



Atlantic Beach Town Council
Special Meeting – Work Session
125 W. Fort Macon Road - Atlantic Beach, NC
Thursday, March 21, 2013
2:00 p.m.

AGENDA OUTLINE

Call To Order

Mayor Cooper

Roll Call

Deputy Town Clerk

Approval of Agenda

1. **Review Proposed Town Center Plans with B.M.H. Architects** Mayor Cooper
2. **Review of Draft Option Agreement for Bunn Gift of Real Estate at Circle** Town Manager

Brief Recess

3. **FY2013-14 Budget Discussion** Town Manager
 - Capital Outlay requests and review
 - Budget Status
4. **Review Stormwater Projects - Cost Estimates and Bids** Town Manager
5. **Mayor/Council Comments and Advisory to Staff**

Adjourn



Minutes
Town of Atlantic Beach, North Carolina
Town Council Special Meeting – Work Session
Thursday, March 21, 2013 – 2:00 p.m.



A Special Meeting Work Session of the Atlantic Beach Town Council was held Thursday, March 21, 2013 at 2:00 p.m. in the Council Meeting Room, 125 West Fort Macon Road, Atlantic Beach, North Carolina.

Members Present: Mayor A. B. Cooper, III; Mayor Pro Tem Harry Archer; Councilmembers: Ann Batt, Eddie Briley, Vada Palma and John Rivers

Members Absent: None

Others Present: David Walker, Town Manager; Sabrina Simpson, Administrative Services Director/Deputy Clerk; Marc Schulze, Public Services Director; Allen Smith, Police Chief; Adam Snyder, Fire Chief; Donna Turner, Inspections Director

CALL TO ORDER AND ROLL CALL

Mayor Cooper called the meeting to order at 2:00 p.m. Sabrina Simpson, Deputy Town Clerk called the roll.

Mayor Pro Tem Archer made a motion *to approve* the agenda as written. Seconded by Councilmember Rivers. Vote was unanimous, 5-0. Motion carried.

1. Review Proposed Town Center Plans with B.M.H. Architects

Bruce Bowman and David Bell with B.M.H. Architects provided to Council a schematic design presentation. Mr. Bowman explained the proposed master plan relocates administrative offices and Town Hall to the new site at the Circle Point, expands fire and police department at existing Town Hall building. He explained square footage changes to administrative office and Town Hall from existing to proposed; and showed building layouts of administrative offices, shared spaces, and community/meeting spaces with corresponding square footage of each. Construction costs were reviewed, with building costs, site-work, contingencies, furniture, fixings, equipment and incidentals under \$3.5 million as presented.

Mayor Pro Tem Archer does not feel this is the time to build a building with the State and National economy in an unstable state. He will however support the decision of the consensus of Council.

Councilmember Batt thinks we either agree to do it or agree not to and drop it. She feels it is a good time to do it and a good investment.

Councilmember Palma feels the time is right and there are so many needs not currently met at the Town Hall building that we should proceed.

Councilmember Rivers feels the risk doesn't out way the needs and overall picture of an overall revitalization.

Councilmember Archer reiterated that this is just an initial step of \$3.5 million, but to that we need to add in the cost for improvements/renovations of existing buildings for Police and Fire. We also need to remember the relocation of Public Works.

Mayor Cooper said the approach to financing will include Town Hall and renovations for Police and Fire. The Public Service building would be paid for using a combination of Enterprise Funds and General Funds.

Councilmember Briley is willing to move forward based on his understanding of the financial end.

Councilmember Briley made a motion *to proceed* with design and construction of Town facilities at the Circle as submitted by B.M.H. Architects, not to exceed \$3.5 million. Seconded by Councilmember Palma. Vote was 4-1, with Mayor Pro Tem Archer opposed. Motion carried.

Break 3:45 p.m.

Reconvene 3:56 p.m.

(Clerk's Note: Supporting documents provided by the Architects are hereby attached and therefore made a part of these minutes.)

2. Review of Draft Option Agreement for Bunn Gift of Real Estate at Circle

(Clerk's Note: This agenda item was not discussed separately as prior agenda item motion included proceeding with design and construction of Town facilities at the Circle.)

3. FY2013-14 Budget Discussion

David Walker, Town Manager, reviewed the budget status and stated a balanced proposed budget for FY13-14 would be provided to Council by April 12 with the public hearing at the April 22, 2013 Council meeting, with approval anticipated at the May 20, 2013 Council meeting.

Capital outlay requests were reviewed with Council.

Councilmember Palma made a motion *to change* the next Council Work Session from April 18, 2013 to April 16, 2013 at 2:00 p.m. Seconded by Councilmember Rivers. Vote was unanimous, 5-0. Motion carried.

4. Review Stormwater Projects – Cost Estimates and Bids

David Walker, Town Manager, reviewed four (4) stormwater projects recently bid, with low bids totaling a combined \$559,562. Engineers estimates on two (2) other locations at a cost of \$290,641. Total project estimates are \$850,203.

Mr. Walker's preliminary recommendation, after a cost benefit analysis of cost versus benefits plus the number of homes affected, was to proceed with Dunes/Robin Avenue project for \$191,390 and the Kinston project for \$54,000, and to begin a capital program to address the remaining projects.

Council consensus was agreeable to the preliminary recommendation and suggested having the South Charlotte/Durham location currently bid at \$192,272 done in the fall.

The March 25, 2013 Council meeting agenda will include a formal request to proceed on recommended drainage projects.

(Clerk's note: A copy of the bid tabulation is hereby attached and therefore made a part of these minutes.)

5. Mayor/Council Comments and Advisory to Staff

David Walker, Town Manager, reviewed the status of the current beach access projects and alleyway projects.

There being no further action taken or business before the Town Council, Councilmember Batt made a motion *to adjourn* the meeting. Seconded by Mayor Pro Tem Archer. Vote was unanimous, 5-0. It was 4:31 p.m.

These minutes were approved at the April 22, 2013 meeting of the Atlantic Beach Town Council.



ATTEST:


Katrina Tyer - Town Clerk

TOWN OF ATLANTIC BEACH


A. B. Cooper, III – Mayor

Town of Atlantic Beach
Capital Outlay Requests - FY2013-14

Police Department

	58,000	Vehicles (2)
<hr/>		
\$	58,000	

Fire Department

	25,000	Vehicle (Pickup truck)
<hr/>		
\$	25,000	

Total General Fund: \$83,000

Water Department

	50,000	2 Vehicles (Pickup trucks)
	90,000	Backhoe
<hr/>		
\$	140,000	

Total Water Fund: \$140,000



Town of Atlantic Beach

**Storm Drainage Project
February 2013**

<u>Project</u>	<u>Low Bid</u>	<u>Bidder</u>
Dunes / Robin	\$191,390.00	SunLand
Pond / Causeway	\$ 50,350.00	T. Simpson
E. Boardwalk	\$125,550.00	T. Simpson
S. Charlotte / Durham	\$192,272.00	T. Simpson
Subtotal	\$559,562.00	

Engineers Estimate

Kinston Avenue	\$ 54,000.00
Hoop Pole Creek	\$236,641.00
Subtotal	\$290,641.00

Grand Total **\$850,203.00**

Recommendation:

After a cost benefit analysis of Cost vs Benefit to the number of homes affected, it is recommended to proceed with the projects on Dunes /Robin Ave and Kinston Avenue, and to begin a capital program to address the remaining projects.

A. Dunes / Robin	\$191,390.00
B. Kinston Ave.	\$ 54,000.00
	\$295,740.00

STROUD ENGINEERING, P.A.
 151 A HWY 24
 MOREHEAD CITY, NC 28557

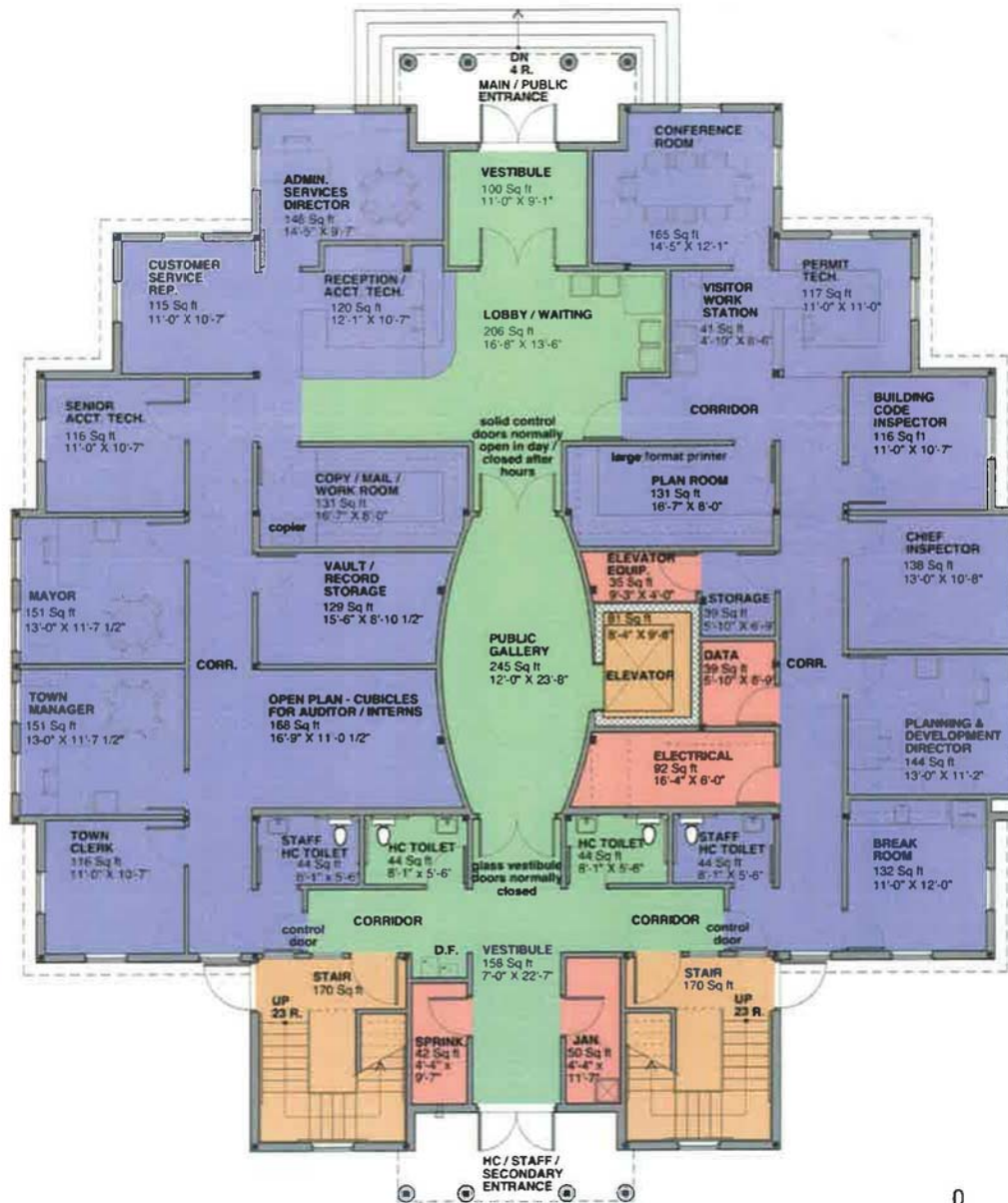
Town of Atlantic Beach Drainage Improvements Projects
 Bid Tabulations- February 26, 2013

	DUNES&ROBIN PROJECT NO.1	POND & CAUSEWAY PROJECT NO.2	BOARDWALK PROJECT NO. 3	S.CHARLOTTE DURHAM PROJECT NO.4	LOWERING OF WATERLINE
1. CIESZKO Construction Company, Inc	\$221,750.00	\$35,850.00 *	\$131,800.00	\$249,600.00	\$6,700.00
2. Commercial Roofing Systems, Inc	NO BID	NO BID	NO BID	NO BID	NO BID
3. Dot Construction, Inc	NO BID	NO BID	NO BID	NO BID	NO BID
4. Rick Bostic Construction & Demolition, Inc	NO BID	NO BID	NO BID	NO BID	NO BID
5. Sunland Builders, Inc	\$191,390.00	\$72,769.00	\$202,634.00	\$254,755.00	\$4,200.00
6. Thomas Simpson Construction	\$201,500.00	\$50,350.00	\$125,550.00	\$192,272.00	\$3,250.00
7. Trader Construction Co	\$344,998.00	\$134,658.50	\$210,492.00	\$350,215.00	\$6,612.00
8. Triangle Grading & Paving, Inc	NO BID	NO BID	NO BID	NO BID	NO BID
9. WO White, LLC	NO BID	NO BID	NO BID	NO BID	NO BID
*ERROR: BID WITHDRAWN					

Ronald D. Cullipher
 RONALD D. CULLIPHER, P.E.

3/6/13
 DATE





First Floor

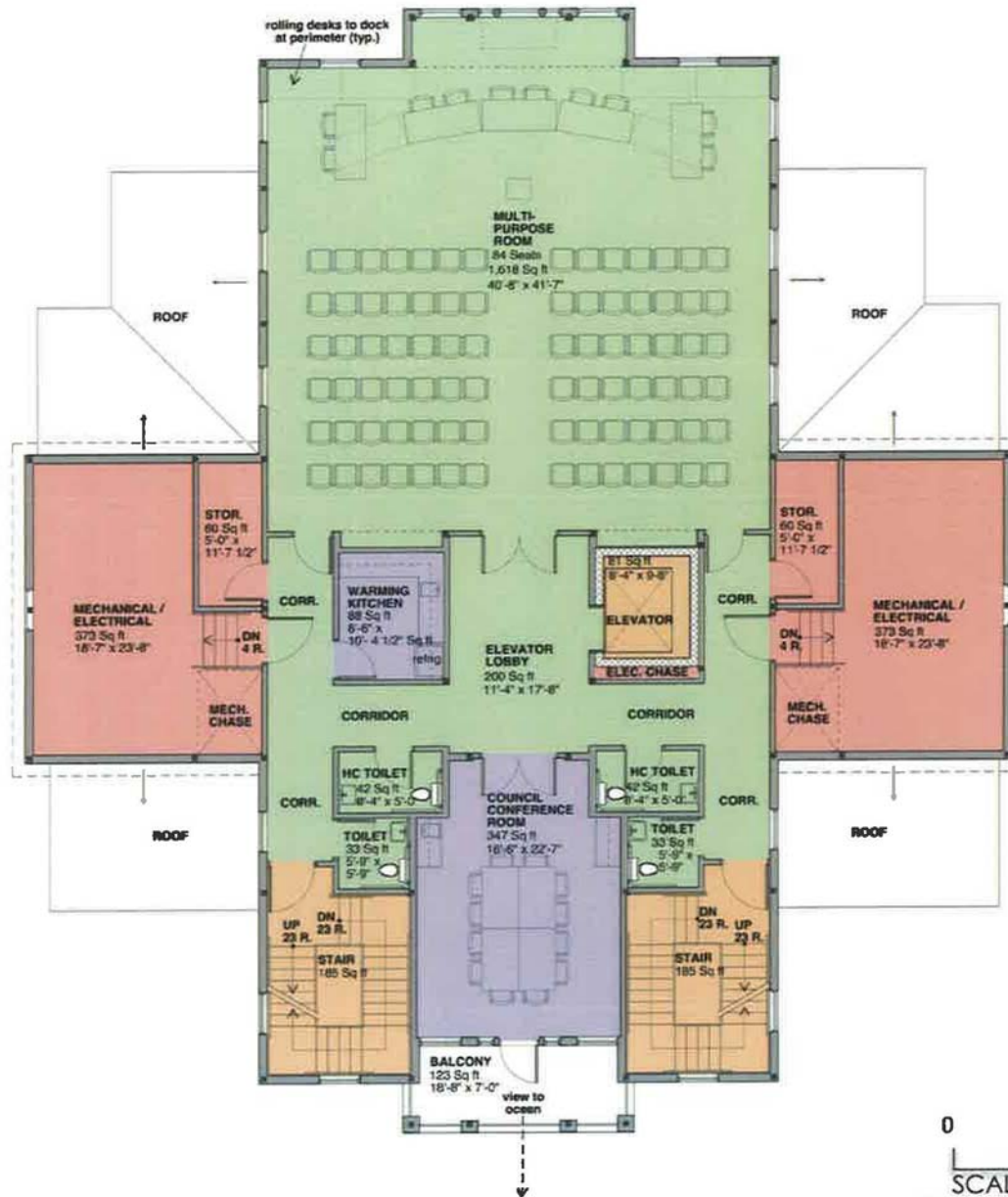
- Provide Administrative Offices Sized to Meet Needs
- Provide Dual Entrance
 - Accessible & Vehicular (South)
 - Pedestrian / Landmark (North)
- Provide Secure & Separate Access to Public Areas
- Incorporate Local History Gallery Space

- Support
- Public Access
- Circulation
- Administration



ADMINISTRATIVE SUITE + PLANNING & INSPECTIONS SUITE

Schematic Design



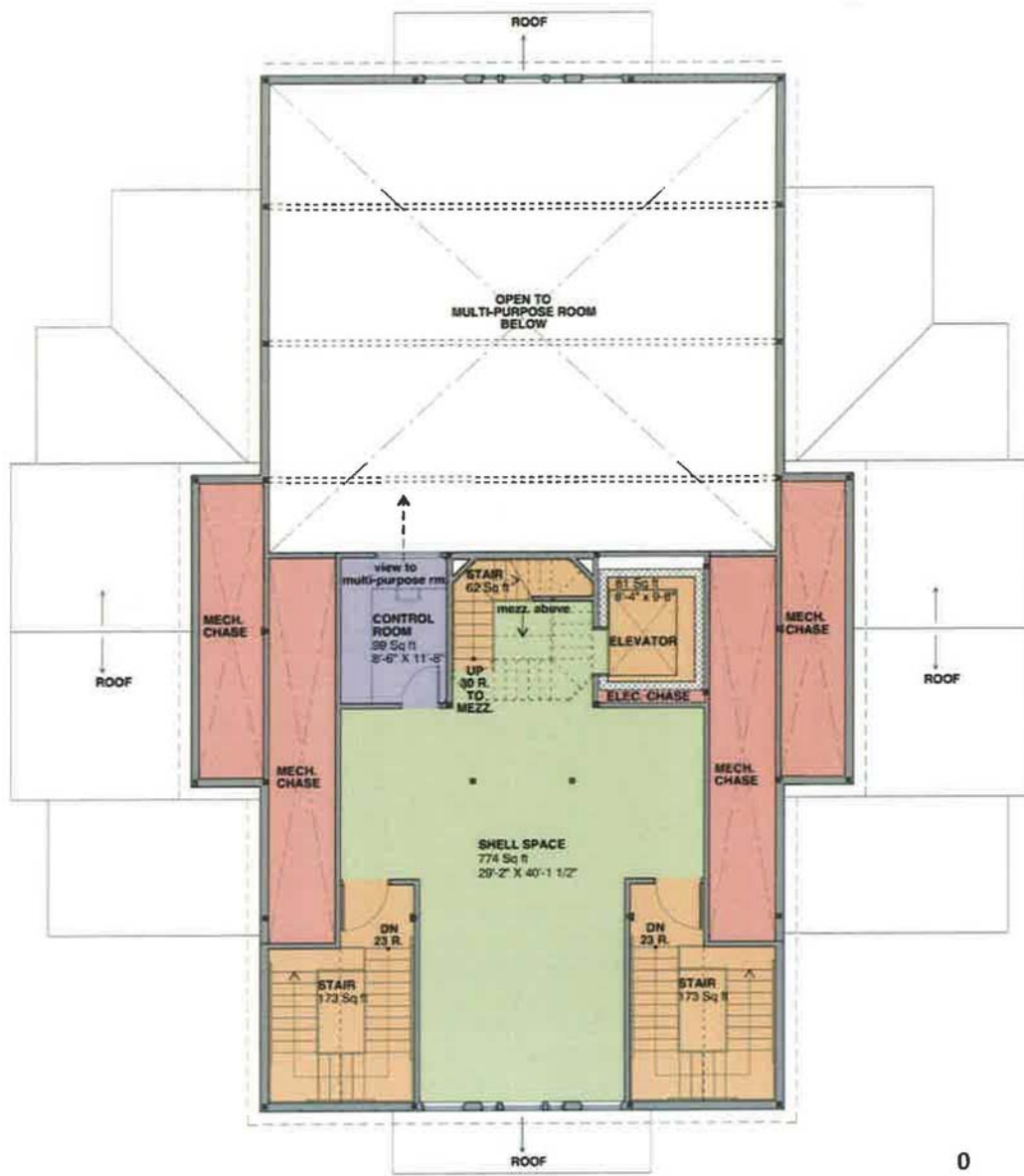
Second Floor

- Town Access Multi-Purpose Room/ Council Chambers
- Portable Dais For Flexibility
- Warming Kitchen & Mechanical Support Areas
- Balcony Facing Oceanfront



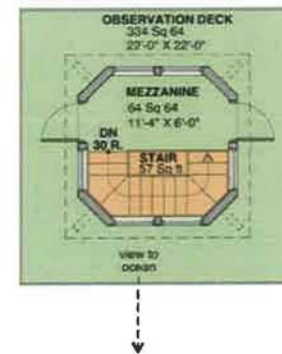
TOWN CENTER SUITE

Schematic Design



Third Floor

- Shell Space for Storage / Future Expansion
- Elevated Control Room
- Observation Level / Lookout w/ Water Views



- Storage
- Public Access
- Circulation
- Administration



SHELL SPACE

Schematic Design



FRONT ELEVATION

Schematic Design

Proposed Town Center
The Circle Point Site
Atlantic Beach, NC 28512

Level 1

<u>Room</u>	<u>Proposed SF</u>	<u>Existing SF</u>	<u>Percent Change</u>
<i>Administrative Services</i>			
Mayor	151 sf	180 sf	-16%
Town Manager	151 sf	221 sf	-32%
Administrative Services Director	148 sf	120 sf	23%
Receptionist/Accounting Tech.	118 sf	124 sf	-5%
Customer Service Rep.	115 sf	124 sf	-7%
Senior Accounting Tech.	116 sf	120 sf	-3%
Town Clerk	116 sf	136 sf	-15%
Auditor/Interns	168 sf	-	-
Vault/Record Storage	129 sf	92 sf	40%
Copy/Mail/Work Room	131 sf	37 sf	254%
Subtotal	1343 sf	1154 sf	16%

Planning & Inspections

Planning & Development Director	144 sf	121 sf	19%
Chief Inspector	138 sf	97 sf	42%
Conference Room	165 sf	Included with plan room	
Permit Tech	117 sf	-	-
Building Code Inspector	116 sf	90 sf	29%
Plan Room	131 sf	313 sf	-58%
Visitor Work Station	41 sf	Included with plan room	
Storage	39 sf	121 sf	-68%
Subtotal	891 sf	742 sf	20%

Proposed Town Center
The Circle Point Site
Atlantic Beach, NC 28512

<u>Room</u>	<u>Proposed SF</u>	<u>Existing SF</u>	<u>Percent Change</u>
Support			
Vestibule (2)	258 sf	-	-
Lobby/Waiting	206 sf	Included with reception	
Gallery	245 sf	Included with council room	
Men's Toilet	88 sf	30 sf	193 %
Women's Toilet	88 sf	30 sf	193 %
Break Room	132 sf	30 sf	340 %
Janitor	50 sf	-	-
Sprinkler	42 sf	-	-
Electrical	92 sf	-	-
Data	39 sf	9 sf	333%
Subtotal	1240 sf	99 sf	1153 %

Vertical Circulation

Stairs (2)	340 sf	-	-
Elevator	81 sf	-	-
Elevator Equipment	35 sf	-	-
Subtotal	456 sf		
Level 1 Total Net Area	3930 sf	1995 sf	97%

Proposed Town Center
The Circle Point Site
Atlantic Beach, NC 28512

Level 2

<u>Room</u>	<u>Proposed SF</u>	<u>Existing SF</u>	<u>Percent Change</u>
<i>Spaces Excluding Mechanical</i>			
Multi-Purpose Room (Council Room)	1618 sf	1232 sf	31%
Storage Room (2)	120 sf	50 sf	140%
Warming Kitchen	88 sf	-	-
Council Conference Room	347 sf	Included with council room	
Men's Toilet (2)	75 sf	25	200%
Women's Toilet (2)	75 sf	25	200%
Elevator Lobby	200 sf	-	-
Subtotal	2534 sf	1332 sf	89%

Vertical Circulation

Stair (2)	370 sf	-	-
Elevator	81 sf	-	-
Subtotal	451 sf		
Level 2 Total Net Area	2947 sf		

Level 3

Spaces including Observation Mezzanine (Cupola)

Shell Space	774 sf	-	-
Control Room	99 sf	-	-
Mezzanine	64 sf	-	-
Subtotal	937 sf		

Vertical Circulation

Stair (2)	346 sf	-	-
Stair to Mezzanine	119 sf	-	-
Elevator	81 sf	-	-
Subtotal	546 sf		
Level 3 Total Net Area	1483 sf		

Proposed Town Center
The Circle Point Site
Atlantic Beach, NC 28512

Summary

Level 1 Net Area	3930	sf
Level 1 Gross Area	5331	sf
Level 1 Net/Gross Factor	1.36	
Level 2 Net Area	2974	sf
Level 2 Gross Area	4463	sf
Level 2 Net/Gross Factor	1.50	
Level 3 Net Area	1483	sf
Level 3 Gross Area	1653	sf
Level 3 Net/Gross Factor	1.11	
Total Net Area	8387	sf
Total Gross Area	11,447	sf
Total Net/Gross Factor	1.36	
Semi-Conditioned Mechanical Area (Level 2) Not Included Above	746	sf
Total of all Vertical Circulation areas	1453	sf



phone 910.762.2621 fax 910.762.8506
www.bmharch.com

Atlantic Beach Town Center

Schematic Design Opinion of Probable Construction Cost 3-19-13

Building Costs	\$2,625,000
Approximately \$236/SF (Heated)	
Site Development Costs	<u>\$420,000</u>
Subtotal	\$3,045,000*
*Includes 10% Allowance for Bid Escalation and Construction Contingency	
Design Fee Basis 8%	\$259,600
Circle Site Civil Additional Services	<u>\$10,000</u>
Design Fee Total	\$269,600
Survey	\$5,000
Soil & Materials Testing	\$15,000
Furnishings @ 5% Construction Costs (T.B.D.)	\$150,000
Furnishings Design @ 10% of Furnishings (T.B.D.)	<u>\$15,000</u>
Projected Total Project Costs	\$3,499,600

Opinion of Probable Cost
Schematic Design Stage
Atlantic Beach
Town Center
North Carolina

Prepared For:
Bowman Murray Hemingway Architects
514 Market Street
Wilmington, NC 28401

Prepared By:
Mulford Cost Management, LLC
1017 Ashes Drive, Suite 104
Wilmington, NC 28405
Tel: 910 509 9447

March 19 2013

Atlantic Beach Town Center

Notes:

The following are not included in this estimate:

- * Design fees and other soft costs
- * Owner contingency
- * Dias
- * UPS system
- * Lightning protection system
- * LED light fixtures
- * Daylight harvesting, central dimming system
- * Furniture and equipment

The following notes and assumptions apply to this estimate:

- * Unit rates include labor and material and subcontractor costs
- * Estimate based on drawing information received March 2013
- * Estimate assumes work will be bid competitively throughout all trades

Atlantic Beach Town Center Opinion of Probable Cost, Mar 19 2013

Atlantic Beach Town Center

11,108 sf

Cost Summary

		Cost Per Sf	%
Div 02 Sitework	\$323,926	\$29.16	10.64%
Div 03 Concrete and Associated Earthworks	\$62,967	\$5.67	2.07%
Div 04 Masonry	\$29,968	\$2.70	0.98%
Div 05 Metals	\$113,661	\$10.23	3.73%
Div 06 Wood and Plastics	\$395,987	\$35.65	13.00%
Div 07 Thermal and Moisture Protection	\$179,669	\$16.17	5.90%
Div 08 Openings	\$249,473	\$22.46	8.19%
Div 09 Finishes	\$176,843	\$15.92	5.81%
Div 10 Specialties	\$26,689	\$2.40	0.88%
Div 11 Equipment	\$20,000	\$1.80	0.66%
Div 12 Furnishings	\$0	\$0.00	0.00%
Div 13 Special Construction	\$0	\$0.00	0.00%
Div 14 Conveying Equipment	\$75,000	\$6.75	2.46%
Div 21 Fire Suppression	\$30,547	\$2.75	1.00%
Div 22 Plumbing	\$58,926	\$5.30	1.93%
Div 23 HVAC	\$310,937	\$27.99	10.21%
Div 26, 27, 28 Electrical Systems	\$295,559	\$26.61	9.70%
Sub Total	\$2,350,152	\$211.57	
General Conditions and Field Overhead	10.00%	\$235,015	\$21.16 7.72%
General Contractor Overhead and Profit	5.00%	\$129,258	\$11.64 4.24%
Bonds and Insurances	2.00%	\$54,289	\$4.89 1.78%
Scope and Escalation Contingency	10.00%	\$276,871	\$24.93 9.09%
Total Estimated Construction Cost		\$3,045,585	\$274.18 100.00%

Atlantic Beach Town Center Opinion of Probable Cost, Mar 19 2013

Division 02: Sitework

Sediment and Erosion Control: Allow

Silt fence	300	lf	4.00	1,200	
Temporary measures	1	ls	10,000.00	10,000	
Construction fence	643	lf	9.00	5,787	
Gates	4	ea	500.00	2,000	18,987

Earthworks: Allow

Demo curb and gutter	31	cy	14.00	434	
Strip organic material and haul	569	cy	14.00	7,959	
Import fill material	2,067	cy	18.00	37,200	
Rough grade	3,411	sy	1.50	5,117	
Fine grade	3,411	sy	1.50	5,117	
Topsoil	224	cy	20.00	4,481	60,308

Storm Water System:

Underground storm infiltration system, allow	5,000	sf	20.00	100,000	100,000
--	-------	----	-------	---------	---------

Water/ Fire Piping: Allow

Tap and valve at existing pipe	1	ea	3,500.00	3,500	
Fire service	100	lf	60.00	6,000	
Domestic water pipe	20	lf	36.00	720	
Backflow preventer for fire	1	ea	10,000.00	10,000	
Backflow preventer for domestic water	1	ea	2,500.00	2,500	
Fire department connection	1	ea	2,750.00	2,750	
Fire hydrant	2	ea	2,500.00	5,000	
Cut and patch road	1	ls	4,000.00	4,000	34,470

Sanitary Piping: Allow

Pipe	100	lf	40.00	4,000	
Cleanout on grade	1	ea	750.00	750	
Connect to existing	1	ea	1,500.00	1,500	
Cut and patch road	1	ls	4,000.00	4,000	10,250

Gas service

Electric service

NIC
Power Co.

Atlantic Beach Town Center Opinion of Probable Cost, Mar 19 2013

Site Improvements:			
Asphalt 1 1/2" + 6"	1,078 sy	23.00	24,786
Concrete sidewalk	3,585 sf	4.00	14,340
Curb & gutter	386 lf	15.00	5,790
Concrete steps at North entrance	134 lf	55.00	7,370
Equipment pad for generator	137 sf	10.00	1,370
Dumpster pad	52 sf	15.00	780
Fence around dumpster enclosure	21 lf	35.00	735
Dumpster gates	2 ea	1,000.00	2,000
Parking spaces, striping	27 ea	20.00	540
Wheel stops	7 ea	100.00	700
Relocate existing flagpoles	3 ea	500.00	1,500
			59,911
Landscaping:			
Plantings/ mulch	1 ls	25,000.00	25,000
Sod	10,000 sf	0.75	7,500
Irrigation	1 ls	7,500.00	7,500
			40,000
Sitework Total			\$323,926

Atlantic Beach Town Center Opinion of Probable Cost, Mar 19 2013

Division 03: Concrete and Associated Earthworks

Earthworks Associated With Founds:

Excavate	79 cy	8.00	631	
Backfill	47 cy	8.00	379	
Haul Surplus	32 cy	14.00	442	
				1,451

Wall Footings:

Fine grade bottom of footings	676 sf	0.50	338	
Earth forms to footings	676 sf	2.00	1,352	
Concrete	26 cy	145.00	3,812	
Resteel	1 ton	1,500.00	1,972	
				7,474
cost per cy	\$284 cy			

Concrete Work:

Fine grade	5,072 sf	0.10	507	
Porous fill 6"	188 tons	39.00	7,326	
Reinforcing mesh	5,072 sf	0.50	2,536	
Vapor retarder	5,072 sf	0.35	1,775	
Form edges	100 sf	6.00	600	
Concrete to slab 4"	66 cy	140.00	9,205	
Thickened slab	26 cy	140.00	3,640	
Control joints	500 lf	0.95	475	
Finish concrete	5,072 sf	0.97	4,920	
Cure/protect concrete	5,072 sf	0.15	761	
				31,745
slab cost	\$6.26 sf			
	\$346 cy			

Concrete To Elevated Slabs:

To metal decks at second, third, cupola levels	4,984 sf	4.00	19,936	
				19,936

Misc:

Soil treatment	5,072 sf	0.15	761	
Concrete to equipment pads	200 sf	8.00	1,600	
				2,361

Concrete Total **\$62,967**

Atlantic Beach Town Center Opinion of Probable Cost, Mar 19 2013

Division 04: Masonry

Exterior Walls:

Walls below grade, 8" CMU	1,163 sf	11.00	12,790	
Flashing	676 sf	2.50	1,690	14,480

Interior Masonry:

8" CMU to elevator shaft	1,408 sf	11.00	15,488	15,488
--------------------------	----------	-------	--------	--------

Masonry Total **\$29,968**

Division 05: Metals

Structural Steel:

Structural steel, minor amount	10 ton	3,500.00	35,000	
Metal deck to second, third, cupola levels	4,984 sf	2.45	12,211	47,211

Stairs and Rails:

Steel pan stairs with wall rail	3 fit	15,000.00	45,000	
Stairs and rails to Cupola	1 fit	12,000.00	12,000	
Guard rail to Cupola interior balcony	9 lf	150.00	1,350	
Stairs at mech/elec room	2 ea	1,500.00	3,000	
Guard rail to 2nd floor balcony	18 lf	200.00	3,600	
Standing rail at exterior steps	10 lf	150.00	1,500	66,450

Metals Total **\$113,661**

Atlantic Beach Town Center Opinion of Probable Cost, Mar 19 2013

Division 06: Wood and Plastics

Rough Carpentry:

Exterior walls 2" x 6" studs	10,258 sf	2.25	23,081	
Interior walls 2" x 4" studs	17,803 sf	1.80	32,045	
Floor joists to second, third, cupola	4,984 sf	11.00	54,824	
Framing to exterior soffits	688 sf	3.00	2,064	
Roof trusses	5,206 sf	3.50	18,221	
Roof rafters over multi purpose room	2,033 sf	4.00	8,132	
Roof sheathing 5/8"	7,239 sf	1.30	9,411	
Sheathing to exterior walls	10,258 sf	1.25	12,823	
Tyvek to exterior walls	10,258 sf	0.50	5,129	
Peel and stick	2,565 sf	3.50	8,976	
Wood posts for columns	12 ea	150.00	1,800	
General blocking	1 ls	10,000.00	10,000	
Hurricane straps, anchors, fasteners	1 ls	20,000.00	20,000	
Scaffold/ equipment	1 ls	10,000.00	10,000	
				216,505
	\$19.49 sf			

Finished Carpentry:

Cement lap board	4,670 sf	6.50	30,355	
Cement board	585 sf	5.75	3,364	
Miratec panels	417 sf	6.00	2,502	
Roof trim, 2 piece	604 lf	11.00	6,644	
Roof trim, 1 piece	276 lf	5.00	1,380	
Bands	252 lf	5.00	1,260	
Window/door trim	1,265 lf	4.75	6,009	
Corner trim	307 lf	4.75	1,458	
Battens	223 lf	2.50	558	
Wood sill, two piece	279 lf	12.00	3,348	
Brackets	54 ea	140.00	7,560	
Trim to columns	12 ea	350.00	4,200	
Cedar shakes	1,606 sf	7.50	12,045	
Wainscot to Gallery	47 lf	50.00	2,350	
Wainscot to toilet	111 lf	50.00	5,550	
Glu lam trusses to multi purpose room	3 ea	5,000.00	15,000	
				103,582

Millwork To Rooms: Plastic Laminate UNO

Base unit	114 lf	250.00	28,500	
Countertop	114 lf	50.00	5,700	
Wall unit	90 lf	200.00	18,000	
Reception desk	28 lf	450.00	12,600	
Permit Tech desk	37 lf	300.00	11,100	
				75,900

Wood and Plastics Total

\$395,987

Atlantic Beach Town Center Opinion of Probable Cost, Mar 19 2013

Division 07: Thermal and Moisture Protection

Roof Systems:

Standing seam roof panels	1,663 sf	10.00	16,630	
Asphalt shingles on moisture barrier	5,576 sf	4.00	22,304	
Nailable roof insulation	7,239 sf	3.75	27,146	
Exterior soffits	688 sf	5.00	3,440	
				69,520

Cupola Redesign:

Late change to cupola, now taller with walkway, add	1 ls	60,000.00	60,000	60,000
---	------	-----------	--------	--------

Stucco:

Stucco finish to CMU at base of building	547 sf	5.50	3,009	3,009
--	--------	------	-------	-------

Insulation:

Roof insulation between joists R21	7,239 sf	1.40	10,135	
R21 to exterior walls	8,186 sf	1.40	11,460	
Sound batts to interior walls, allow	8,000 sf	1.25	10,000	
Underslab perimeter insulation	1,352 sf	1.55	2,096	
				33,691

Misc:

Exterior caulking	1 ls	4,000.00	4,000	
Firestopping	1 ls	3,500.00	3,500	
Sunshade at east and west sides	230 sf	15.00	3,450	
Waterproof elevator pit	1 ls	2,500.00	2,500	
Fireproofing to steel columns and beams			NA	
				13,450

Thermal and Moisture Protection Total

\$179,669

Atlantic Beach Town Center Opinion of Probable Cost, Mar 19 2013

Division 08: Openings

Door/ Frame/ Hardware/ Installation:

Door type, exterior aluminum	5 ea	2,562.00	12,810	
Door type interior aluminum	4 ea	2,562.00	10,248	
Door type exterior general	2 ea	936.00	1,872	
Door type interior general	48 ea	936.00	44,928	
Hardware sets	59 ea	650.00	38,350	
				108,208

Window Systems:

Windows, Hurd with hurricane glass	1,360 sf	100.00	136,000	
Interior glass window systems	51 sf	75.00	3,825	
				139,825

Misc:

Louvers	24 sf	60.00	1,440	
				1,440

Openings Total **\$249,473**

Division 09: Finishes

Drywall to Walls;

Drywall to inside face of exterior wall	8,186 sf	1.50	12,279	
Drywall to interior wall surfaces	31,269 sf	1.50	46,904	
				59,183

Floor Finishes:

Roll carpet	4,549 sf	3.00	13,647	
Vinyl flooring	3,438 sf	6.00	20,628	
Sealed concrete	2,022 sf	0.95	1,921	
				36,196

Base Finishes:

Rubber	2,451 lf	1.85	4,534	
Rubber treads	308 lf	11.00	3,388	
				7,922

Ceiling Finishes:

ACT, 2x2	5,817 sf	3.50	20,360	
GWB on framing	449 sf	5.50	2,470	
Multi-purpose room, sloped drywall to u/side of rafters	1,806 sf	2.50	4,515	
Bulkheads, allow	200 lf	25.00	5,000	
Exposed	1,916 sf		No Finish	
				32,344

Painting:

Walls	35,057 sf	0.60	21,034	
Wainscot, glossy paint	553 sf	3.00	1,659	
Doors/ frames	50 ea	100.00	5,000	
Drywall ceiling and bulkheads	2,455 sf	0.65	1,596	
Exterior surfaces	10,000 sf	0.95	9,500	
Stain cedar shingles	1,606 sf	1.50	2,409	
				41,198

Finishes Total **\$176,843**

Atlantic Beach Town Center Opinion of Probable Cost, Mar 19 2013

Division 10: Specialties

Toilet Accessories:

Grab bars	15 ea	65.00	975	
Toilet paper holder	8 ea	60.00	480	
Soap dispenser	8 ea	55.00	440	
Napkin disposal	8 ea	70.00	560	
Mirror	48 sf	8.00	384	
Paper towel dispenser	8 ea	75.00	600	

3,439

Specialties:

Code related signage	1 ls	6,000.00	6,000	
Exterior signage to building	1 ls	5,750.00	5,750	
FEC	5 ea	400.00	2,000	
Weather station	1 ea	1,500.00	1,500	
Clock to exterior of building, allow	1 ls	8,000.00	8,000	

23,250

Specialties Total

\$26,689

Division 11: Equipment

Equipment:

Audio visual system, allow	1 ls	20,000.00	20,000	
Residential appliances			NIC	

20,000

Equipment Total

\$20,000

Division 12: Furnishings

Window treatment
Tables, chairs, furniture

NIC
NIC

Furnishings Total

\$0

Division 13: Special Construction

Special Construction Total **\$0**

Division 14: Conveying Equipment

Passenger elevator 3 stops	1 ea	75,000.00	75,000	75,000
----------------------------	------	-----------	--------	--------

Conveying Equipment Total **\$75,000**

Division 21: Fire Suppression

Fire pump, electric			NIC	
Fire sprinkler system	11,108 sf	2.75	30,547	30,547

Fire Suppression Total **\$30,547**

Atlantic Beach Town Center Opinion of Probable Cost, Mar 19 2013

Division 22: Plumbing

Domestic Plumbing System: Allow

Water closet ADA, flr mtd, fish vlv	8 ea	816.00	6,528	
Wall hung lavatory, ADA	8 ea	636.00	5,088	
Water cooler, dual level, ADA	1 ea	1,896.00	1,896	
Mop sink	1 ea	786.00	786	
Break room sink	1 ea	576.00	576	
Kitchen sink	1 ea	576.00	576	
Conference room sink	1 ea	576.00	576	
	21 fix			16,026

Domestic Water: Allow
Aquatherm piping system

	21 fix	800.00	16,800	16,800
--	--------	--------	--------	--------

Sanitary, Waste, Vent Piping: Allow
PVC pipe system

	21 fix	900.00	18,900	18,900
--	--------	--------	--------	--------

\$2,463 fix

Misc:

Mechanical floor drains and piping	4 ea	1,200.00	4,800	
Hose bib and piping	4 ea	600.00	2,400	
	\$5.30 sf			7,200

Plumbing Total

\$58,926

Atlantic Beach Town Center Opinion of Probable Cost, Mar 19 2013

Division 23: HVAC

HVAC System: Allow

HVAC equipment	11,108	sf	10.00	111,080	
Air Distribution	11,108	sf	5.00	55,540	
Piping systems including insulation	11,108	sf	4.50	49,986	
Wells	25	ea	3,000.00	75,000	
Pump system	1	ls	6,000.00	6,000	
Controls/ BMS	11,108	sf		T stat	
Firestopping, misc.	11,108	sf	0.75	8,331	
Air and water balancing	1	ls	5,000.00	5,000	
					310,937
	\$27.99	sf			

HVAC Total

\$310,937

Atlantic Beach Town Center Opinion of Probable Cost, Mar 19 2013

Division 26, 27, 28: Electrical

Electrical System: Allow

Transformer			NIC	
Electrical equipment	11,108	sf	1.25	13,885
Panel feeders/ secondary ductbank	11,108	sf	0.75	8,331
Equipment feeders	11,108	sf	0.75	8,331
Power distribution	11,108	sf	1.00	11,108
Lighting distribution	11,108	sf	9.00	99,972
Fire alarm system	11,108	sf	2.00	22,216
Telecom system	11,108	sf	2.00	22,216
Lightning protection	11,108	sf		NIC
Security system/ card readers/ CCTV	11,108	sf		NIC
Light poles, lights and conduit and cable	6	ea	3,250.00	19,500
Emergency generator 200 kw	1	ea	90,000.00	90,000
				295,559
	\$26.61	sf		

Electrical Safety & Security Total

\$295,559

Estimate check

2,350,152 2,350,152 2,350,152