EMO ARCHITECTS, INC

10 January 2005

Mr. Jeff Williams
Director
Leon County Facilities Management
1907 S. Monroe Street
Tallahassee, Florida 32301

Reference: **Lake Jackson Branch Library**
& Community Center
EMO Project Number E136.04
Transmitted via Facsimile and U.S. Mail
Facsimile Number 488.9174

Dear Mr. Williams:

Please find attached a copy of the updated Probable Project Cost Judgment dated 10 January 2005 for the above referenced projects. This estimate is based on our review of a past Leon County Branch Library project costs and RS Means 2004 Square Foot Costs guide. In addition, pursuant to your request, we have incorporated anticipated costs and contingencies to address the cost impacts due to the recent hurricanes, cost impacts due to materials shortages and escalation to the anticipated midpoint of construction. In addition, we have adjusted the cost profile for the Community Center to be of equal quality to the Library Facility.

This project will take a Team effort and will require the cooperation of the Architects, Engineers, County Staff members, Library Staff members and Community Center User Group members to design the project which will not only meet the requirements of the project program, but which can also be constructed within the Probable Project Construction Cost Judgment.

There are several unknown conditions and cost issues for the project that the Project Team will need to review during the design of the project. Listed below are several issues that may have a major cost impact on the project.

Item 1 Several years ago, during the construction of the residential subdivision, it is our understanding that the General Contractor deposited the soil from the construction of the nearby regional Storm Water Management Facility at the site. The make-up of this soil is unknown at this time, as well as the conditions of the original site soil conditions. If the subsurface soil conditions are found to be unsuitable to support the building with standard concrete foundations, then strengthened foundations or pile foundations may be required for the buildings, thus increasing the cost of the project. We will need to obtain subsurface evaluation by a geotechnical engineer to determine the design of the structural components for the buildings.

LEON COUNTY
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FACILITIES MANAGEMENT

1126 Thomasville Road
Tallahassee, Florida 32303-6272
http://www.emo-arc.com
e-mail: emo@emo-arc.com
Telephone: 850.222.8000
Facsimile: 850.222.8007
FL# AAC001821
GA# 006998
TX# 15374

Item 2 The final site selection for the building site, from the possible five lots, may also impact the construction cost pertaining to soil conditions, site utilities, storm water, driveway improvements at US 27, access to the buildings and parking lot size.

Item 3 The design and construction of the buildings which will allow for future additions and expansion, such as construction of the future building pads or wall and roof members which can be easily removed, may impact the project cost. During the design phases we can determine if it may be more cost effective to design and construct the buildings for planned future additions rather than wait until the need for space arises.

Item 4 The Project Team has no control over the world wide shortage and fluctuating cost of building materials as a result of the current wars and massive consumption of building materials by China; therefore, materials such as structural steel, rebar, drywall, roofing products, conduit, sprinkler piping, door hardware, light fixtures, doors and door frames or any product made of steel are difficult to estimate at this time. Other building materials such as cement, concrete and almost all petroleum-based products have experienced a dramatic increase in cost in the last year. We have proposed a fifteen percent (15%) contingency for each project to address this current market condition as the current fluctuating costs make it impossible to predict future costs at this time.

Item 5 The buildings can be designed without fire sprinklers, but there may be a savings in insurance cost and/or building material component cost, which may cause consideration to include a fire sprinkler system for each building.

Item 6 Due to this year's Hurricane season there may be a shortage of some types of building materials and even labor, as local subcontractors travel to storm damaged areas of the state for work on insurance claims. The impact to the local construction industry and market conditions cannot be predicted as this time. We have proposed a fifteen percent (15%) contingency for each project to address this current market condition.

Item 7 It is our understanding the Community Center funding has not been finalized and therefore, the Date for Commencement of Construction cannot be established at this time. The Probable Project Construction Budgets for both projects, as presented, are based upon anticipated costs effective with the anticipated date for the midpoint of construction based upon an inflation factor of three percent (3%) per annum. The escalation for both projects has been based upon an anticipated midpoint of construction as 30 June 2006.

Item 8 The initial budget proposed for the Community Center was based upon a quality level for materials which were less than the quality proposed for the Library. Due to the fact these two facilities will be located in immediate proximity to each other, it is recommended that the Community Center be constructed of similar quality materials. The budget attached dated 10 January 2005 has been adjusted to increase the budget for the

Community Center to allow the use of comparable materials and finishes similar to the Library facility.

In addition, pursuant to your request we have reviewed the Probable Project Schedule for the project due to the delay in the approval and authorization to proceed with the projects. Please find attached the revised Probable Project Schedule dated 10 January 2005.

The above issues will need to be reviewed and discussed during the design of the project to determine the final cost impact on the project. We are ready and excited to begin work on this project. If you have any questions regarding this project please call me.

Please advise if the budget data and schedule are acceptable. Upon receipt of your approval, we will again prepare revised Agreements for execution.

Sincerely,

EMO/ARCHITECTS, INC.

Warren A. Emo, AIA
President

Enclosure

Probable Project Cost Judgment

Lake Jackson Branch Library and Community Center
EMO/ArC Project Number E136.04
10 January 2005

Description	Cost per SF or Allowance	Library 12,000 sf	Community Center 5,000 sf
Site			
Demolition/Clearing	Allowance	$ 20,000	$ 20,000
Building Pad	Allowance	$ 15,000	$ 10,000
Utilities	Allowance	$ 50,000	$ 40,000
Storm water	Allowance	$ 25,000	$ 20,000
Paving/walks	Allowance	$ 90,000	$ 50,000
Landscaping	Allowance	$ 35,000	$ 20,000
Hardscaped areas	Allowance	$ 10,000	$ 5,000
Site Lighting	Allowance	$ 12,000	$ 10,000
Signage Combined	Allowance	$ 5,000	$ 5,000
Driveway Cuts	Allowance	$ 10,000	$ 10,000
Subtotal for site		$272,000	$190,000
Buildings	Library/C. Center	Library	Community Center
Foundation	$ 2.00 / $ 2.00	$ 24,000	$ 10,000
Concrete Slab	$ 5.00 / $ 5.00	$ 60,000	$ 25,000
Structure	$10.00 / $10.00	$ 120,000	$ 50,000
Exterior Cladding	$10.00 / $10.00	$ 120,000	$ 50,000
Roof	$ 5.00 / $ 5.00	$ 60,000	$ 25,000
Doors	$ 4.00 / $ 4.00	$ 48,000	$ 20,000
Windows	$ 5.00 / $ 5.00	$ 60,000	$ 25,000
Interior Partitions	$10.00 / $10.00	$ 120,000	$ 50,000
General Trades	$ 2.00 / $ 2.00	$ 24,000	$ 10,000
Interior Finishes	$10.00 / $10.00	$ 120,000	$ 50,000
Ceiling	$ 2.00 / $ 2.00	$ 24,000	$ 10,000
Specialties	$ 2.00 / $ 2.00	$ 24,000	$ 10,000
Mechanical	$18.00 / $18.00	$ 216,000	$ 90,000
Plumbing	$ 4.00 / $ 5.00	$ 48,000	$ 25,000
Fire Protection	$ 2.00 / NA	$ 24,000	$ 0
Electrical	$ 8.00 / $ 8.00	$ 96,000	$ 40,000
Voice/Data Rough-In	$ 3.00 / $ 3.00	$ 36,000	$ 15,000
Subtotal for Building	$102.00 / $101.00	$1,224,000	$505,000

6

General Conditions

		Library	Community Center
General Conditions	Allowance	$ 150,000	$ 50,000
Insurance	Allowance	$ 15,000	$ 5,000
Bond	Allowance	$ 10,000	$ 5,000
GC OH & P	Allowance	$ 200,000	$ 75,000
Contingency Library (@15% of $1,871,000)		$ 280,650	
Contingency Community Center (@15% of $830,000			$ 124,500
Sub-Total General Cost		$ 655,650	$ 259,500
Subtotal Probable Project Construction Cost Judgement		**$2,151,650**	**$ 954,500**

Escalation to Midpoint of Construction

Library Escalation @ 3% year (1/1/04 – 6/30/06 = 30 months @ .0025/month = 7.5%) $2,151,650 x .075 =	$ 161,374	
Community Center Escalation @ 3% year (1/1/04 – 6/30/06 = 30 months @ .0025/month = 7.5%) $954,500 x .075 =		$ 71,588
Total Probable Project Construction Cost Judgement	**$2,313,024**	**$1,026,088**

Soft Cost Allowance/Contingency Allowance

• Contingency Allowance	$ 93,550	$ 38,000
• A/E Fees (Basic/Additional Services and Costs)	$ 245,563	$ 86,775
• Building/Environmental Permits Allowance	$ 25,000	$ 7,500
• Testing/Surveys Allowance	$ 8,000	$ 3,000
• MIS/Voice/Data	$ 36,000	$ 25,000
Subtotal Soft Cost Allowance	$ 408,113	$ 160,275
Total Probable Project Cost	**$2,721,137**	**$1,186,363**

6

ARCHITECT/ENGINEER FEE RECAPITULATION
LAKE JACKSON BRANCH LIBRARY
and
LAKE JACKSON COMMUNITY CENTER
TALLAHASSEE, LEON COUNTY, FLORIDA
EMO PROJECT NUMBER E136.04
10 January 2005

	TOTALS
LAKE JACKSON BRANCH LIBRARY	
CONSTRUCTION BUDGET	
Library Sitework and Building (12,000 SF Building/2.5 Acre Site)	$ 2,313,024.00
(See attachment Probable Project Cost Judgement dated 10 January 2005)	

	TOTALS	
ARCHITECT/ENGINEER SERVICES FEE SUMMARY		
ARCHITECT/ENGINEER BASIC SERVICES		
$2,313,024 X 6.82691898% =	$ 157,908.00	
ARCHITECT/ENGINEER ADDITIONAL SERVICES AND COSTS		
– Civil Engineering/Permitting Services	$ 65,995.00	
– Architectural Rendering	$ 2,710.00	
– Reimbursable Expenses (Allowance)	$ 18,950.00	(1)
TOTAL BASIC AND ADDITIONAL SERVICES FEES AND COSTS FOR LAKE JACKSON BRANCH LIBRARY	$ 245,563.00	

	TOTALS
LAKE JACKSON COMMUNITY CENTER	
CONSTRUCTION BUDGET	
Community Center Sitework andBuilding (5,000 SF Building/2 Acre Site)	$ 1,026,088.00
(See attachment Probable Project Cost Judgement dated 10 January 2005)	

	TOTALS	
ARCHITECT/ENGINEER SERVICES FEE SUMMARY		
ARCHITECT/ENGINEER BASIC SERVICES		
$1,026,088 X 7.43915703% Less Bid and Construction Administration Phase Fees =	$ 57,248.00	(2)
ARCHITECT/ENGINEER ADDITIONAL SERVICES AND COSTS		
– Civil Engineering/Permitting Services	$ 18,697.00	
– Architectural Rendering	$ 2,710.00	
– Reimbursable Expenses (Allowance)	$ 8,120.00	(1)
TOTAL BASIC AND ADDITIONAL SERVICES FEES AND COSTS FOR LAKE JACKSON COMMUNITY CENTER	$ 86,775.00	

NOTE--(1) Reimbursable expenses are provided as an allowance and shall be reimbursed at cost times a multiple of 1.15. The allowance amounts included above are estimated to include all costs including administrative markup.
(2) The Bid Phase and Construction Administration Phase Services for the Community Center are not scheduled by the Owner at this time and have been deleted from the Fee Proposal. See Note Eleven (11) of the Architect/Engineer proposal letter dated 11 October 2004.

TOTAL ARCHITECTURAL/ENGINEERING BASIC AND ADDITIONAL SERVICES AND COSTS FOR LAKE JACKSON BRANCH LIBRARY AND LAKE JACKSON COMMUNITY CENTER	**$ 332,338.00**

ARCHITECT/ENGINEER FEE SUMMARY
LAKE JACKSON BRANCH LIBRARY
and
LAKE JACKSON COMMUNITY CENTER
TALLAHASSEE, LEON COUNTY, FLORIDA
EMO PROJECT NUMBER E136.04
10 January 2005

BASIC SERVICES	LIBRARY	COMMUNITY CENTER		TOTALS
Schematic Design Phase @ 20%	$ 31,582.00	$ 15,266.00		$ 46,848.00
Design Development Phase @ 15%	$ 23,686.00	$ 11,450.00		$ 35,136.00
50% Contract Document Phase @ 20%	$ 31,582.00	$ 15,266.00		$ 46,848.00
100% Contract Document Phase @ 20%	$ 31,582.00	$ 15,266.00		$ 46,848.00
Bidding/Negotiation Phase @ 5%	$ 7,895.00	TBD	(1)	$ 7,895.00
Construction Administration Phase @ 20%	$ 31,581.00	TBD	(1)	$ 31,581.00
SUBTOTAL	$ 157,908.00	$ 57,248.00		$ 215,156.00
ADDITIONAL SERVICES				
-- Civil Engineering/Permitting Services	$ 65,995.00	$ 18,697.00		$ 84,692.00
-- Architectural Renderings	$ 2,710.00	$ 2,710.00		$ 5,420.00
--Reimbursable Expenses (Allowance)	$ 18,950.00	$ 8,120.00		$ 27,070.00
SUBTOTAL	$ 87,655.00	$ 29,527.00		$ 117,182.00
TOTAL BASIC AND ADDITIONAL SERVICES AND COSTS	$ 245,563.00	$ 86,775.00		$ 332,338.00

NOTE:
(1) The Bid Phase and Construction Administration Phase Services for the Community Center are not scheduled by the Owner at this time and have been deleted from the Fee Proposal. See Note Eleven (11) of the Architect/Engineer proposal.

PROBABLE PROJECT SCHEDULE
LAKE JACKSON BRANCH LIBRARY
and
LAKE JACKSON COMMUNITY CENTER
TALLAHASSEE, LEON COUNTY, FLORIDA
EMO PROJECT NUMBER E136.04
10 January 2005

PLANNING, DESIGN AND CONSTRUCTION SCHEDULE		
SERVICE/ACTIVITY	**CALENDAR DAYS**	**ANTICIPATED DATES**
Architectural Contract Approval (NTP)	1	25 January 2005
DESIGN TEAM PROJECT ORIENTATION/KICKOFF MEETING (Kickoff Meeting 8 February 2005)	14	8 February 2005
Commence Schematic Design Phase	0	8 February 2005
Complete Schematic Design Phase	21	1 March 2005
SCHEMATIC DESIGN REVIEW/TEAM MEETING (Team Meeting 9 March 2005)	8	9 March 2005
Commence Design Development Phase	1	10 March 2005
Complete Design Development Phase	48	27 April 2005
DESIGN DEVELOPMENT REVIEW/TEAM MEETING (Team Meeting 4 May 2005)	7	4 May 2005
Commence 50% Contract Document Phase	1	5 May 2005
Complete 50% Contract Document Phase	54	28 June 2005
50% CONTRACT DOCUMENT REVIEW/TEAM MEETING (Team Meeting 5 July 2005)	7	5 July 2005
Commence 100% Contract Document Phase	1	6 July 2005
Complete 100% Contract Document Phase	61	5 September 2005
100% CONTRACT DOCUMENT REVIEW/TEAM MEETING (Team Meeting 12 September 2005)	7	12 September 2005
Commence Final Contract Document Phase	1	13 September 2005
Complete Final Contract Document Phase	21	4 October 2005
Commence Bid Phase/Submit Final Contract Documents for Building Permit	1	5 October 2005
ESTIMATED DATE FOR RECEIPT OF BUILDING PERMIT (6 WEEKS)	42	16 November 2005
RECEIVE BIDS	20	6 December 2005
COMPLETE BID PHASE	21	27 December 2005
Commence Construction Administration Phase -- Library	1	28 December 2005
Notice to Proceed with Construction -- Library	12	9 January 2006
SUBSTANTIAL COMPLETION (COMMENCE OWNER OCCUPANCY) -- LI	336	11 December 2006
FINAL COMPLETION -- Library	30	10 January 2007
TOTAL CALENDAR DAYS	716	

LEON COUNTY

6