



COO - Fire Station #8

Best & Final Offer Budget Proposal

December 20th, 2024

COO – Fire Station #8

Exhibit A – Best & Final Offer Budget Overview

COO- Fire Station #8 Oelrich Construction Overview		
Bid Package	Package Description	Best & Final Offer Price 12/20/2024
BP 1A	Design Services	\$ 350,000
BP 3A	Concrete	\$ 132,000
BP 4A	Masonry	\$ 140,400
BP 5A	Structural Steel	\$ 156,000
BP 5B	Misc Metals	\$ 55,900
BP 5C	CFMF Metal Trusses	\$ 24,000
BP 6D	Architectural Casework	\$ 50,000
BP 7A	Damproofing and Waterproofing	\$ 27,936
BP 7C	Roofing	\$ 154,500
BP 8A	Doors and Hardware	\$ 119,750
BP 8B	Storefront & Glazing	\$ 55,000
BP 8C	Coiling Doors	\$ 135,000
BP 9A	Gypsum Board Assemblies	\$ 96,000
BP 9C	Acoustical Ceilings	\$ 19,740
BP 9D	Painting	\$ 36,200
BP 9E	Flooring & Tile	\$ 57,840
BP 10A	Specialties	\$ 35,000
BP 21A	Fire Protection	\$ 33,000
BP 22A	Plumbing	\$ 126,000
BP 23A	HVAC	\$ 279,130
BP 26A	Electrical	\$ 278,100
BP 31A	Sitework	\$ 400,000
BP 32A	Exterior Improvements	\$ 98,500
BP 32B	Planting and Landscaping	\$ 40,000
Total of Bid Packages		\$ 2,899,996
Contingency	\$	145,000
Staffing	\$	274,466
General Conditions	\$	126,920
Total of Project Costs	\$	3,446,382
Builders Risk Insurance	\$	14,475
Payment and Performance Bonds	\$	34,097
General Liability Insurance	\$	38,763
Permit	\$	29,250
Subtotal	\$	3,562,967
CM Fee	\$	213,779
Total Amount	\$	3,776,746

(See Following Page for Best & Final Offer Summary Sheet)

Exhibit A – Best & Final Offer Budget Overview

RFP# ENG 240952 - BEST AND FINAL OFFER SUMMARY SHEET	
	SUMMARY TOTAL
A. Design/Pre-Construction Costs	\$350,000
B. General Conditions Costs (inclusive of allowances for insurance, bonding, and permitting, as well as other indirect costs incurred during the performance of the Work)	\$517,971
C. Construction Costs (inclusive of labor, materials, and equipment costs as well as other direct costs related to construction Work)	\$2,549,996
D. Design-Builder Fee (if not included in General Conditions Costs. If so, insert "\$0" for the Summary Total)	\$213,779
E. Design-Builder's Contingency (if not included in General Conditions Costs. If so, insert "\$0" for the Summary Total)	\$145,000
F. Furniture, Fixtures, and Equipment Allowance	\$244,900
Best and Final Offer for Design-Build of Fire Station #8	A+B+C+D+E+F
<u>TOTAL COST</u>	\$4,021,646

Exhibit C – Qualifications

This Best & Final Offer Proposal includes the infrastructure and finish modifications required to complete the renovations of COO - Fire Station #8.

This Best & Final Offer Proposal is based on the Design-Build Criteria produced by Ocala City Engineer's Office dated 08/01/2024, site meetings and discussions, and the qualifications below.

Due to current market conditions, this proposal must be accepted within 30 days and construction must begin within 60 days from the date of this submittal.

Division 01- General Conditions

- The estimated project construction duration will be Forty-Four (40) weeks.
- All Staffing & General Conditions Costs are included as a lump sum value and will be billed on a monthly basis.
- Work will be accomplished during normal work hours. This will include various activities which will cause loud noises.
- A Builder's Risk Insurance and General Liability Insurance policy has been included in this proposal.
- A Payment and Performance Bond has been included in this proposal.
- Costs are included for building permit fees. Costs are not included for impact fees, tree mitigation fees, or utility disconnect, reconnect, or new service fees. All other permits and fees are excluded including, but not limited to: Utility, City, County, Public Works, DEP, State and/or Water Management. These expenses, if incurred, are to be paid directly by the Owner.
- Costs are included for architectural, structural, civil, and engineering design services.
- Provisions for temporary power/water are not included in this proposal. It is assumed that some form of power and water will be available at the site for the duration of the project.
- Provisions for a temporary job site office trailer are included.
- All required temporary enclosures, storage facilities, dumpsters, toilets, signage, etc. have been included as a part of the project.
- Relocation, maintenance, or repair of existing M/E/P/FP Systems to accommodate new systems not specifically presented on the project scope of work is excluded. We are not responsible for the existing building systems.
- Moving or relocation of existing furniture, fixtures, and equipment is excluded.
- Temporary protection for existing finishes is included.
- Hazardous materials removal or mitigation is excluded.
- Costs are included for material testing and inspections (e.g. soil compaction, concrete testing, etc).
- Costs are included for Maintenance of Traffic for the duration of the project.
- Costs are included for surveying and benchmarks.
- Costs are not included for floor moisture mitigation.
- Costs are not included for Radio Frequency Testing, mitigation, or furnish and install of RF equipment.
- Costs are not included for Owner Direct Purchase, LEED & BIM services.
- A Construction Contingency of 5% is included to cover estimating variances, and unexpected events in the construction process and schedule. The estimate does not include separate owner or design contingencies.

Exhibit C – Qualifications

Division 03- Concrete

- Includes a 6” monolithic slab on grade in the living quarters area and a 12” monolithic slab on grade in the apparatus bay area with integral footings, 10x10 WW & rebar reinforcement with vapor barrier as the basis of design
- Includes grouting of column base plates and concrete fill in bollards.

Division 04- Masonry

- Includes a colored CMU block building structure.
- Includes pre-cast concrete lintels at windowsills.

Division 05-Metals

- Includes structural steel consisting of metal bar joists and metal decking over the apparatus bay.
- Includes miscellaneous metals consisting of dumpster gates and steel bollards.
- Includes cold-form metal trusses with metal deck over the living quarters area.

Division 06-Woods Plastics & Composites

- Includes casework in the kitchen area only.

Division 07- Thermal & Moisture Protection

- Includes damproofing of exterior CMU walls.
- Includes a shingle roof with associated underlayment’s, flashings and trim per Florida Building Code requirements.

Division 08- Openings

- Includes exterior hollow metal doors with hollow metal frames and associated hardware.
- Includes interior wood doors with hollow metal frames and associated hardware.
- Includes exterior windows.
- Includes motorized roll-up doors at the apparatus bays.

Division 09- Finishes

- Includes drywall and metal framing with insulation for interior partition walls.
- Includes up to 2,800 of acoustical ceiling tile systems.
- Includes painting of all interior walls, drywall ceilings, and hollow metal doors and frames.
- Includes polished/sealed concrete in the apparatus bay.
- Includes flooring in the living quarters area consisting of LVT.

Division 10- Specialties

- Includes furnish and install of restroom accessories.
- Includes provisions for exterior building signage.

Exhibit C – Qualifications

Division 21- Fire Suppression and Protection

- Includes provisions for a fire protection system per NFPA requirements. Piping to be brought within 5 feet of building pad for connection by sitework contractor.

Division 22- Plumbing

- Includes provisions for a functional plumbing system consisting of domestic water and sanitary systems. Piping to be brought within 5' of building pad by sitework contractor.

Division 23 – HVAC

- Includes provisions for a fully functional HVAC system to heat and cool the living quarters area of the fire stations and provide ventilation within the apparatus bay.

Division 26- Electrical

- Includes a fully functional power system to serve the new fire station.
- Cost are not included for a generator to provide emergency power.
- Includes rough-in only for the data and telecommunications system. Rough-in to consist of empty conduits and junction boxes stubbed to the nearest accessible ceiling and left with a pull-string.

Division 27- Data and Telecommunications

- Costs are excluded for all data racks, equipment, cabling, devices and termination and is to be completed by owner/owner's vendor.
- Cost are excluded for any audio/visual and EERES systems.

Division 31- Sitework

- An allowance of \$400,000 dollars has been included in this best & final offer to complete required all clearing, grading, paving, stormwater, and utility work to within 5' of proposed building pad. Sitework scope is largely undefined at this time.

Division 32- Exterior Improvements

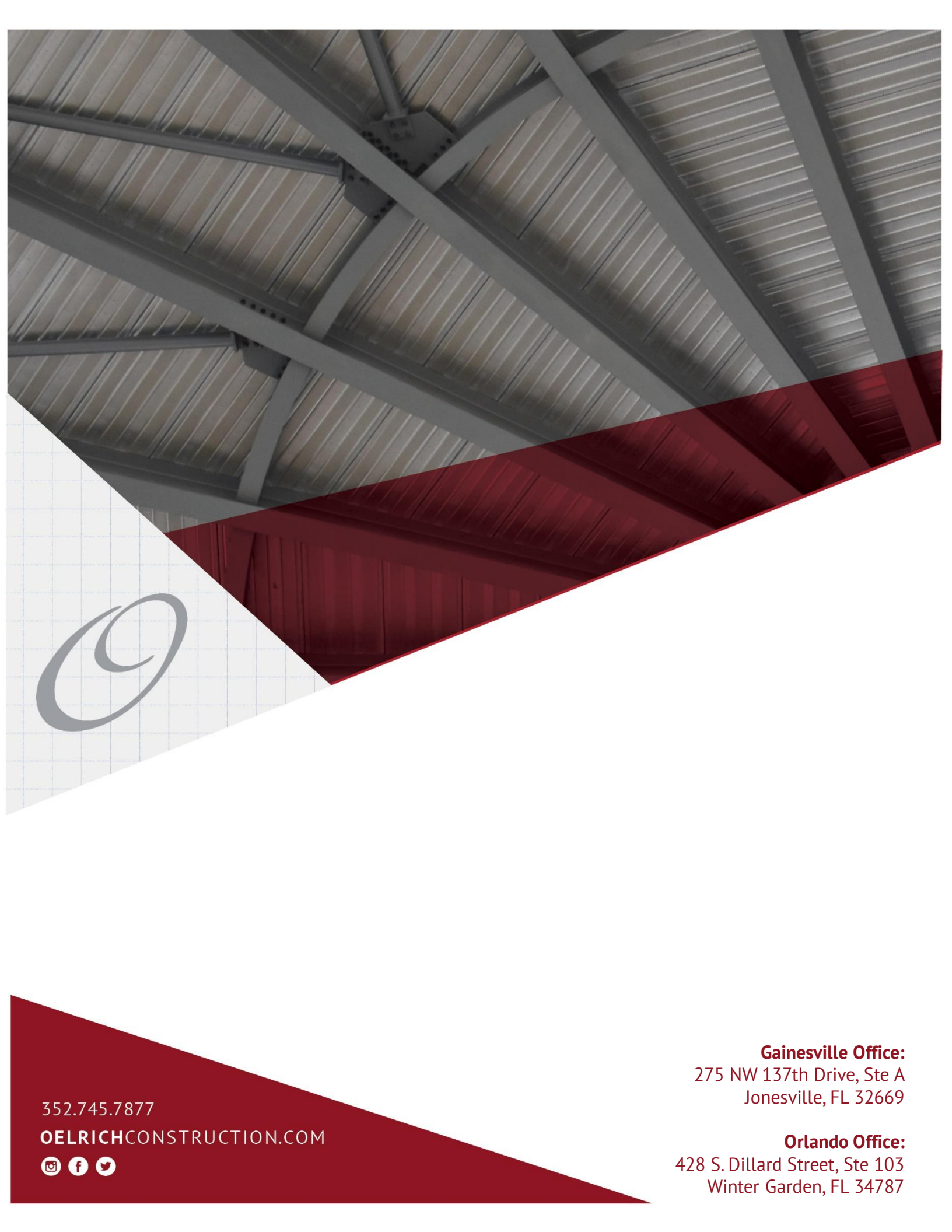
- An allowance of \$98,500 has been included for a fueling island with (2) 5,000 gallon flameshield fueling tanks.

Inclusions:

- Turnkey design and construction of one (1) new fire station, being approximately 6,000 square feet. Living areas must be located on the ground floor of the facilities.
- The new Fire Station will be similar in architecture, construction, general appearance as Fire Station No. 7, Located at 885 SE 31st Street in Ocala Florida.
- The new Fire Station will have a traffic pattern like Fire Station No. 7 with similar traffic flow and accessibility.
- Fire Station building areas will include the following functional elements:
 - **Storage-** Nine-foot acoustical ceiling height, interior storage of cleaning supplies, and three separate kitchen pantry lockers/cabinets. Storage in the apparatus bay shall include bunker

Exhibit C – Qualifications

- gear room (with non-UV lighting fixtures, exhaust fans, and coat hooks) with separate bunker gear rack storage for second set of gear, tool room, air compressor room, bunker gear washing room, bunker gear rack storage (for bagged second set of gear), and other storage opportunities as possible in design.
- **Apparatus Bay-** Three drive-through bay configuration with overhead rollup doors on both ends. There shall be no internal floor drains or hose bibs. Provide six external hose bibs three in the front and three in the rear. Provide groupings of four electric outlets at each interior corner of the apparatus bay to preserve wall space for additional storage as needed. Concrete floors shall be sealed. Provide vented storage TBD based on final storage needs. Provide drinking fountain with bottle filler.
 - **Business Features-** One Captain office with adjoining bedroom, and two workstations.
 - **Gender friendly dormitory design-** Minimum of seven dormitories with two beds and one Captains dorm with three beds.
 - **Gender specific bath facilities-** with showers, commercial grade toilets, urinals and lavatories, refillable soap dispensers and marathon rolled towel dispensers.
 - **Professional kitchen-** commercial grade kitchen appliances, cabinets, counters, and features to accommodate three meals/day for seven staff members.
 - **Janitor closet-** Must include floor mop sink, and standard height stationary tub/mop sink.
 - **Laundry facilities-** Washing machine and dryer for uniforms and linens (by owner). Include an eight-inch slab for the extractor which will be in the laundry room.
 - **Professional Kitchen-** Provide cabinetry over the counters and additional cabinets above range, single bowl 12-inch-deep design with disposal.
 - **Signage-** Wall signs to be backlit with pin letters, as applicable.



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