

ST. PETERSBURG CITY COUNCIL

Meeting of November 14, 2019

Consent Agenda

TO: The Honorable Charles Gerdes, Chair, and Members of City Council

SUBJECT: A resolution accepting a Guaranteed Maximum Price (“GMP”) proposal in the amount of \$4,123,379 from Hennessy Construction Services Corp. (“Hennessy”) for construction phase services of the Mahaffey Theater Exterior Wall Repair Project; authorizing the Mayor or his designee to execute the First Amendment to the Construction Manager at Risk Agreement with a GMP between the City of St. Petersburg, Florida, and Hennessy dated August 17, 2018, to incorporate the GMP proposal into the Agreement, and modify other necessary provisions; authorizing the City Attorney’s office to make non-substantive changes to the First Amendment; rescinding unencumbered appropriations in the Recreation and Culture Capital Improvement Fund (3029) in the amounts of \$5,092 from the Mahaffey Theater FY16 Project (15112), \$463,278 from the Mahaffey Theater FY18 Project (16163), \$500,000 from the Mahaffey Theater FY19 Project (16736), and \$400,000 from the Mahaffey Theater FY20 Project (17238); approving a supplemental appropriation in the amount of \$1,368,370 from the increase in the unappropriated balance of the Recreation and Culture Capital Improvement Fund (3029), resulting from the above rescissions, to the Mahaffey Theater Exterior Wall Project (15605); rescinding an unencumbered appropriation in the Citywide Infrastructure CIP Fund (3027) in the amount of \$2,129,537 from the Street & Road Improvements FY19 Project (16741); approving a transfer from the unappropriated balance of the Citywide Infrastructure CIP Fund (3027) in the amount of \$2,129,537 to the Recreation and Culture Capital Improvement Fund (3029); approving a supplemental appropriation in the amount of \$2,129,537 from the increase in the unappropriated balance of the Recreation and Culture Capital Improvement Fund (3029), resulting from the above transfer to the Mahaffey Theater Exterior Wall Project (15605) (Engineering & CID Project No. 17201-019; Oracle Project No. 15605); and providing an effective date.

EXPLANATION: On July 12, 2018, City Council approved a Construction Manager at Risk Agreement with a Guaranteed Maximum Price (“CMAR Agreement”) with Hennessy for preconstruction and construction phase services for the Mahaffey Theater Wall Repair Project. Preconstruction Phase services were authorized in an amount not to exceed \$39,218. Preconstruction Phase services completed to date include cost estimating services through 100% completion of Construction Documents, constructability reviews, value engineering services during development of design documents, project scheduling and coordination of logistics with the Mahaffey Theater schedule of events.

The GMP Proposal is based on the contract drawings and project specifications as prepared by C. B. Goldsmith & Associates, Inc.; and includes selective demolition of the defective exterior stucco wall panels around the perimeter of the theater, installation of a new exterior insulation and stucco finish system where the existing stucco wall panels were removed, replacement of the tower roof over the stage including replacement of roof smoke vent hatches, sealing, waterproofing and painting of the exterior facility walls, replacing the facility lightning protection system, and refurbishing or replacing exterior up-lights illuminating the exterior theater walls. Construction activities will be coordinated with ongoing Mahaffey Theater programming and events.

The GMP Proposal is as follows:

Subcontractor Cost of the Work	\$ 3,480,743
Bonds and Insurance	\$ 68,339
Construction Manager’s Contingency	\$ 94,449

Construction Manager's Fee	\$ 279,848
Subtotal Partial GMP Proposal for Marine Structural	\$ 3,923,379
Owner's Contingency for Unforeseen Conditions	\$ 200,000
Total Partial GMP Proposal for Work	\$ 4,123,379

Upon execution of the First Amendment to incorporate the GMP for the Mahaffey Theater Exterior Wall Repairs into the GMP Agreement, it is anticipated that Hennessy will mobilize on site by early January 2020, with the intent to commence work shortly thereafter. The duration for the work is eight (8) months.

Recommendation: Administration recommends City Council approve the attached resolution accepting a Guaranteed Maximum Price ("GMP") proposal in the amount of \$4,123,379 from Hennessy Construction Services Corp. ("Hennessy") for construction phase services of the Mahaffey Theater Exterior Wall Repair Project; authorizing the Mayor or his designee to execute the First Amendment to the Construction Manager at Risk Agreement with a GMP between the City of St. Petersburg, Florida, and Hennessy dated August 17, 2018, to incorporate the GMP proposal into the Agreement, and modify other necessary provisions; authorizing the City Attorney's office to make non-substantive changes to the First Amendment; rescinding unencumbered appropriations in the Recreation and Culture Capital Improvement Fund (3029) in the amounts of \$5,092 from the Mahaffey Theater FY16 Project (15112), \$463,278 from the Mahaffey Theater FY18 Project (16163), \$500,000 from the Mahaffey Theater FY19 Project (16736), and \$400,000 from the Mahaffey Theater FY20 Project (17238); approving a supplemental appropriation in the amount of \$1,368,370 from the increase in the unappropriated balance of the Recreation and Culture Capital Improvement Fund (3029), resulting from the above rescissions, to the Mahaffey Theater Exterior Wall Project (15605); rescinding an unencumbered appropriation in the Citywide Infrastructure CIP Fund (3027) in the amount of \$2,129,537 from the Street & Road Improvements FY19 Project (16741); approving a transfer from the unappropriated balance of the Citywide Infrastructure CIP Fund (3027) in the amount of \$2,129,537 to the Recreation and Culture Capital Improvement Fund (3029); approving a supplemental appropriation in the amount of \$2,129,537 from the increase in the unappropriated balance of the Recreation and Culture Capital Improvement Fund (3029), resulting from the above transfer to the Mahaffey Theater Exterior Wall Project (15605) (Engineering & CID Project No. 17201-019; Oracle Project No. 15605); and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: A portion of the funding has been previously appropriated in the General Capital Improvement Fund (3001) and Recreation and Culture Capital Improvement Fund (3029), Mahaffey Theater Exterior Wall Project (15605). Additional funding will be available following rescissions of unencumbered appropriations in the Recreation and Culture Capital Improvement Fund (3029) in the amounts of \$5,092 from the Mahaffey Theater FY16 Project (15112), \$463,278 from the Mahaffey Theater FY18 Project (16163), \$500,000 from the Mahaffey Theater FY19 Project (16736), and \$400,000 from the Mahaffey Theater FY20 Project (17238); approving a supplemental appropriation in the amount of \$1,368,370 from the increase in the unappropriated balance of the Recreation and Culture Capital Improvement Fund (3029), resulting from the above rescissions, to the Mahaffey Theater Exterior Wall Project (15605); rescinding an unencumbered appropriation in the Citywide Infrastructure CIP Fund (3027) in the amount of \$2,129,537 from the Street & Road Improvements FY19 Project (16741); approving a transfer from the unappropriated balance of the Citywide Infrastructure CIP Fund (3027) in the amount of \$2,129,537 to the Recreation and Culture Capital Improvement Fund (3029); approving a supplemental appropriation in the amount of \$2,129,537 from the increase in the unappropriated balance of the Recreation and Culture Capital Improvement Fund (3029), resulting from the above transfer, to the Mahaffey Theater Exterior Wall Project (15605).

Mahaffey Theater Exterior Wall Repairs - GMP Amendment
November 14, 2019
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ATTACHMENTS: Resolution
GMP Proposal

APPROVALS:
rq


Administrative


Budget

RESOLUTION NO. 2019-_____

A RESOLUTION ACCEPTING A GUARANTEED MAXIMUM PRICE (“GMP”) PROPOSAL IN THE AMOUNT OF \$4,123,379 FROM HENNESSY CONSTRUCTION SERVICES CORP. (“HENNESSY”) FOR CONSTRUCTION PHASE SERVICES OF THE MAHAFFEY THEATER EXTERIOR WALL REPAIR PROJECT; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE FIRST AMENDMENT TO THE CONSTRUCTION MANAGER AT RISK AGREEMENT WITH A GMP BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA, AND HENNESSY DATED AUGUST 17, 2018, TO INCORPORATE THE GMP PROPOSAL INTO THE AGREEMENT AND MODIFY OTHER NECESSARY PROVISIONS; AUTHORIZING THE CITY ATTORNEY’S OFFICE TO MAKE NON-SUBSTANTIVE CHANGES TO THE FIRST AMENDMENT; RESCINDING UNENCUMBERED APPROPRIATIONS IN THE RECREATION AND CULTURE CAPITAL IMPROVEMENT FUND (3029) IN THE AMOUNTS OF \$5,092 FROM THE MAHAFFEY THEATER FY16 PROJECT (15112), \$463,278 FROM THE MAHAFFEY THEATER FY18 PROJECT (16163), \$500,000 FROM THE MAHAFFEY THEATER FY19 PROJECT (16736), AND \$400,000 FROM THE MAHAFFEY THEATER FY20 PROJECT (17238); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$1,368,370 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE RECREATION AND CULTURE CAPITAL IMPROVEMENT FUND (3029), RESULTING FROM THE ABOVE RESCISSIONS, TO THE MAHAFFEY THEATER EXTERIOR WALL PROJECT (15605); RESCINDING AN UNENCUMBERED APPROPRIATION IN THE CITYWIDE INFRASTRUCTURE CIP FUND (3027) IN THE AMOUNT OF \$2,129,537 FROM THE STREET & ROAD IMPROVEMENTS FY19 PROJECT (16741); APPROVING A TRANSFER FROM THE UNAPPROPRIATED BALANCE OF THE CITYWIDE INFRASTRUCTURE CIP FUND (3027) IN THE AMOUNT OF \$2,129,537 TO THE RECREATION AND CULTURE CAPITAL IMPROVEMENT FUND (3029); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$2,129,537 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE RECREATION AND CULTURE CAPITAL IMPROVEMENT FUND (3029), RESULTING FROM THE ABOVE TRANSFER, TO THE MAHAFFEY THEATER EXTERIOR WALL PROJECT (15605) (ENGINEERING & CID PROJECT NO. 17201-019; ORACLE PROJECT NO. 15605); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida (“City”) and Hennessy Construction Services Corp. (“Hennessy”) entered into a Construction Manager at Risk Agreement with a Guaranteed Maximum Price (“GMP”) on August 17, 2018 for Hennessy to provide preconstruction and construction phase services for the Mahaffey Theater Exterior Wall Project; and

WHEREAS, following execution of the Contract, the City authorized Hennessy to provide preconstruction phase services in an amount not to exceed \$39,218; and

WHEREAS, in accordance with the requirements set forth in the Agreement, Hennessy has submitted a GMP Proposal for the construction phase services for the Mahaffey Theater Exterior Wall Project to the City for review and acceptance; and

WHEREAS, the City and Hennessy desires to executed the First Amendment to the agreement to incorporate the GMP Proposal for the construction phase services for the Mahaffey Theater Exterior Wall Project

and modify other necessary certain provisions; and

WHEREAS, various recessions, supplemental appropriations and a transfer (as described herein) are needed to provide funding for the GMP Proposal.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Guaranteed Maximum Price ("GMP") proposal in the amount of \$4,123,379 from Hennessy Construction Services Corp. ("Hennessy") for construction phase services of the Mahaffey Theater Exterior Wall Repair Project is hereby accepted.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the First Amendment to the Construction Manager at Risk Agreement with a GMP between the City of St. Petersburg, Florida, and Hennessy dated August 17, 2018, to incorporate the GMP proposal into the agreement and modify other necessary provisions.

BE IT FURTHER RESOLVED that the City Attorney's Office is authorized to make non-substantive changes to the First Amendment.

BE IT FURTHER RESOLVED that unencumbered appropriations in the Recreation and Culture Capital Improvement Fund (3029) in the amounts of \$5,092 from the Mahaffey Theater FY16 Project (15112), \$463,278 from the Mahaffey Theater FY18 Project (16163), \$500,000 from the Mahaffey Theater FY19 Project (16736), and \$400,000 from the Mahaffey Theater FY20 Project (17238) are hereby rescinded.

BE IT FURTHER RESOLVED that there is hereby approved from the increase in the unappropriated balance of the Recreation and Culture Capital Improvement Fund (3029), resulting from the above rescissions, the following supplemental appropriation for FY20:

<u>Recreation and Culture Capital Improvement Fund (3029)</u>	
Mahaffey Theater Exterior Wall Project (15605)	\$1,368,370

BE IT FURTHER RESOLVED that an unencumbered appropriation in the Citywide Infrastructure CIP Fund (3027) in the amount of \$2,129,537 from the Street & Road Improvements FY19 Project (16741) is hereby rescinded.

BE IT FURTHER RESOLVED that there is hereby approved the following transfer for FY20:

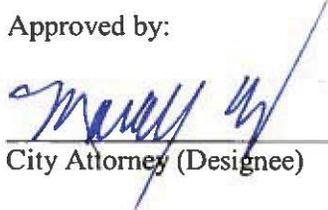
<u>Citywide Infrastructure CIP Fund (3027)</u>	
Transfer to: Recreation and Culture Capital Improvement Fund (3029)	\$2,129,537

BE IT FURTHER RESOLVED that there is hereby approved from the increase in the unappropriated balance of the Recreation and Culture Capital Improvement Fund (3029), resulting from the above transfer the following supplemental appropriation for FY20:

<u>Recreation and Culture Capital Improvement Fund (3029)</u>	
Mahaffey Theater Exterior Wall Project (15605)	\$2,129,537

This resolution shall become effective immediately upon its adoption.

Approved by:



City Attorney (Designee)

Approved by:



Brejesh Prayman, P.E., ENV SP
Engineering and Capital Improvements Director

Approved by:



Budget 00478505



2300 22nd Street North
St. Petersburg, FL 33713
727-821-3223 | 727-710-3045
CGC1526056

Guaranteed Maximum Price Proposal for
Mahaffey Theater Envelope Repairs
Revised October 30, 2019

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Tab 1

Cost Proposal



October 30, 2019

Mr. Patrick Green
City of St. Petersburg
One 4th Street, North
St. Petersburg, Florida 33701

Re: Proposal for GMP for Mahaffey Theater Envelope Repairs Project (Revised)

Hennessy Construction Services is pleased to provide this Guaranteed Maximum Price proposal for the Mahaffey Theater Envelope Repairs project, located in St. Petersburg, Florida. Our proposal for this Work is: Four Million One Hundred Twenty-Three Thousand Three Hundred Seventy-Nine Dollars, (\$4,123,379.00).

This revised proposal includes the accepted alternates and the cost for the Builders Risk, per the following breakdown;

Base Bid	3,872,400.00
Hennessy Warranty add	35,200.00
Service Painting Warranty	3,410.00
Builders Risk Insurance	12,369.00
Owners Contingency	200,000.00
Total Revised Contract	4,123,379.00

We appreciate the opportunity to provide this GMP proposal and are available at your convenience to review the estimate. If you have any questions or require any additional information, please do not hesitate to contact us.

Sincerely,

A handwritten signature in blue ink, appearing to read 'M. Stalker', is written over a light blue horizontal line.

Mark Stalker
President

Tab 2

Cost Estimate

**19011 Mahaffey Envelope GMP For Review Approval 8-20-19
With Revised Roofing Bid**

Project name	19011 Mahaffey GMP
Estimator	RF
Labor rate table	2016 GMP Labor
Equipment rate table	TAMPA BAY
Duration	
Bid date	8/20/2019 2:00 PM
Notes	5 & 6 Year warranty add alternates 1. Hennessy = \$35,200 2. Quality Roofing = Included 3. Service Painting = \$3,410 4. KHS&S = Included on EIFS... Excluded on framed stucco systems. 6. J&K Electric = \$27,035
Report format	Sorted by 'Group phase/Phase' 'Detail' summary

Spreadsheet Level	Takeoff Quantity	Labor Productivity	Labor Amount	Material Cost/Unit	Material Amount	Sub Cost/Unit	Sub Amount	Equip Cost/Unit	Equip Amount	Total Amount
1000 GENERAL CONDITIONS										
1050 Misc. General Conditions										
Consultant- Williams & Associates	1.00 lsum					21,000.00 /lsum	21,000	-	-	21,000
Misc. General Conditions						/lsum	21,000	/lsum		21,000
1100 Project Managment										
Project Manager - Joel Leonard Pre & Post	3.00 week	40.000 mh/week	11,053	24.00 /week	72	66.00 /week	198	138.80 /week	416	11,740
Project Manager - Joel Leonard	33.60 week	16.000 mh/week	49,519	9.60 /week	323	26.40 /week	887	55.52 /week	1,865	52,594
Project Engineer - Allen Anthony	36.60 week	8.000 mh/week	13,302	4.80 /week	176	13.20 /week	483	27.76 /week	1,016	14,977
Project Managment			73,875	/week	570	/week	1,568	/week	3,298	79,311
1101 Superintendent										
Superintendent - Pre & Post	3.00 week	40.000 mh/week	10,150	24.00 /week	72	66.00 /week	198	116.00 /week	348	10,768
Superintendent - Construction	33.60 week	40.000 mh/week	113,676	24.00 /week	806	66.00 /week	2,218	138.80 /week	4,664	121,363
Superintendent			123,825	/week	878	/week	2,416	/week	5,012	132,131
1110 Carpenter Foreman										
Carpenter Foreman- 50% of Project	33.60 week	20.000 mh/week	26,837	12.80 /week	430	29.94 /week	1,006	69.36 /week	2,331	30,604
Carpenter Foreman			26,837	/week	430	/week	1,006	/week	2,331	30,604
1160 Safety Meetings										
Safety Director - Ken Nielsen	36.60 week	4.000 mh/week	15,350	2.40 /week	88	6.60 /week	242	13.88 /week	508	16,187
Safety Meetings			15,350	/week	88	/week	242	/week	508	16,187
1170 Cost Engineer										
Preconstruction Estimating	1.00 incl	mh/incl		-	-	0.00 /incl	0	-	-	
1172 Project Secretary										
Adminstrative Asst - 20%-Deb McWilliams	36.60 week	8.000 mh/week	12,458	-	-	-	-	8.64 /week	316	12,774
Project Secretary			12,458	/week		/week		/week	316	12,774
1202 Phone/Data/Fax Lines										
Internet/Phone	7.70 mnth		-			135.00 /mnth	1,040	-	-	1,040
Phone/Data/Fax Lines				/mnth		/mnth	1,040	/mnth		1,040
1210 Temporary Electricity										
Temporary Electricity For Office	7.70 mnth		-	-	-	165.00 /mnth	1,271	-	-	1,271

Spreadsheet Level	Takeoff Quantity	Labor Productivity	Labor Amount	Material Cost/Unit	Material Amount	Sub Cost/Unit	Sub Amount	Equip Cost/Unit	Equip Amount	Total Amount
1340 Safety Rails etc										
Safety Rails, Etc. (by trades)	798.00 Inft	Inft/mh				5.00 /Inft	3,990	-	-	3,990
Miscellaneous Safety	1.00 Isum	Isum/mh				2,000.00 /Isum	2,000	-	-	2,000
Safety Rails etc						/each	5,990	/each		5,990
1410 Testing Lab. Services										
Testing (by Owner)	Isum		-	-	-			-	-	
1510 Drinking Water										
Drinking Water & Coffee	33.60 week		-	-	-	10.00 /week	336	-	-	336
Drinking Water				/mnth		/mnth	336	/mnth		336
1601 Tools & Equipment										
Hoisting Equipment/Lull	7.70 mnth		-	-	-	2,300.00 /mnth	17,710	-	-	17,710
Flir Infrared Camera	1.00 Isum		-	-	-	1,284.00 /Isum	1,284	-	-	1,284
Shoring of North Roof RA-6	1.00 Isum		-	-	-	8,000.00 /Isum	8,000	-	-	8,000
For Scaffolding Allowance										
Tools & Equipment				/mnth		/mnth	26,994	/mnth		26,994
1702 Surveying										
Surveying Outside Sitework (in Div 2)	1.00 trad		-	-	-			-	-	
1705 Current Cleanup										
Current Cleanup Laborer-Site	33.60 week	16.000 mh/week	13,641			10.00 /week	336	-	-	13,977
Current Cleanup Laborer Building (By Trade)	0.00 trad	8.000 mh/trad						-	-	
Current Cleanup			13,641	/week		/week	336	/week		13,977
1707 Haul Dumpster										
Haul Dumpster 20 CY	33.60 haul		-	-	-	450.00 /haul	15,120	-	-	15,120
Trash Chute	1.00 Isum		-	-	-	2,500.00 /Isum	2,500	-	-	2,500
Haul Dumpster				/each		/each	17,620	/each		17,620
1710 Final Cleanup										
Final Cleanup	5.00 day	16.000 mh/day	2,269			100.00 /day	500	-	-	2,769
Final Cleanup			2,269	/Isum		/Isum	500	/Isum		2,769
1730 Office Supplies										
Office Supplies	33.60 wks		-			20.00 /wks	672	-	-	672
Equipment (copier delivery & setup))	33.60 wks		-			25.00 /wks	840	-	-	840
Postage	33.60 wks		-			20.00 /wks	672	-	-	672
Office Supplies				/Isum		/Isum	2,184	/Isum		2,184

Spreadsheet Level	Takeoff Quantity	Labor Productivity	Labor Amount	Material Cost/Unit	Material Amount	Sub Cost/Unit	Sub Amount	Equip Cost/Unit	Equip Amount	Total Amount
1735 Blue Prints										
Blue Prints (Photocopies)	4.00 sets		-			65.00 /sets	260	-	-	260
24"x36" Sheets										
Blue Prints				/lsum		/lsum	260	/lsum		260
1745 Job Photographs										
Job Photographs Aerials	7.70 mnth		-	-	-	100.00 /mnth	770	-	-	770
Job Photographs				/lsum		/lsum	770	/lsum		770
1750 Job Sign										
MOT Signage	1.00 lsum	mh/lsum				400.00 /lsum	400	-	-	400
Job Signs (directional)	1.00 lsum	mh/lsum				200.00 /lsum	200	-	-	200
Job Sign Including Install & Remove	1.00 each	8.000 mh/each	302	-	-	450.00 /each	450	-	-	752
Job Sign			302	/lsum		/lsum	1,050	/lsum		1,352
GENERAL CONDITIONS			268,836	/1310	2,267	/1310	106,740	/1310	11,464	389,308

2000 DEMOLITION

2005 Building Demolition

Remove Furred Stucco Wall Systems	1.00 EIFS		-	-	-			-	-	
Remove Roof Lights & Conduit	1.00 ELE C		-	-	-			-	-	
Remove Roofing	1.00 ROOF		-	-	-			-	-	

2200 EARTHWORK

2201 Sitework Subcontractor

Sidewalk & Curb Repair	1.00 allo		-	-	-	5,000.00 /allo	5,000	-	-	5,000
Allowance										
Sitework Subcontractor				/each		/each	5,000	/each		5,000
EARTHWORK				/sqft		/sqft	5,000	/sqft		5,000

2800 LANDSCAPE & IRRIGATION

2810 Landscaping

Landscape, Sod & Irrigation	1.00 allo		-	-	-	5,000.00 /allo	5,000	-	-	5,000
Repair Allowance										
Landscaping				/sub		/sub	5,000	/sub		5,000
LANDSCAPE & IRRIGATION				/sqft		/sqft	5,000	/sqft		5,000

Spreadsheet Level	Takeoff Quantity	Labor Productivity	Labor Amount	Material Cost/Unit	Material Amount	Sub Cost/Unit	Sub Amount	Equip Cost/Unit	Equip Amount	Total Amount
4000 MASONRY										
4005 Masonry Subcontractor										
Patch Masonry is Excluded Not Quantifiable	0.00 excl		-	-	-	0.00 /excl	0	-	-	0
5000 STEEL										
5105 Structural Steel Sub										
New Decking @ Sloped Roofing	868.00 roof					0.00 /roof	0	-	-	
New 3" x 3" x 4' SS 1/8" Angle @ Loading Dock/Receiving	28.00 each	1.500 mh/each	1,585	12.00 /each	336	115.00 /each	3,220	-	-	5,141
Remove & Reinstall Roof Stair	1.00 lsum					800.00 /lsum	800	-	-	800
Structural Steel Sub			1,585	/lsum	336	/lsum	4,020	/lsum		5,941
5530 Ladders										
O'Keeffe Quote	1.00 roof	mf/roof		0.00 /roof	0	0.00 /roof	0	-	-	
Roof Ladder Install	1.00 roof	mf/roof		0.00 /roof	0	0.00 /roof	0	-	-	
Remove Existing Ladders	6.00 each	8.000 mh/each	1,812			25.00 /each	150	-	-	1,962
Ladders			1,812	/each		/each	150	/each		1,962
5700 Aluminum Railings										
Remove & Reinstall Rails With SS Hardware	246.00 lnft	5.000 lnft/mh	1,857	2.00 /lnft	492	0.00 /lnft	0	0.41 /lnft	100	2,449
Aluminum Railings STEEL			1,857	/lnft	492	/lnft		/lnft	100	2,449
			5,254	/sqft	828	/sqft	4,170	/sqft	100	10,352
7000 THERMAL-MOIST PROTECTION										
7505 Membrane Roofing										
PVC, 2-Ply MBR & Standing Seam Roof Complete Including Roof Vents	1.00 lsum		-	-	-	853,013.00 /lsum	853,013	-	-	853,013
Membrane Roofing				/sqft		/sqft	853,013	/sqft		853,013
7508 Temporary Roofing										
Temporary Roofing Protections Plywood	13,272.00 sqft	50.000 sqft/mh	10,018	0.65 /sqft	8,627			-	-	18,645
Temporary Roofing THERMAL-MOIST PROTECTION			10,018	/lsum	8,627	/lsum		/lsum		18,645
			10,018	/sqft	8,627	/sqft	853,013	/sqft		871,658

Spreadsheet Level	Takeoff Quantity	Labor Productivity	Labor Amount	Material Cost/Unit	Material Amount	Sub Cost/Unit	Sub Amount	Equip Cost/Unit	Equip Amount	Total Amount
Aluminum Walkway Canopies			2,717	/sqft	450	/sqft		/sqft	900	4,067
SPECIALTIES			9,964	/sqft	1,050	/sqft	11,288	/sqft	2,700	25,002
15400 PLUMBING SYSTEMS										
15410 Plumbing Subcontractor										
Plumbing Allowance For New Roof Drain and Leader Work	1.00 allo		-	-	-	5,000.00 /allo	5,000	-	-	5,000
Plumbing Subcontractor				/lsum		/lsum	5,000	/lsum		5,000
PLUMBING SYSTEMS				/sqft		/sqft	5,000	/sqft		5,000
15500 FIRE PROTECTION										
15510 Fire Protection System										
Fire Sprinkler Adjustments Are Excluded	1.00 excl		-	-	-	0.00 /excl	0	-	-	0
15600 H.V.A.C. SYSTEMS										
15610 H.V.A.C.										
HVAC Smoke Vents & Opening Systems, Shroud & Removal/Reset Work	1.00 roof		-	-	-	0.00 /roof	0	-	-	0
15670 Testing & Balance										
Testing & Balancing	1.00 excl		-	-	-			-	-	
16000 ELECTRICAL SYSTEMS										
16001 Electrical										
Electrical Complete-J&K	1.00 lsum		-	-	-	347,700.00 /lsum	347,700	-	-	347,700
Electrical				/lsum		/lsum	347,700	/lsum		347,700
ELECTRICAL SYSTEMS				/sqft		/sqft	347,700	/sqft		347,700

Estimate Totals

Description	Amount	Totals	Hours	Rate	Cost Basis	Cost per Unit	Percent of Total
Labor	294,072		4,827.840 hrs				7.59%
Material	12,771						0.33%
Subcontract	3,121,026						80.60%
Equipment	14,264		4,567.441 hrs				0.37%
Other							
	3,442,133	3,442,133					88.89 88.89%
Sales Tax	894			. %	C		.
General Liability Insurance	19,975			. %	C		.
Builders Risk < 1 i.					T		.
P&P Bond W/ 1% Hurricane Pre .	35,101				B		.
Overhead & Profit	279,848			. %	T		.
Contractors Contingency	94,449			2.500 %	T		2.44%
	430,267	3,872,400					11.11 100.00%
Total		3,872,400					

Tab 3

Bid Matrices

Structural Steel Deck & Ladders						
No.	Item	Advantage	Southern	United		
1	Base Bid Steel	no response	no response	declined		
2	New Steel Decking @ Dog House	by roofer	by roofer	by roofer		
3	New Roof Ladders 7 Each	excl	excl	excl		
4	New Roof Ladders 7 Each	excl	excl	excl		
5	Ladder Wall Connection Points Say	excl	excl	excl		
6	Ladder Install	incl	incl	incl		
7	Nighttime Work					
	P&P Bond					
	Scope Contingency	\$0	\$0	\$0		
	Total	no response	no response	declined		
	Best Bid	\$0				

Waterproofing & Caulking							
No.	Item	Above All	Alpha	Economy	Joss	Restoran	Service Paint
1	Base Bid	no response	Accept/no bid	declined	Accept/no bid	Accept/no bid	See Paint
2	Exca, Patch Masonry, Waterproof Backfill North & East Wall Base	incl	incl	incl	incl	incl	incl
3	Cut Out And Caulk Precast	incl	incl	incl	incl	incl	incl
4	Clean & Waterproof Precast	incl	incl	incl	incl	incl	incl
5	Cut Out & Caulk Exterior Doors Both Sides	incl	incl	incl	incl	incl	incl
6	Cut Out & Re-caulk Storfront & Curtainwall As Indicated	incl	incl	incl	incl	incl	incl
7	Cut Out \$ Caulk Overhead Door Perimeters	incl	incl	incl	incl	incl	incl
8	Waterproof Top of Louvered Frame Beam	incl	incl	incl	incl	incl	incl
9	Trstfic Coat East Precast Ledges	incl	incl	incl	incl	incl	incl
10	Caulk All Louvers	incl	incl	incl	incl	incl	incl
11	Caulk Railing Bases @ East Retaining Walls	incl	incl	incl	incl	incl	incl
12	Roofing Caulking @ Flashings etc.	incl	incl	incl	incl	incl	incl
13	Stucco Caulking Control Joint Caulking	incl	incl	incl	incl	incl	incl
14	EIFS Caulking @ Perimeter to Dissimilar Materials	incl	incl	incl	incl	incl	incl
15	Stucco Caulking @ Perimeter to Dissimilar Materials	incl	incl	incl	incl	incl	incl
16	5-Year Warranty	incl	incl	incl	incl	incl	incl
17	Nightime Work	incl	incl	incl	incl	incl	incl
18	P&P Bond	incl	incl	incl	incl	incl	incl
	Scope Contingency	\$0	\$0	\$0	\$0	\$0	\$0
	Total	no response	Accept/no bid	declined	Accept/no bid	Accept/no bid	See Paint
	Best Bid	\$0					

Deck Coatings							
No.	Item	Above All	Alpha	Economy	Joss	Restlocon	
1	Base Bid	Accept/no bid	Accept/no bid	declined	Accept/no bid	Accept/no bid	
2	Prep @ East Precast Ledges And West Chiller Yard Screen Cap	\$0	\$0	\$0	\$0	\$0	
3	Application of Deck Coating Systems	\$0	\$0	\$0	\$0	\$0	
4	Lifts	\$0	\$0	\$0	\$0	\$0	
	Scope Contingency	\$0	\$0	\$0	\$0	\$0	
	Total	Accept/no bid	Accept/no bid	declined	Accept/no bid	Accept/no bid	
	Best Bid	\$0					

Demo, Stucco & EIFS

No.	Item	Commercial	Cornerstone	KHS&S	Raynor	Walmark
1	Base Bid Stucco & EIFS	\$1,520,000	no bid	\$1,299,566	\$1,532,800	no response
2	Demo EIF & Stucco Systems	incl	incl	incl	incl	
3	Fastener Removal and Patch	incl	incl	incl	incl	
4	Dumpsters	incl	incl	incl	incl	
5	Waterproofing Systems-Sto	incl	incl	incl	incl	
6	Drainable EIFS System-Sto	incl	incl	incl	incl	
7	Framing, Insulation, Membrane And Stucco Systems	incl	incl	incl	incl	
8	Controls, Reglets Stops	incl	incl	incl	incl	
9	Smoke Vent Framing & Sheathing	incl	incl	incl	incl	
9	Flyloft Parapet Framing & Sheathing	incl	incl	incl	incl	
10	Stucco Soffits	incl	incl	incl	incl	
11	Building Stucco On Masonry @ Louver Concrete & Masonry Frame	incl	incl	incl	incl	
12	Caulking Within Work	incl	incl	incl	incl	
13	Lumber Related To Your Work	incl	incl	incl	incl	
14	PVC Controls & Reveals	incl	incl	incl	incl	
15	Night Time Work	incl	\$0	incl	incl	
16	5- Year Labor & Material Warranty on EIFS	see alts.	see alts.	see alts.	excl	
17	5- Year Labor & Material Warranty on Stucco	see alts.	see alts.	see alts.	see alts.	
17	P&P Bond	\$28,880	\$0	\$16,245	\$22,992	
	Scope Contingency	\$0	\$0	\$0	\$0	
	Total	\$1,548,880	no bid	\$1,315,811	\$1,555,792	no response
	Best Bid	\$1,315,811				

Granite Tile Base Patch									
No.	Item	Architectural Tile	Artisan Tile	Canto	Cimco	DIMarino	Keystone		
1	Base Bid Granite Tile Base Patch	declined	no response	no response	declined	declined	no response		
2	Sound & Remove Loose Tile								
3	Reinstall Tile								
4	New Tile Reinstall As Required								
5	Caulking								
6	Night Time Work								
7	5- Year Labor & Material Warranty								
8	P&P Bond								
	Scope Contingency								
	Total	declined	no response	no response	declined	declined	no response		
	Best Bid	\$0							

Paint, Caulking Waterproofing								
No.	Item	Complete Property	Merit	Paramount	Service	Tom White	Wilson Kehoe	Wintergreen
1	Base Bid Paint, Caulking & Waterproofing	no response	declined	\$348,500	\$329,487	no response	declined	\$267,000
2	Paint New & Existing EIFS Systems			incl	incl			incl
3	Paint New & Existing Stucco Systems			incl	incl			incl
4	Paint Bollards Metals As Shown			incl	incl			incl
5	Paint Hollow Metal Doors As Shown			incl	incl			incl
6	Paint Mechanical Equipment As Shown			incl	incl			incl
7	Paint Overhead doors As Shown			incl	incl			incl
8	Pressure Wash & Apply Water Repellant To Architectural Precast Copings			incl	incl			excl
9	Caulk Stucco Controls			incl	incl			excl
10	Caulk EIFS & Stucco To Disimilar Materials			incl	incl			excl
11	Cut & Recaulk Doors Windows As Shown			incl	incl			excl
12	Cut & Recaulk Retaing Wall Copings			incl	incl			excl
13	Cut & Recaulk Precast Planters			incl	incl			excl
14	Cut & Recaulk Window Perimeters As Shown			incl	incl			excl
15	Deck Coating @ East Precast Ledges & West Mechanical Screen Wall Top			incl	incl			excl
16	Lifts For Access Where Scaffold Not Present			incl	incl			excl
17	2-Months Scaffold Rental From EIFS/Stucco Contractor			\$40,000	\$40,000			\$40,000
18	Night Time Work	incl		incl	incl			incl
19	6- Year Labor & Material Warranty On Paint			see alt	see alt			incl
	5- Year Labor & Material Warranty			see alt	see alt			incl
	P&P Bond			\$6,970	\$7,317			excl
	Scope Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Total	no response	declined	\$395,470	\$376,804	no response	declined	Incomplete scope
	Best Bid	\$376,804						

Plumbing

No.	Item	Pasadena	Ross	Scotts				
1	Base Bid Plumbing							
2	New Overflow Roof Drain to Exit North							
3	Repair Baskets							
4	Night Time Work							
5	5- Year Labor & Material Warranty							
6	P&P Bond							
	Sub- Total	\$0	\$0	\$0				
	Scope Contingency	\$0	\$0	\$0				
	Total	declined	declined	no response				
	Best Bid	\$0						

HVAC/ Roof Vents

No.	Item	Energy Air	KB Mechanical	Mecon	Peninsular	Prime
1	Base Bid HVAC	no response	withdrew bid	no response	\$168,444 incl	\$157,880 incl
2	Remove Roof Vents					
3	Remove Old Mech Equipment					
4	Lift RTU & Reset					\$1,000 incl
4	New Roof Vents					incl
5	New Vent Curbs					incl
6	Welding & of Angle Iron				\$5,000 incl	incl
7	Hoisting					incl
8	Hoisting					incl
9	Hoisting					incl
10	Night Time Work					incl
11	5- Year Labor & Material Warranty					incl
12	P&P Bond				see alt \$3,868	see alt \$4,737
	Sub- Total	\$0	\$0	\$0	\$177,312	\$163,617
	Scope Contingency	\$0	\$0	\$0	\$0	\$0
	Total	no response	withdrew bid	no response	\$177,312	\$163,617
	Best Bid	\$163,617				

Electrical

No.	Item	APG	EC C	Florida Electric	J K	Pelican
1	Base Bid Electrical	declined	no response	no response	\$342,950 incl	no response
2	Demolition				incl	
3	Scaffold Lighting				incl	
4	Gear				incl	
5	Refurbish & Reinstal Building Up Lights				incl	
6	New Aircraft Clearance Lights				incl	
7	Fire Alarm Modifications				incl	
8	New Lightning Protection System				incl	
9	Night Time Work				incl	
10	5- Year Labor & Material Warranty				see alt	
11	P&P Bond				\$4,750	
	Scope Contingency					
	Total	declined	no response	no response	\$347,700	no response
	Best Bid	\$347,700				

Tab 4

Qualifications

Envelope Repairs at Mahaffey Theater
Proposal & Bid Qualifications – October 30, 2019
Clarifications / Qualifications / Allowances

Hennessy Construction Services proposes to furnish all supervision, labor, materials, tools, taxes and insurances per the attached Summary Sheet and the below clarifications/qualifications and allowances, to construct Envelope Repairs at Mahaffey Theater in the amount of Four Million One Hundred Twenty-Three Thousand Three Hundred Seventy-Nine Dollars (\$4,123,379.00).

Div. 1

1. Permits and impact fees by Owner.
2. City utility connection fees by Owner.
3. Duke power charges by Owner.
4. Builders Risk Insurance by Contractor.
5. Includes a Performance and Payment Bond
6. Electrical power for construction provided by Owner
7. Hennessy Anticipates a 7.5-Month construction duration from receipt of permit.
8. Work which involves the use of power equipment or activities which produce unacceptable noise, will be performed during nighttime hours.
9. Owner to provide a minimum 75' x 75' on-site, asphalt paved staging location, in area North of garage.
10. Includes an interior shoring allowance of \$8,000 for the North roof RA-3.
11. Hennessy excludes materials testing.
12. This proposal excludes any cost or constructability recommendations as indicated within the 3rd party review from: Williamson & Associates, Inc., *Exterior Envelope Watertightness & Durability Review* report, dated May 2, 2019. Response from C.B. Goldsmith and Associates, Inc. is pending and direction to incorporate any recommendations shall be provided to Construction Manager as a post-bid addendum.

Div. 2

1. Includes landscaping, sod, irrigation, restoration allowance of \$5,000
2. Excludes pre-testing, report and repair of existing irrigation system, unless damaged by Contractor.
3. Includes paving, curb & sidewalk restoration allowance of \$5,000.

Div. 3

1. Excludes concrete/CMU block repairs. Repairs are unquantifiable until exposed and observed. See unit pricing.
2. Excludes repairs to light weight insulating roof concrete. Repairs are unquantifiable until exposed and observed. See unit pricing.

Div. 4

1. Excludes masonry repairs. Repair requirements are unquantifiable until exposed and observed. See Unit pricing.
2. Excludes masonry grouting/solid block structural infill requirements for attachment of materials and systems, other than scuppers.

Div. 5

1. Includes aluminum wall ladder systems as provided by O'Keefe. Attachment detail not shown. Reasonable detail is included in accordance with EIFS Manufacture's recommendation.
2. Excludes existing steel or steel decking repair. Repair requirements are unquantifiable until exposed and observed.
3. Includes new 22ga B deck @ RA-15.

Div. 6

1. Standard nominal sized PT lumber included for blocking.

Div. 7

1. Excludes repairs to existing roof system other than what's required for existing item removals and new installations, unless damage is caused by the Contractor.
2. Excludes warranty on existing roof systems.
3. Excludes re-caulking of planter interiors below soil.

Div. 8

1. Excludes hollow metal door and hardware repair.
2. Excludes overhead door repair.

Div. 9

1. We exclude all extended warranty implications except for the EIFS, for the stucco system over framing / masonry. Standard 1-Yr. Workmanship warranty included.
2. Includes a \$5,000 allowance for black granite base repairs.
3. We exclude interior wall and ceiling modifications and or painting.
4. Excludes paint removal in areas to be repainted over existing paint, it does include paint removal in areas where Sto Gold Air/Moisture Barrier are to be applied.
5. Excludes structural modifications or repairs to reused metal framed walls. Repairs are unquantifiable until exposed and observed.

Div. 10

1. Includes a \$10,988 Allowance for removal and reattachment of lighted channel letters as proposed By Thomas Signs.
2. Excludes warranty on lighted channel letters.

Div. 15

1. We include a \$5,000 Plumbing Allowance for new overflow roof drain and modifications to existing roof drains.
2. We include a \$7,500 Allowance for incidental roof duct, equipment and cover removal/reinstallation, as may be necessary to access wall envelope (In roofing).
3. Excludes existing plumbing, HVAC, electrical & fire sprinkler system adjustments if required for new overflow roof drain.
4. Excludes repairs to existing mechanical equipment, unless damaged by Contractor during construction.
5. Excludes testing and balancing of existing handled mechanical equipment.
6. Excludes warranties on existing mechanical equipment and roof vents.

Div. 16

1. Excludes warranties on existing refurbished building up lights.
2. Include standard 1-yr. workmanship warranty and Letter of Finds of lightning protection system for new components installed under this scope of work. Recertification of building's U.L. Master Label is excluded.

Alternates

1. Add \$38,610 for a total 5-Year Warranty on divisions as follows:
 - o Hennessy = \$35,200
 - o Service Painting = \$3,410

Unit Pricing

1. Masonry repair = Cost plus 15%
2. Tuck Point Masonry = \$8.80/lf
3. Stucco delamination repair \$27.50/sf
4. Stucco crack repair = \$8.80/lf
5. Concrete crack repair = \$3.10/lf
6. Concrete Substrate repair = \$314/cf
7. Gyp Deck repair = Cost plus 15%
8. Metal Deck Repair Cost plus 15%

Should you have questions please contact us.

Sincerely



Mark Stalker

Tab 5

Documents List

Mahaffey Theater - Envelope Repairs

Document Log

Sec./Dwg. #	Description	Original Issue Date	Latest Revision Date	Revision / Delta Number
-------------	-------------	---------------------	----------------------	-------------------------

TECHNICAL SPECIFICATIONS

01 GENERAL REQUIREMENTS

01 70 13 5 Year Guarantee for All Work (Rec. 3/19/19)

02 DEMOLITION AND STRUCTURE MOVING

02 41 20 Selective Demolition (Rec. 3/19/19)

03 CONCRETE

03 51 00 Cementitious Decks and Toppings (Rec. 3/19/19)

04 METALS

05 31 40 Steel Deck Repair (Rec. 3/19/19)

05 WOOD, PLASTIC AND COMPOSITES

06 10 00 Rough Carpentry (Rec. 3/19/19)

06 THERMAL AND MOISTURE PROTECTION

07 01 50.19 Preparation for Re-Roofing (Rec. 3/19/19)

07 14 00 Fluid Applied Tarffic Coatings (Rec. 3/19/19)

07 19 00 Water Repellant Treatment (Rec. 3/19/19)

07 21 00 Thermal Insulation (Rec. 3/19/19)

07 22 00 Roof and Deck Insulation (Rec. 3/19/19)

07 24 00 Exterior Insulation and Finish Systems (Rec. 3/19/19)

07 27 13 Sheet Air Barrier (Rec. 3/19/19)

07 31 13 Fiberglass-Reinforced Asphalt Shingles (Rec. 3/19/19)

07 41 13 Metal Roof Panels (Rec. 3/19/19)

07 52 16 Modified Bitumen Membrane Roofing (Rec. 3/19/19)

07 54 32 Theroplastic Membrane Roofing (Rec. 3/19/19)

07 54 32W Roofing Installer's 5-Year Warranty (Rec. 3/19/19)

07 60 00 Flashing, Sheet Metal and Accessories (Rec. 3/19/19)

07 92 00 Joint Sealers (Rec. 3/19/19)

07 FINISHES

09 01 20 Concrete and Masonry Restoration (Rec. 3/19/19)

09 22 00 Portland Cement Plaster (Rec. 3/19/19)

09 91 00 Painting (Rec. 3/19/19)

09 96 13 Waterproof Coatings (Rec. 3/19/19)

09 96 13W Supplement_6 Year Guarantee for Painting (Rec. 3/19/19)

08 ELECTRICAL

26 41 00 Facility Lightning Protection (Rec. 3/19/19)

DRAWINGS

09 ARCHITECTURAL

G-100 COVER SHEET & INDEX 03/14/2019

G-200 GENERAL NOTES 03/14/2019

G-300 GENERAL NOTES 03/14/2019

G-400 GENERAL NOTES 03/14/2019

D-100 DEMOLITION ELEVATIONS 03/14/2019

D-101 DEMOLITION ELEVATIONS 03/14/2019

AS-100 ARCHITECTURAL SITE PLAN & NOTES 03/14/2019

A-100 GENERAL FLOOR PLAN 03/14/2019

A-101 LOWER LEVEL WALLS AND SOFFIT PAINTING AND REPAIR PLAN 03/14/2019

A-102 UPPER LEVEL PAINTING AND REPAIR PLAN 03/14/2019

A-200 EXTERIOR ELEVATIONS 03/14/2019

A-201 EXTERIOR ELEVATIONS 03/14/2019

A-202 EXTERIOR ELEVATIONS 03/14/2019

A-203 EXTERIOR ELEVATIONS 03/14/2019

A-204 ENLARGED ELEVATIONS 03/14/2019

Mahaffey Theater - Envelope Repairs

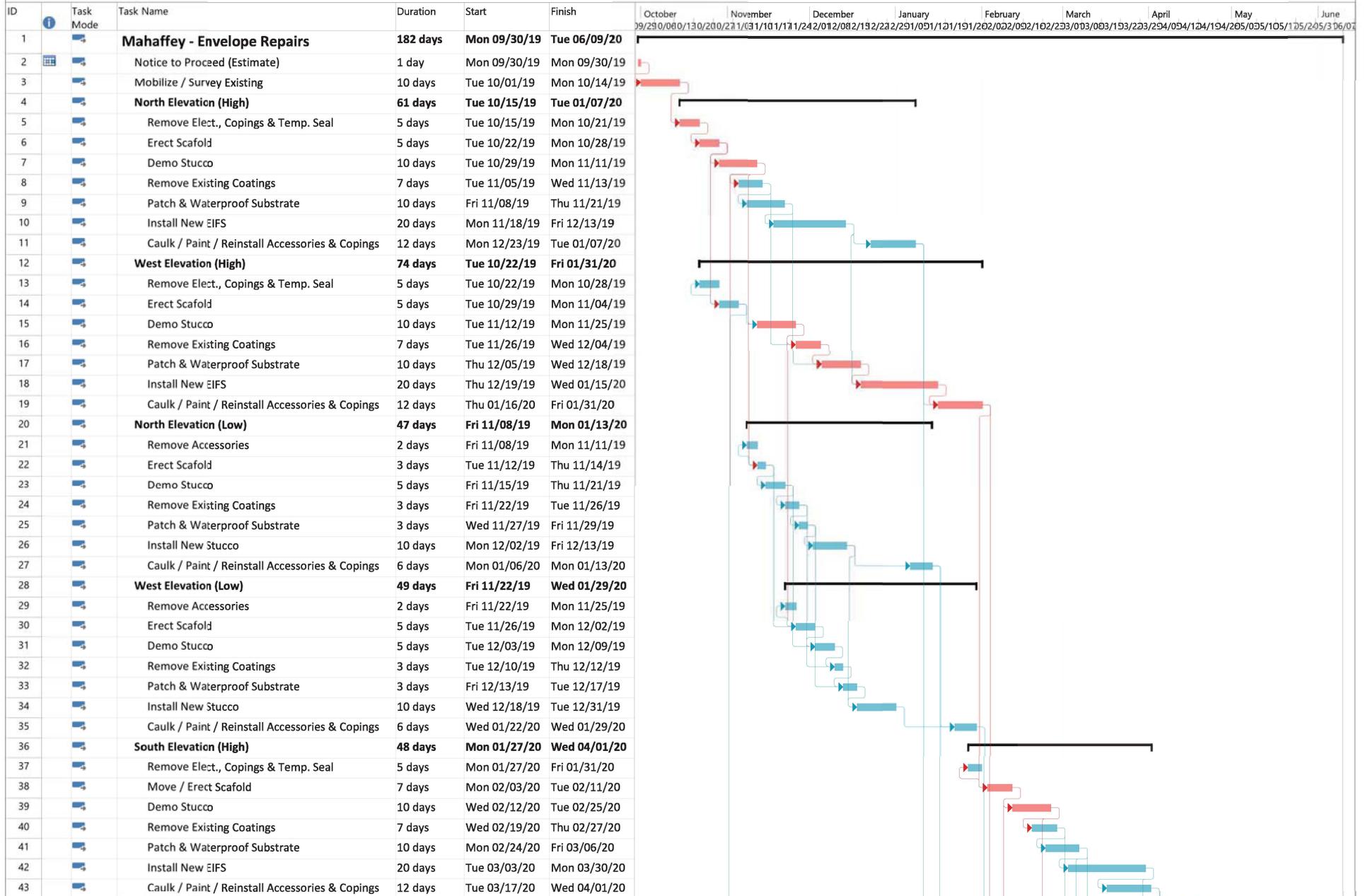
Document Log

Sec./Dwg. #	Description	Original Issue Date	Latest Revision Date	Revision / Delta Number
A-300	OVERALL ROOF PLAN	03/14/2019		
A-301	ENLARGED ROOF REPLACEMENT PLAN	03/14/2019		
A-302	ENLARGED ROOF REPLACEMENT PLAN - WIND	03/14/2019		
A-303	ENLARGED ROOF REPLACEMENT PLAN - SKYLIGHT	03/14/2019		
A-304	ROOF DETAILS	03/14/2019		
A-305	ROOF DETAILS	03/14/2019		
A-306	ROOF DETAILS	03/14/2019		
A-307	ROOF DETAILS	03/14/2019		
A-308	ROOF DETAILS	03/14/2019		
A-309	ROOF DETAILS	03/14/2019		
A-310	ROOF DETAILS	03/14/2019		
A-311	ROOF DETAILS	03/14/2019		
A-312	ROOF DETAILS	03/14/2019		
A-500	DETAIL REPLACEMENT SYSTEMS	03/14/2019		
A-501A	WALL SECTIONS	03/14/2019		
A-501B	WALL SECTIONS	03/14/2019		
A-502	DETAILS	03/14/2019		
A-503	DETAILS	03/14/2019		
A-504	DETAILS	03/14/2019		
A-505	DETAILS	03/14/2019		
A-506	DETAILS	03/14/2019		
A-601	PHOTO DETAILS	03/14/2019		
A-602	PHOTO DETAILS	03/14/2019		
A-603	PHOTO DETAILS	03/14/2019		
10 MECHANICAL				
M-101	MECHANICAL RENOVATION PLAN	03/14/2019		
M-102	MECHANICAL DETIALS AND SPECIFICATIONS	03/14/2019		
11 ELECTRICAL				
E-101	ELECTRICAL SCHEDULES AND NOTES	03/14/2019		
E-102	F/A & ELECTRICAL RENOVATION PLAN	03/14/2019		
E-103	SMOKE VENTS RENOVATION PLAN	03/14/2019		
E-104	ELECTRICAL ROOF RENOVATION PLAN	03/14/2019		
E-105	ELECTRICAL SPECIFICATIONS	03/14/2019		

Tab 6

Schedule

Mahaffey - Envelope Repairs Construction



Mahaffey - Envelope Repairs Construction

ID	Task Mode	Task Name	Duration	Start	Finish	October	November	December	January	February	March	April	May	June
						09/29/19	10/28/19	11/27/19	12/26/19	01/25/20	02/24/20	03/23/20	04/22/20	05/21/20
44		East Elevation (High)	73 days	Wed 02/05/20	Fri 05/15/20									
45		Remove Elect., Copings & Temp. Seal	5 days	Wed 02/05/20	Tue 02/11/20									
46		Move / Erect Scaffold	7 days	Wed 02/12/20	Thu 02/20/20									
47		Demo Stucco	9 days	Wed 02/26/20	Mon 03/09/20									
48		Remove Existing Coatings	7 days	Tue 03/10/20	Wed 03/18/20									
49		Patch & Waterproof Substrate	10 days	Thu 03/19/20	Wed 04/01/20									
50		Install New EIFS	20 days	Thu 04/02/20	Wed 04/29/20									
51		Caulk / Paint / Reinstall Accessories & Copings	12 days	Thu 04/30/20	Fri 05/15/20									
52		South Elevation (Low)	17 days	Mon 02/24/20	Tue 03/17/20									
53		Remove Accessories	2 days	Mon 02/24/20	Tue 02/25/20									
54		Move / Erect Scaffold	5 days	Wed 02/26/20	Tue 03/03/20									
55		Caulk / Paint / Reinstall Accessories & Copings	10 days	Wed 03/04/20	Tue 03/17/20									
56		East Elevation (Low)	53 days	Fri 03/06/20	Tue 05/19/20									
57		Remove Accessories	2 days	Fri 03/06/20	Mon 03/09/20									
58		Move / Erect Scaffold	5 days	Tue 03/10/20	Mon 03/16/20									
59		Demo Stucco	5 days	Tue 03/17/20	Mon 03/23/20									
60		Remove Existing Coatings	3 days	Tue 03/24/20	Thu 03/26/20									
61		Patch & Waterproof Substrate	3 days	Fri 03/27/20	Tue 03/31/20									
62		Install New Stucco	10 days	Wed 04/01/20	Tue 04/14/20									
63		Caulk / Paint / Reinstall Accessories & Copings	10 days	Wed 05/06/20	Tue 05/19/20									
64		Roofing	104 days	Tue 11/05/19	Fri 03/27/20									
65		Roof RA-1	20 days	Tue 11/05/19	Mon 12/02/19									
66		Remove / Install Roof	15 days	Tue 11/05/19	Mon 11/25/19									
67		Modify Curbs, Scuppers & Drains	7 days	Mon 11/11/19	Tue 11/19/19									
68		Install New Fire Vents	2 days	Wed 11/20/19	Thu 11/21/19									
69		Reinstall Elect. & Devices	5 days	Tue 11/26/19	Mon 12/02/19									
70		Roof RA-3	17 days	Tue 11/05/19	Wed 11/27/19									
71		Remove / Install Roof	12 days	Tue 11/05/19	Wed 11/20/19									
72		Modify Curbs, Scuppers & Drains	6 days	Mon 11/11/19	Mon 11/18/19									
73		Reinstall Elect. & Devices	5 days	Thu 11/21/19	Wed 11/27/19									
74		Roof RA-2	17 days	Wed 02/12/20	Thu 03/05/20									
75		Remove / Install Roof	12 days	Wed 02/12/20	Thu 02/27/20									
76		Modify Curbs, Scuppers & Drains	6 days	Tue 02/18/20	Tue 02/25/20									
77		Install New Fire Vents	2 days	Wed 02/26/20	Thu 02/27/20									
78		Reinstall Elect. & Devices	5 days	Fri 02/28/20	Thu 03/05/20									
79		Roof RA-15	15 days	Mon 03/09/20	Fri 03/27/20									
80		Remove / Install Roof	10 days	Mon 03/09/20	Fri 03/20/20									
81		Reinstall Elect. & Devices	5 days	Mon 03/23/20	Fri 03/27/20									
82		Substantial Completion	3 days	Wed 05/20/20	Fri 05/22/20									
83		Final Clean	5 days	Wed 05/20/20	Tue 05/26/20									
84		Owner Inspection / Punchlist	10 days	Wed 05/27/20	Tue 06/09/20									
85		Project Complete	0 days	Tue 06/09/20	Tue 06/09/20									