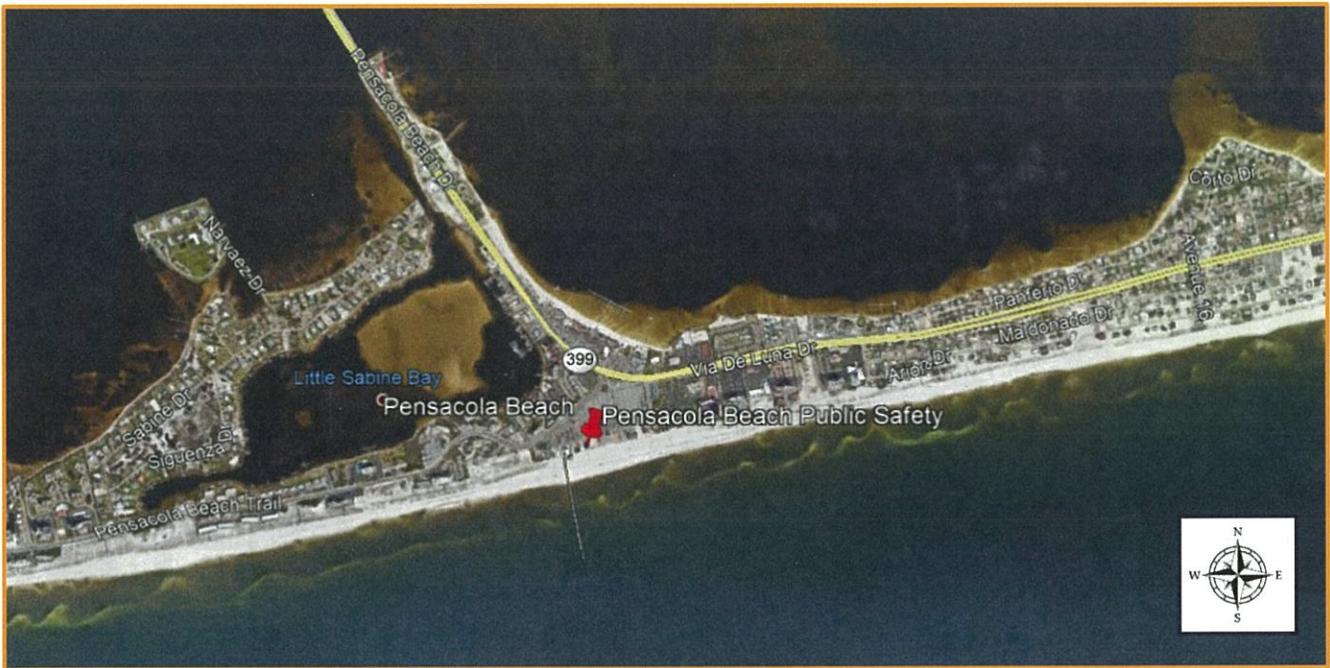
- Observation: Observed moisture damage to several pieces of exterior door hardware (closer, electronic keypad). Observed peeling of elastomeric coating in two of the exterior corners of the building. Noted impact damage to the exterior stucco façade and PVC corner bead. Observed moisture damage to the wall assemblies in four (4) of the interior rooms. Noted moisture damage to several of the interior faux marble window sills.
- Minor Repairs: Replace moisture damaged door hardware. Repair stucco façade. Repaint exterior façade and exterior door. Replace faux marble window sill tops.
- Major Repairs: Replace and repaint affected sections of moisture damaged gypsum with plaster walls in the interior.

1) Background

1.1 General Information

The Pensacola Beach Public Safety building is located along Casino Beach Boulevard between the Gulfside Pavilion at Casino Beach and the Pensacola Beach Pier in Pensacola Beach, Florida and see below in **Figure 1.1**. It is a two (2) story multi-purpose building that accommodates the needs of both the public and city personnel. There are publicly accessible restrooms available inside the building, along with several offices and spaces intended for city personnel use only. The building is south of a public parking lot and due west of the Gulfside Pavilion at Casino Beach.

Figure 1.1 Vicinity Map



The building site for the Pensacola Beach Public Safety building encompasses an approximate 4,600 square foot footprint. **Figure 1.2** is an aerial view and **Figure 1.3** is a street image.

No information was provided to Thompson Consulting Services on the pre-storm conditions. All pre-storm site remarks are assumptions based off of the general knowledge of the area, similar sites, and information gathered from the 2011 photo.

Figure 1.2 Aerial View



Figure 1.3 Street Image



1.2 Existing Pensacola Beach Public Safety Building Construction

The Pensacola Beach Public Safety building site encompasses an approximate 4,600 square foot footprint. Built by the beach, the building was constructed to withstand hurricane forces as per building codes. It has a slab-on-grade concrete foundation, and two story tall walls that are built with CMU blocks. Storm windows and metal exterior doors are prevalent throughout exterior façade. Brightly colored stucco covers the exterior walls, matching the motif and aesthetic of similar use buildings seen throughout the publicly accessible areas of Pensacola Beach. The standing seam metal roof continues the theme with its brilliant green color. Two (2) prominently placed public announcement speakers are visible along the southern elevation of the building. There are wide, brick paved concrete sidewalks on all four sides of the structure that allow access to the various interior spaces of the building. These sidewalks are lined with wooden handrails that guide people from here to the Gulfside Pavilion at Casino Beach before turning out onto the public beach.

Interior finishes include painted CMU block and walls with a gypsum with plaster flood coat finish. Both wall finishes are painted the same color. The window sills inside are deep set with a faux marble top. Horizontal aluminum blinds are present at most windows. The ceilings are suspended grid ceiling systems, and the floors are covered with rubberized tile.

No information was provided to Thompson Consulting Services on the pre-storm design and fabrication. All pre-storm site remarks are assumptions based off the general knowledge of the area, similar sites, and information gathered from the site visit.

2) Condition Assessment

2.1 Condition Assessment Criterion

Thompson Consulting Services with support from Thompson Engineering performed one site inspection to collect data and assess the extent of the storm damage. The assessment encompassed the following components of the site: the exterior façade and affected interior spaces. The assessment of the structure was performed on foot and inspected visually; no destructive testing was performed.

**Note – Due to significant time differentials between the claim’s date of loss and the above mentioned inspection date, Thompson personnel was guided to known damage locations for observation.*

2.2 Condition Assessment Observations

Damage to the Pensacola Beach Public Safety building was observed as being from moisture intrusions brought on by storm driven wind and rain. The exterior façade had some slight impact damage, but overall, most of the affected items were moisture damaged. Two (2) pieces of exterior door hardware (door closer and electronic keypad) were moisture damaged. The closer being moisture damaged also discolored the door it was on. The southwest and northeast corners of the building exterior had areas where the elastomeric coating was damaged and peeling. The slight impact damage to the stucco façade was at the southeast corner of the building.

The interior was marred with moisture related damages. There were signs of moisture damage to the gypsum with plaster flood coat on the walls of the ground level foyer, Dave’s office, the Command Center, and the weight room. The faux marble tops in the window sills of the ground level foyer, Dave’s office, and the Command Center were moisture damaged as well (only one (1) window sill top affected per room).

Table 2.1 provides a detailed breakdown of all damaged components observed during the inspection.

Table 2.1 Pensacola Beach Public Safety

Location	Observed Damage	Condition Assessment Recommendations	Quantity	Reference Image
Stucco Façade	Impact damage to southeast corner	Remove and Replace	6 SF of selective stucco siding demolition 3 LF of stucco bead trim 0.67 SY of 3 coat stucco with bonding agent 6 SF of exterior stucco siding paint	Figure 2.2.1.1
Stucco Façade	Damage to elastomeric coating	Repaint	93.6 SF of paint and waterproofing	Figure 2.2.1.2 Figure 2.2.1.3
Exterior Door	Moisture damage to door, door closer, and electronic keypad	Remove and Replace	One (1) of exterior door lockset demolition One (1) of door closer demolition One (1) rack and pinion door closer One (1) keypad access lockset 21 SF of exterior door surface prep and paint	Figure 2.2.1.4 Figure 2.2.1.5
Ground Level Foyer	Moisture damage to wall finish assemblies	Remove, Replace, and Repaint	175 SF of double coat plaster on wall demolition 175 SF of gypsum wallboard demolition 19.5 SY of ½" thick gypsum lath 19.5 SY of 2 coat gypsum plaster 175 SF of priming and painting	Figure 2.2.1.6 Figure 2.2.1.7 Figure 2.2.1.8
Ground Level Foyer	Moisture damage to window sill tops	Remove and Replace	8 SF of selective marble demolition 8 LF of marble window sill	--
Dave's Office	Moisture damage to wall finish assemblies	Remove, Replace, and Repaint	4.4 SF of double coat plaster on wall demolition 4.4 SF of gypsum wallboard demolition 0.44 SY of ½" thick gypsum lath 0.44 SY of 2 coat gypsum plaster 4.4 SF of priming and painting	Figure 2.2.1.9
Dave's Office	Moisture damage to window sill tops	Remove and Replace	8 SF of selective marble demolition 8 LF of marble window sill	--
Command Center	Moisture damage to wall finish assemblies	Remove, Replace, and Repaint	55.4 SF of double coat plaster on wall demolition 40.5 SF of gypsum wallboard demolition 4.50 SY of ½" thick gypsum lath 6.16 SY of 2 coat gypsum plaster 55.4 SF of priming and painting	Figure 2.2.1.10 Figure 2.2.1.11 Figure 2.2.1.12
Command Center	Moisture damage to window sill tops	Remove and Replace	5.5 SF of selective marble demolition 11 LF of 6" wide marble window sill	Figure 2.2.1.13
Weight Room	Moisture damage to wall finish assemblies	Remove, Replace, and Repaint	30 SF of double coat plaster on wall demolition 30 SF of gypsum wallboard demolition 3.33 SY of ½" thick gypsum lath 3.33 SY of 2 coat gypsum plaster 30 SF of priming and painting	Figure 2.2.1.14 Figure 2.2.1.15 Figure 2.2.1.16

Figure 2.2.1.1



Figure 2.2.1.2



Figure 2.2.1.3



Figure 2.2.1.4



Figure 2.2.1.5



Figure 2.2.1.6



Figure 2.2.1.7

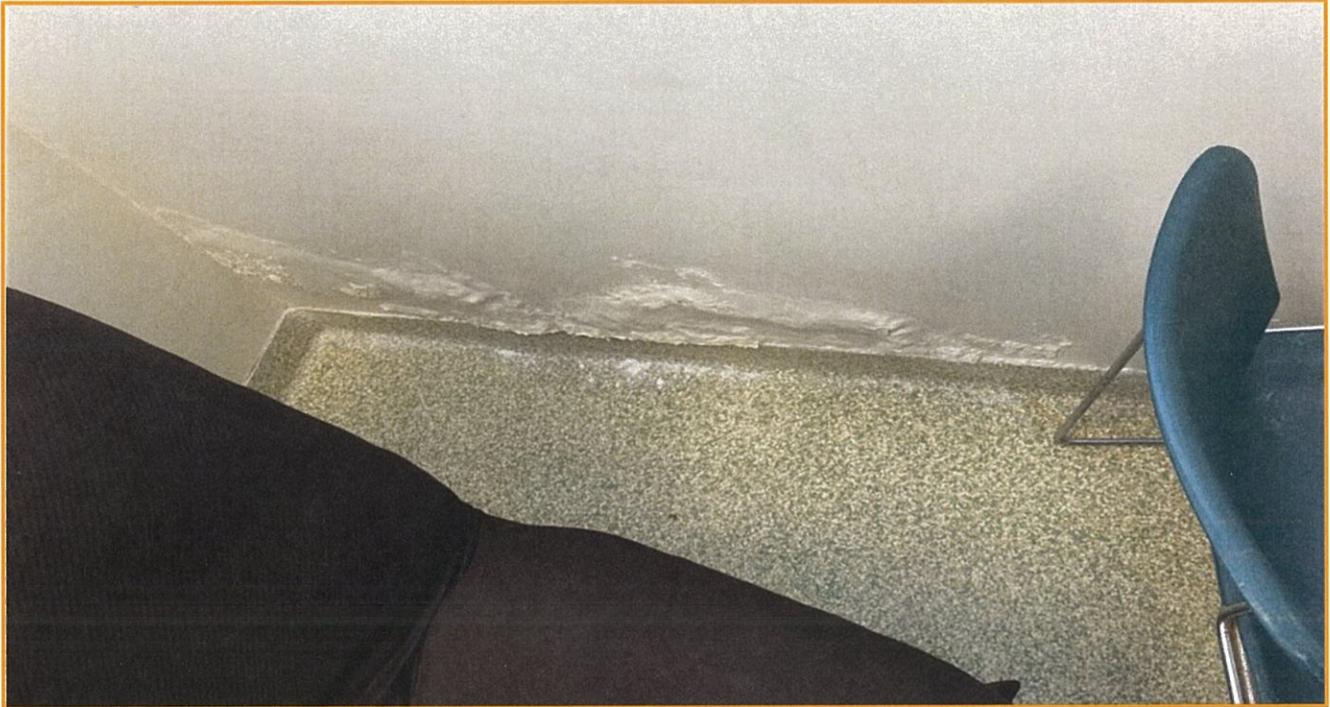


Figure 2.2.1.8



Figure 2.2.1.9



Figure 2.2.1.10



Figure 2.2.1.11



Figure 2.2.1.12



Figure 2.2.1.13



Figure 2.2.1.14



Figure 2.2.1.15



Figure 2.2.1.16



3) Repair Recommendations

3.1 Repair Criteria

The repair recommendations outlined in **Section 3.2** are for in-kind Post Hurricane Sally repairs only. These repairs shall not be considered improvements or upgrades of any kind; they are to restore the structure to its original pre-hurricane condition.

3.2 In-Kind Repair Recommendations

The damage sustained to the **Pensacola Beach Public Safety** building was mostly minor and repairable within a few days' time. The door hardware that was moisture damaged on the exterior metal doors need to be replaced since the door closer has visible signs of oxidation, and the electronic keypad does not function properly. The electronic keypad needs to be removed and reinstalled by a licensed technician since it must be rewired. There was just a small section of stucco façade that was struck by flying debris during the storm, so the repair work will be minor – it is advised that the affected area still be stripped down to the substrate and rebuilt in order to have a cohesive repair that matches existing conditions. Repainting the exterior façade and moisture stained door needs to be done once the door hardware and stucco have been replaced. On the inside, the faux marble window sill tops need to be removed and replaced, matched to the best of ability given that a different cut of stone is being used as replacement. This needs to be done prior to any wall repairs so that these areas can be touched up when the painting is being done. The lone major repair will be the demolition and replacement of the affected sections of moisture damaged wall assembly. The plaster and gypsum that cover the walls needs to be demolished down to an acceptable substrate and rebuilt. Once the walls have been repaired and there is no more moisture damage present, then the walls can be repainted.

4) Cost Analysis

4.1 Opinion of Probable Cost Limitation

A detailed basis of cost data is provided in **Appendix A**. However, Thompson Consulting Services and/or Thompson Engineering does not guarantee that proposals, bids, or actual costs will not vary from this opinion of probable cost. Thompson Consulting Services nor Thompson Engineering control the cost of labor, materials, or equipment furnished by others, or their methods of determining prices for competitive bidding. Therefore any opinions condensed as to costs, including but not limited to opinions as to the costs of construction and materials, have been made on the basis of Thompson Engineering's experience and represent the judgment of experienced and qualified professionals.

4.2 Opinion of Probable Cost

Thompson Consulting Services with support from Thompson Engineering developed an opinion of probable cost to repair and replace the necessary components of the Pensacola Beach Public Safety building to its pre-hurricane condition. RS Means (Year 2021 Pensacola (325) Commercial New Construction), recent bid unit costs from similar projects, and material supplier's costs were used as sources in establishing the probable costs.

Significant and considerable repair components are summarized below.

- **General Conditions and Demolition**
 - Mobilization
 - Close Out

- **Pensacola Beach Public Safety**
 - Replacement of door hardware
 - Demolition, Replacement and Repainting of exterior façade components
 - Replacement of faux marble window sill tops
 - Demolition, Replacement, and Repainting of interior wall finish assemblies

Appendix A.

Detailed Basis of Opinion of Probable Cost Data

RS Means (Year 2021 Pensacola (325) Commercial New Construction)

CEF Fact Sheet

7/8/2021

Escambia County, Florida - Pensacola Beach Public Safety

Date of Estimate:	June 3, 2021
FEMA Region:	IV
Preparer(s):	Matt Henderson
Applicant Name:	Escambia County, Florida
Project Title:	Escambia County, Florida
Damaged Facility:	Pensacola Beach Public Safety
Declaration Number:	
Project Number:	
PA ID No.:	
Date of Inspection:	May 27, 2021
Event Date(s)	
Work Category:	
Type of Work: <i>(Enter New, Repair, etc.)</i>	Repair
Preparer's Notes:	
<p>Thompson Consulting Services Specialists were requested to perform cost estimating services at the Pensacola Beach Public Safety Building as a result of damages sustained during Hurricane Sally.</p> <p>Thompson Engineering and Thompson Consulting Services employees visited the site on Thursday, May 27th to inspect the damages and assess the scope of work necessary to restore the facility to pre-storm condition.</p> <p>This estimate is for damages sustained to the buildings' exterior and affected interior spaces.</p> <p>The source of unit cost data is R.S. Means Online Cost Data for Commercial New Construction factored for Pensacola, FL, year 2021. As R.S. Means applies the location factor to the online data the location adjustment factor applied herein is 1.00.</p>	

CEF Notes

7/8/2021

Escambia County, Florida - Pensacola Beach Public Safety

Damaged Facility:	Pensacola Beach Public Safety	
Applicant Name:	Escambia County, Florida	
Project Number:	0	
Date of Estimate:	June 3, 2021	
Preparer(s):	Matt Henderson	
Part A Notes:	A.1 -	Estimate is based on R.S. Means online cost data, year 2021, for Pensacola, Florida, location adjustment is 1.0.
	A.2 -	
Part B Notes:	B.1 -	Included a safety and security cost of 4%. Barricades, or a like facsimile, will be needed on a temporary basis while repairs are being done to the exterior of the building in order to keep the public away from work areas - this is for worker and public safety. Interior spaces can be closed off temporarily while repairs are being completed. Exterior repairs taking place on the second story will require ladders or scaffolding, so workers will need proper PPE while on them. The other needed repairs take place at ground level or at reasonable height, but safety should always be considered during any remediations.
		Included a 1% temporary utilities cost. Contractor will be required to provide for temporary construction utility services.
	B.2 -	Applied standard 4.25% general conditions cost for supervision and coordination
Part C Notes:	C.1 -	A 20% preliminary phase contingency is included due to any unknown damages which may be affecting the building that will not be known until damaged areas are properly removed and a proper assessment can be performed. Also, given material cost volatilities, an increased contingency value is needed to account for any fluctuations. Furniture and equipment will need to be moved in the interior rooms so workers can get to damaged areas, and this amount of labor cannot be properly figured, so another increase in value is needed.
	C.2 -	Applied a 1% Constructability Factor. Overall, the repairs are simple to make, but the majority of the repairs in the interior rooms are in tight, awkward spaces which will be difficult and tedious to make given that it limits work space and thus the amount of workers that can be making repairs. The building is still a functioning space with personnel needing to work - workers will need to work around said personnel. Also, these rooms will require a certain amount of furniture moving in order to access damaged areas, so that must be factored in.

CEF Notes

7/8/2021

Escambia County, Florida - Pensacola Beach Public Safety

	C.3 -	<p>Estimate includes a 1% contingency for access - site access in general should not be an issue for the duration of these repairs, but the building does close daily, so work hours will be limited to those hours.</p> <p>Estimate includes a 1% contingency for storage. Given the amount of demolition that must take place, a construction dumpster will be needed in order to dispose of removed debris properly. Very little will need to be stored onsite, so with permission from onsite personnel, materials can be stored onsite.</p> <p>Estimate includes a 1% contingency for staging. The building is occupied and onsite personnel still need to be able to work from here, so that limits the amount of repair work that can be done at one time. It is advisable to work from room to room so as to not interfere with day-to-day activity. As mentioned previously, damages are in tight, awkward spaces which further restricts repair work, so proper staging will be necessary. Access to the building was mentioned and accounted for earlier so it will not be mentioned here.</p>
	C.4 -	No economies of scale factors have been applied.
Part D Notes:	D.1 -	Applied standard GC Home Office markups
	D.2 -	Applied standard GC Home Office markups
	D.3 -	Applied standard GC Home Office markups
Part E Notes:	E -	R.S. Means 2021 pricing was used, no escalation anticipated
Part F Notes:	F.1 -	Escambia County plan review fees based on published fee schedule
	F.2 -	Escambia County permit application fees based on published fee schedule
Part G Notes:	G.1 -	The estimate includes a 7% change order contingency
Part H Notes:	H.1 -	Applicant design phase project management contingency of 1% has been included to account for the coordination that will be required to produce a biddable set of documents.
	H.2 -	A design phase contingency of average complexity has been included.
	H.3 -	Applied a 6% CM contingency for construction phases, assumed county staff will manage the project
Miscellaneous Notes & Comments:		

CEF Part A

7/8/2021

Escambia County, Florida - Pensacola Beach Public Safety

Item No.	Item Description Title / Component Description	Div. # or Cost Code	Qty	Units	Unit Price	City Adj Factor	Total Cost
Completed Work Items							
Completed Permanent Items							
					\$ -	1.0000	\$ -
					\$ -	1.0000	\$ -
					\$ -	1.0000	\$ -
					\$ -	1.0000	\$ -
Completed - Permanent Total							\$ -
Completed Non-Permanent Items							
					\$ -	1.0000	\$ -
					\$ -	1.0000	\$ -
					\$ -	1.0000	\$ -
					\$ -	1.0000	\$ -
Completed - Non-Permanent Total							\$ -

CEF Part A

7/8/2021

Escambia County, Florida - Pensacola Beach Public Safety

Item No.	Item Description Title / Component Description	Div. # or Cost Code	Qty	Units	Unit Price	City Adj Factor	Total Cost
Uncompleted Work Items							
Uncompleted Permanent Items							
Building Exterior							
1	Exterior trim and moldings, stucco bead, pine, 1-3/8" x 1-5/8"	062213408110	3.00	L.F.	\$ 3.52	1.0000	\$ 10.56
2	Selective demolition, thermal and moisture protection, siding, stucco siding	070505105620	6.00	S.F.	\$ 0.70	1.0000	\$ 4.20
3	Door demolition, residential lockset, exterior, remove	080505104000	1.00	Ea.	\$ 15.38	1.0000	\$ 15.38
4	Door demolition, door closer, remove	080505105500	1.00	Ea.	\$ 34.75	1.0000	\$ 34.75
5	Door hardware, door closer, rack and pinion, adjustable backcheck, 3 way mount, regular, interior doors to 4' wide or exterior doors to 3'-4' wide	087120300500	1.00	Ea.	\$ 204.07	1.0000	\$ 204.07
6	Surface preparation, exterior, doors, per side, wire brush, metal, flush, excl. frames or trim	090190930080	21.00	S.F.	\$ 0.42	1.0000	\$ 8.82
7	Stucco, with bonding agent, 3 coats, on walls, excl. mesh	092423401000	0.67	S.Y.	\$ 12.26	1.0000	\$ 8.21
8	Paints & coatings, siding, exterior, stucco, rough, oil base, paint 2 coats, roller	099113601400	6.00	S.F.	\$ 0.58	1.0000	\$ 3.48
9	Paints & coatings, exterior doors, flush, both sides, roll & brush, finish coat, exterior latex, incl. frame & trim	099113700170	1.00	Ea.	\$ 33.34	1.0000	\$ 33.34
10	Paints & coatings, high build, water proof, one coat system, stucco, roll	099653100310	93.60	S.F.	\$ 0.64	1.0000	\$ 59.90
11	Keypad access, lockset, mechanical push-button type, complete, excludes striker/power/wiring	28151130350	1.00	Ea.	\$ 502.31	1.0000	\$ 502.31
Ground Level Foyer							
12	Selective demolition, masonry, veneers, granite and marble, 2" thick	040505105100	8.00	S.F.	\$ 1.43	1.0000	\$ 11.44
13	Marble window sill, 9" wide x 1" thick	044310850400	8.00	L.F.	\$ 13.57	1.0000	\$ 108.56
14	Walls and partitions demolition, gypsum wallboard, per s.f., nailed or screwed	090505301000	175.00	S.F.	\$ 0.25	1.0000	\$ 43.75
15	Walls and partitions demolition, plaster, gypsum or perlite, on gypsum lath	090505303400	350.00	S.F.	\$ 0.61	1.0000	\$ 213.50
16	Gypsum lath, nailed, 1/2" thick	092236130100	19.50	S.Y.	\$ 7.03	1.0000	\$ 137.09
17	Gypsum plaster, 2 coats, on walls, lath excluded	092320100300	19.50	S.Y.	\$ 18.91	1.0000	\$ 368.75
18	Painting walls, complete, on drywall or plaster, primer and 2 finish coats, with roller, including surface preparation	099123721670	175.00	S.F.	\$ 1.10	1.0000	\$ 192.50

CEF Part A

7/8/2021

Escambia County, Florida - Pensacola Beach Public Safety

Item No.	Item Description Title / Component Description	Div. # or Cost Code	Qty	Units	Unit Price	City Adj Factor	Total Cost
Dave's Office							
19	Selective demolition, masonry, veneers, granite and marble, 2" thick	040505105100	8.00	S.F.	\$ 1.43	1.0000	\$ 11.44
20	Marble window sill, 9" wide x 1" thick	044310850400	8.00	L.F.	\$ 13.57	1.0000	\$ 108.56
21	Walls and partitions demolition, gypsum wallboard, per s.f., nailed or screwed	090505301000	4.40	S.F.	\$ 0.25	1.0000	\$ 1.10
22	Walls and partitions demolition, plaster, gypsum or perlite, on gypsum lath	090505303400	8.80	S.F.	\$ 0.61	1.0000	\$ 5.37
23	Gypsum lath, nailed, 1/2" thick	092236130100	0.44	S.Y.	\$ 7.03	1.0000	\$ 3.09
24	Gypsum plaster, 2 coats, on walls, lath excluded	092320100300	0.44	S.Y.	\$ 18.91	1.0000	\$ 8.32
25	Painting walls, complete, on drywall or plaster, primer and 2 finish coats, with roller, including surface preparation	099123721670	4.40	S.F.	\$ 1.10	1.0000	\$ 4.84
Command Center							
26	Selective demolition, masonry, veneers, granite and marble, 2" thick	040505105100	5.50	S.F.	\$ 1.43	1.0000	\$ 7.87
27	Marble window sill, marble, 6" x 3/4" thick	044310862200	11.00	L.F.	\$ 16.71	1.0000	\$ 183.81
28	Walls and partitions demolition, gypsum wallboard, per s.f., nailed or screwed	090505301000	40.50	S.F.	\$ 0.25	1.0000	\$ 10.13
29	Walls and partitions demolition, plaster, gypsum or perlite, on gypsum lath	090505303400	110.80	S.F.	\$ 0.61	1.0000	\$ 67.59
30	Gypsum lath, nailed, 1/2" thick	092236130100	4.50	S.Y.	\$ 7.03	1.0000	\$ 31.64
31	Gypsum plaster, 2 coats, on walls, lath excluded	092320100300	6.16	S.Y.	\$ 18.91	1.0000	\$ 116.49
32	Painting walls, complete, on drywall or plaster, primer and 2 finish coats, with roller, including surface preparation	099123721670	55.40	S.F.	\$ 1.10	1.0000	\$ 60.94
Weight Room							
33	Walls and partitions demolition, gypsum wallboard, per s.f., nailed or screwed	090505301000	30.00	S.F.	\$ 0.25	1.0000	\$ 7.50
34	Walls and partitions demolition, plaster, gypsum or perlite, on gypsum lath	090505303400	60.00	S.F.	\$ 0.61	1.0000	\$ 36.60
35	Gypsum lath, nailed, 1/2" thick	092236130100	3.33	S.Y.	\$ 7.03	1.0000	\$ 23.41
36	Gypsum plaster, 2 coats, on walls, lath excluded	092320100300	3.33	S.F.	\$ 18.91	1.0000	\$ 62.97
37	Painting walls, complete, on drywall or plaster, primer and 2 finish coats, with roller, including surface preparation	099123721670	30.00	S.F.	\$ 1.10	1.0000	\$ 33.00
Uncompleted - Permanent Total							\$ 2,745.26
Uncompleted Non-Permanent Items							

CEF Part A

7/8/2021

Escambia County, Florida - Pensacola Beach Public Safety

Item No.	Item Description Title / Component Description	Div. # or Cost Code	Qty	Units	Unit Price	City Adj Factor	Total Cost
Uncompleted - Non-Permanent Total							
TOTAL PART A BASE CONSTRUCTION COST							\$ 2,745.26

CEF Summary of Completed Work

7/8/2021

Escambia County, Florida - Pensacola Beach Public Safety

		Repair	\$	-	\$	-	\$	-	\$	-	Total
A "Base Costs" for Construction Work-In Trades											
A.1	Permanent Work (CEF Part A)										\$ -
A.2	Non-Permanent Job Specific Work (CEF Part A)					\$ -					\$ -
Part A Total		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B General Requirements and General Conditions											
B.1	General Requirements	Guide Low to High	Enter % in Appropriate Column								
	Safety & Security	4%	6.0%								
	Temporary Services & Utilities	0%	1.0%								
	Quality Control	0%	1.0%								
	Submittals	0%	5.0%								
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B.2	General Conditions (4.25%)										
Part B Total		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PART A through B SUBTOTAL		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C Construction Cost Contingencies											
C.1	Design-Phase Scope Contingencies	Guide Low to High	Enter % in Appropriate Column								
	Preliminary Engineering Analysis	7.0%	20.0%								
	Working Drawings	2.0%	10.0%								
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C.2	Facility or Project Constructability	Enter % in Appropriate Column									
	Facility or Project Type and Complexity	See IG for Values									
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C.3	Access, Storage & Staging	Guide Low to High	Enter % in Appropriate Column								
	Access Contingencies	0.0%	4.0%								
	Storage Contingencies	0.0%	4.0%								
	Staging Contingencies	0.0%	4.0%								
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C.4	Economies of Scale										
		0.0%	0.0%	0.0%	0.0%	0.0%					
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Part C Total		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PART A through C SUBTOTAL		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D General Contractor's Overhead and Profit											
D.1	GC's Home Office Overhead	7.7%									
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D.2	GC's Insurance, Payment & Performance Bonds	3.3%									
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D.3	General Contractor's Profit										
		0.0%	0.0%	0.0%	0.0%	0.0%					
	New Construction										
	Repair/Retrofit										
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Part D Total		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PART A through D SUBTOTAL		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

CEF Summary of Completed Work

7/8/2021

Escambia County, Florida - Pensacola Beach Public Safety

		Repair	\$	\$	\$	\$	Total
E Cost Escalation Factors							
Cost Escalation Factor	Months						
	Monthly Factor						
	Part E Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PART A through E SUBTOTAL		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
F Plan Review and Permit Construction Cost							
F.1 Plan Review Fees	(List Individual Requirements Separately)						
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
F.2 Construction Permit Fees	(List Individual Requirements Separately)						
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Part F Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PART A through F SUBTOTAL		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G Applicant's Reserve for Change Orders							
Applicant's Reserve for Change Orders		<input type="checkbox"/>					
		7.0%	7.0%	7.0%	7.0%	7.0%	
	Part G Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PART A through G SUBTOTAL		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
H Applicant's Project Management And Design Costs							
H.1 Applicant's Project Management - Design Phase	1.0%	<input type="checkbox"/>					
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
H.2 A/E Design Contract Applicability							
	Above Average Complexity (Curve A)	<input type="checkbox"/>	5.6%	<input type="checkbox"/>	5.6%	<input type="checkbox"/>	5.6%
	Average Complexity (Curve B)	<input type="checkbox"/>	4.5%	<input type="checkbox"/>	4.5%	<input type="checkbox"/>	4.5%
	Basic Construction Inspection Services	<input type="checkbox"/>	3.0%	<input type="checkbox"/>	3.0%	<input type="checkbox"/>	3.0%
	A/E Design Contract Cost						
	Above Average Complexity (Curve A)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Average Complexity (Curve B)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Basic Construction Inspection Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
H.3 Project Management - Construction Phase		<input type="checkbox"/>					
		6.0%	6.0%	6.0%	6.0%	6.0%	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Part H Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PART A through H SUBTOTAL		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OF COMPLETED WORK							\$ -

CEF Summary of Uncompleted Work

7/8/2021

Escambia County, Florida - Pensacola Beach Public Safety

		Repair	\$	-	\$	-	\$	-	\$	-	Total
A "Base Costs" for Construction Work-In Trades											
A.1	Permanent Work (CEF Part A)		\$	2,745							\$ 2,745
A.2	Non-Permanent Job Specific Work (CEF Part A)										\$ -
Part A Total			\$	2,745	\$	-	\$	-	\$	-	\$ 2,745
B General Requirements and General Conditions											
B.1	General Requirements	Guide Low to High	Enter % in Appropriate Column								
	Safety & Security	4% 6.0%	4.0%								
	Temporary Services & Utilities	0% 1.0%	1.0%								
	Quality Control	0% 1.0%	0.0%								
	Submittals	0% 5.0%	0.0%								
			\$	137	\$	-	\$	-	\$	-	\$ 137
B.2	General Conditions (4.25%)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
			\$	117	\$	-	\$	-	\$	-	\$ 117
Part B Total			\$	254	\$	-	\$	-	\$	-	\$ 254
PART A through B SUBTOTAL			\$	2,999	\$	-	\$	-	\$	-	\$ 2,999
C Construction Cost Contingencies											
C.1	Design-Phase Scope Contingencies	Guide Low to High	Enter % in Appropriate Column								
	Preliminary Engineering Analysis	7.0% 20.0%	20.0%								
	Working Drawings	2.0% 10.0%									
			\$	600	\$	-	\$	-	\$	-	\$ 600
C.2	Facility or Project Constructability		Enter % in Appropriate Column								
	Facility or Project Type and Complexity	See IG for Values	1.0%								
			\$	30	\$	-	\$	-	\$	-	\$ 30
C.3	Access, Storage & Staging	Guide Low to High	Enter % in Appropriate Column								
	Access Contingencies	0.0% 4.0%	1.0%								
	Storage Contingencies	0.0% 4.0%	1.0%								
	Staging Contingencies	0.0% 4.0%	1.0%								
			\$	90	\$	-	\$	-	\$	-	\$ 90
C.4	Economies of Scale		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
			\$	-	\$	-	\$	-	\$	-	\$ -
Part C Total			\$	720	\$	-	\$	-	\$	-	\$ 720
PART A through C SUBTOTAL			\$	3,719	\$	-	\$	-	\$	-	\$ 3,719
D General Contractor's Overhead and Profit											
D.1	GC's Home Office Overhead	7.7%	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
			\$	286	\$	-	\$	-	\$	-	\$ 286
D.2	GC's Insurance, Payment & Performance Bonds	3.3%	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
			\$	123	\$	-	\$	-	\$	-	\$ 123
D.3	General Contractor's Profit		Enter % in Appropriate Column								
	New Construction		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Repair/Retrofit		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
			\$	413	\$	-	\$	-	\$	-	\$ 413
Part D Total			\$	822	\$	-	\$	-	\$	-	\$ 822
PART A through D SUBTOTAL			\$	4,541	\$	-	\$	-	\$	-	\$ 4,541

CEF Summary of Uncompleted Work

7/8/2021

Escambia County, Florida - Pensacola Beach Public Safety

		Repair	\$	-	\$	-	\$	-	\$	-	Total
E Cost Escalation Factors											
Cost Escalation Factor	Months										
	Monthly Factor										
	Part E Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PART A through E SUBTOTAL		\$ 4,541	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,541
F Plan Review and Permit Construction Cost											
F.1 Plan Review Fees											
	Escambia County Plan Review Fee	\$ 100									
		\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100
F.2 Construction Permit Fees											
	Escambia County Building Permit Application Fee	\$ 30									
	Escambia County Building Permit Fee	\$ 200									
		\$ 230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230
	Part F Total	\$ 330	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 330
PART A through F SUBTOTAL		\$ 4,871	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,871
G Applicant's Reserve for Change Orders											
Applicant's Reserve for Change Orders		<input checked="" type="checkbox"/>	<input type="checkbox"/>								
		7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	
	Part G Total	\$ 341	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 341
PART A through G SUBTOTAL		\$ 5,212	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,212
H Applicant's Project Management And Design Costs											
H.1 Applicant's Project Management - Design Phase 1.0%											
		<input checked="" type="checkbox"/>	<input type="checkbox"/>								
		\$ 52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52
H.2 A/E Design Contract Applicability											
	Above Average Complexity (Curve A)	<input type="checkbox"/>	34.7%	<input type="checkbox"/>	5.6%	<input type="checkbox"/>	5.6%	<input type="checkbox"/>	5.6%	<input type="checkbox"/>	5.6%
	Average Complexity (Curve B)	<input checked="" type="checkbox"/>	17.2%	<input type="checkbox"/>	4.5%	<input type="checkbox"/>	4.5%	<input type="checkbox"/>	4.5%	<input type="checkbox"/>	5.6%
	Basic Construction Inspection Services	<input type="checkbox"/>	3.0%	<input type="checkbox"/>	3.0%	<input type="checkbox"/>	3.0%	<input type="checkbox"/>	3.0%	<input type="checkbox"/>	3.0%
A/E Design Contract Cost											
	Above Average Complexity (Curve A)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Average Complexity (Curve B)	\$ 898	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Basic Construction Inspection Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ 898	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 898
H.3 Project Management - Construction Phase											
		<input checked="" type="checkbox"/>	<input type="checkbox"/>								
		6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	
		\$ 313	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 313
	Part H Total	\$ 1,263	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,263
PART A through H SUBTOTAL		\$ 6,475	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,475
TOTAL OF UNCOMPLETED WORK										\$ 6,475	

CEF Total Project Summary

7/8/2021

Summary

Escambia County, Florida - Pensacola Beach Public Safety

		Completed	Uncompleted	Total
Complete Project Total for Completed and Uncompleted Work		\$ -	\$ 6,475	\$ 6,475
PART A	"Base Costs" for Construction Work In Trades	\$ -	\$ 2,745	\$ 2,745
	A.1 Permanent Work	\$ -	\$ 2,745	\$ 2,745
	A.2 Non-Permanent Job Specific Work (CEF Part A)	\$ -	\$ -	\$ -
PART B	General Requirements and General Conditions	\$ -	\$ 254	\$ 254
	B.1 General Requirements	\$ -	\$ 137	\$ 137
	B.2 General Conditions	\$ -	\$ 117	\$ 117
PART C	Construction Cost Contingencies (Design and Construction)	\$ -	\$ 720	\$ 720
	C.1 Standard Design-Phase Scope Contingencies	\$ -	\$ 600	\$ 600
	C.2 Facility or Project Constructability	\$ -	\$ 30	\$ 30
	C.3 Access, Storage, and Staging Contingencies	\$ -	\$ 90	\$ 90
	C.4 Economies of Scale in New Construction	\$ -	\$ -	\$ -
PART D	General Contractor's Overhead and Profit	\$ -	\$ 822	\$ 822
	D.1 General Contractor's Home Office Overhead Costs	\$ -	\$ 286	\$ 286
	D.2 General Contractor's Insurance, Payment, and Performance Bonds	\$ -	\$ 123	\$ 123
	D.3 Contractor's Profit	\$ -	\$ 413	\$ 413
PART E	Cost Escalation Allowance	\$ -	\$ -	\$ -
PART F	Plan Review and Construction Permit Costs	\$ -	\$ 330	\$ 330
	F.1 Plan Review Fees	\$ -	\$ 100	\$ 100
	F.2 Construction Permit Fees	\$ -	\$ 230	\$ 230
PART G	Applicant's Reserve for Construction	\$ -	\$ 341	\$ 341
PART H	Applicant's Project Management and Design Costs	\$ -	\$ 1,263	\$ 1,263
	H.1 Applicant's Project Management - Design Phase	\$ -	\$ 52	\$ 52
	H.2 Architecture & Engineering Design Contract Costs	\$ -	\$ 898	\$ 898
	H.3 Project Management - Construction Phase	\$ -	\$ 313	\$ 313

