

# ***HPF ASSOCIATES, INC***

## **MEMO**

Date – June 20, 2016

To - John C. Gilbert, Jennifer Duque, Todd Hofferberth

From - PT Abbott

RE – Recreation Center Expansion – Proposed Budget Adjustments

Attached find two exhibits, one a cost spread sheet, titled POTENTIAL IMPROVEMENTS, and the other SK2.01 drawing prepared by CSA, Architects on which the estimates are based.

Item 1 - The oft discussed expansion of the Rec. Ctr. Wellness Center. The existing North window wall which faces the pool deck will be relocated outward approximately ten (10) feet to provide three hundred forty (340) +/- additional program space. The work can proceed with minimal interference to ongoing program activities and will be accomplished along with other interior work included in the vertical expansion.

Item 2 – Includes the addition of a new generator which will provide emergency power to the majority of the recreation center, none essential operations such as pool heaters, pumps, etc. are not included in this upgrade. (There is no actual drawing to show at this point) Engineering feasibility and design have commenced on this activity. **THIS ITEM IS INCLUDED IN CIP BUDGET.**

Item 3 – When the original design of the expansion was completed the existing exit doors for the emergency stair were left in place as shown on the plans. During the demolition and execution of the actual project it was determined that the stair could be relocated (new one installed) which will greatly improve the flow and appearance of the second level corridor. This is purely optional, but would certainly enhance the overall final project.

Item 4 – There are several miscellaneous changes that will improve the operations of the expanded area. Adding storage, a necessity, providing a small breakout serving area in the meeting room designated for Seniors, relocating entry doors for the office and guest toilets out of the meeting rooms is always desirable and the addition of an exit door at the far end of the corridor will improve security.

If we can be of any further assistance please call.

# VILLAGE OF KEY BISCAYNE

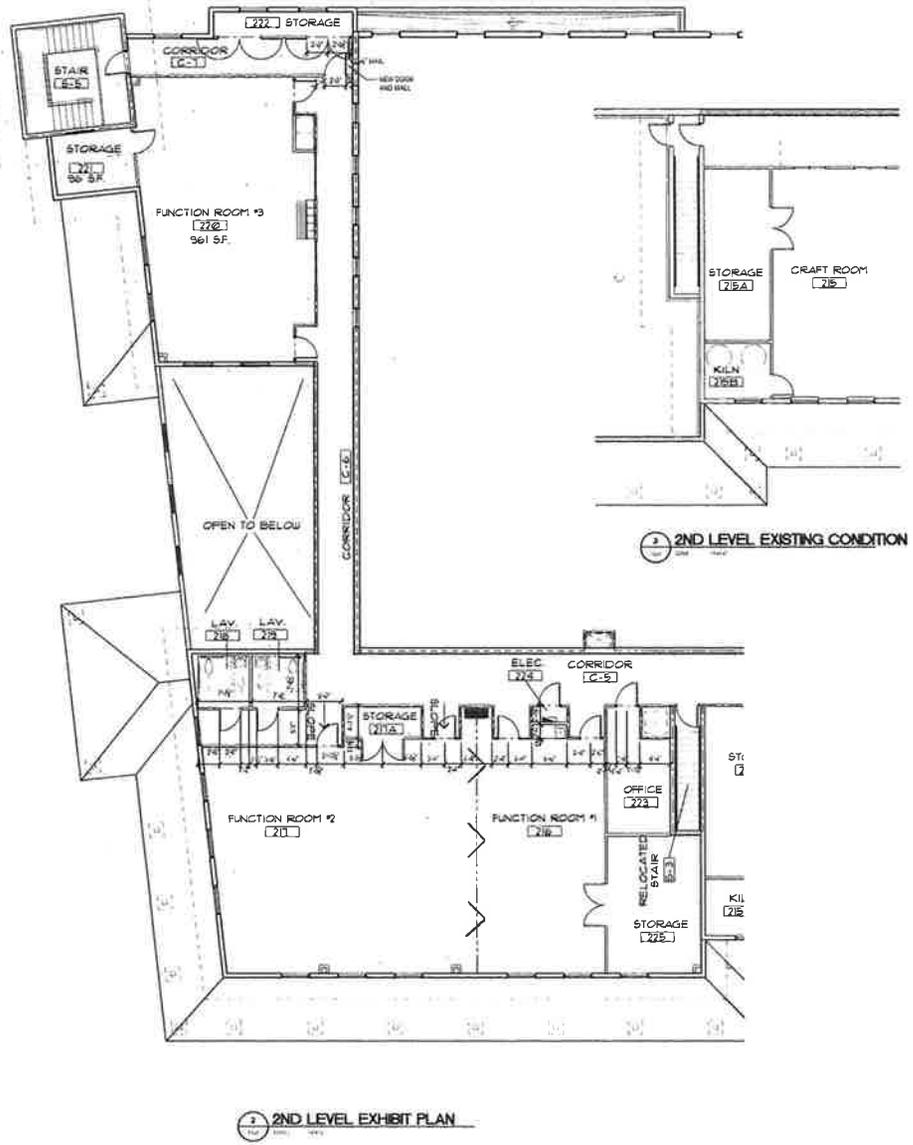
RECREATION CENTER VERTICAL EXPANSION

POTENTIAL IMPROVEMENTS

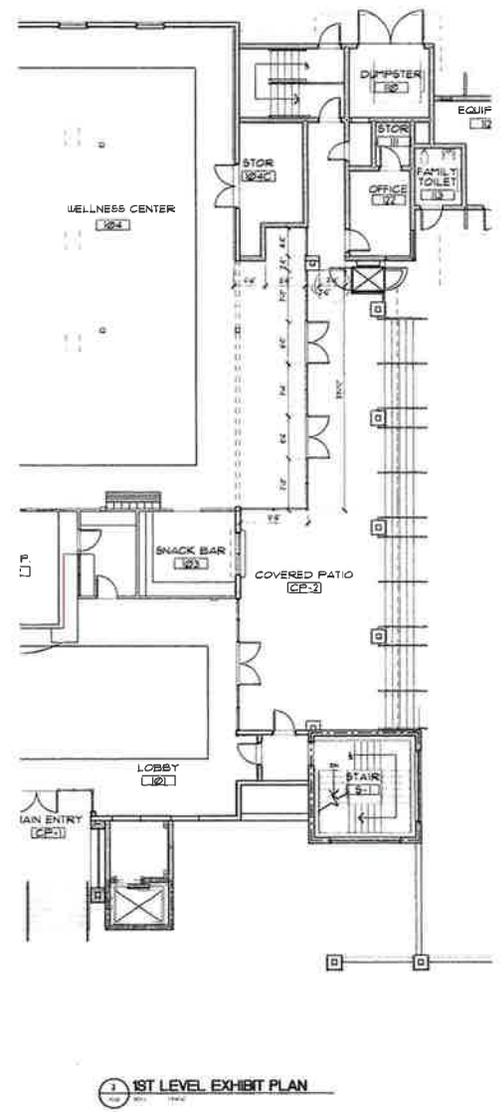
6/20/2016

Division	Description	Unit	Quantity (GSF)	Unit Cost	Extension
	<b>PROJECT DURATION</b>				8 weeks
1	<b>Wellness Center Expansion</b>				
	Demolition	LS	1	\$7,250	\$7,250.00
	Window wall	LS	1	\$17,250	\$17,250.00
	Structural Framing	LS	1	\$12,725	\$12,725.00
	Masonry	LS	1	\$2,275	\$2,275.00
	Door and Frame	LS	1	\$3,135	\$3,135.00
	Flooring	LS	1	\$2,365	\$2,365.00
	Drywall	LS	1	\$4,265	\$4,265.00
	Ceiling	LS	1	\$756	\$756.00
	Finishes	LS	1	\$1,747	\$1,747.00
	Misc. HVAC/Elec	LS	1	\$2,375	\$2,375.00
	Contingency	LS	1	\$3,500	\$3,500.00
	<b>Total Estimate</b>				<b>\$57,643.00</b>
2	<b>Whole Building Generator</b>				
	Structural	AL	1	\$7,500	\$7,500.00
	Gen set, ATS, elec	AL	1	\$67,500	\$67,500.00
	<b>Total Estimate</b>				<b>\$75,000.00</b>
3	<b>Revised Exit Stair</b>				
	Demolition	AL	1	\$5,750	\$ 5,750
	New Metal Pan Stair	LS	1	\$17,500	\$ 17,500
	Misc. Finishes	LS	1	\$10,750	\$ 10,750
	<b>Total Estimate</b>				<b>\$34,000.00</b>
4	<b>Misc. Modifications</b>				
	Exit Corridor Door	LS	1	\$2,750	\$ 2,750
	Storage Room	LS	1	\$2,450	\$ 2,450
	Coffee Bar	LS	1	\$3,250	\$ 3,250
	Office Access	LS	1	\$1,750	\$ 1,750
	<b>Total Estimate</b>				<b>\$10,200.00</b>
<b>TOTAL RECOMMENDED BUDGET ADJUSTMENT</b>					<b>\$176,843.00</b>

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**2 2ND LEVEL EXHIBIT PLAN**



**1 1ST LEVEL EXHIBIT PLAN**



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ISSUED FOR:  
RDS  
#20161 11.24.2016  
CONSTRUCTION  
S/N

PROJECT TITLE  
**VILLAGE OF KEY BISCAWAY RECREATION CENTER**

VILLAGE OF KEY BISCAWAY, FL  
VISIONS

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DATE: 5-5-2016  
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**PARTIAL BUILDING RENOVATIONS EXHIBITS**

DATE: 5-5-2016  
DRAWING NUMBER: 070402  
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**SK2.01**

