



associates, inc. 2937 W. Cypress Creek Rd. | Suite 200 | Fort Lauderdale, FL 33309

March 10, 2017

Via email: jcatasus@broward.org

Ariadna Musarra, AIA, LEED BD+C
BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
Construction Management Division
115 South Andrews Avenue
Fort Lauderdale, FL 33301

Re: Broward County Main Jail Windows Replacement
RFP No Q1235706P1 / CMD Project No: CMD-5006-2014-00
Reply to BC Letter dated 02.03.17 Re: Evaluation of Cell Window Replacement
ACAI No.: 15-040 G01

Dear Ariadna:

In response to the letter you sent dated February 3, 2017, pertaining to the Evaluation of Window Cell Replacement, we provide an Executive Summary followed by a detailed response.

Executive Summary:

The above project is experiencing budget and cost overruns. The majority of these factors are dictated by the needs of the user, Broward Sheriff's Office (BSO), and were unknown at the outset of the Project to both ACAI and the County. The only way D. Stephenson (DSC) was able to produce the current budget was through having our current submittal. The driving factors are:

1. **Sequencing of the work:** Due to inmate capacity and safety concerns, it is not possible for BSO to relocate enough inmates out of an area to allow for efficient workflow. The current approach will only allow for a few windows per day to be removed and replaced, and, typical approaches to the project are not possible.
2. **Security:** In addition to limiting the amount of work that can be accomplished daily, there are additional expenses associated with security and with securing the work areas.
3. **Extended schedule duration:** adjustments to accommodate sequencing and security impacts the budget. The project was originally scheduled and budgeted to be 32 weeks long. Current schedule is for approximately 82 weeks.
4. **Angled windows:** BSO required replacement of the existing windows with a similar angled window. These windows are available and can be installed, but are more expensive and will take longer to produce. Although there are alternatives available, the actual amount of the savings should be discussed.

We propose holding a charrette with ACAI, DSC, the County and BSO to review different approaches to endeavor to reduce the construction budget, project duration, and associated project costs before presenting any budget increase requests to the County Commission.

Background:

The project was initially estimated by the County per the RFP at \$7,372,349. Our initial estimate of probable cost was \$7,049,977. The Construction Manager at Risk, DSC prepared an initial budget, before they had drawings, of \$5,704,179 with a scheduled duration of 32

Ariadna Musarra, AIA
BROWARD COUNTY
Main Jail Window Replacement Project
March 10, 2017

weeks. DSC's estimate was based upon using multiple teams (3–4 workers) to install multiple windows (3-4 per team) daily. Given the requirements below, DSC's teams are reduced to less than half that level of productivity which extends the construction duration and cost of the project. Note, neither of these preliminary estimates included BSO's input on sequencing, logistics or security.

In the course of the Work, we had multiple meetings with the user, BSO, and received their requirements regarding sequencing and security. This led to a substantial budget revision from DSC on June 1, 2016 totaling \$9,866,233. Further review and meetings led to a subsequent budget update from DSC bringing the total to \$11,834,368. (These figures do not include the BSO Escort/Owner's Allowance.) DSC and ACAI have worked together to identify potential areas of savings. We recommend meeting with BSO to make a final effort to reduce the project cost. Items for discussion are as follows:

Potential Savings:

1. **Crane/Road Access:** Explore options regarding the use of the service roads south of the jail to allow for use of a mobile crane and to provide limited project access. The current project requires a tower crane be installed in a stationary location on pilings at the front of the building. Note that the cost of pilings is not yet included in the budget. The proposed crane is large in order to reach over the building to access all of the areas that need to be reached from that fixed position. A small mobile crane would make the process more efficient. However, the mobile crane would need to be able to access all sides of the jail, and would require access from the adjacent service roads and possibly the parking lot. The service road access is also needed for materials handling. See item five (5) below. The current price of the tower crane is approx \$700,000. Estimated savings: \$300,000.
2. **Change to 90 Degree Window:** The window budget has radically increased from its original figure. This is largely due to the labor and pace of the project as well as BSO's requirement to use an angled window similar to the existing ones. There is currently a 90 degree window with a current NOA that would meet the project requirements, thus reducing overall cost and duration. Estimated savings: \$287,000.
3. **Corridor Design Changes/Alternate Methods:** BSO needs a corridor through which to safely transfer the inmates while keeping them segregated from the workers and from any potential openings in the building (i.e. windows during replacement). BSO has advised that they require a partition that goes all the way up to the hard floor above. The work associated with having to rerun the electrical, HVAC, and fire suppression in order to accommodate this partition is extensive. We are proposing that a partition be constructed that only goes to the hard ceiling in the corridor to avoid touching those systems as much as possible. Any areas that have ceiling tile instead of a hard ceiling would need a hard ceiling installed. We are also exploring options of isolating the windows and creating small partitions around them at the soffits, or boarding off the interior work and scheduling the interior work when prisoners are not passing through the corridor or when they can be alternately routed. The only interior work that needs to be performed in this area is caulking and cleaning so other options for securing this work area need to be considered. Estimated savings: \$350,000.
4. **Prefab Window Inserts:** DSC has proposed a prefab window insert to go inside the frame around the windows that will protect the EFIS. Estimated savings: \$144,072

Ariadna Musarra, AIA
BROWARD COUNTY
Main Jail Window Replacement Project
March 10, 2017

5. **Type Z Windows / Door credit:** BSO has already discussed the possibility of eliminating this scope from the project as the windows are protected from the exterior by overhead doors.

Potential Increases:

6. **Parking Lot/Offsite Bonded Storage:** A reconfiguration of the existing parking lot needs to be considered. Some space needs to be reclaimed for onsite work, for the crane (if needed), and onsite storage. If an option for onsite storage of the window manufacturer's trailer cannot be accommodated, the budget will increase due to the need to obtain off-site bonded storage and moving small amounts of materials daily to the site from the off-site location. Note, the trailer must also have access via rear adjacent roads in order to bring in containers of windows periodically. Estimated increase: \$350,000.
7. **BSO Escort Allowance:** BSO's allowance for the Owner's Escort was initially \$370,772. It is now \$536,372. A discussion about how this figure was established and how any potential changes either in duration and logistics might affect this figure should be identified. As an Owner's Allowance, this falls outside the D. Stephenson contract, but is a cost that the County should be aware of and budget accordingly. Estimated potential increase: Undetermined
8. **Piling for Stationary Crane:** If it is determined that the stationary crane must be used. There will potentially be costs for pilings that are not currently in the budget. Estimated potential increase: Undetermined

High Dollar Items for Discussion – In Budget:

9. **Extended General Conditions:** Extending the project from 32 weeks to 82 weeks has increased the General Conditions. Unless we can reduce the project duration, this cost is likely unavoidable, but the parties should be aware as this figure is one of the items directly impacted by duration. Approximate cost beyond original budget \$717,769
10. **Workers Entering / Exiting Building:** Another factor is the workers daily entering / exiting the building which requires up to 2 hours each way. DSC estimates an effective workday of approximately 5 – 6 hours each day, instead of a traditional 8 hour day, again extending the project. While this cost is included in the other calculations, this is another large factor impacting the productivity and thus extending the time. There may not be an alternate to this procedure, but it should be reviewed.
11. **Removal of cots:** Cots are anchored to floors and walls in front of windows. The cots have to be cut from their anchors, removed from the cells, all rough surfaces smoothed, and the cots reinstalled prior to reoccupying cell. Only a few cells can be completed daily. The cost of this work is approximately \$350,000. While there is not an obvious alternative, we have reviewed the approach to reduce the cost by approximately \$40,000. If BSO has any alternate suggestions it would be helpful as this is a large ticket item.
12. **Review of Potential As-built Conflict and Window Installation:** The As-built drawings provided to ACAI show the window jambs as filled/reinforced. Some of the onsite verification determined that not all of the jambs are reinforced. It is our understanding that DSC has included the cost of installing a top and bottom anchoring

Ariadna Musarra, AIA
BROWARD COUNTY
Main Jail Window Replacement Project
March 10, 2017

window and/or reinforcing the jambs in order to comply with the anchoring requirements.
This should be confirmed to avoid potential unbudgeted costs.

Summary:

Potential Savings:

1. Crane/Road Access:	\$ 300,000
2. Change to 90 Degree Window	\$ 287,000
3. Corridor Design Changes	\$ 350,000
4. Prefab Window Inserts	\$ 144,072
5. Type Z Windows / Door Credit	\$ 90,000
Potential Savings	\$1,171,072

Potential Increases:

6. Parking Lot/Offsite bonded storage	\$ 350,000
7. BSO Escort Owner's Allowance	\$ TBD
8. Pilings for stationary crane	TBD
Potential Increases	

High Dollar Discussion Items:

9. Extended General Conditions (beyond orig budget)	\$ 717,769
10. Workers Entering / Exiting Building	Undetermined
11. Removal of Cots – Discussion item	\$ 350,000
12. Review of Potential As-built Conflict	Undetermined

Two estimates from D. Stephenson are attached. The first illustrates the adjustments discussed above. The second has alternates for eliminating selected Scope. Also, note the adjustments on the first budget attached are raw, line item costs. Further adjustments relative to CMAR fee, General Conditions, etc. would be revised accordingly.

We propose to prepare a handout for the county to distribute to BSO prior to the meeting so that they have an opportunity to consider the options and the cost implications of each element. We all share the goal of keeping the inmates, public and staff safe and secure. Although we can bring our experience to bear on the design and construction, it is BSO that will need to agree to what measures can be safely implemented for the betterment of the project, and it is DSC, as Construction Manager at Risk, that can ultimately provide pricing reflecting user requirements and market conditions.

Historical Notes:

Angled windows: The current drawings show angled windows. On the architectural drawings they are illustrated angling one direction and on the structural, they are shown angling the opposite direction. This is a mirror image, and is easy to revise so that they are both angling the same direction. However, it does not affect the attachments or any other issues with respect to the window details.

Ariadna Musarra, AIA
BROWARD COUNTY
Main Jail Window Replacement Project
March 10, 2017

Structural Reinforcing Details: On the structural detail on Sheet S-201, the note reads, "Jamb reinforcing shall be as required by NOA." As this is not a sole source project, the ultimate detail for this element shall come directly from the NOA of the final window selected. Therefore, we used the note to reference the correct detail instead of illustrating a detail that might not be exactly as required which might open the door to change orders.

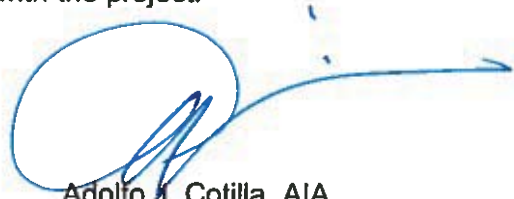
NOA's and Associated Costs: Again, as this is not a sole source project, the specifications are written using a single product as the basis of design but including a list of additional approved vendors that are acceptable for use on the project. The documents further require that all vendors must meet the basis of design, including but not limited to being "Miami-Dade County Product Control Approved."

We look forward to meeting to collaborate to define a proposed Scope and Budget in order for the County to determine available funding to continue with the project.

ACAI ASSOCIATES, INC.



Don Wilkin, R.A.
Principal



Adolfo J. Cotilla, AIA
Principal

DW/js

Attachments:

- DSC – Budget & Comparison 03/09/17
- DSC – Window Replacement & Associated Work – Projected Cost Difference

Cc: Mike Kerr, Deputy County Attorney
Tom Hutka, Director, PWD
Steve Hammond, Assistant Director, PWD
Jeff Thompson, Assistant Director
Juan Catusus, Project Manager IV
File/JS – ACAI Associates, Inc.



Date: March 9, 2017

Job Name: Broward County Jail Window replacement

Brief Description: Budget & Comparison

CSI CODE DESCRIPTION	Based on - plans dated - or meeting info			
	February 29,2016 ORIGINAL GMP	June 1,2016 SECOND GMP	June 29, access info, duration, bids BUDGET	NOTES
00 00 PROCUREMENT & CONTRACTING				
01 00 GENERAL CONDITIONS	\$550,066.00	\$643,898.00	\$ 1,267,835.00	DSC
<u>01-00</u> Material Handling and Equipment		\$736,820.00	\$ 930,020.00	Budget
<u>01-00</u> Covered Walkway		\$19,500.00	\$ 19,400.00	Budget
DIVISION 01 TOTAL	\$0.00	\$756,320.00	\$ 2,217,255.00	
02-00 EXISTING CONDITIONS				
<u>02-21</u> Surveying/As-Builts	\$0.00	\$0.00	\$ 7,000.00	Budget
<u>02-32</u> Geotechnical Investigation	\$0.00	\$0.00	\$ 2,500.00	Budget
<u>02-41</u> Selective Demolishing (most moved to concrete)	\$0.00	\$524,300.00	\$ 39,200.00	Budget
<u>02-41</u> Demo of windows	\$1,193,750.00	\$1,027,200.00	\$ 1,401,700.00	Budget
<u>02-45</u> Demo Store Front & related	\$0.00	\$0.00	\$ 141,600.00	Budget
<u>02-50</u> Remove shutters	\$0.00	\$34,200.00	\$ -	No Bid
DIVISION 02 TOTAL	\$1,193,750.00	\$1,585,700.00	\$ 1,592,000.00	
03-00 CONCRETE				
<u>03-30</u> Concrete	\$0.00	\$149,800.00	\$ 356,260.00	Budget
<u>03-40</u> Concrete Repairs Miscellaneous	\$0.00	\$29,600.00	\$ -	No Bid
DIVISION 03 TOTAL	\$0.00	\$179,400.00	\$ 356,260.00	
04-00 MASONRY				
<u>04-20</u> Masonry	\$68,556.00	\$76,200.00	\$ 95,850.00	Budget
DIVISION 04 TOTAL	\$68,556.00	\$76,200.00	\$ 95,850.00	
05-00 METALS				
<u>05-12</u> Built in bars	\$0.00	\$48,000.00	\$ -	No Bid
<u>05-50</u> Metal Panel spandrels	\$0.00	\$45,000.00	\$ -	No Bid
<u>05-52</u> Misc. Sheet Metals	\$0.00	\$291,739.00	\$ 291,739.00	Budget
DIVISION 05 TOTAL	\$0.00	\$384,739.00	\$ 291,739.00	
06-00 WOOD & PLASTICS				
<u>06-66</u> Misc. Carpentry	\$0.00	\$20,000.00	\$ 20,000.00	Budget
DIVISION 06 TOTAL	\$0.00	\$20,000.00	\$ 20,000.00	
07-00 THERMAL & MOISTURE				
<u>07-10</u> EIFS Repair and flashing	\$0.00	\$140,208.00	\$ 144,072.00	Budget
<u>07-20</u> Roof , Parapet repairs	\$30,000.00	\$9,000.00	\$ -	No Bid
<u>07-50</u> Roofing- inc temp		\$31,500.00	\$ 70,200.00	Budget
<u>07-72</u> Roof Recertification	\$0.00	\$30,000.00	\$ -	No Bid
<u>07-91</u> Caulking	\$0.00	\$53,676.00	\$ -	No Bid
DIVISION 07 TOTAL	\$30,000.00	\$264,384.00	\$ 214,272.00	
08-00 OPENINGS				
<u>08-10</u> Doors / Hardware	\$58,995.00	\$44,127.00	\$ 40,876.75	Budget
<u>08-31</u> Glazed Doors	\$0.00	\$21,000.00	\$ -	No Bid
<u>08-35</u> Windows	\$1,651,028.00	\$4,181,910.00	\$ -	No Bid

Date: March 9, 2017

Job Name: Broward County Jail Window replacement

Brief Description: Budget & Comparison

CSI CODE DESCRIPTION	Based on - plans dated - or meeting info				NOTES
	February 29,2016 ORIGINAL GMP	June 1,2016 SECOND GMP	June 29, access info, duration, bids BUDGET		
08-41 Windows Store front	\$0.00	\$455,000.00	\$ 317,400.00		CRAWFORD
08-44 Windows Narrow cell - 1044 openings	\$0.00	\$0.00	\$ 2,557,800.00		Budget
08-50 Windows Other - 228 openings	\$0.00	\$0.00	\$ 2,351,060.00		Budget
08-81 Windows -store front and large	\$1,545,460.00	\$0.00	\$ -		CRAWFORD
08-90 Glazing - Angle	\$0.00	\$0.00	\$ -		No Bid
DIVISION 08 TOTAL	\$3,255,483.00	\$4,702,037.00	\$ 5,267,136.75		
09-00 FINISHES					
09-21 Plaster & Gypsum Board Assemblies	\$0.00	\$108,722.00	\$ 108,722.30		Budget
09-23 Plastering/Stucco	\$0.00	\$30,000.00	\$ 30,000.00		Budget
09-51 Acoustical Ceilings	\$0.00	\$0.00	\$ 27,161.55		Budget
09-61 Flooring	\$56,186.00	\$9,500.00	\$ 35,726.00		Budget
09-65 VCT Repair	\$0.00	\$26,226.00	\$ -		Budget
09-91 Exterior painting	\$49,700.00	\$49,700.00	\$ 30,700.00		Budget
09-91 Interior painting	\$0.00	\$0.00	\$ 19,000.00		Budget
DIVISION 09 TOTAL	\$105,886.00	\$224,148.00	\$ 251,309.85		
21-00 FIRE SUPPRESSION					
21-10 Fire suppression -Temp partition related	\$0.00	\$0.00	\$ 54,400.00		Budget
DIVISION 21 TOTAL	\$0.00	\$0.00	\$ 54,400.00		
22-00 PLUMBING					
22-06 Schedules for Plumbing			\$ -		Budget
DIVISION 22 TOTAL			\$ -		
23-00 HEATING, VENTILATING & HVAC					
23-06 Schedules for HVAC - temp partition related	\$0.00	\$0.00	\$ 152,000.00		Budget
DIVISION 23 TOTAL	\$0.00	\$0.00	\$ 152,000.00		
26-00 ELECTRICAL					
26-05 Electrical - temp partition related	\$0.00	\$16,800.00	\$ 145,950.00		Budget
26-56 Auto Door openers wiring	\$0.00	\$24,500.00	\$ -		Budget
26-41 Lightning Protection	\$0.00	\$5,000.00	\$ 15,000.00		Budget
26-30 Electric for Power Generator Equipment			\$ -		Budget
DIVISION 26 TOTAL	\$0.00	\$46,300.00	\$ 160,950.00		
31-00 EARTH WORK					
31-23 Excavation & Fill (crane related)	\$0.00	\$21,000.00	\$ 10,400.00		Budget
DIVISION 31 TOTAL	\$0.00	\$21,000.00	\$ 10,400.00		
32-00 EXTERIOR IMPROVEMENTS					
32-16 Curbs & Gutters	\$0.00	\$6,500.00	\$ 6,500.00		Budget
32-31 Fence & Gates	\$0.00	\$4,150.00	\$ 4,150.00		Budget
32-90 Landscaping & Irrigation	\$0.00	\$30,000.00	\$ 34,800.00		Budget
32-92 Tree Protection	\$0.00	\$4,000.00	\$ -		Budget
DIVISION 32 TOTAL	\$0.00	\$44,650.00	\$ 45,450.00		
SUBTOTAL	\$5,203,741.00	\$8,948,776.00	\$ 10,729,023.00		

Date: March 9, 2017

Job Name: Broward County Jail Window replacement

Brief Description: Budget & Comparison

CSI # DESCRIPTION	Based on - plans dated - or meeting info			
	February 29,2016 ORIGINAL GMP	June 1,2016 SECOND GMP	June 29, access info, duration, bids BUDGET	NOTES
INSURANCE & BONDS				
1309. Subcontractor Bonds	IN GC	\$ 92,819.00	\$ 148,351.18	1.25%
1305. General Liability & Umbrella	IN GC	\$ 131,476.00	\$ 135,967.00	1.25%
PERMIT & FEE				
1307. Concurrency & Impact Fees (EXCLUDED)				0.00%
1605. LEED Commissioning & NPDES Comp	\$ -	\$ -		0.00%
19-20 Builder's Fee	\$ 260,530.00	\$ 541,501.00	\$ 660,800.00	6.00%
	\$5,464,271.00	\$9,714,572.00	\$ 11,674,141.18	
19-50 Payment/Performance Bond	IN GC	\$ 77,353.00	\$ 85,919.00	0.73%
1300. Permit Fees, (EXCLUDED)				0.00%
CM Pre Construction Services	\$239,908.00	\$74,308.00	\$ 74,308.00	0.63%
TOTAL CM ESTIMATE	\$ 5,704,179.00	\$ 9,866,233.00	\$ 11,834,368.00	
VE 90 DEGREE CELL WINDOW CREDIT			\$ (287,000.00)	CONFIRMED
VE TYPE Z WINDOWS /DOORS CREDIT			\$ (90,000.00)	PROJECTED
VE USING PREFAB INSERT FOR OPENINGS			\$ (144,072.00)	PROJECTED
VE USE TEMP PARTITION UP TO CEILING			\$ (350,000.00)	PROJECTED
VE USE OF TRUCK CRANE INSTEAD OF FIXED LUFFER CRANE			\$ (300,000.00)	PROJECTED
CM TOTAL ESTIMATE W 90 DEGREE			\$ 10,663,296.00	
BSO ESCORT/OWNER'S ALLOWANCE	\$370,772.00	\$536,372.00	\$536,372.00	
TOTAL	\$ 6,074,951.00	\$ 10,402,605.00	\$ 11,199,668.00	
ADD IF WE ARE NOT ALLOWED TO USE ON SITE STORAGE			\$ 350,000.00	PROJECTED

Date: January 25, 2017

Job Name: Broward County Jail Window replacement

Brief Description: Window replacement & Associated work -Projected Cost Difference

CSI DESCRIPTION	WITHOUT (E, F, Z) STORE FRONT	WITHOUT (C,D,G-Y) LARGE WINDOWS	WITHOUT BOTH; SF & LW	ALL INCLUDED
21- FIRE SUPPRESSION				
21- Fire suppression - Temp partition related	\$ 54,400.00	\$ -	\$ -	\$ 54,400.00
DIVISION 21 TOTAL	\$ 54,400.00	\$ -	\$ -	\$ 54,400.00
22- PLUMBING				
22- Schedules for Plumbing	\$ -	\$ -	\$ -	\$ -
DIVISION 22 TOTAL	\$ -	\$ -	\$ -	\$ -
23- HEATING, VENTILATING & HVAC				
23- Schedules for HVAC - temp partition related	\$ 152,000.00	\$ 106,400.00	\$ 106,400.00	\$ 152,000.00
DIVISION 23 TOTAL	\$ 152,000.00	\$ 106,400.00	\$ 106,400.00	\$ 152,000.00
26- ELECTRICAL				
26- Electrical - temp partition related	\$ 145,950.00	\$ 56,350.00	\$ 56,350.00	\$ 145,950.00
26- Lightning Protection	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
DIVISION 26 TOTAL	\$ 160,950.00	\$ 71,350.00	\$ 71,350.00	\$ 160,950.00
31- EARTH WORK				
31- Excavation & Fill	\$ 10,400.00	\$ 10,400.00	\$ 10,400.00	\$ 10,400.00
DIVISION 31 TOTAL	\$ 10,400.00	\$ 10,400.00	\$ 10,400.00	\$ 10,400.00
32- EXTERIOR IMPROVEMENTS				
32- Curbs & Gutters	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00
32- Fence & Gates	\$ 4,150.00	\$ 4,150.00	\$ 4,150.00	\$ 4,150.00
32- Landscaping & Irrigation	\$ 34,800.00	\$ 34,800.00	\$ 34,800.00	\$ 34,800.00
DIVISION 32 TOTAL	\$ 45,450.00	\$ 45,450.00	\$ 45,450.00	\$ 45,450.00
SUBTOTAL				
	\$ 10,240,414.00	\$ 7,536,688.00	\$ 6,960,679.00	\$ 10,817,223.00
INSURANCE & BONDS				
13- Subcontractor Bonds	\$ 140,935.18	\$ 92,856.58	\$ 83,676.58	\$ 150,115.18
13- General Liability & Umbrella	\$ 129,767.00	\$ 95,369.00	\$ 88,054.00	\$ 137,092.00
PERMIT & FEE				
19- Builder's Fee	\$ 630,667.00	\$ 463,495.00	\$ 427,945.00	\$ 666,266.00
	\$ 11,141,783.18	\$ 8,188,408.58	\$ 7,560,354.58	\$ 11,770,696.18
19- Payment/Performance Bond	\$ 76,422.05	\$ 56,164.70	\$ 51,856.85	\$ 85,511.00
CM Pre Construction Services	\$ 74,308.00	\$ 74,308.00	\$ 74,308.00	\$ 74,308.00
BSO ESCORT/OWNERS ALLOWANCE	\$ 508,911.00	\$ 408,719.00	\$ 393,117.00	\$ 536,372.00
TOTAL CM ESTIMATE	\$ 11,801,424.00	\$ 8,727,600.00	\$ 8,079,636.00	\$ 12,466,887.00
Projected credit for Glazing not-angled	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00
TOTAL CM ESTIMATE WOULD BE	\$ 11,501,424.00	\$ 8,427,600.00	\$ 7,779,636.00	\$ 12,166,887.00
SUMMARY - BASED ON CELL TYPE/NARROW WINDOWS PRIORITY - 90 DEGREE				
ALL INCLUSIVE CM BUDGET	\$ 12,466,887.00			DIFFERENCE
WITHOUT STORE FRONT	\$ 11,801,424.00	NARROW AND LARGE WINDOWS		\$ 665,463.00
WITHOUT LARGE WINDOWS	\$ 8,727,600.00	NARROW WINDOWS AND STORE FRONT		\$ 3,739,287.00
WITHOUT STORE FRONT & LARGE WINDOWS	\$ 8,079,636.00	NARROW- CELL TYPE WINDOWS ONLY		\$ 4,387,251.00



Date: January 25, 2017

Job Name: Broward County Jail Window replacement

Brief Description: Window replacement & Associated work -Projected Cost Difference

CSI DESCRIPTION	WITHOUT (E , F, Z) STORE FRONT	WITHOUT (C,D,G-Y) LARGE WINDOWS	WITHOUT BOTH; SF & LW	ALL INCLUDED
00 PROCUREMENT & CONTRACTING				
01 GENERAL CONDITIONS	\$ 1,267,835.00	\$ 1,224,430.00	\$ 1,224,430.00	\$ 1,267,835.00
01: Material Handling and Equipment	\$ 900,020.00	\$ 839,500.00	\$ 809,500.00	\$ 930,020.00
01: Covered Walkway	\$ 19,400.00	\$ 19,400.00	\$ 19,400.00	\$ 19,400.00
DIVISION 01 TOTAL	\$ 2,187,255.00	\$ 2,083,330.00	\$ 2,053,330.00	\$ 2,217,255.00
02- EXISTING CONDITIONS	\$ -	\$ -	\$ -	\$ -
02: Surveying/As-Builts	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00
02: Geotechnical Investigation	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
02: Selective Site Demolishing	\$ 5,000.00	\$ 39,200.00	\$ 5,000.00	\$ 39,200.00
02: Demo of windows	\$ 1,401,700.00	\$ 1,219,300.00	\$ 1,219,300.00	\$ 1,401,700.00
02: Demo Store Front & related	\$ -	\$ 141,600.00	\$ -	\$ 141,600.00
DIVISION 02 TOTAL	\$ 1,416,200.00	\$ 1,409,600.00	\$ 1,233,800.00	\$ 1,592,000.00
03- CONCRETE	\$ -	\$ -	\$ -	\$ -
03: Concrete	\$ 444,460.00	\$ 444,460.00	\$ 444,460.00	\$ 444,460.00
DIVISION 03 TOTAL	\$ 444,460.00	\$ 444,460.00	\$ 444,460.00	\$ 444,460.00
04- MASONRY	\$ -	\$ -	\$ -	\$ -
04: Masonry	\$ 95,850.00	\$ 95,850.00	\$ 95,850.00	\$ 95,850.00
DIVISION 04 TOTAL	\$ 95,850.00	\$ 95,850.00	\$ 95,850.00	\$ 95,850.00
05- METALS	\$ -	\$ -	\$ -	\$ -
05: Misc. Metals	\$ 291,739.00	\$ 169,009.00	\$ 169,009.00	\$ 291,739.00
DIVISION 05 TOTAL	\$ 291,739.00	\$ 169,009.00	\$ 169,009.00	\$ 291,739.00
06- WOOD & PLASTICS	\$ -	\$ -	\$ -	\$ -
06: Misc. Carpentry	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
DIVISION 06 TOTAL	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
07- THERMAL & MOISTURE	\$ -	\$ -	\$ -	\$ -
07: Dampproofing & Waterproofing	\$ 144,072.00	\$ 144,072.00	\$ 144,072.00	\$ 144,072.00
07: Roofing	\$ 70,200.00	\$ 70,200.00	\$ 70,200.00	\$ 70,200.00
DIVISION 07 TOTAL	\$ 214,272.00	\$ 214,272.00	\$ 214,272.00	\$ 214,272.00
08- OPENINGS	\$ -	\$ -	\$ -	\$ -
08: Doors / Hardware	\$ -	\$ 40,876.75	\$ -	\$ 40,876.75
08: Windows Store front	\$ -	\$ 317,400.00	\$ -	\$ 317,400.00
08: Windows Ribbon - 1044 openings	\$ 2,557,800.00	\$ -	\$ -	\$ 2,557,800.00
08: Windows Other - 228 openings	\$ 2,351,060.00	\$ 2,351,060.00	\$ 2,351,060.00	\$ 2,351,060.00
DIVISION 08 TOTAL	\$ 4,908,860.00	\$ 2,709,336.75	\$ 2,351,060.00	\$ 5,267,136.75
09- FINISHES	\$ -	\$ -	\$ -	\$ -
09: Plaster & Gypsum Board Assemblies	\$ 99,372.30	\$ 64,422.30	\$ 55,872.30	\$ 108,722.30
09: Plastering/Stucco	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
09: Acoustical Ceilings	\$ 23,779.55	\$ 3,382.00	\$ -	\$ 27,161.55
09: Flooring	\$ 35,726.00	\$ 9,726.00	\$ 9,726.00	\$ 35,726.00
09: Exterior painting	\$ 30,700.00	\$ 30,700.00	\$ 30,700.00	\$ 30,700.00
09: Interior painting	\$ 19,000.00	\$ 19,000.00	\$ 19,000.00	\$ 19,000.00
DIVISION 09 TOTAL	\$ 238,577.85	\$ 157,230.30	\$ 145,298.30	\$ 251,309.85