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PETER R. BROWN CONSTRUCTION, INC.

June 15, 2005

Mr. Carl Morgan
Leon Count y Facilities
Project Manager
Facilities Management Division
1907 S. Monroe Street
Tallahassee, Florida 32301

RE: Leon County Courthouse Annex Renovations
SUBJECT: Comparison of Costs and Schedules for Different Designs

Dear Mr. Morgan:

Per your request we have evaluated the impact of redirecting the Architect with regard to the completion of 100% Construction Documents. Specifically, the Construction Manager, Peter R. Brown Construction, Inc. has looked at the effect on the Project if the County were to direct the Architect to begin completing the design provided by the Supervisor of Elections for the Plaza Level space in the Courthouse Annex.

We first compared the impact to schedule for a change in the design at this point. Attached please find base schedule detailing difference in Project completion if we redirect the Architect at this point. As the Supervisor of Elections space is on the critical path of the Project, each day we add to this space is a day increase to the overall duration of the Project. By redirecting the Architect at this point the County will add 36 days to the proposed GMP schedule.

Attached also is a spreadsheet adding the additional cost to the proposed GMP. We have included Architect's redesign fees, estimated construction cost increases based on a conceptual estimate of the SOE plan and the GMP estimate (also attached), and the projected cost to the Project for the additional 36 days. As you can see we estimate the total impact to the Project will be at least $90,181 and an additional 36 days.

If you have any questions or require any additional information please do not hesitate to contact me at (850) 668-4498.

Sincerely,
PETER R. BROWN CONSTRUCTION, INC.

Keith Leach
Vice President Operations

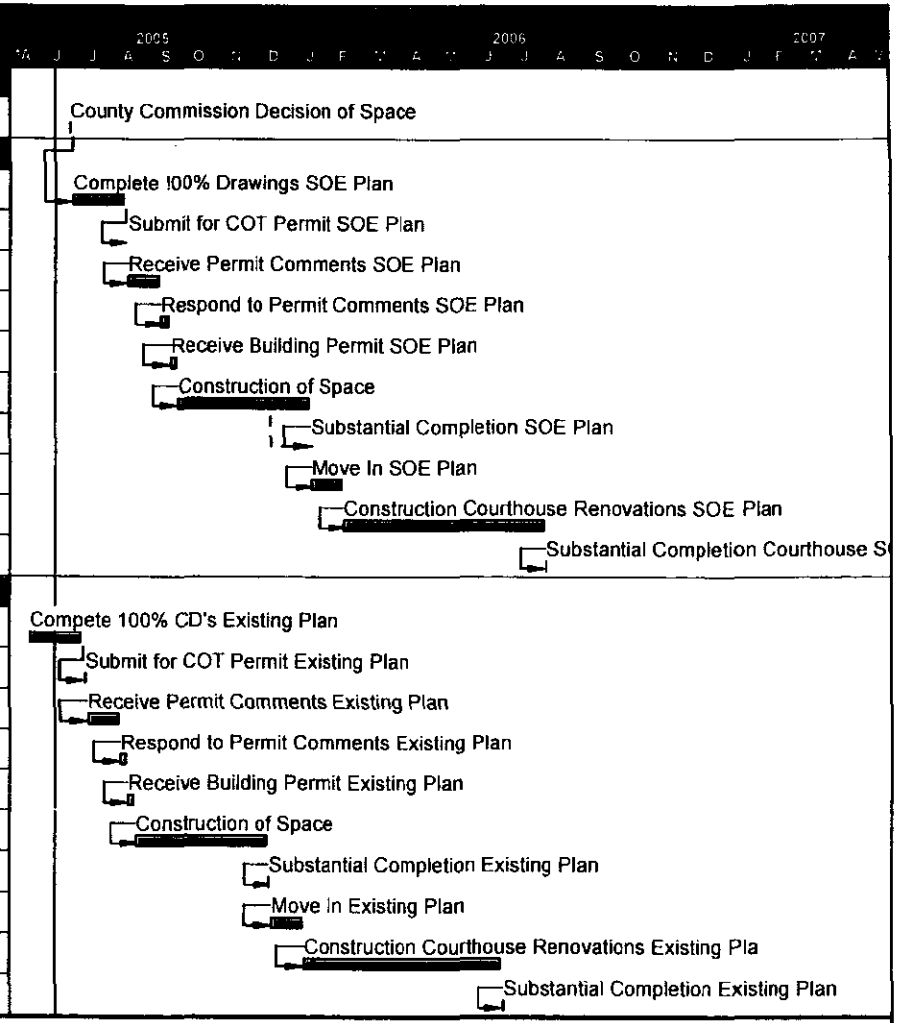
CC: Rick Barnett, Barnett Fronczak Architects
John R. Stewart

Leon County Courthouse Annex Renovations
Supervisor of Elections Space
First Floor
15-Jun-05

Item Description		Dollar Cost In Excess of GMP
1 Increase in Schedule Over GMP Schedule		
Reimburseable G.C.'s in GMP	$373,803	
Days in GMP Schedule	395	
Cost/Day of G.C's	$946	
Days added to GMP Schedule By SOE Plan	36	
Total GC Costs added to GMP with SOE Plan		**$34,068**
2 Redesign Costs Paid to Architect		**$8,700**
3 Construction Cost Increase		
Estimated Cost of SOE Plan*	311168	
Estimated Cost of Existing Plan*	263755	
Total Construction Cost Increases		**$47,413**
Total Dollar Cost to GMP for SOE Plan		**$90,181**

* These cost do not include allocated GC's

Act ID	Description	Orig Dur	Early Start	Early Finish
Design Decision				
1050	County Commission Decision of Space	1	28JUN05 *	28JUN05
Supervisor of Election's Plan				
1060	Complete !00% Drawings SOE Plan	32	29JUN05	12AUG05
1070	Submit for COT Permit SOE Plan	1	15AUG05	15AUG05
1080	Receive Permit Comments SOE Plan	20	16AUG05	12SEP05
1090	Respond to Permit Comments SOE Plan	5	13SEP05	19SEP05
1100	Receive Building Permit SOE Plan	5	20SEP05	26SEP05
1200	Construction of Space	80	27SEP05	16JAN06
1120	Substantial Completion SOE Plan	1	17JAN06	17JAN06
1140	Move In SOE Plan	20	18JAN06	14FEB06
1160	Construction Courthouse Renovations SOE Plan	120	15FEB06	02AUG06
1180	Substantial Completion Courthouse SOE Plan	1	03AUG06	03AUG06
Architect's Existing Plan				
1000	Compete 100% CD's Existing Plan	32	25MAY05 A	08JUL05
1010	Submit for COT Permit Existing Plan	1	11JUL05	11JUL05
1020	Receive Permit Comments Existing Plan	20	12JUL05	08AUG05
1030	Respond to Permit Comments Existing Plan	5	09AUG05	15AUG05
1040	Receive Building Permit Existing Plan	5	16AUG05	22AUG05
1110	Construction of Space	80	23AUG05	12DEC05
1130	Substantial Completion Existing Plan	1	13DEC05	13DEC05
1150	Move In Existing Plan	20	14DEC05	10JAN06
1170	Construction Courthouse Renovations Existing Pla	120	11JAN06	27JUN06
1190	Substantial Completion Existing Plan	1	28JUN06	28JUN06



Start date	15MAY05
Finish date	03AUG06
Data date	15JUN05
Run date	15JUN05
Page number	1A

© Primavera Systems, Inc.

Peter R. Brown Construction, Inc.
Leon County Courthouse Annex SOE

- Early bar
- Progress bar
- Critical bar
- Summary bar
- Start milestone point
- Finish milestone point

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	GENERAL CONDITIONS											
102	Design											
	Bidding Doc Repro & Shipping	75.00 set	-	-	75.00 /set	5,625	-	-		-	-	5,625
	Design					5,625						5,625
410	Preconstruction											
	Estimating	2.00 week	1,538.00 /week	3,076	/week		-	-		-	-	3,076
	Preconstruction			3,076								3,076
890	Permits											
	Building Permit	1.00 lsum	-	-	-	-	/lsum			-	-	
1310	Project Management											
	Superintendent	12.99 week	1,200.00 /week	15,588	-	-	-	-		-	-	15,588
	Superintendent Mileage	1,623.75 mile	-	-	-	-	-	-		0.35 /mile	585	585
	Senior Project Manager	1.30 week	1,375.00 /week	1,786	-	-	-	-		-	-	1,786
	Sr Project Manager Mileage	162.38 mile	-	-	-	-	-	-		0.36 /mile	58	58
	Project Manager	2.60 week	1,150.00 /week	2,988	-	-	-	-		-	-	2,988
	Project Manager Mileage	324.75 mile	-	-	-	-	-	-		0.36 /mile	117	117
	Secretary	2.60 week	690.00 /week	1,793	-	-	-	-		-	-	1,793
	Project Management			22,154							760	22,914
1320	Progress Documentation											
	Job Progress Photographs	3.00 each	-	-	25.00 /each	75	-	-		-	-	75
	Progress Video	1.00 each	-	-	75.00 /each	75	-	-		-	-	75
	Progress Documentation					150						150
1510	Temporary Utilities											
	Temp Phone Service Connection	1.00 lsum	-	-	-	-	- /lsum	-	By Owner	-	-	0
	Temp Phone Service	3.00 mnth	-	-	-	-	200.00 /mnth	600		-	-	600
	Fax Machine	1.00 each	-	-	200.00 /each	200	-	-		-	-	200
	Cellular Telephone	3.00 mnth	-	-	-	-	200.00 /mnth	600		-	-	600
	Temp Electricity	3.00 mnth	-	-	-	-	- /mnth	-	By Owner	-	-	0
	Temp Water	3.00 mnth	-	-	-	-	- /mnth	-	By Owner	-	-	0
	Temporary Utilities					200		1,200				1,400
1520	Construction Facilities											
	Storage Trailer	3.00 mnth	-	-	125.00 /mnth	375	-	-		-	-	375
	Temp Toilet 2/mnth	3.00 mnth	-	-	162.00 /mnth	486	-	-		-	-	486
	Temporary Fire Protection	2.00 each	-	-	25.00 /each	50	-	-		-	-	50
	Office Supplies	3.00 mnth	-	-	75.00 /mnth	225	-	-		-	-	225
	Postage	3.00 mnth	-	-	108.25 /mnth	325	-	-		-	-	325
	First Aid Equip	1.00 each	-	-	35.00 /each	35	-	-		-	-	35
	Construction Facilities					1,496						1,496
1540	Construction Aids											
	Tools & Equipment	3.00 mnth	-	-	-	-	250.00 /mnth	750		-	-	750
	Construction Aids							750				750
1560	Temporary Barriers											
	Temp Partitions	50.00 lnft	-	-	-	-	35.00 /lnft	1,750		-	-	1,750
	Temporary Barriers							1,750				1,750
1580	Project Identification											
	Job Sign	1.00 each	-	-	350.00 /each	350	-	-		-	-	350
	Project Identification					350						350
1740	Cleaning											
	Job Clean Up/Safety	12.99 week	640.00 /week	8,314	-	-	-	-		-	-	8,314
	Dumpster Delivery	1.00 each	-	-	50.00 /each	50	-	-		-	-	50
	Dumpster Rental	3.00 mnth	-	-	100.00 /mnth	300	-	-		-	-	300
	Dumpster Pull Fee	5.44 each	-	-	325.00 /each	1,768	-	-		-	-	1,768
	Dump Fees ea	5.44 each	-	-	- /each	-	-	-		-	-	0
	Dump Fees tn	27.19 ton	-	-	- /ton	-	-	-		-	-	0
	Dump Fees cy	163.16 cuyd	-	-	- /cuyd	-	-	-		-	-	0
	Dumpster Return	1.00 each	-	-	- /each	-	-	-		-	-	0

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1740	Cleaning											
	Progress Cleaning	4,351.00 sqft	-	-	-	-	0.05 /sqft	218		-	-	218
	Final Cleaning	4,351.00 sqft	-	-	-	-	0.10 /sqft	435		-	-	435
	Cleaning			8,314		2,118		653				11,084
1780	Closeout											
	Warranty/Punchlist	1.00 lsum	500.00 /lsum	500	500.00 /lsum	500	-	-		-	-	1,000
	As-Built Drawings	2.00 set	-	-	75.00 /set	150	-	-		-	-	150
	Closeout			500		650						1,150
	GENERAL CONDITIONS			34,044		10,588		4,353			760	49,745
	SITE CONSTRUCTION											
2220	Site Demolition											
	Patching & Preparation	4,351.00 sqft	-	-	-	-	1.00 /sqft	4,351		-	-	4,351
	Selective Demolition	4,351.00 sqft	-	-	-	-	2.50 /sqft	10,878		-	-	10,878
	Site Demolition							15,229				15,229
	SITE CONSTRUCTION							15,229				15,229
	WOOD & PLASTICS											
6110	Wood Framing											
	Blocking Crew	40.00 crhr	15.00 /crhr	600	-	-	/crhr			-	-	600
	Wood Framing			600								600
6112	Wall Blocking											
	2x4	354.00 lnft	/lnft		0.67 /lnft	249	-	-		-	-	249
	Wall Blocking					249						249
6410	Cabinets											
	Base Cabinet	126.00 lnft	-	-	-	-	300.00 /lnft	37,800		-	-	37,800
	Wall Cabinet	36.00 lnft	-	-	-	-	125.00 /lnft	4,500		-	-	4,500
	Counter Top	8.00 lnft	-	-	-	-	75.00 /lnft	600		-	-	600
	Shelving Unit	7.00 lnft	-	-	-	-	100.00 /lnft	700		-	-	700
	Bond	0.02 %	-	-	-	-	43,600.00 /%	872		-	-	872
	Cabinets							44,472				44,472
6999	Fasteners											
	Screws	530.74 each	-	-	0.05 /each	31	-	-		-	-	31
	Fasteners					31						31
	WOOD & PLASTICS			600		280		44,472				45,352
	DOORS & WINDOWS											
8112	Holl Metl Frames											
	HM Frame A	12.00 each	/each		- /each	-	35.00 /each	420	Incl	-	-	420
	HM Frame B	2.00 each	/each		- /each	-	35.00 /each	70		-	-	70
	Holl Metl Frames							490				490
8113	HM View Window Frames											
	Window Frame A	1.00 each	/each		100.00 /each	100	35.00 /each	35		-	-	135
	Window Frame B	1.00 each	- /ch	-	200.00 /each	200	35.00 /each	35		-	-	235
	HM View Window Frames					300		70				370
8210	Wood Doors											
	Wood Door A	16.00 each	/each		1,100.00 /each	17,600	70.00 /each	1,120		-	-	18,720
	Wood Doors					17,600		1,120				18,720
8410	Alum Ent & Storefronts											
	Storefront	320.00 sqft	-	-	-	-	35.00 /sqft	11,200		-	-	11,200
	Alum Ent & Storefronts							11,200				11,200
8460	Automatic Entry Doors											
	Automatic Entrance Doors	1.00 each	-	-	-	-	3,500.00 /each	3,500		-	-	3,500
	Automatic Entry Doors							3,500				3,500
8520	Aluminum Windows											
	Remove/Replace Windows	1.00 each	/each		/each		1,000.00 /each	1,000		-	-	1,000
	Aluminum Windows							1,000				1,000
8710	Finish Hardware											

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8710	Finish Hardware											
	Finish Hardware	16.00 each	-	-	/each		-	-	****	-	-	
8810	Glass & Glazing											
	Bond	0.02 %	-	-	-	-	16,180.00 /%	324		-	-	324
	Glass & Glazing							324				324
8811	Dr/S.Lite Glass											
	Glass	48.00 sqft	-	-	-	-	10.00 /sqft	480		-	-	480
	Dr/S.Lite Glass							480				480
	DOORS & WINDOWS					17,900		18,184				36,084
	FINISHES											
9250	Gypsum Board											
	Gypsum Bd Wall 2 Sides	375.00 lnft	-	-	-	-	45.00 /lnft	16,875		-	-	16,875
	Gypsum Bd Wall 1 Side	7.00 lnft	-	-	-	-	35.00 /lnft	245		-	-	245
	Bond	0.02 %	-	-	-	-	21,547.00 /%	431		-	-	431
	Gypsum Board							17,551				17,551
9280	Gypsum Board Patching											
	Gypsum Bd Patching	4,660.00 sqft	-	-	-	-	0.95 /sqft	4,427		-	-	4,427
	Gypsum Board Patching							4,427				4,427
9510	Acoustical Ceiling											
	Acoustical Ceiling	4,555.00 sqft	-	-	-	-	1.65 /sqft	7,516		-	-	7,516
	Bond	0.02 %	-	-	-	-	7,516.00 /%	150		-	-	150
	Acoustical Ceiling							7,666				7,666
9650	Resilient Flooring											
	Vinyl Composition Tile	584.00 sqft	-	-	-	-	1.25 /sqft	730		-	-	730
	4" Cove Base	231.00 lnft	-	-	-	-	1.00 /lnft	231		-	-	231
	4" Straight Base	897.00 lnft	-	-	-	-	1.00 /lnft	897		-	-	897
	Resilient Flooring							1,858				1,858
9680	Carpet											
	Carpet	3,771.00 sqft	-	-	-	-	25.00 /sqyd	10,475		-	-	10,475
	Bond	0.02 %	-	-	-	-	12,333.00 /%	247		-	-	247
	Carpet							10,722				10,722
9911	Paint Interior											
	Paint Doors & Frames	16.00 each	-	-	-	-	40.00 /each	640		-	-	640
	Paint Windows	2.00 each	-	-	-	-	40.00 /each	80		-	-	80
	Paint GWB Walls	12,230.00 sqft	-	-	-	-	0.65 /sqft	7,950		-	-	7,950
	Bond	0.02 %	-	-	-	-	8,670.00 /%	173		-	-	173
	Paint Interior							8,843				8,843
	FINISHES							51,067				51,067
	SPECIALITIES											
10440	Interior Signage											
	Int Signage A	16.00 each	15.00 /hour	60	35.00 /each	560	-	-		-	-	620
	Interior Signage			60		560						620
	SPECIALITIES			60		560						620
	MECHANICAL											
15300	Fire Protection											
	Fire Protection	4,351.00 sqft	-	-	-	-	2.50 /sqft	10,878		-	-	10,878
	Bond	0.02 %	-	-	-	-	10,878.00 /%	218		-	-	218
	Fire Protection							11,095				11,095
15400	Plumbing											
	Plumbing	1.00 fxtr	-	-	-	-	3,500.00 /fxtr	3,500		-	-	3,500
	Bond	0.02 %	-	-	-	-	3,500.00 /%	70		-	-	70
	Plumbing							3,570				3,570
15700	HVAC											
	HVAC	4,351.00 sqft	-	-	-	-	10.00 /sqft	43,510		-	-	43,510
	Bond	0.02 %	-	-	-	-	43,510.00 /%	870		-	-	870

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	HVAC							44,380				44,380
	MECHANICAL							59,045				59,045
	ELECTRICAL											
16100	Electrical											
	Electrical	4,351.00 sqft	-	-	-	-	10.00 /sqft	43,510	-	-	-	43,510
	Bond	0.02 %	-	-	-	-	43,510.00 /%	870	-	-	-	870
	Electrical							44,380				44,380
	ELECTRICAL							44,380				44,380

Estimate Totals

Total 360,913

$ <49,745> Deducting G.C's

$ 311,168

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Tower Plaza															
	2000		SITE CONSTRUCTION												4,323
		2220	Site Demolition							1.00 /sqft	4,323				10,808
			Patching & Preparation	4,323.00 sqft	-	-	-	-	-	2.50 /sqft	10,808				15,131
			Selective Demolition	4,323.00 sqft	-	-	-	-	-		15,131				15,131
			Site Demolition								15,131				
			SITE CONSTRUCTION												
	5000		WOOD & PLASTICS												1,964
		6110	Wood Framing							/crhr					
			Blocking Crew	40.00 crhr	49.09 /crhr	1,964	-	-	-						

			Wood Framing				1,964							1,964
		6112	Wall Blocking											
			2x4	368.00 lnft	/lnft		0.72 /lnft	278	-		-	-	-	278
			Wall Blocking					278						278
		6410	Cabinets											
			Base Cabinet	105.00 lnft	-		-	-	300.00 /lnft	31,500		-	-	31,500
			Wall Cabinet	34.00 lnft	-		-	-	125.00 /lnft	4,250		-	-	4,250
			Counter Top	37.00 lnft	-		-	-	75.00 /lnft	2,775		-	-	2,775
			Shelving Unit	8.00 lnft	-		-	-	100.00 /lnft	800		-	-	800
			Bond	0.02 %	-		-	-	39,325.00 /%	787		-	-	787
			Cabinets							40,112				40,112
		6999	Fasteners											
			Screws	561.72 each	-		-	0.05 /each	34	-		-	-	34
			Fasteners					34						34
			WOOD & PLASTICS				1,964	-	312		40,112			42,387
	8000		DOORS & WINDOWS											
		8112	Holl Metl Frames											
			HM Frame A	9.00 each	/each		- /each	-	35.00 /each	315	incl	-	-	315
			HM Frame B	2.00 each	/each		- /each	-	35.00 /each	70		-	-	70
			Holl Metl Frames							385				385
		8113	HM View Window Frames											
			Window Frame A	2.00 each	/each		107.50 /each	215	35.00 /each	70		-	-	285
			HM View Window Frames					215		70				285
		8210	Wood Doors											
			Wood Door A	13.00 each	/each		1,182.50 /each	15,373	70.00 /each	910		-	-	16,283
			Wood Doors					15,373		910				16,283
		8410	Alum Ent & Storefronts											
			Storefront	110.00 sqft	-		-	-	35.00 /sqft	3,850		-	-	3,850
			Alum Ent & Storefronts							3,850				3,850
		8460	Automatic Entry Doors											
			Automatic Entrance Doors	1.00 each	-		-	-	5,000.00 /each	5,000		-	-	5,000
			Automatic Entry Doors							5,000				5,000
		8520	Aluminum Windows											
			Remove/Replace Windows	1.00 each	/each		/each		1,000.00 /each	1,000		-	-	1,000
			Aluminum Windows							1,000				1,000
		8710	Finish Hardware											
			Finish Hardware	13.00 each	-		/each		-	-	****	-	-	
		8810	Glass & Glazing											
			Bond	0.02 %	-		-	-	10,170.00 /%	203		-	-	203
			Glass & Glazing							203				203
		8811	Dr/S.Lite Glass											
			Glass	32.00 sqft	-		-	-	10.00 /sqft	320		-	-	320
			Dr/S.Lite Glass							320				320
			DOORS & WINDOWS					15,588		11,738				27,326
	9000		FINISHES											
		9250	Gypsum Board											
			Gypsum Bd Wall 2 Sides	228.00 lnft	-		-	-	50.48 /lnft	11,509		-	-	11,509
			Bond	0.02 %	-		-	-	21,190.00 /%	424		-	-	424
			Gypsum Board							11,933				11,933
		9260	Gypsum Board Patching											
			Gypsum Bd Patching	7,120.00 sqft	-		-	-	0.35 /sqft	2,492		-	-	2,492
			Gypsum Bd Patching	142.40 each	-		-	-	50.48 /each	7,188		-	-	7,188
			Gypsum Board Patching							9,680				9,680
		9510	Acoustical Ceiling											
			Acoustical Ceiling	4,561.00 sqft	-		-	-	1.65 /sqft	7,526		-	-	7,526
			Bond	0.02 %	-		-	-	7,526.00 /%	151		-	-	151
			Acoustical Ceiling							7,678				7,678
		9650	Resilient Flooring											
			Vinyl Composition Tile	606.00 sqft	-		-	-	1.25 /sqft	758		-	-	758
			4" Cove Base	216.00 lnft	-		-	-	1.10 /lnft	238		-	-	238
			4" Straight Base	984.00 lnft	-		-	-	1.10 /lnft	1,082		-	-	1,082

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			Resilient Flooring							2,078				2,078
		9680	Carpet											
			Carpet	3,740.00 sqft	-	-	-	-	25.00 /sqyd	10,389		-	-	10,389
			Bond	0.02 %	-	-	-	-	12,466.00 /%	249		-	-	249
			Carpet							10,638				10,638
		9911	Paint Interior											
			Paint Doors & Frames	13.00 each	-	-	-	-	40.00 /each	520		-	-	520
			Paint Windows	2.00 each	-	-	-	-	40.00 /each	80		-	-	80
			Paint GWB Walls	11,680.00 sqft	-	-	-	-	0.65 /sqft	7,592		-	-	7,592
			Bond	0.02 %	-	-	-	-	8,192.00 /%	164		-	-	164
			Paint Interior							8,356				8,356
			FINISHES							50,361				50,361
	10000		SPECIALITIES											
		10440	Interior Signage											
			Int Signage A	13.00 each	23.01 /hour	75	37.63 /each	489	-	-		-	-	564
			Interior Signage			75		489						564
			SPECIALITIES			75		489						564
	15000		MECHANICAL											
		15300	Fire Protection											
			Fire Protection	4,323.00 sqft	-	-	-	-	2.50 /sqft	10,808	Allowance	-	-	10,808
			Bond	0.02 %	-	-	-	-	10,808.00 /%	216		-	-	216
			Fire Protection							11,024				11,024
		15400	Plumbing											
			Plumbing	1.00 fxtr	-	-	-	-	3,000.00 /fxtr	3,000	Allowance	-	-	3,000
			Dish Washer Rough	1.00 lsum	-	-	-	-	1,000.00 /lsum	1,000	Allowance	-	-	1,000
			Bond	0.02 %	-	-	-	-	4,000.00 /%	80		-	-	80
			Plumbing							4,080				4,080
		15700	HVAC											
			HVAC	4,323.00 sqft	-	-	-	-	15.60 /sqft	67,439	Allowance	-	-	67,439
			Bond	0.02 %	-	-	-	-	67,439.00 /%	1,349		-	-	1,349
			HVAC							68,788				68,788
			MECHANICAL							83,891				83,891
	16000		ELECTRICAL											
		16100	Electrical											
			Electrical	4,323.00 sqft	-	-	-	-	10.00 /sqft	43,230	Allowance	-	-	43,230
			Bond	0.02 %	-	-	-	-	43,230.00 /%	865		-	-	865
			Electrical							44,095				44,095
			ELECTRICAL							44,095				44,095
			Tower Plaza			2,038		16,389		245,328				263,755

Attachment # 9
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