

**ADDENDUM #1**  
**TO**  
**SPECIFICATION AND CONTRACT DOCUMENTS**  
**October 9, 2020**

TO: ALL PLAN HOLDERS

FOR: RFQ-001-2020 Owner's Representative for Design Build Projects

The purpose of addendum #1 is to replace pages 2 and 3 of the solicitation documents and to add another attachment. **Please replace pages 2 and 3 of the solicitation document with the revised pages attached. Attachment C is the Needs Assessment for the New City Hall Complex. This Assessment was a preliminary assessment which will need further adjustment.**

**Proposer must acknowledge receipt of all addenda on page 24 of the solicitation labeled "EXHIBIT 1"**

[The remainder of this page was left blank intentionally.]

**CITY OF LAKE CITY – RFQ 001-2021 – OWNER’S REPRESENTATIVE SERVICES FOR DESIGN  
BUILD OF THE NEW CITY HALL COMPLEX & WESTSIDE FIRE STATION NO. 2 PROJECT**

**In accordance with the “Consultants Competitive Negotiation Act” (F.S. 287.055), the City of Lake City, Florida is seeking Statements of Qualifications from Florida registered firms to provide Owner Representative Services for the Design Build of the New City Hall Complex and the Westside Fire Station No. 2 Project.**

The City of Lake City, Florida, (City) will receive sealed Statement of Qualifications until **2:00 pm, local time, on Thursday, November 5, 2020** in the Procurement Department located on the 2nd floor in City Hall, 205 N. Marion Avenue, Lake City, FL 32055. Responses delivered to any other location will not be considered received by the Procurement Department. Any responses received after the above time will not be accepted under any circumstances. Any uncertainty regarding the time will be resolved against the Submitter. Responses will not be accepted via fax.

At 2:01 pm, or shortly thereafter, only the names of the respondents will be read aloud.

A clearly marked original, five marked (5) copies and one (1) digital copy must be sealed and clearly marked **“RFQ-001-2021 Owner Representative Services for the Design Build of the New City Hall Complex and the Westside Fire Station No. 2 Project.”** on the exterior of the package submitted.

Request for additional information or clarifications must be made in writing to the Procurement Department at [procurement@lcfla.com](mailto:procurement@lcfla.com). Facsimile or e-mail requests are acceptable. The Procurement Department will issue replies to inquiries and additional information or amendments deemed necessary in written addenda, which will be issued prior to the deadline for responding to this Request for Qualifications. Questions must be received no later than **4:00 p.m., Wednesday, October 28, 2020.**

City of Lake City  
Attn: Procurement Department – 2<sup>nd</sup> Floor  
205 N. Marion Avenue  
Lake City, Florida 32055

It will be the sole responsibility of the submitter to contact the Procurement Department prior to submitting a response to determine if any addenda have been issued, to obtain such addenda, and to acknowledge addenda with their submittal.

Respondents to this solicitation or persons acting on their behalf may not contact, between the release of the solicitation and the end of the 72-hour period following the agency posting the notice of intended award, excluding Saturdays, Sundays, and city holidays, any employee or officer of the executive or legislative branch concerning any aspect of this solicitation, except in writing to the Procurement Department or as provided in the solicitation documents. Violation of this provision may be grounds for rejecting a response.

The City of Lake City reserves the right to reject any or all submittals, to waive any informalities or irregularities in any responses received, to re-advertise for responses, or take any similar actions that may be deemed to be in the best interest of the City.

CITY OF LAKE CITY, FLORIDA

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Joseph Helfenberger, City Manager

## **Scope of Work**

The Scope of the work for Owner's Representative includes but not be limited to the following tasks:

Development of an "Acquisition Strategy"; Confirm what is permitted under Florida Statutes, and local laws, policies and regulations; Provide education and orientation for the Owner Organization; Define how regulatory approvals intersect with delivery method selection; Market validation of and comment on proposed delivery methods, and Supporting budget management.

### **Pre-award support – Phase One**

Defining project objectives and priorities, assisting in determining the goals, challenges and constraints; Managing Owner expectations; Developing the procurement plan, schedule and procedures; Discussing contract forms, terms and conditions and special provisions; Development of solicitation documents for design build; competition process meetings, inquiries and addenda; Facilitating interviews, where applicable; Establishing qualifications selection criteria and methodology; and Support determination of shortlisting the most highly qualified submissions.

### **Pre-Award Support – Phase Two**

Developing and/or peer reviewing design criteria documents, performance requirements and limited preliminary design development; Gathering data (e.g. site, existing facilities, regulatory requirements); Providing cost validation; RFP development; Establishing selection criteria and methodology; Facilitating proprietary one on one meetings with shortlisted proposers; Conducting risk and opportunity assignment; Incentive/award fee development; and Providing contract negotiation support to optimize opportunity for the Owner to select the best design-build team with the best proposal, within budget.

### **Post-Award Support/Administration**

Engaging formal Partnering Program development and implementation; Developing and implementing project execution planning; Cost monitoring; Facilitating project meetings and progress reviews; Providing project construction quality support; Minimizing project disputes and providing proactive claims avoidance initiatives; Project completion/closeout support; and Supporting incentive/award fee program.

### **The consultant can also propose any other Design-build alternative delivery methods to the City for the Guaranteed Maximum Price ("GMP").**

### **General Requirements:**

1. Owner's Representative shall assist City staff on engineering and technical issues related to oversight and management of the Project. Owner's Representative efforts shall be led by the Owner's Representative and supported by the Owner's Representative's Technical Team.
2. Owner's Representative will be responsible for assessing the City's needs and creating the Design Criteria Package for both projects.
3. Throughout the term of the agreement, Owner's Representative shall ensure the availability of qualified staff with the discipline-specific expertise and experience to provide the necessary engineering and technical support to the City.
4. As requested, Owner's Representative shall attend, participate, and assist the City staff at Project meetings which specifically entail technical issues or need for technical issues and provide support in making decisions regarding technical matters. Owner's Representative shall review for accuracy the minutes of such meetings prepared by either the DB Entity or others. Owner's Representative shall clarify and report any meeting minutes discrepancies affecting the Project to City staff.
5. Owner's Representative shall prepare the development of procedures and practices required of the DB Entity. This includes quality management, document management, scheduling systems, and project templates and forms.
6. Prepare monthly invoices in accordance with City requirements for review. Invoices shall be clearly presented in an organized manner, with costs distributed among tasks.
7. Owner's Representative shall respond to City, DB Entity or Project related questions.



NEW CITY HALL  
PROJECT FEASIBILITY



DRAFT/ REVIEW  
SUBMITTED TO CITY OF LAKE CITY:

September 13, 2019





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Brame Heck Architects Inc.		Architecture
Gmuer Engineering, Inc.		Civil Engineering
H2 Engineering		Mechanical, Electrical, Plumbing & Fire Protection



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## TABLE OF CONTENTS

SECTION 1 | EXECUTIVE SUMMARY | PAGES 1-3

SECTION 2 | LIST OF DEPARTMENTS | PAGE 4-5

SECTION 3 | PROGRAM | PAGES 5-14

SECTION 4 | DIAGRAMS | PAGES 15-20

SECTION 5 | CONFIGURATION / SITE FEASIBILITY STUDIES | PAGES 21-27

SECTION 6 | MECHANICAL/ ELECTRICAL/PLUMBING | 28-33

SECTION 7 | BUDGET ANALYSES | PAGES 34-39

## OVERVIEW

Brame Heck Architects is pleased to present this programming needs and preliminary design analysis for a new City Hall for the City of Lake City, FL. This study includes information we have collected about the space requirements of nine county departments that will be co-located in this building. We gathered information about each space, or group of spaces including the sizes, adjacencies, and requirements such as security, public access, lighting, views, and commonly utilized areas. We worked from the specific internal requirements, organizing our study by department, and then studied how departments would be organized and integrated together. We prepared diagrams to envision how departments fit together in plan, and generated several different siting options on two different sites. Project Site 1 is roughly located in at the southeast corner of N Marion Avenue and NE Leon Street, and Project 2 is located at the southeast corner of NE Hernando Avenue and NE Veterans Street. Finally, we prepared a budget analysis for the preferred siting option. Our goal is to analyze the project not only in terms of first cost / construction budget, but also in terms of logistics, operational considerations, usability for staff and convenience to the public.

## PROCESS | DATA GATHERING

Our first step toward completing the space needs analysis was to obtain input from the department staff members that would be relocated to the new building. This was done first by preparing and distributing a questionnaire for staff to complete and following up with a series of brief interviews with department heads. We included questions about current staffing needs and projected future staffing needs. We asked about needs for different space types such as private offices, open office, work space, conference areas, storage, break rooms, and reception areas. We also asked specific questions about requirements for public access, security needs, office equipment, and space/function adjacencies. We then compiled the information, and tabulated the square footage requirements for each department. This constitutes the **program** for the project. We attempted to provide a conservative “space budget”, and would anticipate the program requirements could be refined going forward with a schematic design phase with the goal of increased efficiency in the plan, while maintaining all the departmental use requirements, operational efficiencies, and aesthetic goals.

## PROCESS | SPACE ANALYSIS

Using the program quantities, we prepared several diagrams of the space needs data to study each group in terms of their requirements for regular (or periodic) public access, the volume of public access required, security, storage, and other needs. For example, Customer Service requires regular daily access by the public; sometimes their volume can be quite high – around 80+ visitors in one day. Information Technology requires a loading area with adjacent storage and no public access. Other departments such as Administration and City Council require easy public access to meetings with staff offices. City Council wishes to have a secure waiting area that allows for a somewhat more restricted access into the offices. These areas need to be located on the first level with relatively easy access to the public.

The Procurement department requires semi-regular public access and office use in order to hold pre-bid and committee meeting, while departments that receive fewer in-office visits from the public include Human Resources, Risk management, City Manager’s Office, Growth Management, and Finance. Public interaction with these departments generally occurs within their department, and we felt that these departments could be located on a second level above the street with more restricted access to the public.

Generally, within each department there are concerns about public access that are necessarily tempered by concerns about security, the handling of private data, etc. In addition, the organization of each department as an individual unit must be weighed against the need for spatial efficiency and economy. In our study, we have preliminarily grouped departments based on these concerns, looking for efficiency of shared building resources such as break areas, restrooms, conference spaces, and so forth. It should be emphasized that we have not generated building plans at this point. The design portion of this study is preliminary, and we would endeavor to find additional efficiencies in the plan as we go forward with schematic design.

## PROCESS | SITE STUDIES

Once we had a basic understanding of the space needs of individual departments, we proceeded to arrange them on two different sites configuration. The first (and larger) site is bounded by Leon Street on the north, Marion Ave on the west, and extends across Franklin Street to encompass half the block to the south, and across Hernando Avenue to onto a portion of the block to the east. We looked at five different scenarios in planning this set of blocks. The first four scenarios limit the development to the single block bounded by Leon, Franklin, Hernando, and Marion. The fifth option crosses Franklin and utilizes part of the block to the south, envisioning a partial street closure. The southern site is bounded by Hernando Ave, NE Veterans Street, Lake Desoto Circle, and Madison Street. The buildable area on this block is significantly less than on the other site, and it is currently utilized for parking. The proposed building would fit on this site, and it is an option, although a change in zoning would be advised so setbacks can be modified to allow the building to be located closer to the street. In the end, from a planning standpoint, the site concept 1B is the preferred option, as it places the building on the corner of a main public street, and allows for parking and other access pints to the rear of the site. This also would allow for future development of the site to potentially cross the existing roads, and create additional public pedestrian spaces on the site.

## PROCESS | BUILDING HARDENING

We were asked to look at including costs for making a hardened structure so the building would be occupiable in the event of a hurricane and the aftermath, as well as other emergency events. We are not assuming that this building would be a shelter, or an Emergency Operations Center, since the public safety building serves



that purpose for fire and police departments. However, this building would need to allow that certain government services would remain operational in an emergency situation. There are no overarching guidelines for this, other than how we treat the building envelope, providing a generator, and how Mechanical and electrical equipment is placed and deployed. The specific requirements would need to be outlined in detail by the city, so the design team can meet those requirements. However, in this report we have allowed for the following specific items:

- 1) The building envelope (roof, walls, windows, doors) would be resistant to debris impact. FEMA provides guidelines and cost data for addressing envelope, structural elements and opening protection amounting to an additional 5-7% of the overall building cost. When the basic wind speed is 140 mph. We added this as a line item in the budget section of this report.
- 2) The addition of a protected generator capable of supporting occupied spaces (not necessarily the whole building). Basic costs for a generator that would cover basic life safety (elevators and selected loads such as lighting) are included in the electrical section of the budget, while a premium for an upgraded generator (to support half the building, including HVAC systems) is included in the “generator” line item.
- 3) Upgrades to mechanical and electrical systems.

### PROCESS | BUDGET ANALYSIS

We studied the preferred siting scenario in terms of budget. A detailed discussion of this analysis follows in the Cost Analysis section of this report.

# DEPARTMENT PERSONNEL



## | ADMINISTRATION

- CITY MANAGER
- ASSISTANT CITY MANAGER
- SECRETARY
- GRANT AND SPECIAL EVENTS

## | COUNCIL OFFICE

- CITY CLERK
- DEPUTY CITY CLERK
- RECORDS COORDINATOR
- CITY COUNCIL MEMBERS



## | CUSTOMER SERVICE

- CUSTOMER SERVICE MANAGER
- CUSTOMER SERVICE COORDINATOR
- CUSTOMER SERVICE REPRESENTATIVES
- TAP AND IMPACT
- COLLECTIONS



## | GROWTH MANAGEMENT

- DIRECTOR
- PERMIT TECHNICIAN
- BUSINESS LICENSING
- PLANNING AND ZONING

## | HUMAN RESOURCES

- DIRECTOR
- GENERALIST
- CLERK



## | INFORMATION TECHNOLOGY

- DIRECTOR
- ASSISTANT DIRECTOR
- TWO SYSTEM SPECIALIST
- TWO HELP DESK
- SECURITY SPECIALIST

## | PROCUREMENT

- DIRECTOR
- COORDINATOR
- CLERK

## SAFETY/RISK MANAGEMENT

- DIRECTOR

## | FINANCE

- DIRECTOR
- ASSISTANT
- SENIOR ACCOUNTANTS



# DEPARTMENT

## NET AREA TOTALS

### PERSONNEL

DEPARTMENT	CURRENT	FUTURE	SF
Administration	3	5	1036 SF
Council Office	5	5	3368 SF
Customer Service	10	13	1768 SF
Growth Management	5	7	856 SF
Human Resources	2	3	806 SF
Information Technology	5	8	2354 SF
Procurement Department	4	5	692 SF
Risk Management	1	2	400 SF
Finance	6	6	1470 SF

**TOTAL | 12,750 NSF**

Additional for MEP	6%	765 SF
Circulation	20%	2550 SF

**TOTAL | 16,065 GSF**



PRESENT DPT. | 3  
DPT. IN 5 YEARS | 5  
DPT. IN 10 YEARS | 5  
# IN OPEN OFFICE | 1  
PRIVATE OFFICES | 3

# ADMINISTRATION JOSEPH HELFENBERGER

## STAFFING POSITIONS

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### PRESENT:

1 City Manager- Dept. Head	1 office @ 260 SF	260 SF
2 Assistant City Manager	1 office @ 200 SF	200 SF
3 Secretary	1 office @ 150 SF	150 SF

### FUTURE GROWTH:

Grant Administrator	1 office @ 150 SF	150 SF
Special Events Coordinator	1 office @ 150 SF	150 SF

**SUBTOTAL** 910 SF

## SUPPORTING SPACES

---

File Room	1 - 8'x12'	96 SF
Coffee Area/Sink	1 - 5'x6'	30 SF

**SUBTOTAL** 126 SF

**TOTAL** 1036 NSF



PRESENT DPT. | 8  
 DPT. IN 5 YEARS | 9  
 DPT. IN 10 YEARS | 9  
 # IN OPEN OFFICE | 1  
 PRIVATE OFFICES | 3

# COUNCIL OFFICE AUDREY SIKES

## STAFFING POSITIONS

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1 City Clerk - Dept Head	1 office @ 260 SF	260 SF
2 Deputy City Clerk	1 office @ 260 SF	260 SF
3 Records Coordinator	1 office @ 150 SF	150 SF
4 Mayor	1 shared office @ 200 SF	200 SF
5 City Council Member		
6 City Council Member		
7 City Council Member		
8 City Council Member		
FUTURE GROWTH:		
Additional Records Coordinator Position	included above	

**SUBTOTAL** 870 SF

## SUPPORTING SPACES

---

Vault / Clerk	1- 12'x24'	288 SF
Council Chamber	1- 40'x 50'	2000 SF
Record/File Storage Room(s)	1 - 14'x15'	210 SF

**SUBTOTAL** 2498 SF

**TOTAL** 3368 NSF



PRESENT DPT. | 10  
 DPT. IN 5 YEARS | 10  
 DPT. IN 10 YEARS | 12  
 # IN OPEN OFFICE | 7  
 PRIVATE OFFICES | 5

## CUSTOMER SERVICES KATRINA MEDEARIS

### STAFFING POSITIONS

---

1 Customer Service Manager - Dept Head	1 office @ 260 SF	260 SF
2 Customer Service Coordinator	1 office @ 200 SF	200 SF
3 Tap and Impact Coordinator	1 office @ 150 SF	150 SF
4 Customer Service Collections	1 office @ 150 SF	150 SF
5 Customer Service Representative	1- 10'x8' cubicle w window	80 SF
6 Customer Service Representative	1- 10'x8' cubicle w window	80 SF
7 Customer Service Representative	1- 10'x8' cubicle w window	80 SF
8 Customer Service Representative	1- 10'x8' cubicle w window	80 SF
9 Customer Service Representative	1- 10'x8' cubicle w window	80 SF
10 Billing	1- 10'x8' cubicle	80 SF
FUTURE GROWTH:		
Collections	1 shared office @ 200 SF	200 SF
Tap and Impact		

**SUBTOTAL** **1440 SF**

### SUPPORTING SPACES

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Drive-Thru	1 - 16'x16'	256 SF
Closet/storage	1 - 6'x7'	42 SF
Coffee Area/Sink	1 - 5'x6'	30 SF

**SUBTOTAL** **328 SF**

**TOTAL** **1768 NSF**



PRESENT DPT. | 5  
 DPT. IN 5 YEARS | 6  
 DPT. IN 10 YEARS | 7  
 # IN OPEN OFFICE | 2  
 PRIVATE OFFICES | 1

GROWTH MANAGEMENT  
 DAVID YOUNG

STAFFING POSITIONS

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1 Director - Dept. Head	1 office @ 260 SF	260 SF
2 Permit Technician	1 - 10'x10' cubicle	100 SF
3 Business Liscensing/Code enforcement	1 - 10'x10' cubicle	100 SF
4 Planning + Zoning Administration	1 - 10'x10' cubicle	100 SF
FUTURE GROWTH:		
Administrative Assistant	1 - 10'x10' cubicle	100 SF
Building Inspector	1 - 10'x10' cubicle	100 SF
<b>SUBTOTAL</b>		<b>760 SF</b>

SUPPORTING SPACES

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Plan Review Area	1 - 8'x12'	96 SF
<b>SUBTOTAL</b>		<b>96 SF</b>
<b>TOTAL</b>		<b>856 NSF</b>



PRESENT DPT. | 2  
DPT. IN 5 YEARS | 3  
DPT. IN 10 YEARS | 3  
# IN OPEN OFFICE | 0  
PRIVATE OFFICES | 2

## HUMAN RESOURCES MICHELE GREENE

### STAFFING POSITIONS

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1 HR Director- Dept. Head	1 office @ 200 SF	200 SF
2 HR Generalist	1 office @ 150 SF	150 SF
FUTURE GROWTH:		
HR Clerk	1 office @ 150 SF	150 SF
SUBTOTAL		500 SF

### SUPPORTING SPACES

---

Work Area	1 - 12'x14'	168 SF
File room	1 - 8'x12'	96 SF
Closet/Storage Room	1 - 6'x7'	42 SF
SUBTOTAL		306 SF
TOTAL		806 NSF





PRESENT DPT. | 5  
 DPT. IN 5 YEARS | 7  
 DPT. IN 10 YEARS | 8  
 # IN OPEN OFFICE | 0  
 PRIVATE OFFICES | 6

INFORMATION TECHNOLOGY  
 BRANDON SIVIK  
 PRESTON O'STEEN

STAFFING POSITIONS

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1 Director	1 office @ 256 SF	256 SF
2 Assitant Director	1 office @ 256 SF	256 SF
3 Two System Specialist	1 office @ 120 SF	120 SF
4 Two Help Desk	1 office @ 120 SF	120 SF
5 Security Specialist	1 office @ 120 SF	120 SF
FUTURE GROWTH:		
Assitant Director	1 office @ 120 SF	120 SF
Application Specialist	1 office @ 120 SF	120 SF
Security Specialist	1 office @ 120 SF	120 SF
SUBTOTAL		1232 SF

SUPPORTING SPACES

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Multi-Purpose Work/Loading Area	1- 16'x26'	416 SF
Storage Space	1- 16'x 16'	256 SF
Work/Bench Space	1- 15'X18'	270 SF
Server/Rack Room	1 - 10'x15'	150 SF
Coffee Area/Sink	1 - 5'x6'	30 SF
SUBTOTAL		1122 SF
TOTAL		2354 NSF



PRESENT DPT. | 4  
DPT. IN 5 YEARS | 5  
DPT. IN 10 YEARS | 5  
# IN OPEN OFFICE | 1  
PRIVATE OFFICES | 3

# PROCUREMENT KAREN NELMES

## STAFFING POSITIONS

---

1 Director of Procurement	1 office @ 200 SF	200 SF
2 Procurement Coordinator	1 office @ 150 SF	150 SF
3 Procurement Clerk	1 office @ 150 SF	150 SF
4 Warehouse member (out of office)		
FUTURE GROWTH:		
Procurement Analyst	1 office @ 150 SF	150 SF
SUBTOTAL		650 SF

## SUPPORTING SPACES

---

Closet	1- 6'x 7'	42 SF
SUBTOTAL		42 SF
TOTAL		692 NSF



PRESENT DPT. | 1  
DPT. IN 5 YEARS | 1  
DPT. IN 10 YEARS | 2  
# IN OPEN OFFICE | 0  
PRIVATE OFFICES | 2

## SAFETY/RISK MANAGEMENT STEPHEN A.ROBERTS

### STAFFING POSITIONS

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1 Director	1 office @ 200 SF	200 SF
FUTURE GROWTH:		
Director-Second Position	1 office @ 200 SF	200 SF
SUBTOTAL		400 SF

### SUPPORTING SPACES

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SUBTOTAL		0 SF
TOTAL		400 NSF



PRESENT DPT. | 6  
DPT. IN 5 YEARS | 6  
DPT. IN 10 YEARS | 6  
# IN OPEN OFFICE | 0  
PRIVATE OFFICES | 6

FINANCE  
DONNA F. DUNCAN

STAFFING POSITIONS

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1 Director of Finance	1 office @ 200 SF	260 SF
2 Assistant Finance Director	1 office @ 200 SF	200 SF
3 Senior Accountant	1 office @ 200 SF	200 SF
4 Senior Accountant	1 office @ 200 SF	200 SF
5 Senior Accountant	1 office @ 200 SF	200 SF
6 Accounting Clerk	1 office @ 200 SF	200 SF

SUBTOTAL 1260 SF

SUPPORTING SPACES

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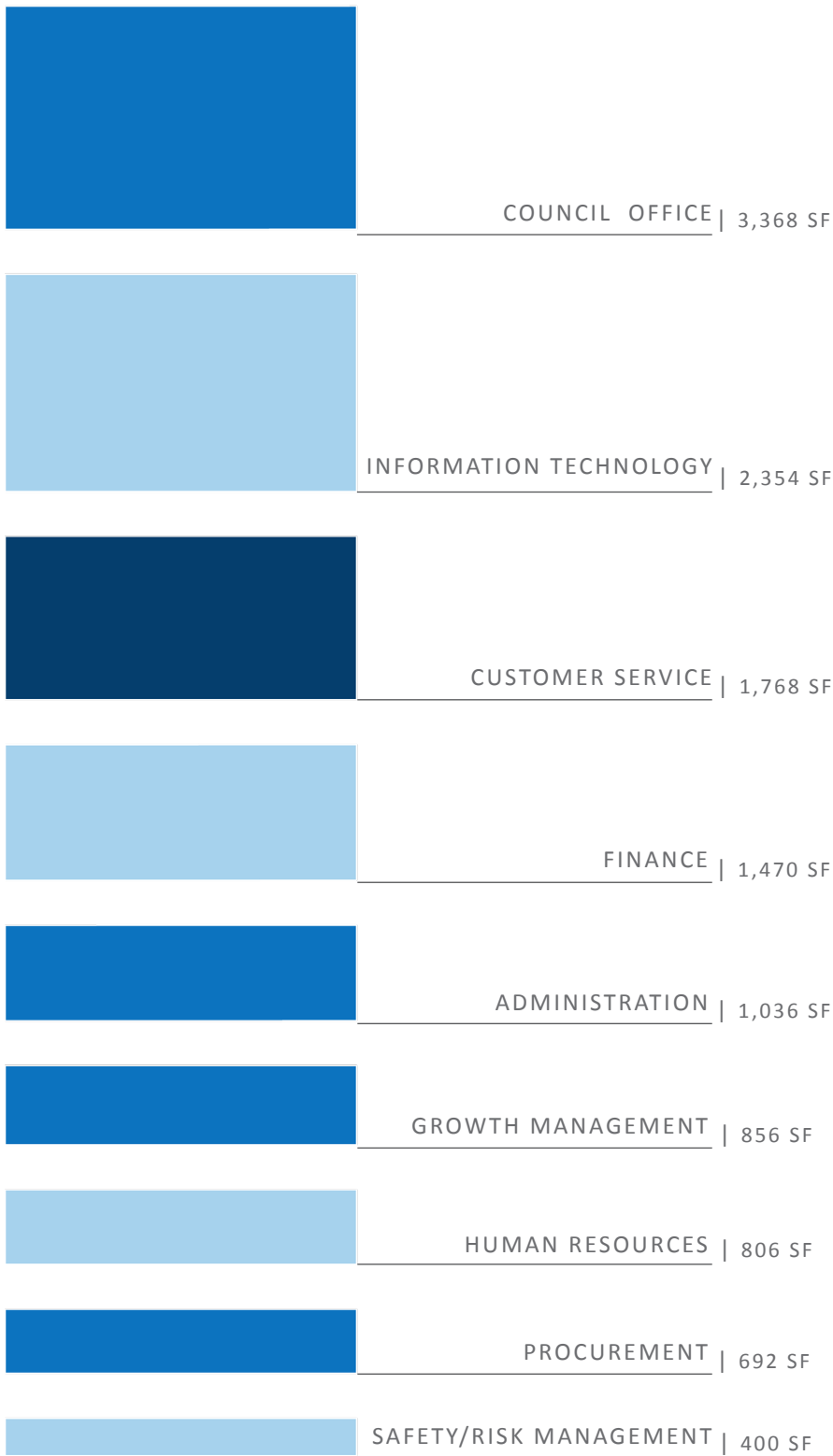
Work Area	1- 12'x 14'	168 SF
Closet/Storage	1- 6'x 7'	42 SF

SUBTOTAL 210 SF

TOTAL 1470 NSF



# DEPARTMENT AREA DIAGRAM



This diagram shows the relative space needs of each department, based on questionnaire responses, brief interviews of each department, and other research. The departments are organized by reported space needs and tagged with respective square footage totals. These totals include space for the staffing positions (department head, supervisor and clerk offices), supporting spaces (conference/break/storage rooms), and growth in the department, as well as circulation and MEP (Mechanical/Electrical/Plumbing) space.

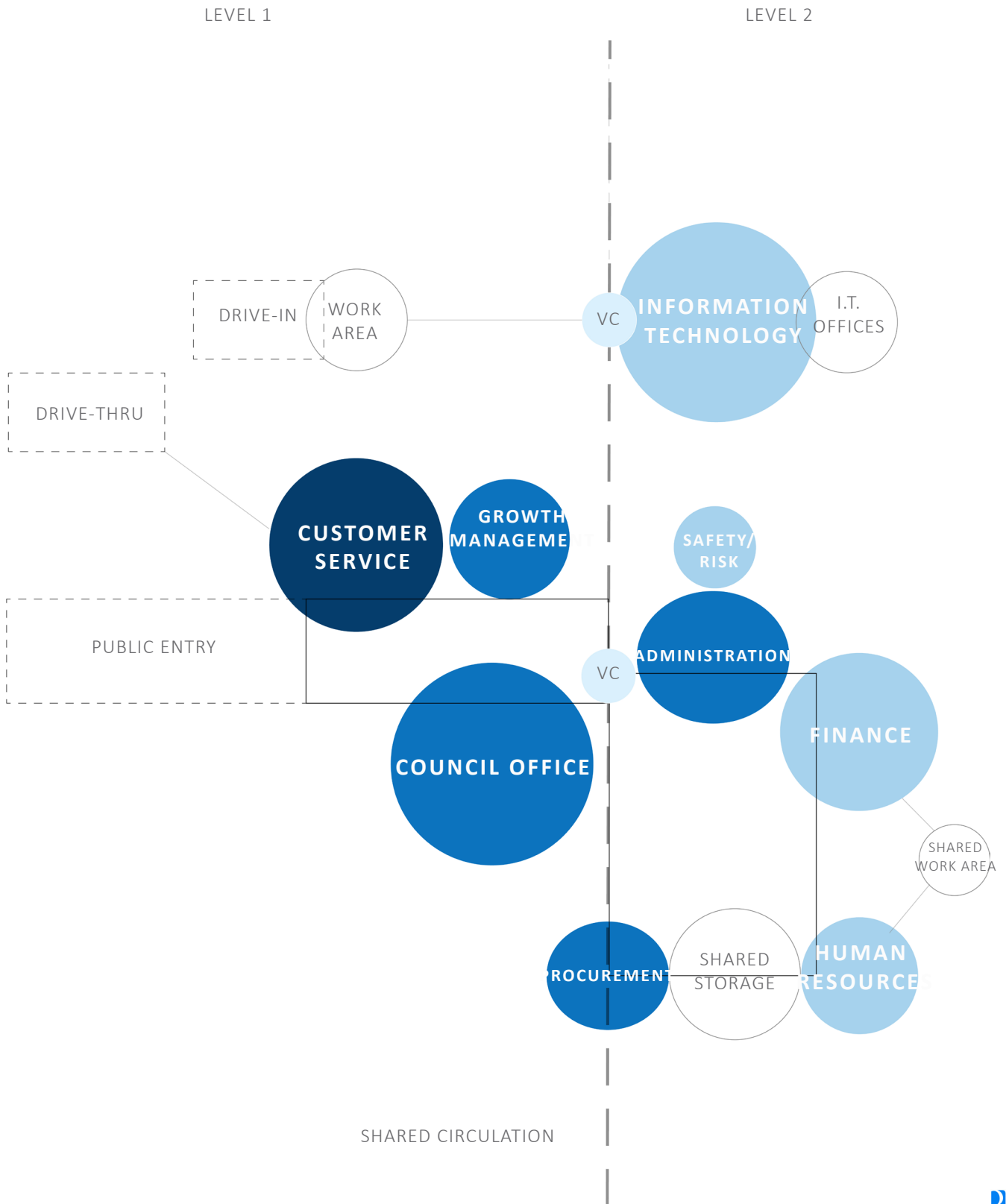


## ADJACENCY DIAGRAM

The Adjacency Diagram (also known as “Bubble Diagram”) helps to visualize the relationships between departments. The colors are keyed to degrees of public/private access, providing a method of organizing the overall complex. This diagram also identifies shared elements of the program and department separation needs (based on input from the departments.)

Based on the information gathered from surveys and interviews, we noted which departments could easily share resources. For example, the Customer Service department shares circulation with City Council, and Growth Management. These departments also require greater public access, so would be located near the first level public entry. The customer service department requires a drive through window as well. Information Technology claims space on both levels, with storage, receiving and a vehicle work area located in the first level, and offices and bench areas on the second level. Restrooms, conference rooms, and break rooms are shared between departments in both levels. Finance, Procurement, Human Resources, Administration, and Safety/Risk share circulation and common work spaces. Some conference rooms double as work rooms and training.

# ADJACENCY DIAGRAM



## OVERVIEW

These diagrams show space relationships within each department in greater detail, demonstrating private, semi-private, public, and shared spaces in a gradient of dark to light with yellow defining the shared spaces per department.

## COMBINED GROUP (Level 2)

Includes the departments of Finance, Procurement, Human Resources, Administration, and Safety/Risk Management. The Diagram focuses on these as a group that can allow for shared common spaces between the departments. These spaces include file, conference, and storage rooms along with a break room.

## CUSTOMER SERVICE

This department is arranged to wrap around the main lobby entrance. Six window/cubicles are placed towards the waiting area and private offices are positioned next to storage. Customer service representatives are able to move between cubicles and drive-thru window if needed.

## COUNCIL OFFICE

The private clerk offices, which include the Mayor's office, are arranged around the edges of the council room to allow easier access in-between spaces. A reception area allows a secure waiting area where visitors can be directed to the appropriate clerk.

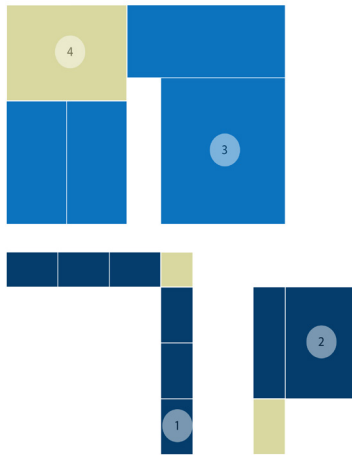
## GROWTH MANAGEMENT

Growth Management is arranged in an open space plan with high walls cubicles for the director and specialists. Visitors will come in to the waiting area and be greeted by a staff member behind a counter. Additional supporting spaces include a plan review room and shared conference space for pre-planning and staff meetings.

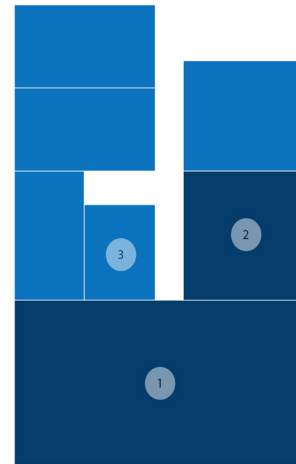


1ST LEVEL

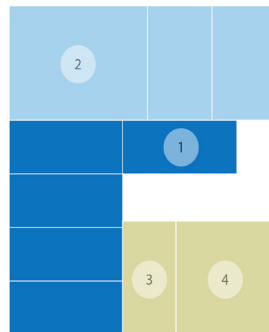
CUSTOMER SERVICE



COUNCIL OFFICE



GROWTH MANAGEMENT



CUSTOMER SERVICE

1. CUBICLES
2. DRIVE- THRU
3. CUSTOMER SERVICE OFFICES
4. STORAGE

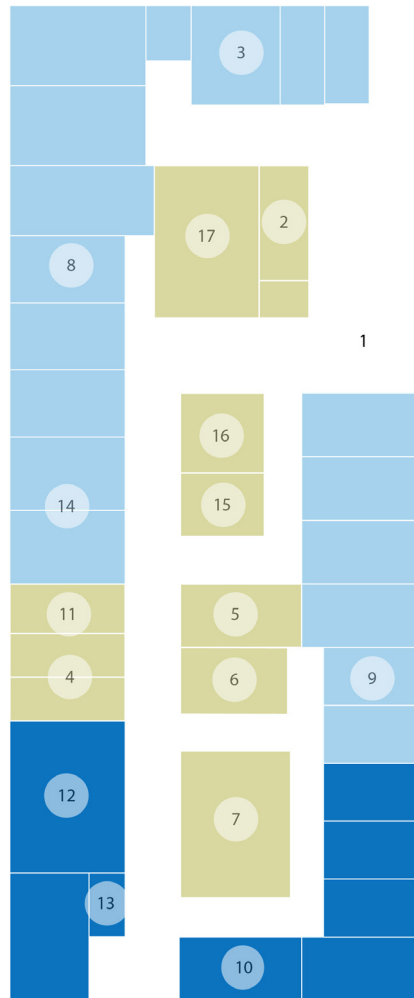
COUNCIL OFFICE

1. COUNCIL ROOM
2. RECEPTION
3. CITY CLERK

GROWTH MANAGEMENT

1. RECEPTION/ASSISTANT
2. G.M. DIRECTOR
3. PLAN REVIEW
4. FILE ROOM

COMBINED 2ND LEVEL



- |                     |                    |                      |
|---------------------|--------------------|----------------------|
| 1. LOBBY            | 8. FINANCE         | 14. SAFETY/RISK      |
| 2. STAIR            | 9. HR              | 15. FILE ROOM        |
| 3. I.T. OFFICES     | 10. PROCUREMENT    | 16. FILE ROOM        |
| 4. RESTROOMS        | 11. STAIR          | 17. LARGE CONFERENCE |
| 5. SMALL CONFERENCE | 12. ADMINISTRATION |                      |
| 6. WORK AREA        | 13. STORAGE        |                      |
| 7. BREAK            |                    |                      |

### INTRODUCTION

Lake City is exploring development options for two sites to host a New City Hall complex. The project sites are located in the urban core of Lake City, within a few blocks of the existing City Hall and the County Administration Complex. The majority of the surrounding properties are relatively small lots (half an acre or less) on gridded city blocks with a variety of existing public, institutional, and commercial uses. With several vacant and underutilized lots in the urban core of the City, this project presents an exciting opportunity to continue the redevelopment and revitalization of Lake City's downtown.

### PROJECT SITE 1

Project Site 1 is currently vacant land owned by the Lake Share Hospital Authority. This is comprised of one full block, and two partial blocks located roughly at the southeast corner of N Marion Avenue (US 441) and NE Leon Street.

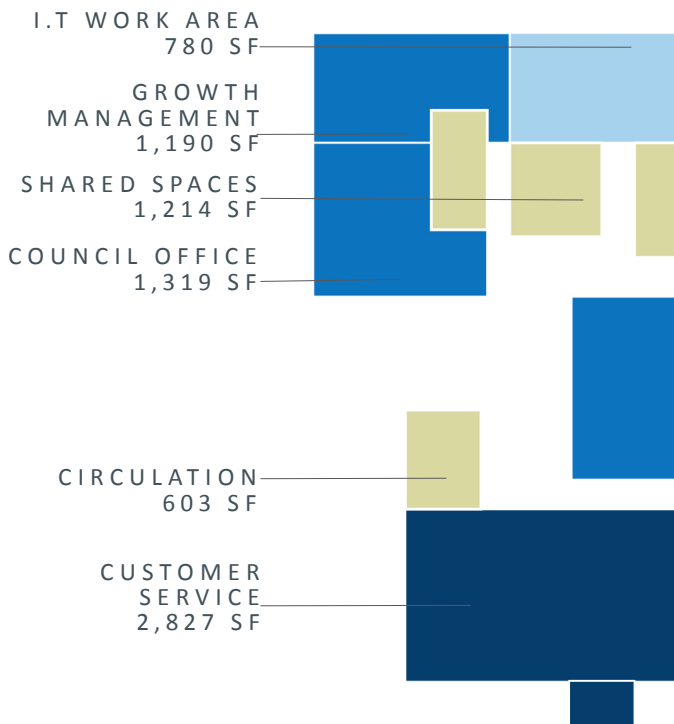
### PROJECT SITE 2

Project Site 2 is currently developed as a surface parking lot owned by Lake City located at the southeast corner of NE Hernando Avenue and NE Veterans Street.

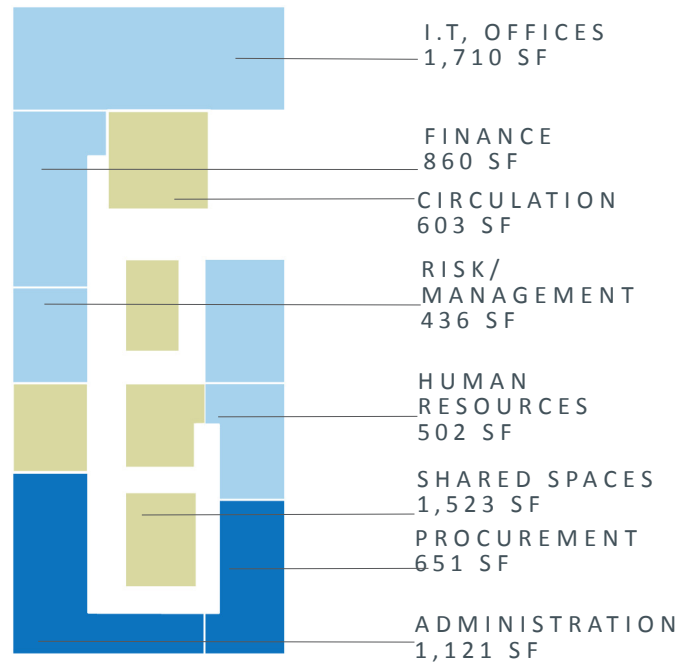
# CONFIGURATION

## FEASIBILITY STUDY

### FIRST LEVEL



### SECOND LEVEL



## L SHAPE

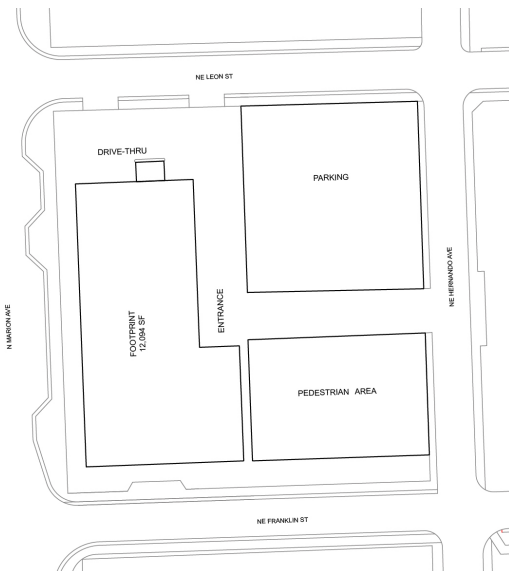


PROJECT SITE 1  
COMMERCIAL (C-CBD ZONE)  
PARCELS:

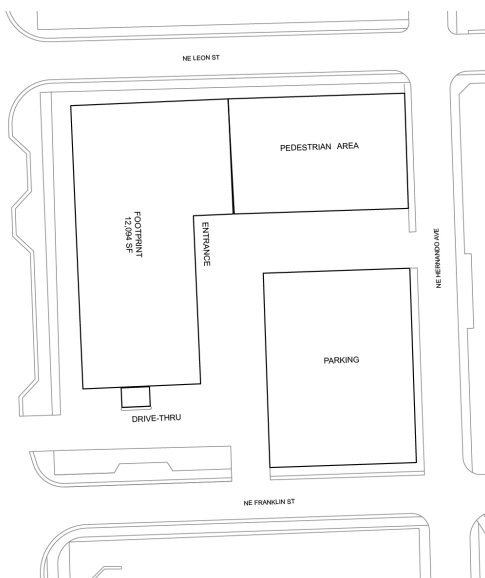
- 00-00-00-12016-000
- 00-00-00-12017-000
- 00-00-00-12018-000



OPTION 1A



OPTION 1B (PREFERRED)

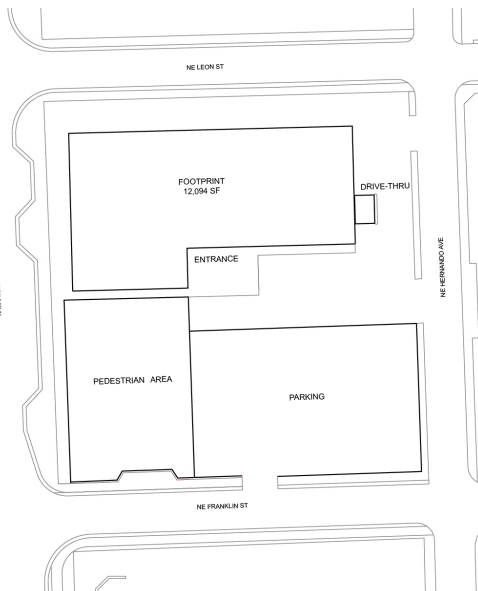


PROJECT SITE 1  
COMMERCIAL (C-CBD ZONE)  
PARCELS:

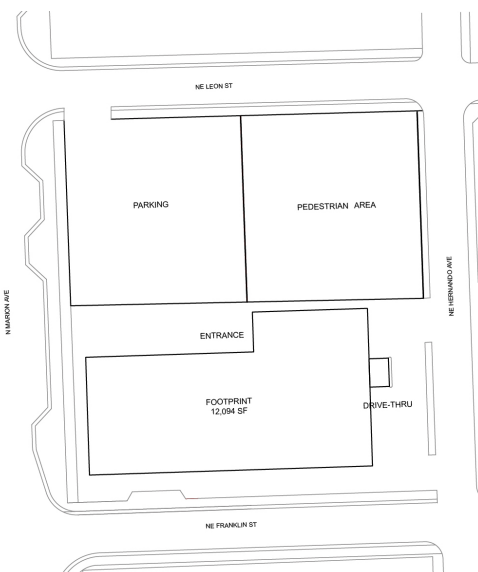
- 00-00-00-12016-000
- 00-00-00-12017-000
- 00-00-00-12018-000



OPTION 1C



OPTION 1D



PROJECT SITE 1  
COMMERCIAL (C-CBD ZONE)

PARCELS:

00-00-00-12016-000

00-00-00-12017-000

00-00-00-12018-000

OPTION 1E

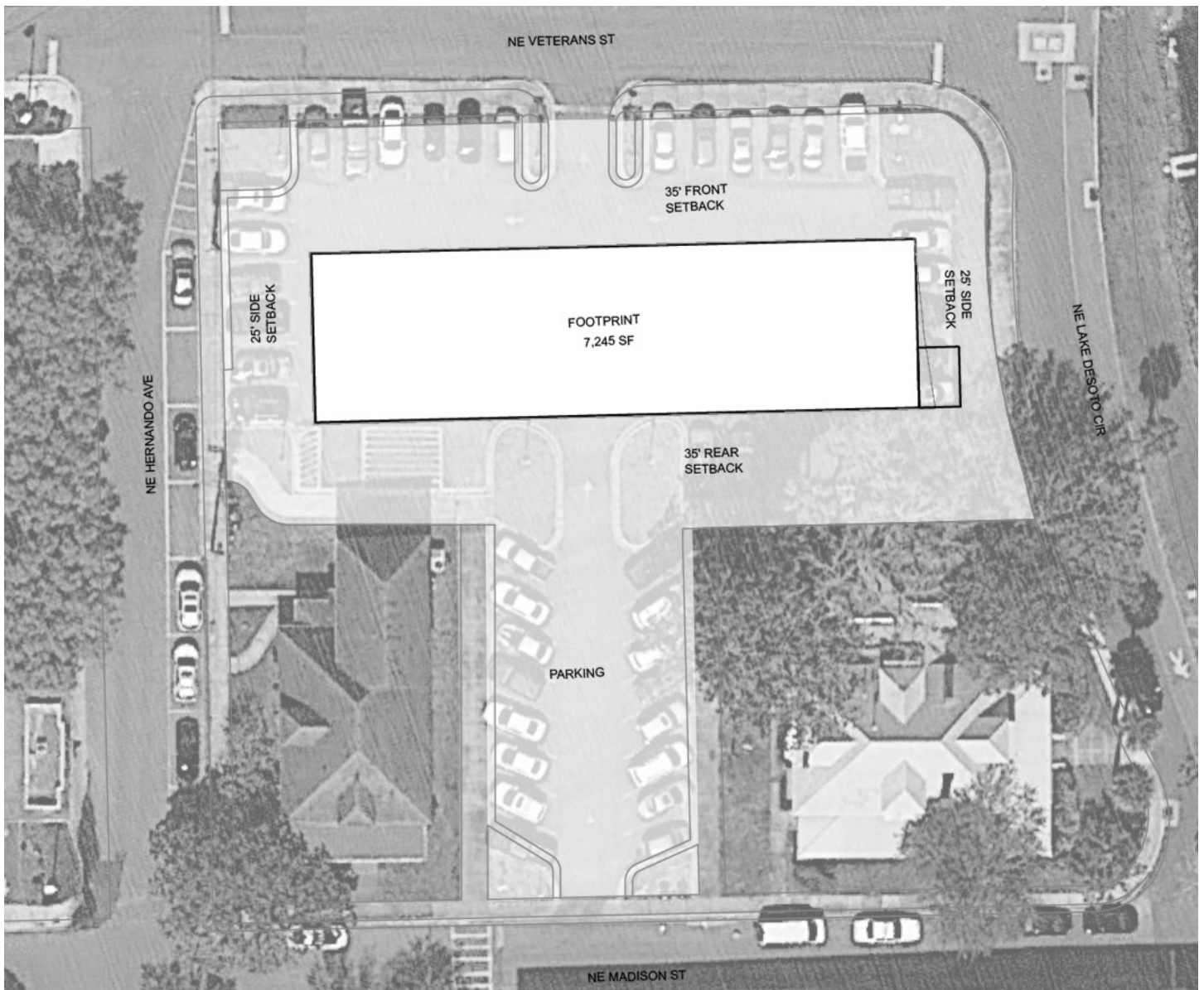


PROJECT SITE 2  
RESIDENTIAL MEDIUM DENSITY (RO)  
PARCELS:

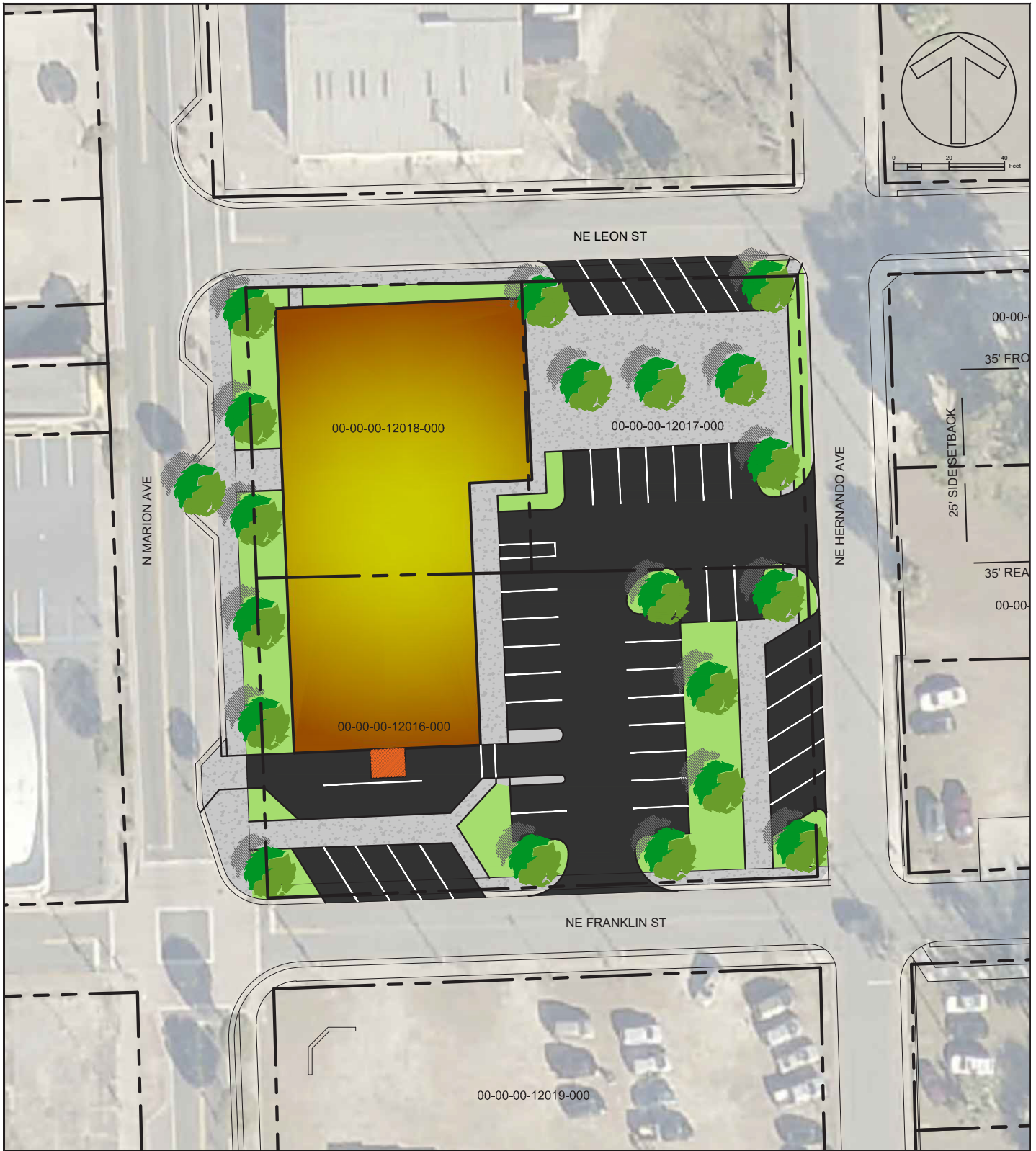
00-00-00-12663-000



OPTION 2







CONCEPTUAL  
SITE PLAN

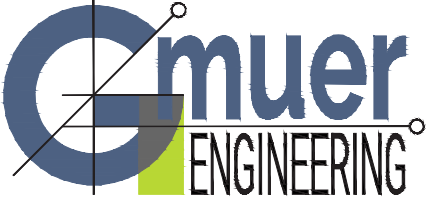
1 OF 1

LAKE CITY  
NEW CITY  
HALL

CLIENT : BRAME HECK ARCHITECTS INC.

DESIGN : C.A. GMUER, PE  
QUALITY CONTROL : C.A. GMUER, PE

GEng PROJECT # 18-0079



FL CA # 31533 gmuereng.com (352) 281-4928  
2603 NW 13th ST, Box 314 Gainesville, FL 32609

## PROJECT UNDERSTANDING

This document is a concept schematic narrative for a new 15,000 square feet, two story, City Hall Building for the City of Lake City as it relates to the proposed MPFE systems. The primary objective of this document is to outline feasible concepts and to present them in a form that results in client understanding and acceptance. To achieve this objective, the team must understand and verify the project program, explore alternative solutions, and provide a reasonable basis for further decision making by other stakeholders.

## 2. MECHANICAL SYSTEMS

### 2.1 HVAC SYSTEMS | MECHANICAL SYSTEMS

Space cooling and heating for this project is proposed to be provided by air cooled, direct expansion split system equipment with gas or electric/heat pump heating. Zoning will be based on similar use spaces, occupancy, and with the same or similar exterior exposure. Space or return air temperature and humidity sensors shall be provided. Each unique zone should have dedicated temperature controls (wall mounted thermostat). Room temperature controls should be equipped with occupancy sensors to set back space setpoints to periods of inoccupancy.

Three options for consideration are outlined in the following sections.

The estimated cooling load for this building is approximately 40 tons.

#### 2.1.1 PACKAGED ROOFTOP UNITS

In this concept, the building would be conditioned with large rooftop packaged air conditioning units equipped with hot gas reheat for humidity control. One 40 ton or two 20 ton packaged roof top systems can serve the entire facility and zone temperature control can be as small as individual rooms although small spaces with similar use and exposure are often grouped together.

Unlike split-system units, all components of a complete heating and cooling system are contained in one location, making packaged units ideal for situations in which indoor and outdoor space is at a premium. No interior mechanical rooms or exterior equipment yards are required, but a flat roof must be provided, and duct chases are necessary. Large packaged rooftop units can treat the fresh air required for this application and a separate dedicated outdoor air system (DOAS) is not necessary for this concept.

#### 2.1.2 SPLIT SYSTEMS WITH DEDICATED OUTDOOR AIR UNIT

This concept would employ several (six to ten) residential style split system heat pumps to condition the space. A single outdoor condensing unit is paired with a single indoor air handling unit establishing a temperature control zone usually from 1,000 to 2,000 square feet each. This is a traditional method in residential and light commercial applications. Unlike residential applications, and due to the higher occupant density and ventilation code requirements, a dedicated split or packaged dedicated outdoor air system (DOAS) would pre-cool and dehumidify all required fresh air that would then be ducted to each air handling unit. This concept would likely require two mechanical rooms on each floor to house approximately four (4) air handling units per floor. An exterior mechanical yard or flat roof area to locate several condensing units is also necessary.

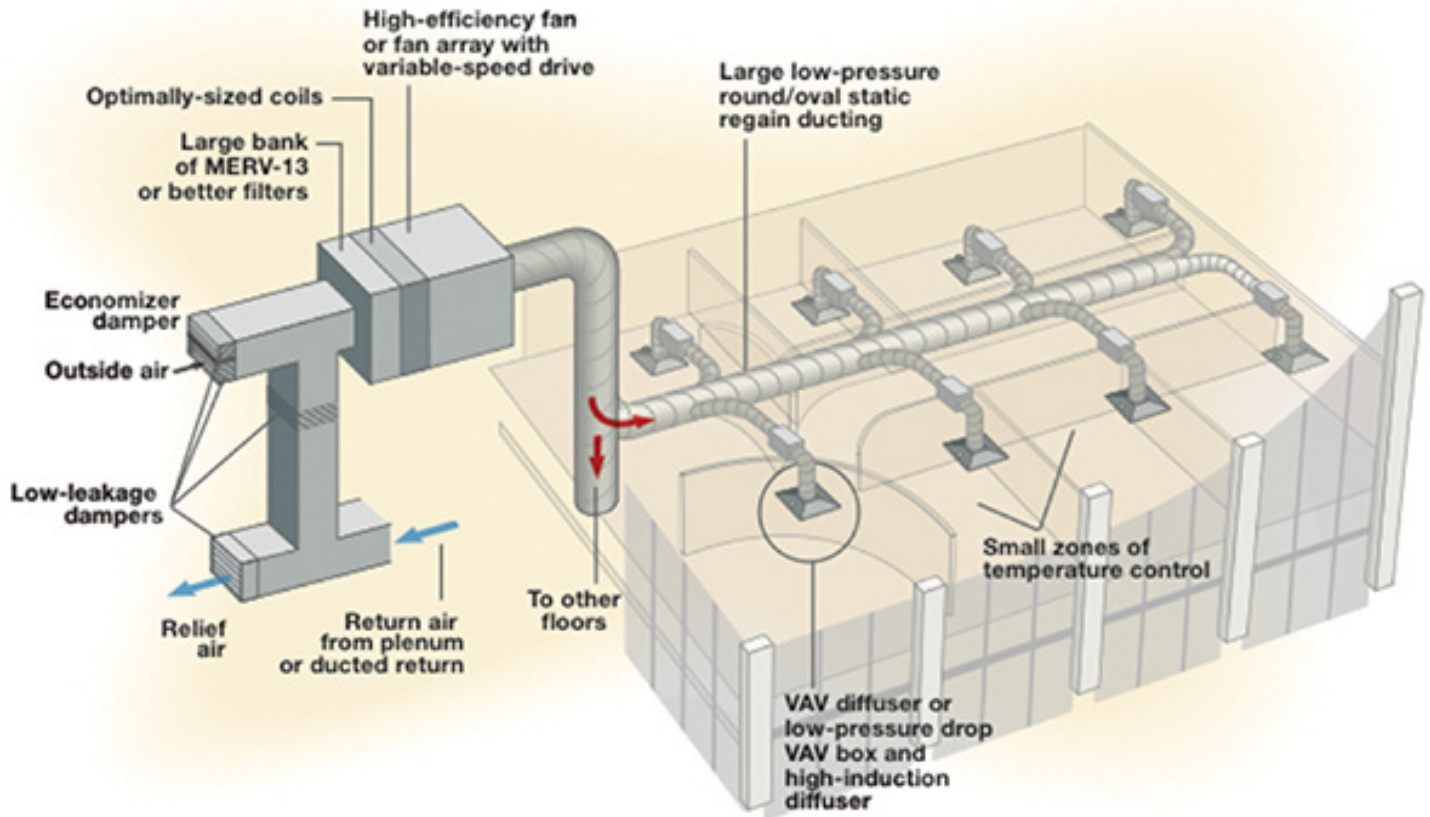


Figure 1 - Packaged rooftop VAV schematic.

### 2.1.1.3 VFR WITH DEDICATED OUTDOOR AIR UNIT

Like ductless minisplits, VRFs use refrigerant as the cooling and heating medium. Unlike traditional split system heat pumps, this refrigerant is processed by a single outdoor condensing unit and is circulated within the building to multiple indoor units. This would reduce the need for supply and return ductwork and provide a more granular option for zone temperature control when compared to the traditional split system heat pumps concept. Like the previous option, a split or packaged dedicated outdoor air unit (DOAS) would pre-cool and dehumidify all code required ventilation air that would then be ducted to each zone. This concept would likely require one mechanical room to house the DOAS air handling and an exterior mechanical yard to locate a few condensing units. Alternatively, the condensing units could be located on a flat roof along with a packaged DOAS unit. This concept is a more energy efficient option but comes with a price premium.

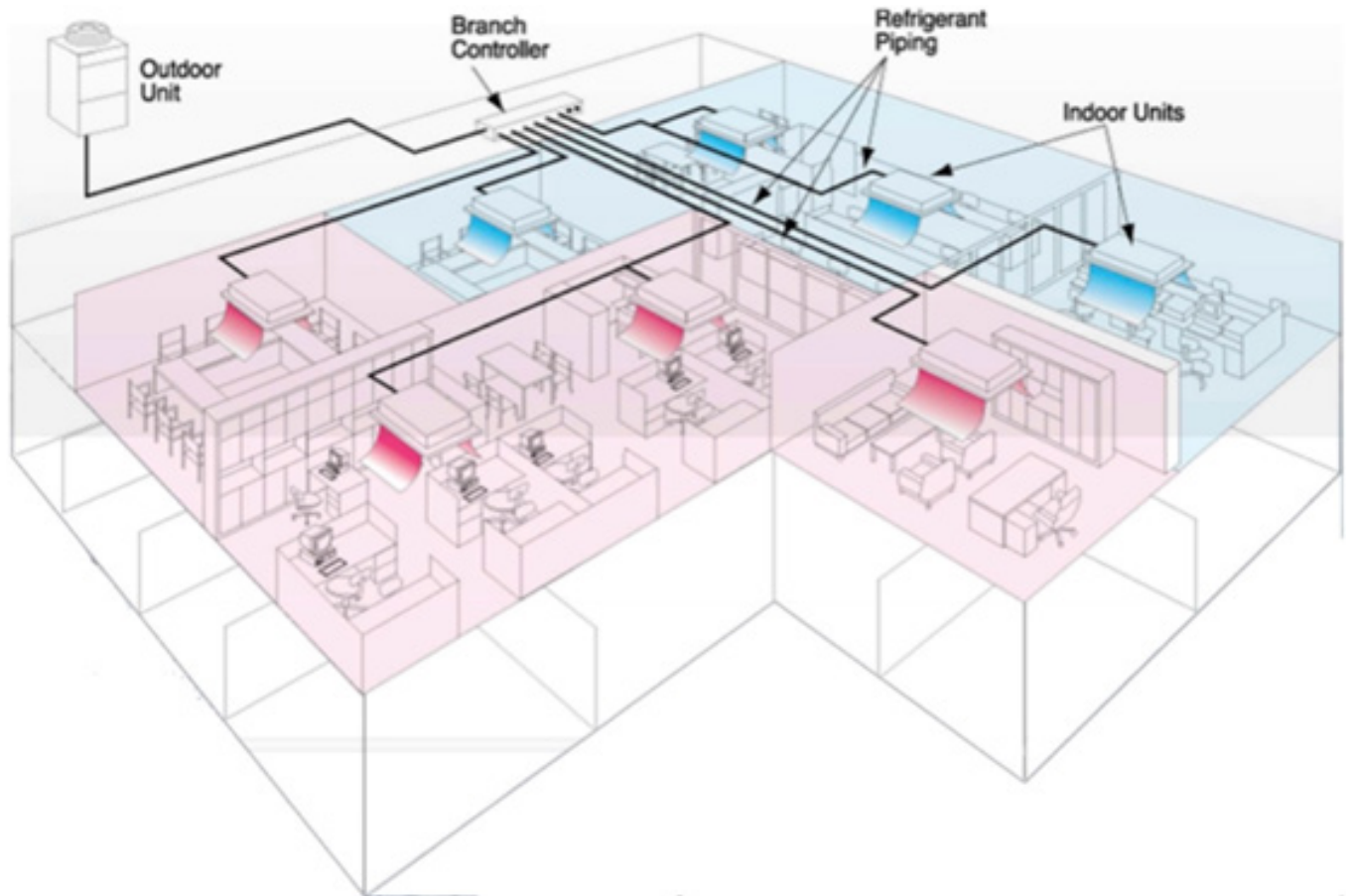


Figure 2 - VFR schematic.

#### 2.1.4 DESIGN CONDITIONS

The design supply air quantity to each space should be calculated based on the total heat gain to that space or required air change rates.

#### 2.1.5 VENTILATION AND EXHAUST

The minimum quantity of outside air introduced to the building at the system level should be in accordance with the Florida Mechanical Code and ASHRAE Standard 62 or at rates necessary to exceed design exhaust quantities to assure a positive pressure building. The dewpoint of ALL outside air introduced to conditioned areas of the building should be lowered to at least indoor design conditions prior to introduction to the space.

Exhaust air quantities should be determined as required by the Florida Mechanical Code.

A local exhaust fan should be provided in each restroom

## 2.2 PLUMBING SYSTEMS | MECHANICAL SYSTEMS

The number of plumbing fixtures should be in accordance with the Florida Plumbing Code, Florida Accessibility Code and as otherwise shown on the architectural drawings. Commercial vitreous china with sensor controls are common for this application.

### 2.2.1 DOMESTIC WATER SERVICE

Potable water will be supplied by the existing utility water distribution system. Anticipated domestic water demand is less than 60 GPM with a service size of 2 inches. A 1 ½ inch nutating disk service meter is anticipated. Sufficient water flow and pressure is assumed available to this site

### 2.2.2 DOMESTIC HOT WATER

Domestic hot water may be produced by electric or gas fired, tank-type water heaters with a 40-gallon storage tank. A recirculating system may be provided if needed.

The use of thermostatically controlled temperature regulators is now mandatory. Such regulators should be set no higher than 110 degrees. A thermostatic mixing valve will temper the water prior to distribution to fixtures for use by occupants.

### 2.2.3 SANITARY WASTE AND VENT

Sewage will be collected by the existing City sewer system. The building is anticipated to have a 4-inch sanitary building drain.

## 2.3 FIRE SPRINKLER SYSTEMS | MECHANICAL SYSTEMS

A standard pressure, wet pipe fire sprinkler system designed in accordance with NFPA 13 should be provided for the entire building.

A 4-inch service is expected. Fire water will be supplied by the existing utility water distribution system. The fire department inlet connection must be provided on the fire department access side of the building. The system backflow preventer will be located exterior to the building and coordinated with the local fire department.

Sufficient water flow and pressure is assumed available to this site and no fire pump is anticipated. Flow test data should be collected to confirm this during the design phase.

All areas except as noted otherwise should be provided with a wet type sprinkler system designed for light hazard occupancy. Storage rooms, equipment/service rooms, and janitor rooms should be provided with a wet type sprinkler system designed for ordinary hazard group occupancy.

### 3 . ELECTRICAL SYSTEMS

#### 3 . 1 POWER DISTRIBUTION | MECHANICAL SYSTEMS

##### 3 . 1 . 1 600 VOLT DISTRIBUTION

Primary service to the project will be provided from the local utility distribution system. Either an aerial bank or a pad mounted transformer will be provided. It will provide the building utilization voltage of 208/120 volts, 3-phase, 4-wire. The main distribution panelboard is expected to be rated 600A-800A. The service transformer and incoming service panelboard will be sized for the final design load. Metering will occur at the building. Surge protective devices (SPD) will be provided at the main service panelboard and at each distribution panel.

##### 3 . 1 . 2 EMERGENCY POWER SYSTEM

A standby generator is proposed to serve the project. The engine generator will be either natural gas fired or diesel fuel type with a base fuel tank. Separate automatic transfer switches will be provided for life safety and standby power loads.

Two standby power options are suggested for review and consideration by the owner. A 20KVA-30KVA generator can support the code required emergency egress lighting and limited receptacle circuits for convenience use during an outage of normal power. A more robust option adding telecom/server room circuits and telecom HVAC, an elevator, and additional convenience receptacles and lighting can be supported by a 100KVA-150KVA unit, depending on the desired loads. The owner should consider the benefits and cost implications of these options and direct the design team as appropriate. See comments related to emergency lighting in subsequent sections.

#### 3 . 2 LIGHTING | MECHANICAL SYSTEMS

##### 3 . 2 . 1 INTERIOR AND EXISTING LIGHTING

LED lighting is now commonplace and should be used throughout the project. 4000K color temperature fixtures are common for this application. As much as possible, the specification of different fixture types should be minimized. Occupancy/vacancy sensors should also be employed to control the interior lighting. LED lighting shall be employed for exterior and site lighting as well and controlled by photocell and/or time clock.

Emergency lighting will be powered by the emergency generator. If a generator is not provided (due to added cost or limited exterior space), emergency egress lighting can be accomplished with battery back-up fixtures or an inverter sized to meet code requirements for minimum runtime duration.

The lighting design criteria should be based on requirements defined by the Illuminating Engineer Society's (IES) Systems.

### 3.2.2 FIRE ALARM SYSTEM

A microprocessor-based, addressable fire alarm system shall be provided.

### 3.2.3 TELECOMMUNICATIONS

Two 4" conduits shall be provided to the facility main telecommunication room from the project site boundary. A raceway system of conduits, boxes, and backboards shall be provided. Grounding bus bars and grounding riser shall also be included. Premise wiring system including jacks, plates, patch panels, racks, cabinets and other hardware shall also be provided.

### 3.2.4 SECURITY SYSTEM

A raceway system of conduits and boxes shall be provided where required. The location of devices must be coordinated with the Owner or Owner's security vendor. Information on access cards, electronic locks and compatibility must be coordinated with the Owner or Owner's security vendor.

This budget analysis is developed in two parts. The first part includes projected costs for the building and the second part is for costs associated with site development. For the building costs, we used the 2019 edition of RSMeans Building Construction Cost Data, which is a compendium of construction cost data for the United States and Canada. Since this is primarily a planning document, and we do not have a building design, the budget is calculated from building square foot costs and the building program. RS Means Sf costs are presented by building type, and we used the “Office Buildings” type.

The project Gross Area was developed in the **Program** section of this report. RSMeans Raw Square Foot Cost Data is presented for different “Office Buildings” systems (lines 1 through 5 on the spreadsheet.) These costs are the median national cost/sf for these systems in Office Buildings, and need to be adjusted for this building’s location and size. The City Cost Indexes for each system are also shown. The nearest geographical location provide in the RSMeans is Gainesville. The average index for Gainesville is less than the national average, which reduces the square foot costs by approximately 23% overall (see line 6 of the spreadsheet.) Then the base costs for Mechanical, Electrical, and Plumbing systems were further adjusted to accommodate some level of building hardening. The base electrical number includes a generator capable of supporting life safety items such as elevator and egress lighting only. An upgraded generator is presented in a separate line item.

To adjust cost relative to size, the building area is compared to the median building size on which the median cost data is developed. Smaller projects tend toward higher cost/sf values, while a larger project will tend to have a lower cost/sf. The national median project size is 20,600 sf, and this project is projected to be 16,065 sf which is about 78% of the median. Using the table provided, we estimate the size adjustment should be about 1.03 (or 103% of the location adjusted sf cost.) The above operations yield a projected “square foot cost” of \$161.29 (see line 7 of the spreadsheet.)

We then needed to add a factor for hardening the building structure and envelope (roof, walls, windows, doors.) FEMA publication *P-361 Safe Rooms for Tornadoes and Hurricanes* provides relative cost data based on database information as a percent of increased cost per square foot of protected area over the base code compliant building. For a building with a basic wind speed of 140 mph this premium is 5-7%. Therefore, on line 8 of the budget we used a factor of 1.05 to adjust for providing protected openings, and making walls and roof resistant to impact from debris.

The building base cost can then be estimated by multiplying the cost/sf by the projected building size, which yields the value on line 10 of the spreadsheet. We then added a line item representing the cost of **upgrading** the building generator to support half of the building, including HVAC systems, lighting, elevator, etc. (Line 11 of the budget.)

The total cost for development of the building is then presented on Line 12. To this we need to include professional design fees, site costs, administrative soft costs, and an Owner’s contingency to arrive at a budget.



To calculate Professional Design fees for the building, we looked at the State of Florida Department of Management Services fee guidelines for a project of average complexity (which includes office buildings.) This guideline yields a fee percentage for a project of this size shown on line 13 of the spreadsheet. This fee is for design costs associated with the building only. Site development costs are calculated separately.

The site development costs, including construction and professional fees to handle all permitting including water management district, planning and zoning, utilities, etc. were provided by our Civil Engineering consultant, based on the preferred site layout. (Lines 15 and 16.)

An allowance for surveys, permits, and other administrative costs was input at 0.5% of the project total (building + site). This anticipates that the actual permit fees may be waived by the city, so this amount covers surveys plus a contingency. Finally, we included an Owner's contingency to cover unforeseen items, inflation, etc.

The budget does not include an allowance for furnishings, equipment, appliances, etc.

Prepared by: M. Richmond, AIA, NCARB, LEED AP

Date: 8/29/2019

Client: City of Lake City, FL

Project Name: New City Hall Feasibility Study

Sources: RS Means Building Construction Cost Data 2017

Engineering Input

## Budget Analysis

### Concept 1B

Gross Area (from program): 14,868 sf  
 Number of Stories: 2

	SCOPE	RAW SF COST	LOCATION	ADJUSTED SF COST
1	Cost/sf (Architectural)	\$126.00/sf	81.1	\$102.19/sf
2	Cost/sf (PLUMBING)	\$7.85/sf	62.3	\$4.89/sf
3	Cost/sf (MECHANICAL)	\$24.50/sf	62.3	\$15.26/sf
4	Cost/sf (ELECTRICAL)	\$25.30/sf	57.2	\$14.47/sf
	Cost/sf (Fire Protection)			\$5.00/sf
5	Building Pad Preparation			\$14.78/sf
6	Building Cost/sf adjusted for location			\$156.59/sf
7	Size Factor Adjustment		1.03	\$161.29/sf
8	Hardened Building Envelope Factor		1.05	\$169.35/sf
9	Gross Area (from program)			16,065 sf
10	(sf cost X gross area)			\$2,720,669.91
11	Generator 150KV		LS	\$25,000.00
12	Base Building Cost			\$2,745,669.91
13	Design Fees (building)		7.33%	\$201,257.60
14	<b>Building Development Total</b>			\$2,946,927.52 <b>\$2,946,927.52</b>
15	Site Development Allowance			\$210,000.00
	Professional Fees			
16	(Site Development Design and Review)			\$45,000.00
17	<b>Site Development Total</b>			\$255,000.00 <b>\$255,000.00</b>
18	Surveys, Permits, Administrative		0.50%	\$16,009.64
19	<b>Project Total</b>			\$3,217,937.16
20	Owner's Contingency		8.50%	\$273,524.66
21	<b>Recommended Project Budget</b>			<b>\$3,491,461.81</b>



# City Cost Indexes

DIVISION		FLORIDA																	
		FORT MYERS			GAINESVILLE			JACKSONVILLE			LAKELAND			MELBOURNE			MIAMI		
		339, 341			326, 344			320, 322			338			329			330 - 332, 340		
		MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL
015433	CONTRACTOR EQUIPMENT	102.1	102.1															95.2	95.2
0241, 31 - 34	SITE & INFRASTRUCTURE, DEMOLITION	104.3	89.0	93.7	122.6	88.7	99.0	113.3	88.9	96.3	106.2	88.9	94.2	121.2	89.1	98.8	93.9	77.1	82.2
0310	Concrete Forming & Accessories	88.5	62.1	66.0	93.5	56.9	62.4	98.2	60.1	65.8	85.3	61.5	65.0	94.7	62.9	67.6	97.7	63.3	68.4
0320	Concrete Reinforcing	95.5	78.9	87.1	99.0	60.7	79.5	93.3	60.8	76.8	97.9	78.3	87.9	94.4	67.4	80.7	101.4	60.9	80.8
0330	Cast-in-Place Concrete	93.9	63.4	82.6	101.2	63.0	87.0	89.0	64.0	79.7	96.1	65.2	84.6	106.2	66.0	91.3	87.0	63.2	78.2
03	CONCRETE	84.6	67.1	76.9	93.9	61.6	79.6	84.1	63.4	74.9	86.2	67.4	77.8	94.5	66.5	82.1	82.5	64.6	74.5
04	MASONRY	87.1	64.8	73.3	100.7	55.9	73.0	88.1	56.5	68.6	101.9	58.3	74.9	85.0	59.6	69.3	92.6	54.7	69.2
05	METALS	101.3	95.2	99.4	101.0	87.9	97.0	100.5	88.1	96.8	101.2	94.2	99.1	111.1	90.8	104.9	99.1	88.3	95.9
06	WOOD, PLASTICS & COMPOSITES	77.1	63.2	69.6	90.0	56.2	71.6	96.4	60.3	76.8	72.4	61.0	66.2	91.8	61.8	75.5	90.3	65.2	76.7
07	THERMAL & MOISTURE PROTECTION	100.8	64.4	85.0	101.2	60.7	83.6	101.1	61.5	83.9	100.8	63.0	84.3	101.3	64.3	85.2	101.0	61.3	83.7
08	OPENINGS	97.7	65.2	90.2	94.8	57.4	86.1	95.1	59.7	86.9	97.7	64.0	89.8	94.4	62.0	86.9	99.9	62.4	91.2
0920	Plaster & Gypsum Board	105.3	62.7	77.2	91.8	55.4	67.8	95.0	59.7	71.8	101.6	60.4	74.5	91.8	61.2	71.7	95.5	64.7	75.2
0950, 0980	Ceilings & Acoustic Treatment	81.6	62.7	68.8	78.1	55.4	62.7	83.7	59.7	67.4	81.6	60.4	67.3	82.9	61.2	68.2	84.9	64.7	71.2
0960	Flooring	93.7	79.8	89.7	98.4	56.7	86.3	101.0	58.5	88.7	91.6	58.4	82.0	98.6	57.8	86.8	98.8	58.4	87.1
0970, 0990	Wall Finishes & Painting/Coating	92.6	63.6	75.4	97.1	63.6	77.3	97.1	63.6	77.3	92.6	63.6	75.4	91.7	63.0	88.8	98.9	58.6	70.9
09	FINISHES	90.3	65.3	76.6	89.1	56.9	71.6	90.5	59.7	73.7	89.2	60.6	73.6	89.8	63.4	75.4	89.1	61.6	74.1
COVERS	DIVS. 10 - 14, 25, 28, 41, 43, 44, 46	100.0	79.4	95.5	100.0	81.1	95.8	100.0	78.2	95.2	100.0	80.4	95.7	100.0	82.8	96.2	100.0	83.0	96.2
21, 22, 23	FIRE SUPPRESSION, PLUMBING & HVAC	98.1	67.5	81.7	98.8	62.3	84.0	99.9	62.3	84.7	98.1	59.4	82.5	99.9	75.3	90.0	100.0	62.5	84.8
26, 27, 3370	ELECTRICAL, COMMUNICATIONS & UTIL.	94.7	61.5	77.8	95.8	57.2	76.2	95.2	63.4	79.1	93.0	60.0	76.2	96.6	64.3	80.1	96.5	72.3	84.2
MF2016	WEIGHTED AVERAGE	95.6	68.3	83.9	97.8	64.9	83.7	96.1	66.5	83.4	96.2	67.1	83.8	99.2	71.2	87.2	95.8	67.4	83.7

DIVISION		FLORIDA																	
		ORLANDO			PANAMA CITY			PENSACOLA			SARASOTA			ST. PETERSBURG			TALLAHASSEE		
		327 - 328, 347			324			325			342			337			323		
		MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL
015433	CONTRACTOR EQUIPMENT	102.1	102.1																
0241, 31 - 34	SITE & INFRASTRUCTURE, DEMOLITION	113.8	89.2	96.6	126.6	88.2	99.8	126.6	88.6	100.1	117.2	89.0	97.5	107.8	88.5	94.4	106.8	88.7	94.2
0310	Concrete Forming & Accessories	102.4	62.5	68.4	97.5	60.3	65.8	95.4	63.6	68.3	94.3	61.6	66.5	91.8	59.3	64.1	100.6	56.9	63.4
0320	Concrete Reinforcing	98.5	67.4	82.7	97.5	69.8	83.4	100.0	69.2	84.3	93.7	78.3	85.8	97.9	78.2	87.9	99.1	60.7	79.6
0330	Cast-in-Place Concrete	102.6	65.8	88.9	93.5	58.8	80.6	115.6	63.9	96.4	103.7	65.4	89.5	97.1	61.0	83.7	93.1	62.8	81.9
03	CONCRETE	89.7	66.2	79.3	92.0	63.2	79.2	101.5	66.4	85.9	93.1	67.5	81.8	87.6	64.9	77.5	87.2	61.5	75.8
04	MASONRY	92.3	59.5	72.1	92.4	57.4	70.8	113.1	57.4	78.7	90.1	58.8	70.7	138.6	52.1	85.2	90.1	55.4	68.7
05	METALS	99.1	90.4	96.5	101.8	91.4	98.6	102.8	90.8	99.2	103.0	93.6	100.2	102.1	93.9	99.6	99.6	88.0	96.1
06	WOOD, PLASTICS & COMPOSITES	93.5	61.8	76.3	95.2	64.2	78.4	93.1	64.2	77.4	94.4	61.0	76.3	81.5	61.0	70.4	95.5	56.2	74.1
07	THERMAL & MOISTURE PROTECTION	105.8	65.7	88.3	101.5	58.8	82.9	101.4	61.8	84.1	98.7	63.2	83.3	101.0	58.8	82.6	98.7	61.2	82.4
08	OPENINGS	99.4	62.0	90.7	93.2	63.7	86.4	93.2	63.7	86.4	100.0	63.6	91.5	96.5	64.0	88.9	100.3	57.4	90.3
0920	Plaster & Gypsum Board	96.0	61.2	73.1	94.3	63.7	74.1	102.8	63.7	77.0	100.9	60.4	74.2	107.7	60.4	76.6	99.3	55.4	70.4
0950, 0980	Ceilings & Acoustic Treatment	90.0	61.2	70.5	82.9	63.7	69.9	82.9	63.7	69.9	88.7	60.4	69.6	83.5	60.4	67.9	88.3	55.4	66.0
0960	Flooring	97.2	58.4	85.9	100.6	75.0	93.2	96.4	56.7	84.9	103.5	56.7	89.9	97.1	56.7	84.9	99.0	56.7	86.7
0970, 0990	Wall Finishes & Painting/Coating	93.5	61.9	74.8	97.1	63.6	77.3	97.1	63.6	77.3	98.2	63.6	77.7	92.6	63.6	75.4	92.3	63.6	75.3
09	FINISHES	92.1	61.2	75.2	91.5	63.5	76.2	91.1	62.1	75.3	95.8	60.4	76.5	91.7	58.9	73.8	91.2	56.8	72.4
COVERS	DIVS. 10 - 14, 25, 28, 41, 43, 44, 46	100.0	82.7	96.2	100.0	76.5	94.8	100.0	81.0	95.8	100.0	80.6	95.7	100.0	77.1	95.0	100.0	78.7	95.3
21, 22, 23	FIRE SUPPRESSION, PLUMBING & HVAC	100.1	57.1	82.7	99.9	51.5	80.4	99.9	63.2	85.1	99.9	58.8	83.3	100.0	55.7	82.1	100.0	66.6	86.5
26, 27, 3370	ELECTRICAL, COMMUNICATIONS & UTIL.	99.8	64.7	81.9	94.3	57.2	75.4	97.9	51.9	74.5	95.8	60.0	77.6	93.0	62.1	77.3	99.9	57.2	78.2
MF2016	WEIGHTED AVERAGE	97.9	67.1	84.7	97.6	64.2	83.3	100.3	66.4	85.8	98.7	67.0	85.1	99.0	65.2	84.5	97.3	65.7	83.7

DIVISION		FLORIDA																		GEORGIA					
		TAMPA			WEST PALM BEACH			ALBANY			ATHENS			ATLANTA			AUGUSTA								
		335 - 336, 346			334, 349			317, 398			306			300 - 303, 399			308 - 309								
		MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL						
015433	CONTRACTOR EQUIPMENT	102.1	102.1			95.2	95.2			96.1	96.1			94.6	94.6			96.5	96.5			94.6	94.6		
0241, 31 - 34	SITE & INFRASTRUCTURE, DEMOLITION	108.3	89.0	94.8	89.3	76.8	80.6	102.3	79.4	86.3	101.7	94.9	97.0	98.7	95.3	96.3	95.0	95.3	95.2						
0310	Concrete Forming & Accessories	94.5	61.9	66.7	95.5	62.9	67.7	88.5	67.7	70.8	91.7	44.3	51.4	96.3	71.9	75.5	92.7	72.7	75.7						
0320	Concrete Reinforcing	94.5	78.3	86.2	97.1	59.2	77.8	90.4	73.3	81.7	98.9	65.4	81.9	98.2	73.4	85.6	99.3	68.0	83.4						
0330	Cast-in-Place Concrete	94.9	65.8	84.1	85.6	61.8	76.8	85.7	67.7	79.0	109.6	68.5	94.3	113.1	71.6	97.6	103.5	70.1	91.1						
03	CONCRETE	86.3	67.8	78.1	81.0	63.6	73.3	81.2	70.4	76.4	102.1	57.7	82.4	104.3	72.7	90.3	94.6	71.6	84.1						
04	MASONRY	94.2	59.3	72.6	92.8	53.3	68.4	91.9	67.7	77.0	76.6	77.8	77.3	89.9	69.7	77.4	90.1	69.2	77.2						
05	METALS	101.1	94.3	99.1	98.0	87.7	94.9	102.9	97.5	101.2	97.6	79.5	92.1	98.4	84.6	94.2	97.2	80.5	92.2						
06	WOOD, PLASTICS & COMPOSITES	85.3	61.0	72.1	95.0	65.2	74.3	79.5	68.4	73.5	95.0	36.8	63.4	97.8	73.1	84.4	96.5	75.4	85.0						
07	THERMAL & MOISTURE PROTECTION	101.3	63.5	84.8	100.8	61.2	83.5	98.6	68.7	85.6	100.2	69.5	86.9	101.7	72.4	89.0	100.0	71.3	87.5						
08	OPENINGS	97.7	64.0	89.8	96.0	62.0	88.1	87.6	70.5	83.6	93.0	50.9	83.3	97.6	73.4	92.0	93.1	73.3	88.5						
0920	Plaster & Gypsum Board	110.1	60.4	77.4	113.8	64.7	81.5	103.8	68.0	80.2	97.4	35.5	56.6	99.6	72.6	81.8	98.7	75.1	83.1						
0950, 0980	Ceilings & Acoustic Treatment	86.1	60.4	68.7	81.6	64.7	70.2	81.9	68.0	72.5	101.2	35.5	56.7	94.0	72.6	79.5	102.2	75.1	83.8						
0960	Flooring	96.8	58.4	85.6	98.6	56.7	86.5	102.3	65.9	91.8	94.0	84.7	91.3	97.0	68.0	86.6	94.1	65.9	85.9						
0970, 0990	Wall Finishes & Painting/Coating	92.6	63.6	75.4	88.4	58.6	70.8	94.5	65.5	95.6	101.8	65.5	98.7	106.2	66.5	100.5	101.8	80.6	89.2						
09	FINISHES	93.0	60.8	75.4	90.6	61.1	74.5	92.4	70.0	80.2	97.7	55.2	74.5	97.8	73.5	84.5	97.4	72.5	83.8						
COVERS	DIVS. 10 - 14, 25, 28, 41, 43, 44, 46	100.0	80.8	95.8	100.0	82.7	96.2	100.0	83.3	96.3	100.0	79.6	95.5	100.0	86.4	97.0	100.0	83.9	96.5						
21, 22, 23	FIRE SUPPRESSION, PLUMBING &																								

# 50 17 | Project Costs

50 17 00   Project Costs		UNIT	UNIT COSTS			% OF TOTAL			
			1/4	MEDIAN	3/4	1/4	MEDIAN	3/4	
11	0000 <b>Mixed Use</b>	S.F.							11
	0100 Architectural		86.50	126	207	47%	47.5%	59.4%	
	0200 Plumbing		6	9.15	11.55	3.3%	3.2%	4.3%	
	0300 Mechanical		14.80	24	46.50	8%	7.8%	11.3%	
	0400 Electrical		15.25	24	40.50	8.3%	8.3%	11.3%	
	0500 Total Project Costs		184	212	335				
12	0000 <b>Multi-Family Housing</b>	S.F.							12
	0100 Architectural		75	125	167	60.5%	67.6%	56.6%	
	0200 Plumbing		6.40	12.75	15.10	5.2%	5.6%	5.8%	
	0300 Mechanical		6.95	11.70	37.50	5.6%	6.3%	5.3%	
	0400 Electrical		10.10	18	22.50	8.1%	8.8%	8.1%	
	0500 Total Project Costs		124	221	282				
13	0000 <b>Nursing Home &amp; Assisted Living</b>	S.F.							13
	0100 Architectural		70	92	116	58.3%	58.4%	59%	
	0200 Plumbing		7.55	11.35	12.50	6.3%	5.9%	7.3%	
	0300 Mechanical		6.20	9.15	17.95	5.2%	5.2%	5.9%	
	0400 Electrical		10.25	16.20	22.50	8.5%	8.6%	10.4%	
	0500 Total Project Costs		120	156	188				
14	0000 <b>Office Buildings</b>	S.F.							14
	0100 Architectural		92.50	126	177	60.1%	60%	64.6%	
	0200 Plumbing		4.98	7.85	15.40	3.2%	3.1%	4%	
	0300 Mechanical		10.75	17.65	25.50	7%	6.8%	9.1%	
	0400 Electrical		12.35	21	34	8%	7.9%	10.8%	
	0500 Total Project Costs		154	195	285				
15	0000 <b>Parking Garage</b>	S.F.							15
	0100 Architectural		31	38	39.50	82.7%	82.1%	82.6%	
	0200 Plumbing		1.02	1.07	2	2.7%	2.7%	2.3%	
	0300 Mechanical		.79	1.22	4.62	2.1%	2.1%	2.7%	
	0400 Electrical		2.72	2.98	6.25	7.3%	7.1%	6.5%	
	0500 Total Project Costs		37.50	46	49.50				
16	0000 <b>Parking Garage/Mixed Use</b>	S.F.							16
	0100 Architectural		100	110	112	61%	61.2%	64.3%	
	0200 Plumbing		3.22	4.22	6.45	2%	2%	2.5%	
	0300 Mechanical		13.80	15.50	22.50	8.4%	8.4%	9.1%	
	0400 Electrical		14.45	21	21.50	8.8%	8.8%	12.3%	
	0500 Total Project Costs		164	171	177				
17	0000 <b>Police Stations</b>	S.F.							17
	0100 Architectural		113	127	160	53.3%	54%	48.5%	
	0200 Plumbing		15	18	18.10	7.1%	7%	6.9%	
	0300 Mechanical		34	47.50	49	16%	16.1%	18.1%	
	0400 Electrical		25.50	28	29.50	12%	12.1%	10.7%	
	0500 Total Project Costs		212	262	297				
18	0000 <b>Police/Fire</b>	S.F.							18
	0100 Architectural		110	110	340	67.9%	68.2%	65.9%	
	0200 Plumbing		8.65	9.15	34	5.3%	5.5%	5.5%	
	0300 Mechanical		13.55	21.50	77.50	8.4%	8.4%	12.9%	
	0400 Electrical		15.40	19.70	88.50	9.5%	9.6%	11.8%	
	0500 Total Project Costs		162	167	610				
19	0000 <b>Public Assembly Buildings</b>	S.F.							19
	0100 Architectural		115	156	218	62.5%	63%	61.7%	
	0200 Plumbing		5.95	8.75	12.90	3.2%	3%	3.5%	
	0300 Mechanical		13.60	22.50	34.50	7.4%	8%	8.9%	
	0400 Electrical		18.60	25.50	40.50	10.1%	10.5%	10.1%	
	0500 Total Project Costs		184	253	360				
20	0000 <b>Recreational</b>	S.F.							20
	0100 Architectural		108	170	231	56.3%	55.7%	59.2%	
	0200 Plumbing		8.35	15.35	24.50	4.3%	4.6%	5.3%	
	0300 Mechanical		12.90	19.60	31	6.7%	6.9%	6.8%	
	0400 Electrical		15.80	28	39	8.2%	7.7%	9.8%	
	0500 Total Project Costs		192	287	435				



## Square Foot Project Size Modifier

One factor that affects the S.F. cost of a particular building is the size. In general, for buildings built to the same specifications in the same locality, the larger building will have the lower S.F. cost. This is due mainly to the decreasing contribution of the exterior walls plus the economy of scale usually achievable in larger buildings. The Area Conversion Scale shown below will give a factor to convert costs for the typical size building to an adjusted cost for the particular project.

The Square Foot Base Size lists the median costs, most typical project size in our accumulated data, and the range in size of the projects.

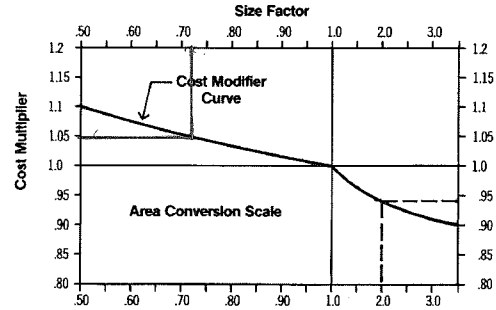
The Size Factor for your project is determined by dividing your project area in S.F. by the typical project size for the particular Building Type. With this factor, enter the Area Conversion Scale at the appropriate Size Factor and determine the appropriate cost multiplier for your building size.

**Example:** Determine the cost per S.F. for a 152,600 S.F. Multi-family housing.

$$\frac{\text{Proposed building area} = 152,600 \text{ S.F.}}{\text{Typical size from below} = 76,300 \text{ S.F.}} = 2.00$$

Enter Area Conversion scale at 2.0, intersect curve, read horizontally the appropriate cost multiplier of .94. Size adjusted cost becomes  $.94 \times \$194.00 = \$182.36$  based on national average costs.

Note: For Size Factors less than .50, the Cost Multiplier is 1.1  
For Size Factors greater than 3.5, the Cost Multiplier is .90



System	Median Cost (Total Project Costs)	Typical Size Gross S.F. (Median of Projects)	Typical Range (Low - High) (Projects)
Auto Sales with Repair	\$182.00	24,900	4,700 - 29,300
Banking Institutions	293.00	9,300	3,300 - 38,100
Detention Centers	310.00	37,800	12,300 - 183,300
Fire Stations	231.00	12,300	6,300 - 29,600
Hospitals	365.00	87,100	22,400 - 410,300
Industrial Buildings	\$102.00	22,100	5,100 - 200,600
Medical Clinics & Offices	213.00	22,500	2,300 - 327,000
Mixed Use	212.00	27,200	7,200 - 109,800
Multi-Family Housing	221.00	54,700	2,500 - 1,161,500
Nursing Home & Assisted Living	156.00	38,200	1,500 - 242,600
Office Buildings	195.00	20,600	1,100 - 930,000
Parking Garage	46.00	151,800	99,900 - 287,000
Parking Garage/Mixed Use	171.00	254,200	5,300 - 318,000
Police Stations	262.00	28,500	15,400 - 88,600
Public Assembly Buildings	253.00	22,600	2,200 - 235,300
Recreational	287.00	19,900	1,000 - 223,800
Restaurants	335.00	6,100	5,500 - 42,000
Retail	94.00	28,700	5,200 - 84,300
Schools	216.00	73,500	1,300 - 410,800
University, College & Private School Classroom & Admin Buildings	278.00	48,300	9,400 - 196,200
University, College & Private School Dormitories	222.00	28,900	1,500 - 126,900
University, College & Private School Science, Eng. & Lab Buildings	285.00	73,400	25,700 - 117,600
Warehouses	123.00	10,400	600 - 303,800