Preliminary Cost Projection

Glynn Archer School Conversion

August 12, 2010

Prepared For:

Perez Engineering & Development, Inc.
1010 Kennedy Drive, Suite 400
Key West, FL 33040

And

The City of Key West, FL

Prepared By:

THOMAS E. POPE, P.A.
ARCHITECTURE, RESTORATION, PLANNING
PO BOX 5567
KEY WEST, FLORIDA 33045
(305) 296-3611
FAX (305) 294-2923
TEPOPEPA@AOL.COM

Preliminary Cost Projection
Glynn Archer School Conversion
August 12, 2010

Purpose and Background: The Key West City Commission has asked my firm to establish a renovation cost figure for the conversion of the Glynn Archer School Building into the City of Key West, City Hall Administration Building. This renovation cost figure will be utilized by the City Commission and Staff to determine the costs and benefits of the Glynn Archer Site compared to the Angela Street Site. The Angela Street Site is the present location of the City Hall which would be demolished to make way for the construction of a new City Hall Administration Building, Fire Station and Parking facility. At the present time the City has in hand a complete set of construction documents for the Angela Street Facility but no conceptual plans or programs for the Glynn Archer Site. Due to the lack of program or design information for the Glynn Archer site, the renovation cost figures developed in this projection will be preliminary in nature but will be based on assumptions developed from the Angela Street Project's Design and back up documents.

A list of back up documents included below and attached to this Cost Projection:

A. Engineer Report: Seatech Inc., May 5, 2010
B. Reprogramming Document: mbi I k2m Architecture, Inc., March 11, 2009
C. Project Design Summary: mbi I k2m Architecture, Inc., May 14, 2010
D. Summary of LEED Design Criteria: mbi I k2m Architecture, Inc., May 14, 2010
E. Project Design Summary Structural Systems: TKW Consulting Engineers, May 14, 2010
F. Project Design Summary Mechanical, Plumbing, Electrical and Technology Systems: TLC Engineering, May 17, 2010
G. Preliminary Finding Phase 2, MACTEC Engineering, Email, August 2, 2010

Review and Analysis – Assumptions: Based on review and analysis of the above documents, the following assumptions have been made to create a baseline for this cost figure.

1. The Engineering Report (A above) recommends the removal the C wing portion of the Glynn Archer complex. The report also recommends the removal / replacement of the first and second floor structural systems in the A and B wings. The cost estimate will reflect the demolition of the C wing and the removal and replacement of the first, second, and roof systems in the A and B wings.

2. The Reprogramming Document (B above) establishes a revised overall program of 24,791 sq. ft. air conditioned space for the Key West City Administration Building. This does not include 750 sq. ft. allocated for exterior walls or 4,212 sq. ft. for an auditorium. The existing A and B wings of the Glynn Archer School contain 28,308 sq. ft. of space not including exterior walls and the auditorium. Therefore the revised program will comfortably fit into the available space of the A and B wings at Glynn Archer. The cost estimate will include the conversion of the A and B wings only. It will also include the cost of renovation of the Auditorium as a separate line item. The D and E Buildings at the Glynn Archer Campus are not included in this estimate.

3. Most of the building design criteria outlined in the Project Design Summary (C above) can be achieved by creating a worst case scenario for developing this cost review. Since there are no designs or drawings for the Glynn Archer conversion and most all the technical data is preliminary in nature, the most useful approach to the conversion for the purposes of this cost estimate would be to assume a complete removal of everything from the interior of the school leaving only the four exterior walls in each wing standing. A new steel framing structure would then be erected inside the shell of the old school. This will create a new building within the existing exterior walls of Glynn Archer. This new building will incorporate most of the design criteria as outlined in the Project Design Summary. Although there may be more cost effective approaches to the reuse of Glynn Archer, this approach will give the worst case cost while still meeting the city's design criteria. Below is a list of design criteria included in the cost review:

- 170 MPH Wind Load
- Site located in X Flood Zone
- Whole building generator
- LEED Silver Certification attainable
- Utilize existing cisterns
- Daylight sensors for lighting
- Solar Water Heating System
- High Efficiency HVAC System
- Durable low maintenance interior finishes with recycled content
- Roofing to have a High Solar Reflective Index
- Building Integrated Photo Voltaic Solar Electric Power System

The design criteria that can not be met by the reuse of the Glynn Archer due to the buildings existing design and are not included in this cost review:

- Deep overhangs
- Open Office Plans with movable partitions
- Central Atrium Skylight
- Energy use of the lighting minimized by providing 75% of the spaces with natural day light through the expansive curtain walls

4. A very preliminary review of the LEED check list from Summary of LEED Design Criteria (D above) indicates that the "worst case scenario" approach to the Glynn Archer conversion would achieve a 38; Silver Certification (4 points below the program of the Angela Street Building's Gold Certification which achieves a 42)

5. The Project Design Summary Structural Systems (E above) indicates a Wind Resistance Rating of 170 MPH. This can be achieved with the worst case scenario approach where a steel frame structure is inserted inside the existing exterior walls of Glynn Archer.

6. All of the key features outlined in the project Design Summary – Mechanical, Plumbing, Electrical, and Technology Systems (F above) have been included in this cost review.

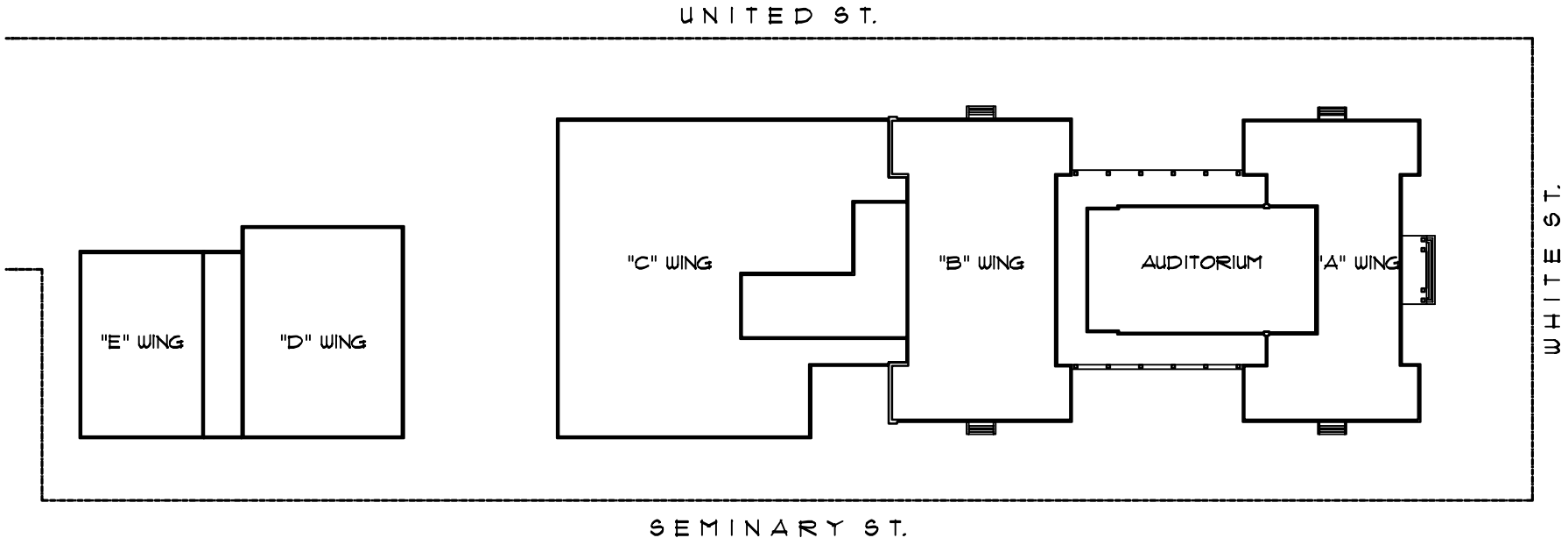
7. Since this cost review is based on the removal of all elements of the building except the exterior walls, the removal of asbestos and lead based paint will be included in the demolition cost.

My office, in conjunction with Coastal Construction and their estimators have developed the following cost review using the assumptions as outlined above. The review is in two sections. The first is an estimate for the conversion of A and B wings without the Auditorium. The second is an estimate of the conversion of only the Auditorium.

In summary the construction budget for Glynn Archer conversion is $10,725,226($379/sq.ft.) This compares to the $9,100,000 ($367/sq. ft) budget for the proposed new Angela Street Administration Building. However since the Auditorium is an integral part of the building, it will need to be included in the cost of the overall conversion. That cost of $2,498,364 should be added to the Glynn Archer conversation project budget. The total budget will then be $13,223,590.

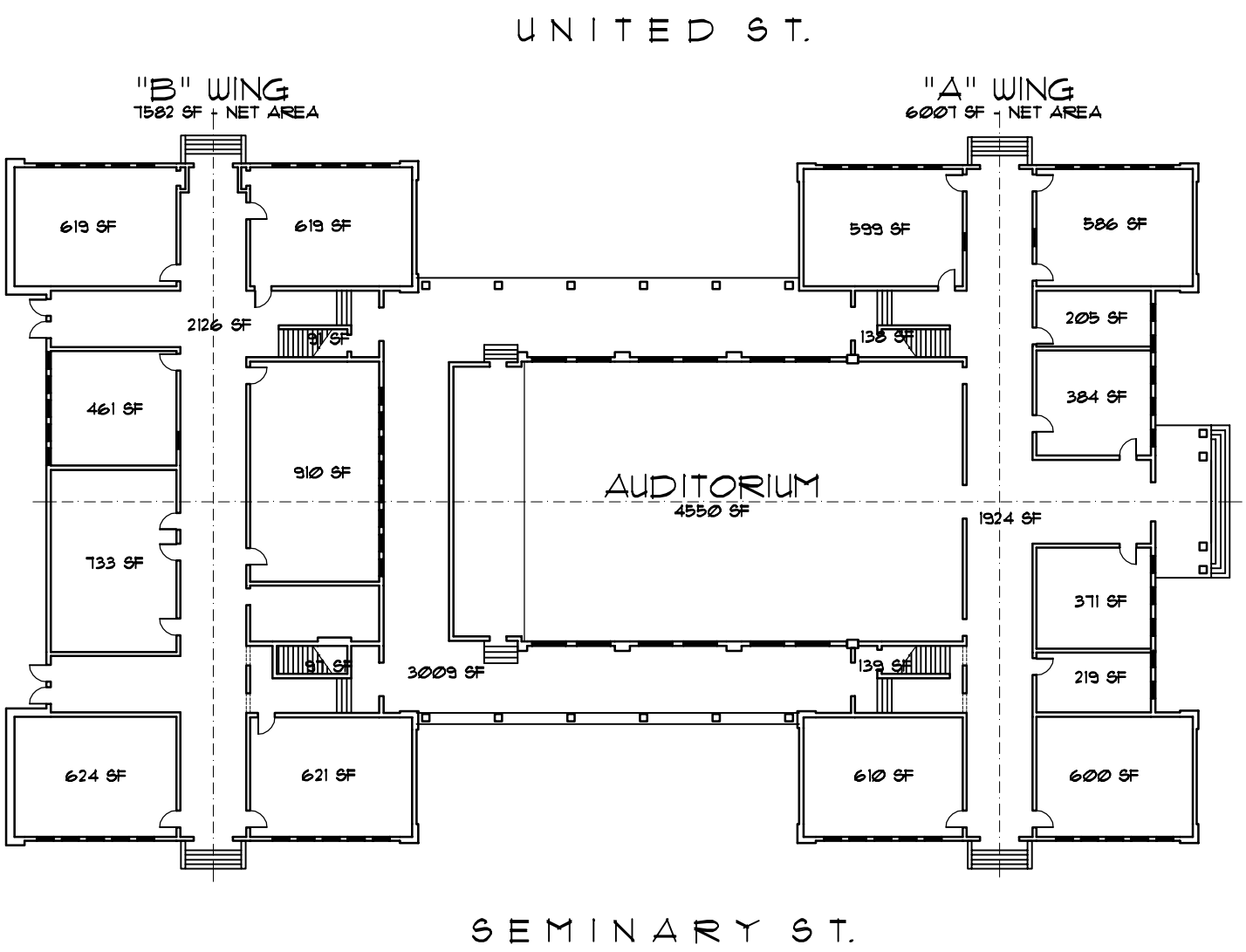
Recap of costs are shown below:

Building	**Approach**	**Cost**
A & B Wing	Included in Estimate	$ 10,725,226
Auditorium	Separate Estimate	$ 2,498,364
C Wing	Demolish	Included in A & B Wing Cost
D Wing	Not in Estimate	Not in Estimate
E Wing	Not in Estimate	Not in Estimate
Site Work	Not in Estimate	Not in Estimate
		$ 13,223,590 Total Cost



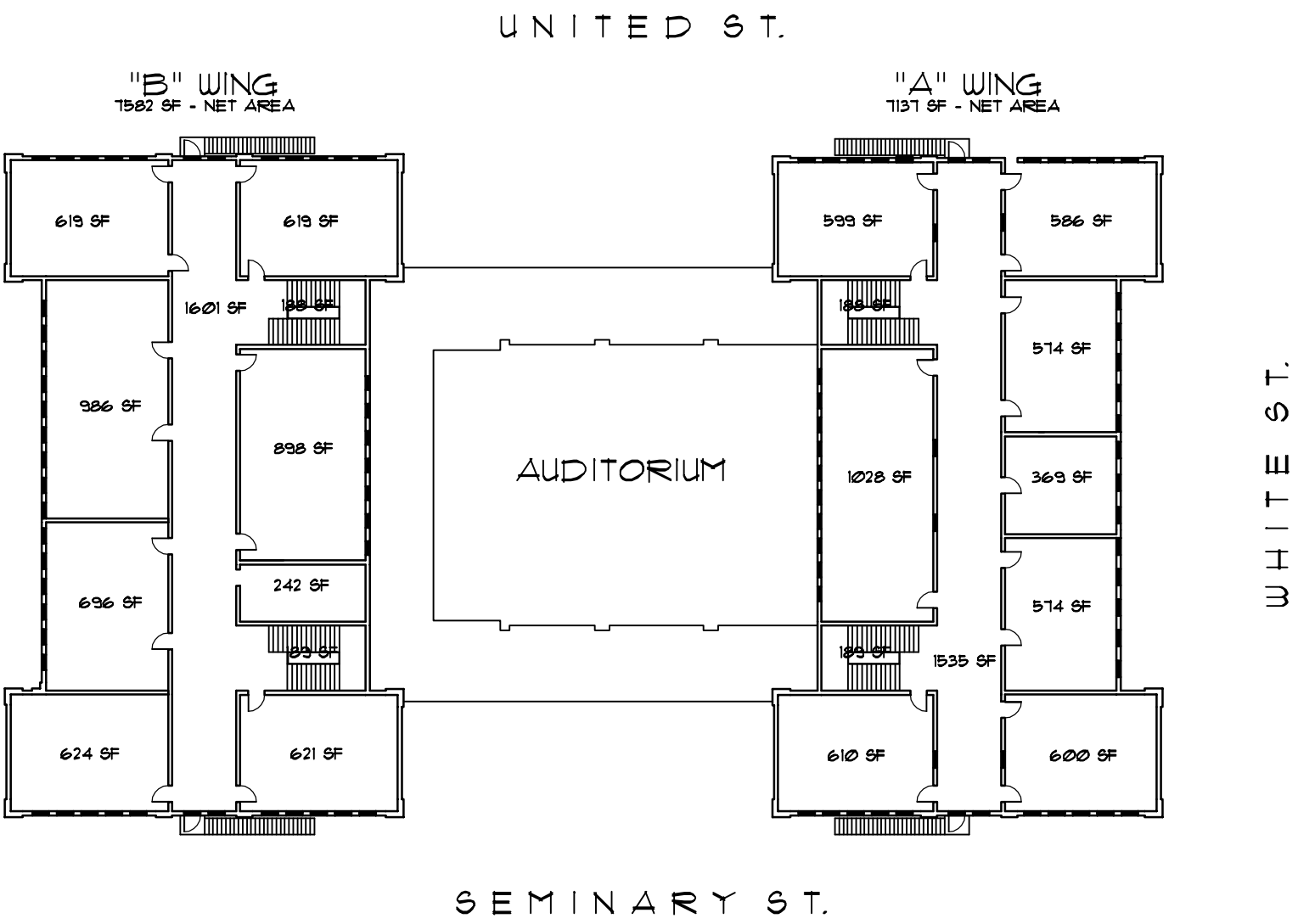
Site Plan

N.T.S.



Partial First Floor Plan – A&B Wings

1" = 30' - 0"



Partial Second Floor Plan – A&B Wings

1" = 30' - 0"

Glynn Archer School Conversion

Key West, Florida

August 12, 2010

Program Estimate - Overall Building Cost - A & B Wing

Item Description		Program Estimate Aug. 12, 2010	$ / SF Gross Sf	$ / SF AC
		11,215,326	31,317	28,308
SITEWORK		1,335,833	42.66	47.19
CONCRETE WORK		573,586	18.32	20.26
MASONRY		100,000	3.19	3.53
METALS		1,003,235	32.03	35.44
CARPENTRY		355,000	11.34	12.54
THERMAL/MOIST PROTECT		320,910	10.25	11.34
DOORS & WINDOWS		641,021	20.47	22.64
FINISHES		987,630	31.54	34.89
SPECIALTIES		302,250	9.65	10.68
EQUIPMENT		25,000	0.80	0.88
FURNISHINGS		-	-	-
SPECIAL CONSTRUCTION		-	-	-
CONVEYING SYSTEMS		123,000	3.93	4.35
PLUMBING		320,336	10.23	11.32
FIRE PROTECTION		86,122	2.75	3.04
HVAC		990,780	31.64	35.00
ELECTRICAL		1,290,925	41.22	45.60
SUBTOTAL		8,455,628	270.00	298.70
General Conditions	10.00%	845,563	27.00	29.87
Gen. Liability Insur Prem	1.00%	103,000	3.29	3.64
SUBTOTAL		9,404,191	300.29	332.21
Overhead & Fee	7.50%	705,314	22.52	24.92
SUBTOTAL		10,109,505	322.81	357.13
Payment & Perform Bond		75,821	2.42	2.68
Subcontractor Bonds		**To be bought in Trades**	-	
Contingency	10.00%	1,030,000	32.89	36.39
CURRENT PROJECT SUBTOTAL		11,215,326	358.12	396.19
Deduct Hardscape/Softscape included above (Compares to Angela Street Facility Scope)		(490,100)	(15.65)	(17.31)
CURRENT PROJECT TOTAL		10,725,226	342.47	378.88

Glynn Archer School Conversion
Key West, Florida
August 12, 2010

Program Estimate - CSI Building Cost - A & B Wing

Item Description	Program Estimate Aug. 12, 2010	$ / SF Gross Sf	$ / SF AC
	8,455,628	**31,317**	**28,308**
SITEWORK			
Demolition	473,170	15.11	16.72
Earthwork	64,323	2.05	2.27
Dewatering	10,000	0.32	0.35
Site Utilities	235,000	7.50	8.30
Hardscape/Landscape	377,000	12.04	13.32
Brick Pavers	30,090	0.96	1.06
Concrete Curb & Gutter	60,000	1.92	2.12
Termite Protection	**In Concrete**	-	-
Augercast Piles	86,250	2.75	3.05
	1,335,833	42.66	47.19
CONCRETE WORK			
Layout	10,000	0.32	0.35
Concrete	563,586	18.00	19.91
	573,586	18.32	20.26
MASONRY			
CMU / Cell Fill	100,000	3.19	3.53
	100,000	3.19	3.53
METALS			
Miscellaneous Metals	32,000	1.02	1.13
Structural Steel	866,435	27.67	30.61
Metal Fire Stairs & Stair Railings	54,800	1.75	1.94
Ornamental Metals	50,000	1.60	1.77
	1,003,235	32.03	35.44
CARPENTRY			
Rough Carpentry	55,000	1.76	1.94
Finish Carpentry	200,000	6.39	7.07
Millwork	100,000	3.19	3.53
	355,000	11.34	12.54
THERMAL/MOIST PROTECT			
Caulking, Sealants & Waterproofing	25,000	0.80	0.88
Insulation	**In Drywall**	-	-
Misc Firestopping	2,500	0.08	0.09
Spray Fireproofing	77,148	2.46	2.73
Roofing	216,262	6.91	7.64
	320,910	10.25	11.34
DOORS & WINDOWS			
Doors, Frames, Hardware & Installation	90,000	2.87	3.18
Windows & Storefront	550,125	17.57	19.43
Mirrors	896	0.03	0.03
	641,021	20.47	22.64
FINISHES			
Stucco, Lath & Plaster	117,960	3.77	4.17

Glynn Archer School Conversion
Key West, Florida
August 12, 2010

Program Estimate - CSI Building Cost - A & B Wing

Item Description	Program Estimate Aug. 12, 2010	$ / SF Gross Sf	$ / SF AC
	8,455,628	**31,317**	**28,308**
Drywall	533,141	17.02	18.83
Marble / Ceramic / Stone	172,140	5.50	6.08
Countertops	6,240	0.20	0.22
Carpet & Resilient	73,125	2.33	2.58
Painting	75,024	2.40	2.65
Fabric Wall Coverings	10,000	0.32	0.35
	987,630	31.54	34.89
SPECIALTIES			
Bath Accessories	12,000	0.38	0.42
Fire Extinguishers	3,750	0.12	0.13
Toilet Partitions	48,000	1.53	1.70
Bahama Shutters	208,500	6.66	7.37
Signage	30,000	0.96	1.06
	302,250	9.65	10.68
EQUIPMENT			
Davit anchoring system	25,000	0.80	0.88
	25,000	0.80	0.88
FURNISHINGS			
Window Treatments	**By Owner**	-	-
Entry Mats	**N.I.C.**	-	-
	-	-	-
SPECIAL CONSTRUCTION			
Interior Design Allowance	**N.I.C.**	-	-
	-	-	-
CONVEYING SYSTEMS			
Elevators	123,000	3.93	4.35
	123,000	3.93	4.35
MECHANICAL			
Plumbing	320,336	10.23	11.32
Plumbing Fixtures	**In Above**	-	-
Fire Protection System	86,122	2.75	3.04
HVAC	990,780	31.64	35.00
	1,397,238	44.62	49.36
ELECTRICAL			
Electrical	1,290,925	41.22	45.60
Applied Fixture Allowance	**In Above**	-	-
	1,290,925	41.22	45.60
SUBTOTAL	8,455,628	270.00	298.70

PROJECT: Glynn Archer School Conversion
LOCATION: Key West, Florida

August 12, 2010

Program Estimate - Estimate Detail - A & B Wing

Coastal

	QTY	UNIT	UNIT COST	TOTAL	
Demolition					
Demolish building "C"	1	ls	$ 60,000	$ 60,000	
Selective demolition/asbestos removal/lead paint removal @ Buildings "A" & "B"	31317	sf	$ 10.00	$ 313,170	
Site demolition	1	ls	$ -	N.I.C.	
Exterior wall bracing @ Buildings "A" & "B"	1	ls	$ 100,000	$ 100,000	
Total Demolition					$ 473,170
Earthwork					
Prep for new slab on grade	12858	sf	$ 0.50	$ 6,429	
Imported fill	2592	cy	$ 20.00	$ 51,840	
Footing excavation & backfill	275	cy	$ 15.00	$ 4,125	
Soil poisoning	12858	sf	$ 0.15	$ 1,929	
Total Earthwork					$ 64,323
Dewatering					
Surface pumping	1	allow	$ 10,000	$ 10,000	
Total Dewatering					$ 10,000
Site Utilities					
Domestic Water - new service from street	1	ls	$ 20,000	$ 20,000	
Fire Line - new service from street	1	ls	$ 30,000	$ 30,000	
Irrigation Water Supply - new service from street	1	ls	$ 10,000	$ 10,000	
Sanitary Sewer - new service from street	1	ls	$ 25,000	$ 25,000	
Storm sewer	1	ls	$ 75,000	$ 75,000	
Cistern system under slab on grade	1	allow	$ 75,000	$ 75,000	

PROJECT: Glynn Archer School Conversion
LOCATION: Key West, Florida

August 12, 2010

Program Estimate - Estimate Detail - A & B Wing

Coastal

	QTY	UNIT	UNIT COST	TOTAL	
Gas service	1	ls	$ -	N.I.C.	
				Total Site Utilities	$ 235,000
Hardscaping/Landscaping					
Landscaping	1	ls	$ 150,000	$ 150,000	
Bituminous paving	3000	sy	$ 30.00	$ 90,000	
Concrete curb & gutter	800	lf	$ 15.00	$ 12,000	
Concrete sidewalks	5000	sf	$ 5.00	$ 25,000	
Brick pavers	3000	sf	$ 10.00	$ 30,000	
Site amenities	1	ls	$ 25,000	$ 25,000	
Site lighting	1	ls	$ 25,000	$ 25,000	
Miscellaneous	1	ls	$ 20,000	$ 20,000	
				Total Hardscaping/Landscaping	$ 377,000
Pavers					
Brick pavers @ cloister	3009	sf	$ 10.00	$ 30,090	
				Total Pavers	$ 30,090
Site Concrete					
Handicapped stairs & ramps	1	ls	$ 60,000	$ 60,000	
				Total Site Concrete	$ 60,000
Augercast Piles					
Augercast piles (75 each - 10' deep)	1125	lf	$ 50.00	$ 56,250	

PROJECT: Glynn Archer School Conversion
LOCATION: Key West, Florida

August 12, 2010

Program Estimate - Estimate Detail - A & B Wing					Coastal
	QTY	UNIT	UNIT COST	TOTAL	
Mobilization & test pile	1	ls	$ 30,000	$ 30,000	
				Total Augercast Piles	$ 86,250
Layout					
Concrete layout	1	ls	$ 10,000	$ 10,000	
				Total Layout	$ 10,000
Concrete					
Pile caps	125	cy	$ 600.00	$ 75,000	
Grade beams	445	cy	$ 600.00	$ 267,000	
4" slab on grade	12858	sf	$ 5.00	$ 64,290	
5" slab on metal deck - 2nd floor	12858	sf	$ 6.00	$ 77,148	
5" slab on metal deck - roof	12858	sf	$ 6.00	$ 77,148	
Pan stair fill	6	cy	$ 500.00	$ 3,000	
				Total Concrete	$ 563,586
Masonry					
8" exterior CMU	1	ls	$ 10,000	$ 10,000	
8" interior CMU	7500	sf	$ 12.00	$ 90,000	
				Total Masonry	$ 100,000
Miscellaneous Metals					
Elevator separator beams	4	ea	$ 500.00	$ 2,000	

PROJECT: Glynn Archer School Conversion
LOCATION: Key West, Florida

August 12, 2010

Program Estimate - Estimate Detail - A & B Wing					Coastal
	QTY	UNIT	UNIT COST	TOTAL	
Elevator hoist beams	2	ea	$ 300.00	$ 600	
Elevator pit ladders	2	ea	$ 1,200	$ 2,400	
Louvers	300	sf	$ 40.00	$ 12,000	
Cooling tower support steel	1	ls	$ 10,000	$ 10,000	
Misc. steel	1	ls	$ 5,000	$ 5,000	
			Total Miscellaneous Metals		$ 32,000
Structural Steel					
Structural steel frame @ 2nd floor - 15#/sf	97	tons	$ 4,000	388,000	
Structural steel frame @ roof - 12#/sf	78	tons	$ 4,000	312,000	
Floor deck	12858	sf	$ 4.00	51,432	
Roof deck	12858	sf	$ 3.50	45,003	
Tie steel frame to existing exterior walls	1	ls	$ 50,000	50,000	
Misc. angles & channels @ deck edge	1	ls	$ 20,000	20,000	
			Total Structural Steel		$ 866,435
Metal Stairs & Stair Railings					
Concrete filled pan stairs	172	risers	$ 275.00	$ 47,300	
Stair rail - single line	100	lf	$ 25.00	$ 2,500	
Stair rail - picket	100	lf	$ 50.00	$ 5,000	
			Total Metal Stairs & Stair Railings		$ 54,800
Ornamental Metals					
Ornamental metals	1	allow	$ 50,000	50,000	
			Total Ornamental Metals		$ 50,000

PROJECT: Glynn Archer School Conversion
LOCATION: Key West, Florida

August 12, 2010

Program Estimate - Estimate Detail - A & B Wing	QTY	UNIT	UNIT COST	TOTAL	Coastal
Rough Carpentry					
Roof blocking	1	ls	$ 35,000	35,000	
Interior blocking	1	ls	$ 20,000	20,000	
Total Rough Carpentry					$ 55,000
Finish Carpentry					
Interior wood base & crown	1	allow	$ 150,000	150,000	
Miscellaneous finish carpentry	1	ls	$ 50,000	50,000	
Total Finish Carpentry					$ 200,000
Millwork					
Miscellaneous millwork & casework	1	allow	$ 100,000	100,000	
Total Millwork					$ 100,000
Caulking & Waterproofing					
Exterior caulking	1	ls	$ 15,000	15,000	
Interior caulking	1	ls	$ 5,000	5,000	
Miscellaneous waterproofing	1	ls	$ 5,000	5,000	
Total Caulking & Waterproofing					$ 25,000
Building Insulation					
Batt insulation	0	sf	$ -	-	

PROJECT: Glynn Archer School Conversion
LOCATION: Key West, Florida

August 12, 2010

Program Estimate - Estimate Detail - A & B Wing					Coastal
	QTY	UNIT	UNIT COST	TOTAL	
			Total Building Insulation		In Drywall
Fire stopping					
Misc Fire stopping	1	ls	$ 2,500	2,500	
			Total Fire stopping		$ 2,500
Spray Fireproofing					
Spray fireproofing	25716	sf	$ 3.00	77,148	
			Total Spray Fireproofing		$ 77,148
Roofing					
Mod. bitumen roof, flashings & insulation	12858	sf	$ 14.00	$ 180,012	
Collector boxes & downspouts	1	ls	$ 30,000	$ 30,000	
Walkway pads	1000	sf	$ 4.00	$ 4,000	
Overflow scuppers at roof	15	each	$ 150.00	$ 2,250	
			Total Roofing		$ 216,262
Doors, Frames, Hardware & Installation					
Single doors	40	ea	$ 1,500	60,000	
Double doors	10	ea	$ 3,000	30,000	
			ors, Frames, Hardware & Installation		**$ 90,000**

PROJECT: Glynn Archer School Conversion
LOCATION: Key West, Florida

August 12, 2010

Program Estimate - Estimate Detail - A & B Wing					Coastal
	QTY	UNIT	UNIT COST	TOTAL	
Windows & Storefront					
Typical building windows (139 ea x 36sf)	5004	sf	$ 100.00	$ 500,400	
Double storefront doors (9 ea)	504	sf	$ 85.00	$ 42,840	
Blue max protection two sides	5508	sf	$ 1.25	$ 6,885	
			Total Windows & Storefront		$ 550,125
Mirrors					
Mirrors @ public bathrooms	112	sf	$ 8.00	$ 896	
			Total Mirrors		$ 896
Stucco, Lath & Plaster					
Patch & repair existing stucco - 50% wall area	17160	sf	$ 6.00	$ 102,960	
Miscellaneous stucco	1	ls	$ 15,000	$ 15,000	
			Total Stucco, Lath & Plaster		$ 117,960
Drywall					
3 5/8" metal studs, 2 layers 5/8" drywall 1 side, 1 layer 5/8" drywall 1 side, batt insulation	15000	sf	$ 7.00	$ 105,000	
3 5/8" metal studs, 5/8" drywall 2 sides, batt insulation	12000	sf	$ 6.00	$ 72,000	
3 5/8" metal studs, 5/8" drywall 2 sides	5000	sf	$ 5.00	$ 25,000	
3 5/8" metal studs, 5/8" drywall 1 side	2500	sf	$ 4.50	$ 11,250	
1" metal furring, 5/8" drywall	25000	sf	$ 3.00	$ 75,000	
Double metal stud chase wall	1000	sf	$ 6.00	$ 6,000	
CH stud shaftwall partition	1500	sf	$ 8.00	$ 12,000	
Coffered drywall ceilings - 15%	3807	sf	$ 20.00	$ 76,140	

PROJECT: Glynn Archer School Conversion
LOCATION: Key West, Florida

August 12, 2010

Program Estimate - Estimate Detail - A & B Wing					Coastal
	QTY	UNIT	UNIT COST	TOTAL	
Drywall ceilings - 35%	8885	sf	$ 5.00	$ 44,425	
Acoustical tile ceilings - 50%	12692	sf	$ 3.00	$ 38,076	
Auditorium ceiling	4550	sf	$ 15.00	$ 68,250	
				Total Drywall	$ 533,141
Marble / Ceramic / Stone					
Marble floors	3807	sf	$ 20.00	$ 76,140	
Tile @ public bathrooms	8	ea	$ 12,000	$ 96,000	
				Total Marble / Ceramic / Stone	$ 172,140
Countertops					
Stone top @ bathrooms	64	sf	$ 75.00	$ 4,800	
Stone backsplash @ bathrooms	48	lf	$ 30.00	$ 1,440	
				Total Granite Countertops	$ 6,240
Carpet & Resilient					
Carpet @ corridors & offices	2265	sy	$ 25.00	$ 56,625	
VCT flooring	5000	sf	$ 3.00	$ 15,000	
VCT tile base	1000	sf	$ 1.50	$ 1,500	
				Total Carpet & Resilient	$ 73,125
Painting					
Paint doors & frames	60	ea	$ 75.00	$ 4,500	
Paint stucco	34320	sf	$ 0.60	$ 20,592	

PROJECT: Glynn Archer School Conversion
LOCATION: Key West, Florida

August 12, 2010

Program Estimate - Estimate Detail - A & B Wing

Coastal

	QTY	UNIT	UNIT COST	TOTAL	
Paint @ plaster soffits	3009	sf	$ 0.50	$ 1,505	
Paint drywall walls	91500	sf	$ 0.35	$ 32,025	
Paint drywall ceilings	12692	sf	$ 0.40	$ 5,077	
Paint CMU	960	sf	$ 0.60	$ 576	
Sealed concrete floors @ mech, elect, & service corridors	1000	sf	$ 0.75	$ 750	
Miscellaneous painting	1	ls	$ 10,000	$ 10,000	
				Total Painting	$ 75,024
Fabric Wallcovering					
Fabric wall coverings @ common areas	1	allow	$ 10,000	$ 10,000	
				Total Fabric Wallcovering	$ 10,000
Toilet Accessories Including Installation					
Toilet accessories	8	baths	$ 1,500	$ 12,000	
				Total Toilet Accessories	$ 12,000
Fire Extinguishers					
Fire extinguishers	25	ea	$ 150.00	$ 3,750	
				Total Fire Extinguishers	$ 3,750
Toilet Partitions					
Regular	16	ea	$ 1,500	$ 24,000	
Handicapped	8	ea	$ 2,000	$ 16,000	
Urinal screens	8	ea	$ 1,000	$ 8,000	

PROJECT: Glynn Archer School Conversion
LOCATION: Key West, Florida

August 12, 2010

Program Estimate - Estimate Detail - A & B Wing					Coastal
	QTY	UNIT	UNIT COST	TOTAL	
				Total Toilet Partitions	$ 48,000
Bahama Shutters					
Bahama type shade structures	139	ea	$ 1,500	$ 208,500	
				Total Bahama Shutters	$ 208,500
Signage					
Building signage	1	allow	$ 10,000	$ 10,000	
Interior Signage	1	allow	$ 20,000	$ 20,000	
				Total Signage	$ 30,000
Equipment					
Davit anchoring system	1	allow	$ 25,000	$ 25,000	
- One piece precast anchors					
- 9" x 9" davit bases					
- Recessed davit bases					
- Rigging sleeves					
				Total Equipment	$ 25,000
Furnishings					
Window treatments	0	sf	$ -	By Owner	
Entry mats	0	ea	$ -	By Owner	

PROJECT: Glynn Archer School Conversion
LOCATION: Key West, Florida

August 12, 2010

Program Estimate - Estimate Detail - A & B Wing	QTY	UNIT	UNIT COST	TOTAL	Coastal
			Total Furnishings		$ -
Special Construction					
Special construction	1	allow	$ -	N.I.C.	
			Total Special Construction		N.I.C.
Conveying Systems					
Elevators - 2 stops	2	ea	$ 50,000	$ 100,000	
Cab allowance	2	ea	$ 10,000	$ 20,000	
Temporary cab protection	1	ls	$ 3,000	$ 3,000	
One year maintenance	0	ls	$ -	in above	
			Total Conveying Systems		$ 123,000
Plumbing					
Plumbing Systems:	31317	sf	$ 8.00	$ 250,536	
Solar hot water system	1	ls	$ 15,000	$ 15,000	
Type "L" copper domestic water piping	0	ls		in above	
DWV PVC waste piping up to 3" Cast Iron over 3"	0	ls		in above	
DWV PVC vent piping	0	ls		in above	
Rain Water Leaders PVC	0	ls		in above	
PVC condensate piping to A/C units	0	ls		in above	
Fire stop all plumbing penetrations	0	ls		in above	
Domestic hot water boiler	0	ls		in above	
Plumbing Fixtures					
Public Areas:					
Lav	24	ea	$ 750.00	$ 18,000	
Wall hung lavs	8	ea	$ 600.00	$ 4,800	
Toilets	24	ea	$ 800.00	$ 19,200	
Urinals	8	ea	$ 800.00	$ 6,400	
Mop sinks	4	ea	$ 400.00	$ 1,600	

PROJECT: Glynn Archer School Conversion
LOCATION: Key West, Florida

August 12, 2010

Program Estimate - Estimate Detail - A & B Wing					Coastal
	QTY	UNIT	UNIT COST	TOTAL	
Drinking fountains	4	ea	$ 1,200	$ 4,800	
				Total Plumbing	$ 320,336
Fire Protection					
Fire Sprinkler System	31317	sf	$ 2.75	$ 86,122	
finished ceiling: recessed pendent (w) ceiling plate	0	ls		in above	
no ceilings: brass upright	0	ls		in above	
Sprinkler piping and fittings to be CPVC	0	ls		in above	
Stand pipe Sch.10 steel	0	ls		in above	
F & I flow/tamper switches (conn.by div.16)	0	ls		in above	
Back flow preventer provided by Owner	0	ls		in above	
Temporary standpipes	1	ls	$ -	N.I.C.	
				Total Fire Protection	$ 86,122
HVAC					
Equipment					
HVAC - 250 sf/ton average (115 tons)	28308	sf	$ 35.00	$ 990,780	
RTUs	0	ea		in above	
Fiberglass duct-board	0	ls		in above	
Flex duct	0	ls		in above	
Exhaust Fans	0	ls		in above	
Toilet exhaust	0	ls		in above	
Diffusers Registers, Grilles	0	ls		in above	
Digital Thermostats	0	ls		in above	
Fire Seal	0	ls		in above	
Hoisting	0	ls		in above	
				Total HVAC	$ 990,780
Electrical					

PROJECT: Glynn Archer School Conversion
LOCATION: Key West, Florida

August 12, 2010

Program Estimate - Estimate Detail - A & B Wing

Coastal

	QTY	UNIT	UNIT COST	TOTAL	
Electrical System	31317	sf	$ 25.00	$ 782,925	
Lighting Fixtures - site	1	allow	$ -	N.I.C.	
Lighting Fixtures - Common areas	1	allow	$ 150,000	$ 150,000	
Temporary Power	0	ls		in above	
Lighting Branch	0	ls		in above	
Power Branch	0	ls		in above	
Wiring Devices (sw. & recepts.)	0	ls		in above	
Equipment Connections	0	ls		in above	
Electrical Panelboards	0	ls		in above	
Feeders / Bus Duct Riser	0	ls		in above	
Emergency Generator	1	allow	$ 100,000	$ 100,000	
Fire Alarm System	1	allow	$ 50,000	$ 50,000	
Special building systems	1	allow	$ 150,000	$ 150,000	
Lightning protection	1	allow	$ 6,000	$ 6,000	
Photovoltaic system	1	allow	$ 42,000	$ 42,000	
Temporary electric hook ups	1	ls	$ 10,000	$ 10,000	
				Total Electrical	$ 1,290,925

Glynn Archer School Conversion

Key West, Florida

August 12, 2010

Program Estimate - Overall Building Cost - Auditorium

Item Description		Program Estimate Aug. 12, 2010	$ / SF Gross Sf	$ / SF AC
		2,498,364	7,559	4,550
SITEWORK		69,388	9.18	15.25
CONCRETE WORK		124,704	16.50	27.41
MASONRY		14,000	1.85	3.08
METALS		284,457	37.63	62.52
CARPENTRY		205,000	27.12	45.05
THERMAL/MOIST PROTECT		162,503	21.50	35.71
DOORS & WINDOWS		91,523	12.11	20.11
FINISHES		239,882	31.73	52.72
SPECIALTIES		231,200	30.59	50.81
EQUIPMENT		-	-	-
FURNISHINGS		-	-	-
SPECIAL CONSTRUCTION		-	-	-
CONVEYING SYSTEMS		-	-	-
PLUMBING		15,118	2.00	3.32
FIRE PROTECTION		12,513	1.66	2.75
HVAC		172,500	22.82	37.91
ELECTRICAL		251,000	33.21	55.16
SUBTOTAL		1,873,786	247.89	411.82
General Conditions	10.00%	187,379	24.79	41.18
Gen. Liability Insur Prem	1.00%	24,000	3.18	5.27
SUBTOTAL		2,085,165	275.85	458.28
Overhead & Fee	7.50%	156,387	20.69	34.37
SUBTOTAL		2,241,552	296.54	492.65
Payment & Perform Bond		16,812	2.22	3.69
Subcontractor Bonds		**To be bought in Trades**	-	
Contingency	10.00%	240,000	31.75	52.75
CURRENT PROJECT TOTAL		2,498,364	330.52	549.09

Glynn Archer School Conversion

Key West, Florida

August 12, 2010

Program Estimate - CSI Summary - Auditorium

Item Description	Program Estimate Aug. 12, 2010	$ / SF Gross Sf	$ / SF AC
	1,873,786	**7,559**	**4,550**
SITEWORK			
Demolition	43,200	5.72	9.49
Earthwork	16,188	2.14	3.56
Dewatering	2,000	0.26	0.44
Site Utilities	-	-	-
Landscaping	**N.I.C.**	-	-
Concrete Curb & Gutter	**N.I.C.**	-	-
Bituminous Paving & Stripping	**N.I.C.**	-	-
Termite Protection	**In Concrete**	-	-
Augercast Piles	8,000	1.06	1.76
	69,388	9.18	15.25
CONCRETE WORK			
Layout	2,000	0.26	0.44
Concrete	122,704	16.23	26.97
	124,704	16.50	27.41
MASONRY			
CMU / Cell Fill	14,000	1.85	3.08
	14,000	1.85	3.08
METALS			
Miscellaneous Metals	5,000	0.66	1.10
Structural Steel	279,457	36.97	61.42
Metal Fire Stairs & Stair Railings	-	-	-
	284,457	37.63	62.52
CARPENTRY			
Rough Carpentry	30,000	3.97	6.59
Finish Carpentry	75,000	9.92	16.48
Millwork	100,000	13.23	21.98
	205,000	27.12	45.05
THERMAL/MOIST PROTECT			
Caulking, Sealants & Waterproofing	15,000	1.98	3.30
Insulation	**In Drywall**	-	-
Misc Firestopping	-	-	-
Spray Fireproofing	22,677	3.00	4.98
Roofing	124,826	16.51	27.43
	162,503	21.50	35.71
DOORS & WINDOWS			
Doors, Frames, Hardware & Installation	15,000	1.98	3.30
Windows & Storefront	76,523	10.12	16.82
	91,523	12.11	20.11

Glynn Archer School Conversion

Key West, Florida

August 12, 2010

Program Estimate - CSI Summary - Auditorium

Item Description	Program Estimate Aug. 12, 2010	$ / SF Gross Sf	$ / SF AC
	1,873,786	7,559	4,550
FINISHES			
Stucco, Lath & Plaster	100,635	13.31	22.12
Drywall	89,150	11.79	19.59
Marble / Ceramic / Stone	N.I.C.	-	-
Countertops	N.I.C.	-	-
Special Wall Finishes	5,000	0.66	1.10
Carpet & Resilient	16,980	2.25	3.73
Painting	18,117	2.40	3.98
Fabric Wall Coverings	10,000	1.32	2.20
	239,882	31.73	52.72
SPECIALTIES			
Bath Accessories	N.I.C.	-	-
Fire Extinguishers	1,200	0.16	0.26
Bahama Shutters	18,000	2.38	3.96
Auditorium Equipment	210,000	27.78	46.15
Signage	2,000	0.26	0.44
	231,200	30.59	50.81
EQUIPMENT			
Davit anchoring system	N.I.C.	-	-
	-	-	-
FURNISHINGS			
Window Treatments	By Owner	-	-
Entry Mats	N.I.C.	-	-
	-	-	-
SPECIAL CONSTRUCTION			
Interior Design Allowance	N.I.C.	-	-
	-	-	-
CONVEYING SYSTEMS			
Elevators	-	-	-
	-	-	-
MECHANICAL			
Plumbing	15,118	2.00	3.32
Plumbing Fixtures	In Above	-	-
Fire Protection System	12,513	1.66	2.75
HVAC	172,500	22.82	37.91
	200,131	26.48	43.98
ELECTRICAL			
Electrical	251,000	33.21	55.16
Applied Fixture Allowance	In Above	-	-
	251,000	33.21	55.16
SUBTOTAL	1,873,786	247.89	411.82

PROJECT: Glynn Archer School Conversion
LOCATION: Key West, Florida

August 12, 2010

Program Estimate - Estimate Detail - Auditorium

Coastal

	QTY	UNIT	UNIT COST	TOTAL	
Demolition					
Asbestos/lead paint removal	1	ls	$ -	By City	
Selective demolition @ auditorium	4550	sf	$ 4.00	$ 18,200	
Site demolition	1	ls	$ -	N.I.C.	
Exterior wall bracing @ auditorium	1	ls	$ 25,000	$ 25,000	
				Total Demolition	$ 43,200
Earthwork					
Prep for new slab on grade	4550	sf	$ 0.50	$ 2,275	
Imported fill	842	cy	$ 15.00	$ 12,630	
Footing excavation & backfill	40	cy	$ 15.00	$ 600	
Soil poisoning	4550	sf	$ 0.15	$ 683	
				Total Earthwork	$ 16,188
Dewatering					
Surface pumping	1	allow	$ 2,000	$ 2,000	
				Total Dewatering	$ 2,000
Site Utilities					
Domestic Water - new service from street	1	ls	$ -	N.I.C.	
Fire Line - new service from street	1	ls	$ -	N.I.C.	
Irrigation Water Supply - new service from street	1	ls	$ -	N.I.C.	
Sanitary Sewer - new service from street	1	ls	$ -	N.I.C.	
Storm sewer	1	ls	$ -	N.I.C.	
Gas service	1	ls	$ -	N.I.C.	

PROJECT: Glynn Archer School Conversion
LOCATION: Key West, Florida

August 12, 2010

Program Estimate - Estimate Detail - Auditorium

Coastal

	QTY	UNIT	UNIT COST	TOTAL	
				Total Site Utilities	$ -
Landscaping					
Landscaping	1	ls	$ -	N.I.C.	
				Total Landscaping	N.I.C.
Site Concrete					
Site concrete	1	ls	$ -	N.I.C.	
				Total Site Concrete	N.I.C.
Bituminous Paving					
Bituminous paving	1	ls	$ -	N.I.C.	
				Total Bituminous Paving	N.I.C.
Augercast Piles					
Augercast piles (16 each - 10' deep)	160	lf	$ 50.00	$ 8,000	
				Total Augercast Piles	$ 8,000
Layout					

PROJECT: Glynn Archer School Conversion
LOCATION: Key West, Florida

August 12, 2010

Program Estimate - Estimate Detail - Auditorium

Coastal

	QTY	UNIT	UNIT COST	TOTAL	
Concrete layout	1	ls	$ 2,000	$ 2,000	
				Total Layout	$ 2,000
Concrete					
Pile caps	25	cy	$ 600.00	$ 15,000	
Grade beams	66	cy	$ 600.00	$ 39,600	
4" slab on grade	4550	sf	$ 5.00	$ 22,750	
5" slab on metal deck - roof	7559	sf	$ 6.00	$ 45,354	
				Total Concrete	$ 122,704
Masonry					
8" exterior CMU	1	ls	$ 2,000	$ 2,000	
8" interior CMU	1000	sf	$ 12.00	$ 12,000	
				Total Masonry	$ 14,000
Miscellaneous Metals					
Misc. steel	1	ls	$ 5,000	$ 5,000	
				Total Miscellaneous Metals	$ 5,000
Structural Steel					
Long span joists @ auditorium - 15#/sf	57	tons	$ 4,000	228,000	
Roof deck	7559	sf	$ 3.50	26,457	
Tie steel frame to existing exterior walls	1	ls	$ 15,000	15,000	

PROJECT: Glynn Archer School Conversion
LOCATION: Key West, Florida

August 12, 2010

Program Estimate - Estimate Detail - Auditorium

Coastal

	QTY	UNIT	UNIT COST	TOTAL	
Misc. angles & channels @ deck edge	1	ls	$ 10,000	10,000	
				Total Structural Steel	$ 279,457
Metal Stairs & Stair Railings					
Concrete filled pan stairs	1	ls	$ -	N.I.C.	
				Total Metal Stairs & Stair Railings	$ -
Rough Carpentry					
Roof blocking	1	ls	$ 20,000	20,000	
Interior blocking	1	ls	$ 10,000	10,000	
				Total Rough Carpentry	$ 30,000
Finish Carpentry					
Interior wood base & crown	1	allow	$ 50,000	50,000	
Miscellaneous finish carpentry	1	ls	$ 25,000	25,000	
				Total Finish Carpentry	$ 75,000
Millwork					
Miscellaneous millwork & casework	1	allow	$ 100,000	100,000	
				Total Millwork	$ 100,000

PROJECT: Glynn Archer School Conversion
LOCATION: Key West, Florida

August 12, 2010

Program Estimate - Estimate Detail - Auditorium

Coastal

	QTY	UNIT	UNIT COST	TOTAL	
Caulking & Waterproofing					
Exterior caulking	1	ls	$ 5,000	5,000	
Interior caulking	1	ls	$ 5,000	5,000	
Miscellaneous waterproofing	1	ls	$ 5,000	5,000	
Total Caulking & Waterproofing					$ 15,000
Building Insulation					
Batt insulation	0	sf	$ -	-	
Total Building Insulation					In Drywall
Fire stopping					
Misc Fire stopping	1	ls	$ -	N.I.C.	
Total Fire stopping					$ -
Spray Fireproofing					
Spray fireproofing	7559	sf	$ 3.00	22,677	
Total Spray Fireproofing					$ 22,677
Roofing					
Mod. bitumen roof, flashings & insulation	7559	sf	$ 14.00	$ 105,826	
Walkway pads	1000	sf	$ 4.00	$ 4,000	
Collector boxes & downspouts	1	ls	$ 15,000	$ 15,000	

PROJECT: Glynn Archer School Conversion
LOCATION: Key West, Florida

August 12, 2010

Program Estimate - Estimate Detail - Auditorium

Coastal

	QTY	UNIT	UNIT COST	TOTAL	
				Total Roofing	$ 124,826
Doors, Frames, Hardware & Installation					
Single doors	6	ea	$ 1,500	9,000	
Double doors	2	ea	$ 3,000	6,000	
			ors, Frames, Hardware & Installation		**$ 15,000**
Windows & Storefront					
Auditoriumm windows (12 ea x 60sf)	720	sf	$ 100.00	$ 72,000	
Single storefront doors (2 ea)	42	sf	$ 85.00	$ 3,570	
Blue max protection two sides	762	sf	$ 1.25	$ 953	
				Total Windows & Storefront	$ 76,523
Stucco, Lath & Plaster					
Patch & repair existing stucco - 50% wall area	6750	sf	$ 6.00	$ 40,500	
Plaster ceiling @ Cloister	3009	sf	$ 15.00	$ 45,135	
Miscellaneous stucco	1	ls	$ 15,000	$ 15,000	
				Total Stucco, Lath & Plaster	$ 100,635
Drywall					
3 5/8" metal studs, 5/8" drywall 2 sides	1000	sf	$ 5.00	$ 5,000	
3 5/8" metal studs, 5/8" drywall 1 side	500	sf	$ 4.50	$ 2,250	
1" metal furring, 5/8" drywall	4550	sf	$ 3.00	$ 13,650	

PROJECT: Glynn Archer School Conversion
LOCATION: Key West, Florida

August 12, 2010

Program Estimate - Estimate Detail - Auditorium

Coastal

	QTY	UNIT	UNIT COST	TOTAL	
Auditorium ceiling	4550	sf	$ 15.00	$ 68,250	
				Total Drywall	$ 89,150
Marble / Ceramic / Stone					
Marble floors	1	ls	$ -	N.I.C.	
Tile @ public bathrooms	1	ls	$ -	N.I.C.	
				Total Marble / Ceramic / Stone	N.I.C.
Countertops					
Stone top @ bathrooms	1	ls	$ -	N.I.C.	
Stone backsplash @ bathrooms	1	ls	$ -	N.I.C.	
				Total Granite Countertops	N.I.C.
Special Wall Finishes					
Protect existing murals	1	allow	$ 5,000	$ 5,000	
				Total Special Wall Finishes	$ 5,000
Carpet & Resilient					
Carpet @ auditorium	506	sy	$ 30.00	$ 15,180	
VCT flooring	500	sf	$ 3.00	$ 1,500	
VCT tile base	200	sf	$ 1.50	$ 300	
				Total Carpet & Resilient	$ 16,980

PROJECT: Glynn Archer School Conversion
LOCATION: Key West, Florida

August 12, 2010

Program Estimate - Estimate Detail - Auditorium

Coastal

	QTY	UNIT	UNIT COST	TOTAL	
Painting					
Paint doors & frames	10	ea	$ 75.00	$ 750	
Paint stucco	13500	sf	$ 0.60	$ 8,100	
Paint @ plaster soffits	3009	sf	$ 0.50	$ 1,505	
Paint drywall walls	7550	sf	$ 0.35	$ 2,643	
Paint drywall ceilings	4550	sf	$ 0.40	$ 1,820	
Paint CMU	250	sf	$ 0.60	$ 150	
Sealed concrete floors @ mech, elect, & service corridors	200	sf	$ 0.75	$ 150	
Miscellaneous painting	1	ls	$ 3,000	$ 3,000	
			Total Painting		$ 18,117
Fabric Wallcovering					
Fabric wall coverings @ common areas	1	allow	$ 10,000	$ 10,000	
			Total Fabric Wallcovering		$ 10,000
Toilet Accessories Including Installation					
Toilet accessories	1	ls	$ -	N.I.C.	
			Total Toilet Accessories		N.I.C.
Fire Extinguishers					
Fire extinguishers	8	ea	$ 150.00	$ 1,200	
			Total Fire Extinguishers		$ 1,200

PROJECT: Glynn Archer School Conversion
LOCATION: Key West, Florida

August 12, 2010

Program Estimate - Estimate Detail - Auditorium

Coastal

	QTY	UNIT	UNIT COST	TOTAL	
Toilet Partitions					
Regular	1	ls	$ -	N.I.C.	
Handicapped	1	ls	$ -	N.I.C.	
Urinal screens	1	ls	$ -	N.I.C.	
Total Toilet Partitions					N.I.C.
Bahama Shutters					
Bahama type shade structures	12	ea	$ 1,500	$ 18,000	
Total Bahama Shutters					$ 18,000
Auditorium Equipment					
Sound, Audio Visual, etc.	1	allow	$ 100,000	$ 100,000	
Auditorium seats	400	ea	$ 275.00	$ 110,000	
Stage curtians, Specilal lighting, Stage Equipment, etc.	1	ls	$ -	N.I.C.	
Total Auditorium Equipment					$ 210,000
Signage					
Site signage	1	allow	$ -	N.I.C.	
Interior Signage	1	allow	$ 2,000	$ 2,000	
Total Signage					$ 2,000

PROJECT: Glynn Archer School Conversion
LOCATION: Key West, Florida

August 12, 2010

Program Estimate - Estimate Detail - Auditorium

Coastal

	QTY	UNIT	UNIT COST	TOTAL	
Equipment					
Equipment	1	allow	$ -	N.I.C.	
				Total Equipment	$ -
Furnishings					
Window treatments	0	sf	$ -	By Owner	
Entry mats	0	ea	$ -	By Owner	
				Total Furnishings	$ -
Special Construction					
Special construction	1	allow	$ -	N.I.C.	
				Total Special Construction	N.I.C.
Conveying Systems					
Elevators - 2 stops	1	allow	$ -	N.I.C.	
				Total Conveying Systems	$ -
Plumbing					
Plumbing Systems:	7559	sf	$ 2.00	$ 15,118	
Type "L" copper domestic water piping	0	ls		in above	
DWV PVC waste piping up to 3" Cast Iron over 3"	0	ls		in above	
DWV PVC vent piping	0	ls		in above	
Rain Water Leaders PVC	0	ls		in above	
PVC condensate piping to A/C units	0	ls		in above	

PROJECT: Glynn Archer School Conversion
LOCATION: Key West, Florida

August 12, 2010

Program Estimate - Estimate Detail - Auditorium

Coastal

	QTY	UNIT	UNIT COST	TOTAL	
Fire stop all plumbing penetrations	0	ls		in above	
Domestic hot water boiler	0	ls		in above	
Plumbing Fixtures					
Public Areas:					
Lav	1	ea	$ -	N.I.C.	
Wall hung lavs	1	ea	$ -	N.I.C.	
Toilets	1	ea	$ -	N.I.C.	
Urinals	1	ea	$ -	N.I.C.	
Mop sinks	1	ea	$ -	N.I.C.	
Drinking fountains	1	ea	$ -	N.I.C.	
			Total Plumbing		$ 15,118
Fire Protection					
Fire Sprinkler System	4550	sf	$ 2.75	$ 12,513	
finished ceiling: recessed pendent (w) ceiling plate	0	ls		in above	
no ceilings: brass upright	0	ls		in above	
Sprinkler piping and fittings to be CPVC	0	ls		in above	
Stand pipe Sch.10 steel	0	ls		in above	
F & I flow/tamper switches (conn.by div.16)	0	ls		in above	
Back flow preventer provided by Owner	0	ls		in above	
Temporary standpipes	1	ls	$ -	N.I.C.	
			Total Fire Protection		$ 12,513
HVAC					
Equipment					
HVAC - 200 sf/ton average	23	Tons	$ 7,500	$ 172,500	
RTUs	0	ea		in above	
Fiberglass duct-board	0	ls		in above	
Flex duct	0	ls		in above	
Exhaust Fans	0	ls		in above	
Toilet exhaust	0	ls		in above	

PROJECT: Glynn Archer School Conversion
LOCATION: Key West, Florida

August 12, 2010

Program Estimate - Estimate Detail - Auditorium

Coastal

	QTY	UNIT	UNIT COST	TOTAL	
Diffusers Registers, Grilles	0	ls		in above	
Digital Thermostats	0	ls		in above	
Fire Seal	0	ls		in above	
Hoisting	0	ls		in above	
				Total HVAC	$ 172,500
Electrical					
Electrical System	4550	sf	$ 20.00	$ 91,000	
Lighting Fixtures - site	1	allow	$ -	N.I.C.	
Lighting Fixtures - Common areas	1	allow	$ 5,000	$ 5,000	
Temporary Power	0	ls		in above	
Lighting Branch	0	ls		in above	
Power Branch	0	ls		in above	
Wiring Devices (sw. & recepts.)	0	ls		in above	
Equipment Connections	0	ls		in above	
Electrical Panelboards	0	ls		in above	
Feeders / Bus Duct Riser	0	ls		in above	
Emergency Generator	1	allow	$ -	N.I.C.	
Fire Alarm System	1	allow	$ 50,000	$ 50,000	
Special building systems	1	allow	$ 100,000	$ 100,000	
Temporary electric hook ups	1	ls	$ 5,000	$ 5,000	
				Total Electrical	$ 251,000

Document
A

Engineer Report

Glynn Archer School

1300 White Street

Key West, Florida 33040

May 5, 2010

SeaTech inc.

830 Crane Boulevard
Sugarloaf Key, Florida 33042
Phone (305) 872-0888
Fax (305) 872-8898

7552 Navarre Parkway, Suite 7
Navarre, Florida 32566
Phone (850) 939-3959
Fax (850) 939-3953

Glynn Archer School
1300 White Street
Key West, Florida 33040

TABLE OF CONTENTS

Section 1: Scope of Work

The purpose of this Engineer Report is to provide a professional evaluation of the building structure at the Glynn Archer School, Key West, Florida.

Section 2: Existing Conditions

The Glynn Archer School is located near the middle of the island of Key West, Florida. (See Attachment A, Local Map and Attachment B, Regional Map)

The property includes two (2) two-story school buildings (Building A and Building B), two (2) one-story school buildings (Building C and Building E) and a gymnasium building (Building D). (See Attachment C, Site Plan)

Building A and Building B were originally constructed approximately 1926. The building frames were constructed of reinforced concrete columns and beams with masonry infill. The floors were constructed of wood framing members. The first floor wood framing members were supported on spread, reinforced concrete footings and the building frame was supported on a perimeter, reinforced concrete foundation. The exterior walls were covered with a cementitious coating. The roof deck was constructed of wood framing members and was covered with modified bitumen roof covering materials. There was a parapet wall that varied in height but less than two three high along the perimeter of the main roof areas.

Building C was originally constructed approximately 1955. The building frame and foundation were constructed of reinforced concrete members. The roof deck was constructed of steel bar joists and covered with modified bitumen and built-up roof covering materials.

Building D was originally constructed approximately 1926. The building frame was constructed of reinforced concrete columns and beams with masonry infill. The floors were constructed of wood framing members and supported on spread, reinforced concrete footings. The building frame was supported on a perimeter, reinforced concrete foundation. The exterior walls were covered with a cementitious coating. The roof deck was constructed of wood framing members and was covered with modified bitumen roof covering materials. There was a parapet wall that varied in height but less than three feet high along the perimeter of the roof area.

Building E was originally constructed approximately 1975. The building frame was constructed of precast concrete members and supported on a reinforced

concrete foundation. The roof was constructed of precast concrete roof panels and covered with modified bitumen roof covering materials.

Section 3: History

The Glynn Archer School has been used by the Monroe County School Board since its' original construction as a school. The City of Key West is considering the use of the existing school buildings for professional office space. The City of Key West retained the services of Sea Tech, Inc. via Perez Engineering & Development, Inc. to provide an evaluation of the Glynn Archer School buildings to assist the City Commissioners in making a decision on the feasibility of this planned use.

Section 4: Findings & Discussion

The initial building observations were conducted on 4 February 2010. The attendees included Mr. Paul R. Semmes, PE, Engineer representing SeaTech, Inc., and Ms. Christy Martin representing the Monroe County School Board. The interior spaces of the buildings were observed as well as the roof areas and limited visual observations of the crawlspaces.

Additional field observations were conducted on 20-22 April 2010. The attendees included Mr. Paul R. Semmes, PE, and Mr. Ryon Chapelle, representing Sea Tech, Inc. and Mr. Jeff Sawyer, Mr. George Wheeler, Mr. Chuck Sellers and Mr. James Howard, representing the Monroe County School Board. The interior spaces of the buildings were observed as well as roof areas, attic spaces, floor spaces and crawlspaces.

There was no invasive work requested or performed during the observation. The observations were made only of readily visible components of the building.

BUILDING A

Building A was observed and photographed by Mr. Semmes. The photographs are included in Section 6, Photographs.

The reinforced concrete, spread pier foundations and the reinforced concrete, continuous foundation along the perimeter of the building were in good condition. There were no obvious signs of defect such as cracking, spalling or settlement.

The wood floor joists and sheathing were in good condition. There were some areas underneath plumbed spaces where rotted wood was observed but the general condition of the floor joists and sheathing was good.

The typical floor joist spans are approximately 12 feet. The existing floor joists are undersized for 100 psf loadings required for first floor corridors but are adequate for 50 psf loadings for professional office areas. The first floor framing underneath the corridors would require sistering.

The floor girders were in poor condition. The floor girders were rotted underneath plumbed spaces and there was pest damaged throughout. The pest damage appeared to include damage from wood boring pests. There were damaged floor girders that require immediate replacement. The photographs below depict examples of this condition:

There was a significant amount of debris underneath the building. The debris limited access to some areas. The debris should be removed.

There were concrete structures underneath the building. The structures appeared to be cisterns. The structures should be removed or filled in place. The photograph below depicts an example of this condition:

There was concrete spalling damage on the exterior walls. There was some damage observed at the top of the building corners but most of the damage appeared to be around the window openings. There was concrete spalling observed around most of the perimeters of most window openings.

The second floor framing was observed. There was no significant damage noted. The second floor framing members appeared to be in good condition.

The roof framing was observed. The framing was sound but was not constructed to provide adequate resistance against hurricane force winds. There were no high wind tie-downs, metal connectors or bracing members. The photograph below depicts an example of this condition:

The roof coverings were in average to poor condition. There appeared to be pockets and areas of separation throughout the roof surface but no signs of significant leakage. The roof coverings may not require immediate repair but will likely require regular maintenance until the roof coverings are replaced. The photographs below depict examples of this condition:

BUILDING B

Building B was observed and photographed by Mr. Semmes. The photographs are included in Section 6, Photographs.

The wood floor joists and sheathing were in good condition except at the front of the building. The floor joists and sheathing at the front of the building were rotted and deteriorated. Some of eth wood requires immediate replacement. The photograph below depicts an example of this condition:

The typical floor joist spans are approximately 12 feet. The existing floor joists are undersized for 100 psf loadings required for first floor corridors but are adequate for 50 psf loadings for professional office areas. The first floor framing underneath the corridors would require sistering.

The floor girders were in poor condition. The floor girders were rotted underneath plumbed spaces and pest damaged throughout. The pest damage appeared to include damage from wood boring termites.

There was a significant amount of debris underneath the building. The debris limited access to some areas. The debris should be removed.

There were concrete structures underneath the building. The structures appeared to be cisterns. The structures should be removed or filled in place.

There was concrete spalling damage on the exterior walls. There was some damage observed at the top of the building corners but most of the damage appeared to be around the window openings. There was concrete spalling observed around most of the perimeter at most of the window openings.

The second floor framing was observed. There was no significant damage noted. The second floor framing members appeared to be in good condition.

The roof framing was observed. The framing was sound but was not constructed to provide adequate resistance against hurricane force winds. There were no high wind tie-downs, metal connectors or bracing members.

The roof coverings were in average to poor condition. There appeared to be pockets and areas of separation throughout the roof surface but no signs of significant leakage. The roof coverings may not require immediate repair but will likely require regular maintenance until the roof coverings are replaced.

BUILDING C

Building C was observed and photographed by Mr. Semmes. The photographs are included in Section 6, Photographs.

The interior and exterior wall surfaces of the building were observed. There was significant spalling damage observed at column locations and at various locations along the perimeter walls. The damage was observed throughout the building frame. The photographs below depict examples of this condition:

The roof coverings were in average to poor condition. There appeared to be pockets and areas of separation throughout the roof surface but no signs of significant leakage. The roof coverings may not require immediate repair but will likely require regular maintenance until the roof coverings are replaced. The photograph below depicts an example of this condition:

BUILDING D

Building D was observed and photographed by Mr. Semmes. The photographs are included in Section 6, Photographs.

The floor joists and floor girders were in poor condition. The wood members were pest damaged throughout.

There was a significant amount of debris underneath the building. The debris limited access to some areas. The debris should be removed.

There were vertical steel columns that supported the roof structure. The columns were rusted. The rust damage did not appear to be significant enough to impact the structural capacity of the members but should be properly repaired to prevent further damage.

The roof framing members were in poor condition. There was widespread pest damage to the roof framing members. There were members that require immediate replacement.

There was concrete spalling damage on the exterior walls. The damage was observed at the top of the building corners. The spalling damage should be repaired.

The roof coverings were in good condition. There did not appear to be any signs of significant leakage. The roof coverings may not require immediate repair but will likely require regular maintenance until the roof coverings are replaced.

BUILDING E

Building E was observed and photographed by Mr. Semmes. The photographs are included in Section 6, Photographs.

The building structure appeared to be in good condition. There were no visible signs of damage observed to the building foundation or structural frame.

The roof coverings were in good condition. There did not appear to be any signs of significant leakage. The roof coverings may not require immediate repair but will likely require regular maintenance until the roof coverings are replaced.

Section 5: Conclusions & Recommendations

The building with the best serviceability was Building E. There were no signs of significant defects and the structural features appeared to be adequate for the planned use as professional offices.

The buildings with the worst serviceability were Building C and Building D. The degree of concrete spalling damage at Building C would likely make demolition the more feasible alternative to repair. The deteriorated condition of the roof and floor framing members and the concrete spalling damage in Building D would likely make it more feasible to demolish but the historic nature of the building might prevent that possibility.

The two remaining buildings, Building A and Building B, are in average condition. There is concrete spalling damage but otherwise the building frame is in good condition. The condition of the floor framing on the first floor will likely make gutting the interiors of the buildings more feasible than repairing the damaged girders in place.

BUILDING A

Building A requires concrete spalling repairs, floor framing repairs on the first floor, roof framing repairs and roof covering repairs / replacement. The concrete spalling repairs appear to be limited to the window openings and at the top corners of the building and should be repaired as soon as practicable. The floor framing repairs will likely include the replacement of the entire first floor framing system since the girders provide support for the floor joists and should be repaired immediately. The roof framing repairs could be accomplished in place without replacing the roof framing system and should be repaired as soon as practicable. The roof covering repairs could be accomplished as part of a maintenance program temporarily but the roof coverings should be replaced with new roof coverings within the next 3-5 years.

BUILDING B

Building B requires concrete spalling repairs, floor framing repairs on the first floor, roof framing repairs and roof covering repairs / replacement. The concrete spalling repairs appear to be limited to the window openings and at the top corners of the building and should be repaired as soon as practicable. The floor framing system shows signs of pest damage throughout and therefore should be replaced as soon as practicable. The roof framing repairs could be accomplished in place without replacing the roof framing system and should be repaired as soon as practicable. The roof covering repairs could be accomplished as part of a maintenance program temporarily but the roof coverings should be replaced with new roof coverings within the next 3-5 years.

BUILDING C

Building C requires concrete significant spalling repairs. The spalling damage in Building C was widespread and impacted the structural integrity of the building frame. It would likely be more feasible to demolish the building than to make the necessary repairs.

BUILDING D

Building D requires concrete spalling repairs, floor framing repairs, column repairs, roof framing repairs and roof covering repairs / replacement. The concrete spalling repairs appear to be throughout the building frame and should be repaired as soon as practicable. The floor framing system and the roof framing system

shows signs of pest damage throughout and some of the members require immediate replacement and therefore should be replaced immediately. The roof covering repairs could be accomplished as part of a maintenance program temporarily but the roof coverings should be replaced with new roof coverings within the next 3-5 years.

BUILDING E

Building E appeared to be in good condition. There were no visible signs of damage observed to the building foundation or structural frame.

The work described herein should be designed by a qualified design professional and installed by a qualified contractor.

Paul R. Semmes, PE

FLOOR FRAMING

Building A

Building A

Building A

Building A

Building A

Building A

FLOOR FRAMING

Building B

Building B

Building B

Building D

ROOF FRAMING

Building A

Building A

Building A

Building D

Building D

Building D

ROOF COVERINGS

Building A

Building A

Building A

Building A

Building B

Building B

ROOF COVERINGS

Building C

Building C

Building C

ROOF COVERINGS

Building D

Building D

Building D

Building D

Building E

Building E

SPALLING DAMAGE

Building C

Building C

Building C

Building C

Building C

Building C

SPALLING DAMAGE

Building C

Building C

Building C

Building C

Building C

Building C

SPALLING DAMAGE

Building C

Building C

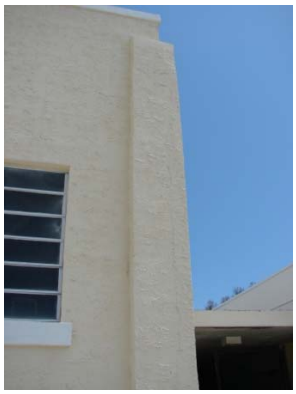
Building C

Building C

Building C

Building C

SPALLING DAMAGE



Building D

Building D

Building D

Building D

Building D

Building D

SPALLING DAMAGE

Building D

Building D

Building D

Building D

Building D

EXTERIOR STAIRS

Building B

Building B

SeaTech inc.
830 CRANE BOULEVARD SUGARLOAF KEY, FLORIDA 33042
TEL: (305) 294-9993 FAX: (850)939-3953
C.A.#28984

SHEET: ATT - A
DATE: 05-04-10
BY: EKM
JOB # _____

GLYNN ARCHER SCHOOL

1300 WHITE STREET, KEY WEST, FLORIDA

LOCAL MAP

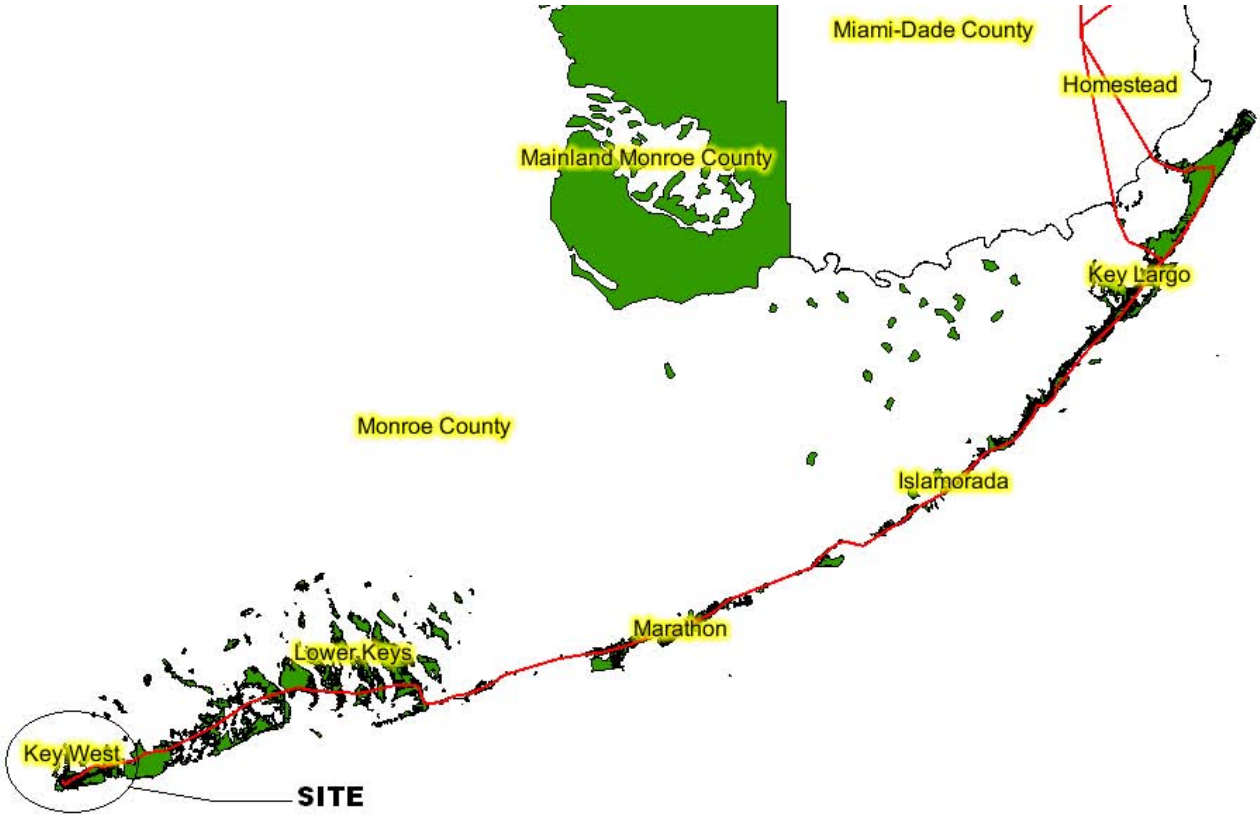
PAUL R. SEMMES, P.E.
#44137 DATE:_____

SeaTech inc.
830 CRANE BOULEVARD SUGARLOAF KEY, FLORIDA 33042
TEL: (305) 294-9993 FAX: (850)939-3953
C.A.#28984

SHEET: ATT - B
DATE: 05-04-10
BY: EKM
JOB # _____

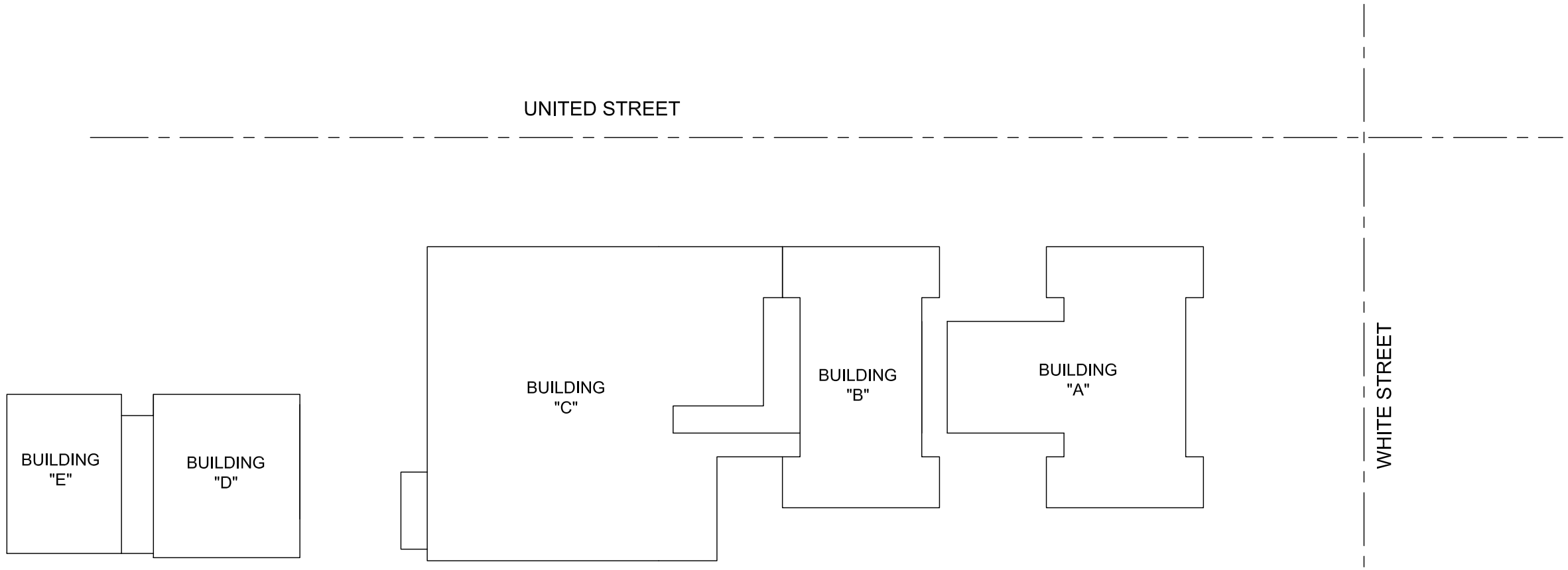
GLYNN ARCHER SCHOOL

1300 WHITE STREET, KEY WEST, FLORIDA



REGIONAL MAP

PAUL R. SEMMES, P.E.
#44137 DATE:_____



SITE PLAN

SCALE: N.T.S.

SeaTech Inc.
830 CRANE BOULEVARD
SUGARLOAF KEY, FLORIDA
(305) 294-9993
C.A. #28984

PAUL R. SEMMES, P.E.
#44137 DATE:

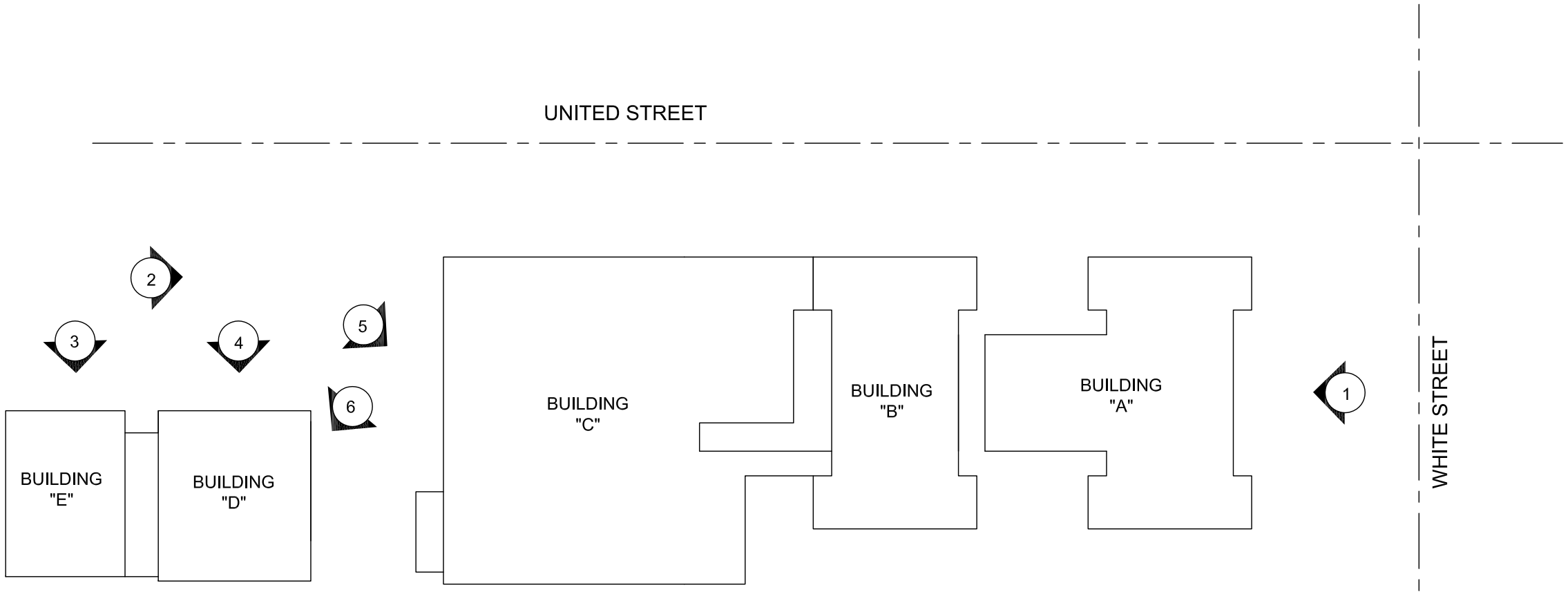
GLYNN ARCHER SCHOOL
1300 WHITE STREET
KEY WEST, FLORIDA

REVISIONS

DATE: 05-03-10

DRAWN: EKM

ATT-C



SITE PHOTO LOCATIONS

SCALE: N.T.S.

SeaTech Inc.
830 CRANE BOULEVARD
SUGARLOAF KEY, FLORIDA
(305) 294-9993
C.A. #28984

PAUL R. SEMMES, P.E.
#44137 DATE:

GLYNN ARCHER SCHOOL
1300 WHITE STREET
KEY WEST, FLORIDA

REVISIONS

DATE: 05-03-10

DRAWN: EKM

ATT-D

SITE PHOTOGRAPHS

Building A – Picture 1

Building C – Picture 2

Building E – Picture 3

Building D – Picture 4

Building C – Picture 5

Building D – Picture 6

Document
B

mbi | k2m
ARCHITECTURE, INC.

1001 WHITEHEAD STREET
KEY WEST, FLORIDA 33040

PHONE: 305.292.7722
FAX: 305.292.2162

PROF. REG. NO. AA26001059

Fm: M.B. Ingram
To: Key West City Managers

11 March, 2009

In accordance with your approval of the further update to our Task order #1, The City of Key West Administration Building – Architectural Program Report dated January 13, 2009, we submit a reprogramming of spaces reflecting suggested resizing of required work areas. Please note that our formatting follows the 1-13-09 submission for ease of comparing the changes with the original program.

Assuming that the revised program of approximately 26,000 square feet (total) is utilized, we present a modified budget as it applies to the chosen Angela Street site. Please note that we reflect the difference between cost for a total remodeling of the existing facility (17,000 s.f.) plus 9,000 s.f. of new added space as compared to a totally new facility of 26,000 s.f. We have also shown a budget for new furnishings independently of the construction cost estimate.

Attached you will find a revised space analysis totaling 25,570 s.f. This reduction is accomplished by the elimination of: port operations, community services, transportation, auditorium, fitness room, generator room and a restructuring of department space allocation, core facilities are represented to be utilized by all departments.

The restructuring of spaces calls for smaller offices or, in some cases, utilization of furniture system cubicles. These changes are a reflection of direction given to us at our meeting of 3-9-09 to evaluate the original space program which was based on department directors' wishes. We have made decisions based upon our understanding of 'the city as a business'. Space allocations are now at a comfortable minimum standard.

We also forward a revised budget based on this new program. We have followed the same format as our original report for consistency and comparative clarity. Allowance is noted for total renovation of the existing city hall building vis-à-vis a totally new facility.

mbi | k2m
ARCHITECTURE, INC.

1001 WHITEHEAD STREET
KEY WEST, FLORIDA 33040

PHONE: 305.292.7722
FAX: 305.292.2162

PROF. REG. NO. AA26001059

Key West City Administration Building

Estimate Costs Associated with 5 Year Upgrade Plan: 3-10-2009

Existing City Hall (17,000 S.F.)

Required Work:
- New AC compressors and air handlers
- Electrical system upgrade and correction
- Interior Finish upgrade
- Build out of fire station area (total)
- New window systems
- Roofing
- Elevator repair / Public access
- Bathroom facility upgrade

Estimated cost per s.f. @ $100	$ 1,700,000.00
Lease space / Move employees re 525 Angela St. Staff (8 mos)	$ 600,000.00
Madeline Bean - Demolish	$ 80,000.00
Relocation of staff to temporary (5 yr) space	$ 400,000.00
Rental space for 30 +/- staff @ 200 s.f./person 6,000 s.f. @ $30/s.f. (gross) = $ 180,000/yr x 5 years (Building Department to occupy former Fire Department)	$ 900,000.00
Fire Station Construction 3 Bay – Double deep = 7,200 s.f.	$ 2,100,000.00
Parking (surface) modifications to Yield +/- 70 spaces	$ 200,000.00
Savings – Energy from $ 85,000/yr to $ 45,000 X 5 years	<$ 200,000.00>
Parking @ Site – Revenue Current: 100 spaces = $ 54,000 = 540/space Proposed: 70 spaces = $37,800 Loss of Revenue @ $16,000 x 5 years	$ 80,000.00
SUBTOTAL COST FOR 5 YEAR PLAN	$ 5,860,000.00

mbi | k2m
ARCHITECTURE, INC.

1001 WHITEHEAD STREET
KEY WEST, FLORIDA 33040

PHONE: 305.292.7722
FAX: 305.292.2162

PROF. REG. NO. AA26001059

Rental of Finance Department space @ $ 140,000 + $ 8,500 = $ 148,500 x 5	$ 742,500.00
Soft costs to accomplish work	$ 500,000.00
SUB TOTAL COST	$ 7,102,500.00
Building Garage	$ 2,100,000.00
GRAND TOTAL	$ 9,202,500.00

Key West City Administration Building - Full 26,000 s.f. Program Costs

		Angela St. Renov.	Angela St. New
1	Temp. facilities - Relocation	$1,000,000.00	$1,000,000.00
2	Demolition	$80,000.00	$150,000.00
3	Parking Structure and Surface	$2,100,000.00	$2,100,000.00
4	Increase for Const - time - Interest	N/A	N/A
5	Repairs -Station #3	N/A	N/A
6	Simonton St. Fire station #2 (7,200 s.f.)	$2,100,000.00	$2,100,000.00
7	Fire Station #3 replace	N/A	N/A
8	Playing fields	N/A	N/A
9	Infrastructure Allowance	$200,000.00	$200,000.00
10	Landscape Allowance	$200,000.00	$200,000.00
11	Building Costs (incl. FPE)		
	17,000 @ $300	$5,100,000.00 @ $350	$5,950,000.00
	9,000 @ $350	$3,150,000.00 @ $350	$3,150,000.00
	Furnishings (26,000 s.f.)	$1,050,000.00	$1,050,000.00
	Subtotal	$14,930,000.00	$15,900,000.00
12	Soft Cost Allowance (10)	$1,500,000.00	$1,600,000.00
	Total Project Cost	$16,430,000.00 *	$17,500,000.00 *

* Cost estimates = LEEDS Silver accredition

	1/13/2009				3/11/2009	
	DEPARTMENT	FLOOR AREA	# OF STAFF	ADJACENCY	FLOOR AREA	# OF STAFF*
1	MAYOR / CITY COMMISSSION	1,733	8	2,3	1,050	5
2	CITY MANAGER OFFICE SUITE	1,980	6	1,3	1,248	7
3	LEGAL DEPARTMENT	1,656	5	1,2	1,104	5
4	CITY CLERK	1,013	4		869	4
5	HUMAN RESOURCES	1,633	7		1,256	7
6	INFORMATION TECHNOLOGY	2,653	7		2,182	7
7	FINANCE DEPARTMENT	2,434	13	9	2,001	13
8	REVENUE / PARKING	1,738	9	7,8	1,498	9
9	CODE COMPLIANCE	1,171	6		911	6
10	BUILDING / LICENSING	3,110	17		2,180	17
11	PLANNING DEPARTMENT	1,879	8	10,12,13	1,635	8
12	GENERAL SERVICES	480	2	10,13	460	2
13	ENGINEERING SERVICES	982	5	10,11,12	932	5
14	PORT OPERATIONS	1,078	4		n/a	n/a
15	CITIZEN'S REVIEW BOARD	774	2		n/a	n/a
16	COMMUNITY SERVICES	517	4		n/a	n/a
17	TRANSPORTATION	748	3		n/a	n/a
18	PUBLIC INFORMATION OFFICER	269	1		n/a*	n/a*
19	DIGITAL ARCHIVING	350	2		321	2
20	AUDITORIUM (200 capacity)	4,212			n/a	
21	PUBLIC/ STAFF SUPPORT:					
	SHARED CONFERENCE ROOMS	832			1196	
	RESTROOMS	904			904	
	LOCKER/ SHOWER ROOMS	510			200	
	FITNESS ROOM	748			n/a	
	SHARED BREAK ROOM				252	
22	BUILDING SUPPORT:					
	MECHANICAL / ELEC. ROOMS	600			600	
	GENERATOR	300			n/a	
	RECYCLING ROOM	120			170	
	TRASH COMPACTOR ROOM	120			120	
	MAINTENANCE	168			168	
23	LOBBIES	1,254			1254	
	VERTICAL CIRCULATION	480			480	
	HORIZONTAL CIRCULATION	3,500			1800	
	EXTERIOR WALLS	896			750	
	TOTAL	40,841	113		25,541	97
	TOTAL without AUDITORIUM	36,629				
	FIRE STATION	6,506			7,238	

*Under the 3/11/09 Revised Program, the Public Information Officer's space has been relocated to the the City Manger's Office Suite and re-designated as 2.13.

MAYOR AND CITY COMMISSION OFFICE SUITE					3/11/2009
	STAFF POSITION OR AREA DESIGNA	TYPE	FLOOR AREA	ADJACENCY	FLOOR AREA
1.1	Mayor	PO	320	1.2	300
1.2	Commissioner 1	PO	144		120
1.3	Commissioner 2	PO	144		120
1.4	Commissioner 3	PO	144		120
1.5	Commissioner 4	PO	144		N/A
1.6	Commissioner 5	PO	144		N/A
1.7	Commissioner 6	PO	144		N/A
1.8	Executive Assistant to Mayor	O	112	1.1-1.5	112
1.9	Storage		24	1.2	24
1.10	Reception / Waiting		63	1.2	63
1.11	Closet		16	1.1	16
1.12	Restroom		45	1.1	N/A
ASSIGNABLE SPACE			1,444		875
AREA FACTOR		0.2	289	0.2	175
DEPARTMENT TOTAL			**1,733**		**1,050**

CITY MANAGER					3/11/2009
	STAFF POSITION OR AREA DESIGNATION	TYPE	FLOOR AREA	ADJACENCY	FLOOR AREA
2.1	City Manager	PO	224	2.5	224
2.2	Assistant City Manager	PO	187	2.4	120
2.3	Assistant City Manager	PO	187	2.4	120
2.4	Executive Assistant to City Manager	O	72	2.3	64
2.5	Exec.Assistant to Assist. City Mngr.	O	72	2.2	64
2.6	Reception / Waiting		63	2.2,2.3,2.6	64
2.7	File / Supply Room		80		80
2.8	Copy Area		64	2.4,2.5	64
2.9	Conference Room		416		N/A
2.10	Break Room		96		N/A
2.11	Restroom		45	2.1	N/A
2.12	Property Manager	PO	144		120
2.13	Public Information Officer*		See 18.1		120
	ASSIGNABLE SPACE		1,650		1,040
	AREA FACTOR	0.2	330	0.2	208
	DEPARTMENT TOTAL		**1,980**		**1,248**

LEGAL DEPARTMENT						3/11/2009
	STAFF POSITION OR AREA DESIGNATION	TYPE	FLOOR AREA	ADJACENCY		FLOOR AREA
3.1	City Attorney	PO	224	3.2,3.3		224
3.2	Assistant City Attorney	PO	144	3.1		120
3.3	Assistant City Attorney	PO	144	3.1		120
3.4	Paralegal	C	72			64
3.5	Admin Assistant -Receptionist	O	72	3.6		64
3.6	Reception / Waiting		63	3.5		64
3.7	File / Supply Room		200			200
3.8	Copy Area		64			64
3.9	Conference Room		256			N/A
3.10	Break Room		96			N/A
3.11	Restroom		45			N/A
ASSIGNABLE SPACE			1,380			920
AREA FACTOR		0.2	276		0.2	184
DEPARTMENT TOTAL			**1,656**			**1,104**

CITY CLERK					3/11/2009
	STAFF POSITION OR AREA DESIGNATION	TYPE	FLOOR AREA	ADJACENCY	FLOOR AREA
4.1	City Clerk	PO	144	4.2,4.3	144
4.2	Senior Deputy Clerk	PO	72	4.1	64
4.3	Deputy Clerk	PO	72	4.1	64
4.4	Research Assistant -Receptionist	O	72	4.5	64
4.5	Reception / Waiting		124	4.4	124
4.6	Secure Storage		200		200
4.7	Copy Area w/ storage		64		64
4.8	Break Room		96		n/a
	ASSIGNABLE SPACE		844		724
	AREA FACTOR	0.2	169	0.2	145
	DEPARTMENT TOTAL		**1,013**		**869**

HUMAN RESOURCES					3/11/2009
	STAFF POSITION OR AREA DESIGNATION	TYPE	FLOOR AREA	ADJACENCY	FLOOR AREA
5.1	Director	PO	168		144
5.2	Benefits Administrator	PO	144		120
5.3	Benefits Specialist	PO	144		120
5.4	H.R. Administrator	C	72		64
5.5	H.R. Assistant	O	72	5.8	64
5.6	Risk Manager	PO	120		120
5.7	Risk Administrator	C	72		64
5.8	Reception / Waiting		63	5.5	63
5.9	Copy/File / Supply Room		144		144
5.10	Conference / Orientation Room		266		144
5.11	Break Room		96		n/a
ASSIGNABLE SPACE			1,361		1,047
AREA FACTOR		0.2	272	0.2	209
DEPARTMENT TOTAL			**1,633**		**1,256**

INFORMATION TECHNOLOGY					3/11/2009
	STAFF POSITION OR AREA DESIGNATION	TYPE	FLOOR AREA	ADJACENCY	FLOOR AREA
6.1	Director	PO	144		120
6.2	Network Administrator	PO	88	6.3,6.4	88
6.3	Specialist / Technical Analyst	PO	72		64
6.4	Network Analyst	C	72		64
6.5	Support Analyst	C	72		64
6.6	Media Support Analyst	O	144		144
6.7	Help Desk	O	72	6.14	64
6.8	Training / Conference Room		570		437
6.9	Storage Room		625		500
6.10	Break Area		96		96
6.11	Copy/ Fax area		30		30
6.12	Server Room		162		162
6.13	Bathroom		32		32
6.14	Reception		32	6.7	32
	ASSIGNABLE SPACE		2,211		1,897
	AREA FACTOR	0.2	442	0.15	285
	DEPARTMENT TOTAL		**2,653**		**2,182**

FINANCE DEPARTMENT						3/11/2009
	STAFF POSITION OR AREA DESIGNATION	TYPE	FLOOR AREA	ADJACENCY		FLOOR AREA
7.1	Director	PO	224	8.2, 8.3		224
7.2	Deputy Director	PO	144	8.1		120
7.3	Budget Analyst	PO	144	8.1		120
7.4	Payroll	PO	144			120
7.5	Purchasing Contracts Manager	C	72	8.7,8.8		64
7.6	Purchasing Agent	C	72	8.6		64
7.7	Purchasing Clerk	C	72	8.6		64
7.8	Accounting Coordinator	C	72			64
7.9	Accounts Payable Clerk	C	72			64
7.10	Accounts Payable Clerk	C	72			64
7.11	Cash Receipts	C	72			64
7.12	Special Projects Coordinator	C	72			64
7.13	FEMA Coordinator	C	72			64
7.14	File Room		200			200
7.15	Copy / Storage Area		120			120
7.16	Conference/ Audit Room		260			260
7.17	Break Room		144			n/a
ASSIGNABLE SPACE			2,028			1,740
AREA FACTOR		0.2	406		0.15	261
DEPARTMENT TOTAL			**2,434**			**2,001**

REVENUE					3/11/2009
	STAFF POSITION OR AREA DESIGNATION	TYPE	FLOOR AREA	ADJACENCY	FLOOR AREA
8.1	Supervisor	PO	120		120
8.2	Cashier	O	56	9.7	56
8.3	Cashier	O	56	9.7	56
8.4	Cashier	O	56	9.7	56
8.5	Customer Service Rep.	C	96	9.6,9.7	64
8.6	Customer Service Rep.	C	96	9.5,9.7	64
8.7	Reception / Waiting	O	140	9.2-9.6	140
8.8	Secure File Storage		80		80
8.9	Secure Long Term File Storage		140		140
8.10	Mail Station	O	60		60
8.11	Money / Safe Room		140		140
8.12	Copy Area		64		64
8.13	Break Room		96		72
8.14	Parking Collections Supervisor	C	72	9.16	64
8.15	Parking Collections Agent	O	72	9.16	72
8.16	Parking Collections Storage Room		72		n/a
8.17	Restroom		32		n/a
ASSIGNABLE SPACE			1,448		1,248
AREA FACTOR		0.2	290	0.2	250
DEPARTMENT TOTAL			**1,738**		**1,498**

CODE COMPLIANCE					3/11/2009
	STAFF POSITION OR AREA DESIGNATION	TYPE	FLOOR AREA	ADJACENCY	FLOOR AREA
9.1	Manager	PO	144	10.2	144
9.2	Legal Analyst	PO	224	10.1	168
9.3	Code Officer	O	72		64
9.4	Code Officer	O	72		64
9.5	Code Officer	O	72		64
9.6	Code Enforcement	O	72		64
9.7	Reception / Waiting		80		80
9.8	Secure File Storage		80		80
9.9	Copy Area w/ storage		64		64
9.10	Break Room		96		n/a
ASSIGNABLE SPACE			976		792
AREA FACTOR		0.2	195	0.15	119
DEPARTMENT TOTAL			**1,171**		**911**

BUILDING DEPARTMENT						3/11/2009
	STAFF POSITION OR AREA DESIGNATION	TYPE	FLOOR AREA	ADJACENCY		FLOOR AREA
10.1	Builing Official	PO	224			224
10.2	Building Inspector	C	72			64
10.3	Building Inspector	C	72			64
10.4	Building Inspector	C	72			64
10.5	Building Inspector	C	72			64
10.6	Plan Examiner	C	72	11.9		64
10.7	Plan Examiner	C	72	11.9		64
10.8	Plan Examiner	C	72	11.9		64
10.9	Plan Review Area	C	96	11.6-11.8		96
10.10	License Official	C	72			64
10.11	License Official	C	72			64
10.12	Permitting	C	72			64
10.13	Permitting	C	72			64
10.14	Permitting	C	72			64
10.15	Administrative Assistant	O	72			64
10.16	Administrative Assistant / Reception	O	72	11.18		64
10.17	HARC Planner	PO	120			120
10.18	Reception Area	O	228	11.16		228
10.19	Copy/ Printer Area/ Supplies		96			96
10.20	PlanStorage		96	11.6-11.9		96
10.21	File Storage		140			140
10.22	Break Room		168			n/a
10.23	Conference Room		416			n/a
ASSIGNABLE SPACE			2,592			1,896
AREA FACTOR		0.2	518		0.15	284
DEPARTMENT TOTAL			**3,110**			**2,180**

PLANNING DEPARTMENT						3/11/2009
	STAFF POSITION OR AREA DESIGNATION	TYPE	FLOOR AREA	ADJACENCY		FLOOR AREA
11.1	Director	PO	224	12.2,12.3		224
11.2	Senior Planner	PO	120	12.1		120
11.3	Senior Planner	PO	120	12.1		120
11.4	Senior Planner	C	72			64
11.5	Planner	C	72			64
11.6	Planner	C	72			64
11.7	Planner	C	72			64
11.8	Development Review Administraor		72			64
11.9	Admin. Assistant/ Receptionist		72			64
11.10	Reception / Waiting Area		150			150
11.11	File Room		80			80
11.12	Copy/ Storage Area		120			120
11.13	Library / Meeting Room		224			224
11.14	Kitchen/ Break Area		96			n/a
ASSIGNABLE SPACE			1,566			1,422
AREA FACTOR		0.2	313		0.15	213
DEPARTMENT TOTAL			**1,879**			**1,635**

GENERAL SERVICES						3/11/2009
	STAFF POSITION OR AREA DESIGNATION	TYPE	FLOOR AREA	ADJACENCY		FLOOR AREA
12.1	Director	PO	224	13.2		224
12.2	Assistant	C	96	13.1, 13.3		96
12.3	Files/ Copy/ Storage Area		80			80
ASSIGNABLE SPACE			400			400
AREA FACTOR		0.2	80		0.15	60
DEPARTMENT TOTAL			480			460

ENGINEERING SERVICES						3/11/2009
	STAFF POSITION OR AREA DESIGNATION	TYPE	FLOOR AREA	ADJACENCY		FLOOR AREA
13.1	Manager	PO	144	14-2-14.4		144
13.2	Engineer	PO	120			120
13.3	Engineer	PO	120			120
13.4	Engineer	PO	120			120
13.5	Admin. Assistant/ Receptionist	O	72			64
13.6	Reception / Waiting Area		90			90
13.7	File Storage Room		80			80
13.8	Copy/ Fax Area		72			72
	ASSIGNABLE SPACE		818			810
	AREA FACTOR	0.2	164		0.15	122
	DEPARTMENT TOTAL		**982**			**932**

PORT OPERATIONS					3/11/2009
	STAFF POSITION OR AREA DESIGNATION	TYPE	FLOOR AREA	ADJACENCY	FLOOR AREA
14.1	Director	PO	224		n/a
14.2	Project Manager	PO	144		n/a
14.3	Internal Auditor	C	72		n/a
14.4	Exec. Assistant	O	72	15.5	n/a
14.5	Reception / Waiting Area		80	15.4	n/a
14.6	File Storage Room/ Card System		140		n/a
14.7	Copy/ Fax Area		70		n/a
14.8	Kitchen/ Break Area		96		n/a
	ASSIGNABLE SPACE		898		
	AREA FACTOR	0.2	180		
	DEPARTMENT TOTAL		**1,078**		**n/a**

Public Information Officer					3/11/2009
	STAFF POSITION OR AREA DESIGNATION	TYPE	FLOOR AREA	ADJACENCY	FLOOR AREA
18.1	Public Information Officer	PO	224		See 2.13
	ASSIGNABLE SPACE		224		
	AREA FACTOR	0.2	45		
	DEPARTMENT TOTAL		269		n/a

DIGITAL ARCHIVING					3/11/2009
	STAFF POSITION OR AREA DESIGNATION	TYPE	FLOOR AREA	ADJACENCY	FLOOR AREA
19.1	Technician	O	60		60
19.2	Technician	O	60		60
19.3	Drop off - Pick up Area		60		60
19.4	Scanning Area		112		112
ASSIGNABLE SPACE			292		292
AREA FACTOR		0.2	58	0.1	29
DEPARTMENT TOTAL			350		321

AUDITORIUM					3/11/2009
	STAFF POSITION OR AREA DESIGNATION	TYPE	FLOOR AREA	ADJACENCY	FLOOR AREA
20.1	Audience Seating Area		2,000		n/a
20.2	Stage / Presentation Area		800		n/a
20.3	A/V Equipment Area		140		n/a
20.4	Seating StorageArea		190		n/a
20.5	Women's Room		190		n/a
20.5	Men's Room		190		n/a
20.6					
ASSIGNABLE SPACE			3,510		
AREA FACTOR		0.2	702		
TOTAL			**4,212**		**n/a**

FIRE STATION					3/11/2009
	STAFF POSITION OR AREA DESIGNATION	TYPE	FLOOR AREA	ADJACENCY	FLOOR AREA
27.1	Bunk Rooms		630		630
27.2	Day Room / Kitchen		1,824		1,824
27.3	Exercise Room		256		256
27.4	Office		144		180
27.5	Bathrooms (3)		216		216
27.6	Engine Bay		2,016		2,430
27.7	Equipment Area		144		144
27.8	Gear area		192		192
27.9	Entrance / Stairs				160
	ASSIGNABLE SPACE		5,422		6,032
	AREA FACTOR	0.2	1,084	0.2	1,206
	TOTAL		**6,506**		**7,238**

CITIZENS REVIEW BOARD					3/11/2009
	STAFF POSITION OR AREA DESIGNATION	TYPE	FLOOR AREA	ADJACENCY	FLOOR AREA
15.1	Director	PO	144		n/a
15.2	Receptionist/ Paralegal	O	72		n/a
15.3	Copier Area/ Supplies		70		n/a
15.4	Small Conference / Deposition Room		120		n/a
15.5	Reception / Waiting Area		63		n/a
15.6	File Storage Room		80		n/a
15.7	Kitchen/ Break Area		96		n/a
	ASSIGNABLE SPACE		645		
	AREA FACTOR	0.2	129		
	DEPARTMENT TOTAL		774		n/a

COMMUNITY SERVICES					3/11/2009
	STAFF POSITION OR AREA DESIGNATION	TYPE	FLOOR AREA	ADJACENCY	FLOOR AREA
16.1	Director	PO	224		n/a
16.2	Administrative Assistant/ Reception	O	72	16.3	n/a
16.3	Reception / Waiting Area		63	16.2	n/a
16.4	Copier/ File Storage Room		72		n/a
	ASSIGNABLE SPACE		431		
	AREA FACTOR	0.2	86		
	DEPARTMENT TOTAL		**517**		**n/a**

DOT					3/11/2009
	STAFF POSITION OR AREA DESIGNATION	TYPE	FLOOR AREA	ADJACENCY	FLOOR AREA
17.1	Director	PO	224		n/a
17.2	Grants Specialist	PO	120		n/a
17.3	Dispatch / Administrative Assistant	C	73		n/a
17.4	Administrative Assistant /Receptionist	O	73	19.5	n/a
17.5	Reception / Waiting Area		63	19.4	n/a
17.6	File /Copy / Storage Area		70		n/a
	ASSIGNABLE SPACE		623		
	AREA FACTOR	0.2	125		
	DEPARTMENT TOTAL		**748**		**n/a**

Document
C

mbi | k2m
ARCHITECTURE, INC.

1001 WHITEHEAD STREET
KEY WEST, FLORIDA 33040

PHONE: 305.292.7722
FAX: 305.292.2162

PROF. REG. NO. AA26001059

May 14th, 2010

The City of Key West
City Hall
525 Angela Street
Key West, Florida 33040
Attn: Jim Scholl, City Manager - sent via email to jscholl@keywestcity.com

Re: The City of Key West Administration Building Complex
Project Design Summary

Dear Mr. Scholl,

With the recent discussions regarding other options for a new City Administration Building, we want to ensure that the City understands the criteria that mbi | k2m Architecture used in designing the Angela Street City Administration Building Complex. The following narrative summarizes the criteria which the City directed us to adhere to and was therefore incorporated into the design as submitted.

After a thorough interview process with all City Departments to be located in the new facility, an understanding of the functions of various departments, their relationships to other departments, public interaction, and other criteria was established to create a new facility design tailored to the City's needs. The space relationships established as well as the efficiencies of minimizing circulation served to maximize building efficiencies and operations.

The design for the new complex includes a two story, 28,000 square foot Administration Building housing 11 City Departments, an attached two story 7,200 s.f. Fire Station and a 4 level 135 space Parking Garage connected to the second floor of the Administration Building by a pedestrian bridge.

The Administration, Fire Station, and Parking Garage Buildings will be constructed of noncombustible materials, classified as Type IIB. In addition to the non-combustible construction, the Administration Building and Fire Station will be fully sprinkled.

The building materials used on the exterior and the interior are all highly durable with low maintenance, cutting building maintenance costs considerably.

The building is technically not designated as an Emergency Operations Center; however, because it is designed to withstand 170 mph winds (Category 5 Hurricane winds are 155+ mph) and is equipped with a whole building generator, it may continue to function with full power after a catastrophic event. The location on Angela Street is favorable during flooding because of its high elevation relative to other areas of Key West. As designed, the First Floor level of the Building would be approximately 10 feet above sea level.

Sustainability is a fundamental design principle and adds great value to the project by cutting long term operation costs and providing a safe, healthy, desirable workplace. The building is designed to achieve a minimum of LEED Silver Certification. Some of the sustainable building features are:

- Deep roof overhangs and solar shading devices to minimize direct solar heat gain.
- Integrated gutter system to divert rain water to a 40,000+ gallon storage tank under the parking garage ramp providing for landscape irrigation, clothes washing, and flushing toilets.
- Open office plans with moveable partitions for unlimited flexibility in reconfiguring spaces.

mbi | k2m
ARCHITECTURE, INC.

1001 WHITEHEAD STREET
KEY WEST, FLORIDA 33040

PHONE: 305.292.7722
FAX: 305.292.2162

PROF. REG. NO. AA26001059

- Energy use for lighting will be minimized by providing 75% of the occupied spaces with natural day lighting through the expansive curtain walls.
- A large skylight over the central atrium provides natural light for most of the public circulation areas.
- Daylight sensors will be connected to automated dimmers for efficiency and occupant comfort, maintaining consistent lighting levels.
- Solar water heating system
- High efficiency water cooled, direct exchange, variable air volume HVAC system.
- Building structure and exposed exterior architectural elements to be pre cast concrete for durability, controllability of recycled content, low maintenance, and speed and ease of erection, limiting neighborhood and site disturbance.
- Durable, low maintenance interior finishes with high recycled content and high recyclability to be used throughout.
- Standing seam metal roofing to be of high recycled content, possessing a high solar reflective index.
- Building integrated photo voltaic solar electric power system.

The new facility as designed by mbi | k2m Architecture for the Angela and Simonton Street site will provide an unprecedented opportunity for the City of Key West to consolidate and streamline its administrative operations into one building which uses advanced technology to reduce operating costs and durable materials so that it will last for generations.

Michael B. Ingram , R.A.

MBI|K2M Architecture, Inc.

Document
D

mbi | k2m
ARCHITECTURE, INC.

1001 WHITEHEAD STREET
KEY WEST, FLORIDA 33040

PHONE: 305.292.7722
FAX: 305.292.2162

PROF. REG. NO. AA26001059

May 14, 2010

The City of Key West
City Hall
525 Angela Street
Key West, Florida 33040
Attn: Jim Scholl, City Manager - sent via email to jscholl@keywestcity.com

Re: The City of Key West Administration Building Complex
Summary of LEED Design Criteria

Dear Mr. Scholl,

The LEED (Leadership in Energy & Environmental Design) Green Building Rating System™ is a voluntary, consensus-based standard to support and certify successful green building design, construction, and operations. LEED indicates a property's overall sustainability by awarding points for just about any sustainable aspect. The different tiers of certification are Certified, Silver, Gold, and Platinum (the highest).

The contract with mbi | k2m Architecture was to provide a LEED Silver Certified Project. However, with creative design, engineering and proper documentation, we believe that Gold certification can be achieved for this project. The actual number of points will not be determined until post-construction for the project, as several of the points require documentation during construction. The following is a summary of the LEED program and how it relates to the Administration Building Complex Project.

A successful sustainable project is a solution that is greater than the sum of its parts. By utilizing an integrated design approach, significant efficiencies and long term operating cost reductions can be achieved. Simply adding or overlaying individual “green elements” to existing buildings or projects will not enable buildings to achieve the same level of benefit that an integrated, or whole system, design approach can deliver.

A truly successful project is where goals are identified early on and held in proper balance throughout the design and construction process; and where their interrelationships and interdependencies with all other building systems are understood, evaluated, appropriately applied, and coordinated concurrently from the planning and programming phase through construction.

There are many benefits to sustainable buildings and LEED certified buildings typically:

- Improve Productivity
- Lower Energy Costs
- Increase Market Value

Green buildings produce many returns to the building owner and occupants that are not immediately perceived as benefits by the casual observer. Such returns can include improved indoor environmental quality, reduced energy usage, increased employee productivity, reduced employee absenteeism, and reduced impact on the building’s external environment. These translate into improved performance of the building and its occupants, and benefit the building owners or occupants directly. By achieving the LEED Silver level of Certification, benefits are realized in the following areas:

<u>Environmental benefits</u>

- Enhance and protect ecosystems and biodiversity
- Improve air and water quality

mbi | k2m
ARCHITECTURE, INC.

1001 WHITEHEAD STREET
KEY WEST, FLORIDA 33040

PHONE: 305.292.7722
FAX: 305.292.2162

PROF. REG. NO. AA26001059

- Reduce solid waste
- Conserve natural resources

Economic benefits

- Reduce operating costs
- Improve employee productivity and satisfaction
- Optimize life-cycle economic performance

Health and community benefits

- Improve air, thermal, and acoustic environments
- Enhance occupant comfort and health
- Minimize strain on local infrastructure
- Contribute to overall quality of life

Benefits for Building Owners and Operators

- Reduced risk of obsolescence
- Less need for refurbishment in the future
- Lower operating costs
- Costs less to maintain and operate
- Safeguard against the effects of future energy price increases – the impact of which should not be underestimated.

The LEED rating system to be used for the Key West Administrative Building is LEED for New Construction, Version 2.2, which provides a credit checklist for new construction and major renovation projects

The LEED for New Construction Rating System includes credits in the areas of Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality and Innovation and Design. Each area provides for different environmental, economic, and social/cultural impacts to the owner, building occupants and surrounding community.

The following LEED NC Credit Checklist provides an outline for the sustainable goals of this project and is included for your reference. These are the credits that we have applied for and registered with the Green Building Council. The final determination of credits achieved will not be made until after project completion.
`

LEED CHECKLIST

LEED-NC Version 2.2 Registered Project Checklist

City of Key West Administration Building Complex

Yes	?	No				Prof. Responsible	Phase
8	**1**	**5**	**Sustainable Sites**				
Y			Prereq 1	**Construction Activity Pollution Prevention**	Required	Civil Engineer	Construction
1			Credit 1	**Site Selection**	1	Architect	Design
1			Credit 2	**Development Density & Community Connectivity**	1	Architect	Design
		1	Credit 3	**Brownfield Redevelopment**	1		
1			Credit 4.1	**Alternative Transportation**, Public Transportation Access	1	Architect	Design
1			Credit 4.2	**Alternative Transportation**, Bicycle Storage & Changing Rooms	1	Architect	Design
1			Credit 4.3	**Alternative Transportation**, Low-Emitting and Fuel-Efficient Vehicles	1	Architect	Design
		1	Credit 4.4	**Alternative Transportation**, Parking Capacity	1		
		1	Credit 5.1	**Site Development,** Protect of Restore Habitat	1		
		1	Credit 5.2	**Site Development,** Maximize Open Space	1		
1			Credit 6.1	**Stormwater Design,** Quantity Control	1	Civil Engineer	Design
1			Credit 6.2	**Stormwater Design,** Quality Control	1	Civil Engineer	Design
	1		Credit 7.1	**Heat Island Effect,** Non-Roof	1		
1			Credit 7.2	**Heat Island Effect,** Roof	1	Architect	Design
		1	Credit 8	**Light Pollution Reduction**	1	MEP Engineer	Design

Yes	?	No		
5	**0**	**0**	**Water Efficiency**	**5** Points

1			Credit 1.1	**Water Efficient Landscaping**, Reduce by 50%	1	Landscape Architect	Design
1			Credit 1.2	**Water Efficient Landscaping**, No Potable Use or No Irrigation	1	Landscape Architect	Design
1			Credit 2	**Innovative Wastewater Technologies**	1	MEP Engineer	Design
1			Credit 3.1	**Water Use Reduction**, 20% Reduction	1	MEP Engineer	Design
1			Credit 3.2	**Water Use Reduction**, 30% Reduction	1	MEP Engineer	Design

Yes	?	No		
6	**3**	**0**	**Energy & Atmosphere**	**17** Points

Y			Prereq 1	**Fundamental Commissioning of the Building Energy Systems**	Required	MEP Engineer	Design
Y			Prereq 2	**Minimum Energy Performance**	Required	MEP Engineer	Design
Y			Prereq 3	**Fundamental Refrigerant Management**	Required	MEP Engineer	Design
4			Credit 1	**Optimize Energy Performance**	1 to 10	MEP Engineer	Design
1			Credit 2	**On-Site Renewable Energy**	1 to 3	MEP Engineer	Design
	1		Credit 3	**Enhanced Commissioning**	1		
1			Credit 4	**Enhanced Refrigerant Management**	1	HVAC Engineer	Design
	1		Credit 5	**Measurement & Verification**	1		
	1		Credit 6	**Green Power**	1		

6	2	5	**Materials & Resources**			**13** Points		
Y			Prereq 1	**Storage & Collection of Recyclables**		Required	Architect	Design
		1	Credit 1.1	**Building Reuse**, Maintain 75% of Existing Walls, Floors & Roof		1		
		1	Credit 1.2	**Building Reuse**, Maintain 100% of Existing Walls, Floors & Roof		1		
		1	Credit 1.3	**Building Reuse**, Maintain 50% of Interior Non-Structural Elements		1		
1			Credit 2.1	**Construction Waste Management**, Divert 50% from Disposal		1	Contractor	Construction
1			Credit 2.2	**Construction Waste Management**, Divert 75% from Disposal		1	Contractor	Construction
		1	Credit 3.1	**Materials Reuse**, 5%		1		
		1	Credit 3.2	**Materials Reuse**,10%		1		
1			Credit 4.1	**Recycled Content**, 10% (post-consumer + ½ pre-consumer)		1	Architect	Construction
	1		Credit 4.2	**Recycled Content**, 20% (post-consumer + ½ pre-consumer)		1		
1			Credit 5.1	**Regional Materials**, 10% Extracted, Processed & Manufactured Regi		1	Architect	Construction
1			Credit 5.2	**Regional Materials**, 20% Extracted, Processed & Manufactured Regi		1	Architect	Construction
	1		Credit 6	**Rapidly Renewable Materials**		1		
1			Credit 7	**Certified Wood**		1	Contractor	Construction
Yes	?	No						
12	1	2	**Indoor Environmental Quality**			**15** Points		
Y			Prereq 1	**Minimum IAQ Performance**		Required	MEP Engineer	Design
Y			Prereq 2	**Environmental Tobacco Smoke** (ETS) **Control**		Required	Architect	Design
1			Credit 1	**Outdoor Air Delivery Monitoring**		1	MEP Engineer	Design
		1	Credit 2	**Increased Ventilation**		1		
1			Credit 3.1	**Construction IAQ Management Plan**, During Construction		1	Contractor	Construction
1			Credit 3.2	**Construction IAQ Management Plan**, Before Occupancy		1	Contractor	Construction
1			Credit 4.1	**Low-Emitting Materials**, Adhesives & Sealants		1	Architect	Construction
1			Credit 4.2	**Low-Emitting Materials**, Paints & Coatings		1	Architect	Construction
1			Credit 4.3	**Low-Emitting Materials**, Carpet Systems		1	Architect	Construction
1			Credit 4.4	**Low-Emitting Materials**, Composite Wood & Agrifiber Products		1	Architect	Construction
1			Credit 5	**Indoor Chemical & Pollutant Source Control**		1	MEP Engineer	Design
1			Credit 6.1	**Controllability of Systems**, Lighting		1	MEP Engineer	Design
		1	Credit 6.2	**Controllability of Systems**, Thermal Comfort		1		
1			Credit 7.1	**Thermal Comfort**, Design		1	HVAC Engineer	Design
	1		Credit 7.2	**Thermal Comfort**, Verification		1		
1			Credit 8.1	**Daylight & Views**, Daylight 75% of Spaces		1	HVAC Engineer	Design
1			Credit 8.2	**Daylight & Views**, Views for 90% of Spaces		1		
Yes	?	No						
5	0	0	**Innovation & Design Process**			**5** Points		
1			Credit 1.1	**Innovation in Design**: Multi-Modal Facility		1	Architect	Design
1			Credit 1.2	**Innovation in Design**: Low Mercury Lighting Program		1	MEP Engineer	Design
1			Credit 1.3	**Innovation in Design**: 40% Water Use Reduction		1	MEP Engineer	Design
1			Credit 1.4	**Innovation in Design**: Green Guard Furniture		1		
1			Credit 2	**LEED® Accredited Professional**		1	Marta Ralston	Design
Yes	?	No						
42	7		**Project Totals** (pre-certification estimates)			**69** Points		
			Certified 26-32 points	**Silver** 33-38 points	**Gold** 39-51 points	**Platinum** 52-69 points		

Michael B. Ingram , R.A.

MBI|K2M Architecture, Inc.

Document
E

CONSULTING ENGINEERS
■ Fort Myers
■ Orlando
■ Tallahassee

May 14, 2010

The City of Key West
City Hall
525 Angela Street
Key West, Florida 33040
Attn: Jim Scholl, City Manager - sent via email to jscholl@keywestcity.com

Re: The City of Key West Administration Building Complex
Project Design Summary – Structural Systems

Dear Mr. Scholl,

We have prepared a brief summary of how we have designed the City of Key West Administration Building Complex's structural systems and building envelope. Specifically, this summary addresses how our design responds to the wind load requirements of Key West.

Structural Systems

- The structural system for the Administration Building is primarily precast concrete columns, beams and panels, with hollow-core floor and roof slabs, and metal and glass curtain wall systems to enclose the openings.
- The Fire Station, which is attached to the Administration Building, will be architectural/structural precast concrete wall panels with a precast concrete double-tee second floor and a light-gage metal truss roof.
- The Parking Garage will be precast concrete columns, beams and wall panels with precast concrete double-tee floors.
- The precast together with the curtain wall systems provide a wind resistance rating of 170mph, exceeding the minimum code requirements for Key West.
- The structural precast concrete systems, which make up approximately 40% of the building materials, can be manufactured regionally with recycled material content and erected in a short time frame compared to traditional site built construction methods.
- Connections for all equipment to be located at the building exterior are designed for 170 mph. wind loads.

Prepared by TKW Consulting Engineers

5621 Banner Drive Fort Myers, FL 33912 Tel: 239.278.1992 Fax: 239.278.0922 www.tkwonline.com

Document
F

ENGINEERING
FOR ARCHITECTURE

May 17, 2010

The City of Key West
City Hall
525 Angela Street
Key West, Florida 33040
Attn: Jim Scholl, City Manager - sent via email to jscholl@keywestcity.com

Re: The City of Key West Administration Building Complex
Project Design Summary – Mechanical, Plumbing, Electrical, and Technology Systems

Dear Mr. Scholl,

We have prepared the following summary of the mechanical, plumbing, electrical, and technology systems for the City of Key West Administration Building Complex project. The purpose of this summary is to provide a brief explanation of the systems designed for the Administration Building and the efficiency of this design.

Overall, the building systems have been designed specifically for this facility to optimize energy efficiency and performance. Some of the key features are:

- The main building mechanical system is a high efficiency air cooled, direct exchange, variable air volume HVAC system. This main system, in conjunction with the other auxiliary building systems as explained below, shall exceed ASHRAE 90.1-2004 standards by at least 21%.
- The building integrated photovoltaic electric system will generate 2.5% of the building's needs. This could result in significant energy and cost savings for the city. That savings combined with the efficiencies of the HVAC systems could be approximately $40,000 per year (at .15 /kwh) when compared to the current facilities. In addition, the photovoltaic system can lessen the demand on the generators and their related fuel supplies during power outages.
- Integrated gutter system to divert rain water to a 40,000+ gallon storage tank for reuse as landscape irrigation, clothes washing, and flushing toilets. This should provide100% of those needs with no need for supplementary potable water.
- Solar water heating system to provide 82.9% of the facility's yearly domestic hot water needs.
- Energy use in lighting will be minimized by providing 75% of the occupied spaces with natural day lighting.
- Daylight sensors will be connected to automated dimmers for occupant comfort in maintaining consistent lighting levels and contributing to significant energy use reduction.
- All computers, servers and office outlets shall be connected to a central UPS system to provide uninterrupted power during outages. This UPS will also condition the power to eliminate the need for individual surge suppressors at each workstation.
- Two backup generators will provide 100% power for a duration of 5 days, based on the current fuel tank design.

- Two backup generators will provide 100% power for a duration of 5 days, based on the current fuel tank design.
- IP based digital video surveillance system.
- Smart Card security access system.
- Multi-media audio/visual systems are provided in the main conference areas. These systems are designed so that they can be upgraded to full scale video teleconferencing in the future.
- Digital way finding/informational displays.

This new facility is designed with state of the art integrated systems that have the advantage of superior performance and efficiency when compared to existing or remodeled facilities.

Sincerely,

Michael W. McClafferty, LEED® AP
Associate / Mechanical Project Manager

Document
G

From: Stauffer, Russ [mailto:RESTAUFFER@mactec.com]
Sent: Monday, August 02, 2010 10:59 PM
To: 'Allen Perez'
Cc: Blanco, Andrea; Castillo, Julius; David Fernandez; Mark Finigan; Jim Scholl; Puche, Luis
Subject: RE: Glynn Archer: Preliminary-DRAFT Executive Summary
Importance: High

I'm still finalizing the wealth of data, but here's what I'm seeing in regard to the salient points of the overview/Executive Summary:

- Lead-based Paint: Almost all of the painted surfaces (including the stucco) contain lead – this will significantly affect the costs/scope of any planned (non-school) renovations/demolition, from an OSHA/EPA regulations.

- Lead-based Paint: Approximately one-half of the painted surfaces contain elevated levels of lead – this will significantly affect the costs/scope of any planned (school) renovations from the EPA/RRP regulations.

- Lead-based Paint: About one-quarter of the coated surfaces are in marginal condition - this would moderately affect the costs/scope of continued (school) usage from the EPA/RRP regulations.

- Asbestos: Almost all of the flooring contain asbestos – this will significantly affect the costs/scope of any planned (non-school and school-related) renovations/demolition, from an OSHA/EPA regulations.

- Asbestos: There is some, original piping insulation containing asbestos – this will moderately affect the costs/scope of any planned (non-school and school-related) renovations/demolition, from an OSHA/EPA regulations.

- Asbestos: There is some drywall containing asbestos – this will moderately affect the costs/scope of any planned (non-school and school-related non-school) renovations/demolition, from an OSHA/EPA regulations.

- Asbestos: Majority of windowframe glazing/caulk contain asbestos – this will significantly affect the costs/scope of any planned (non-school and school-related) renovations/demolition, from an OSHA/EPA regulations.

- Asbestos: Good news – the stuccos and plasters don't seem to contain asbestos. No significant impact on planned (non-school and school-related) renovations/demolitions.

- Asbestos: About one-quarter of the ACM are in marginal condition - this would moderately affect the costs/scope of continued (school) usage from the EPA/AHERA regulations.

Hope this helps to put things in perspective. The final report will, obviously, further amplify and/or confirm the DRAFT overview comments.

If further questions, etc., please call/contact me as required.

Thanks,

Russ

Russell E. Stauffer, P.E., LEED-AP, Principal Engineer
MACTEC Engineering & Consulting, Inc.
4919 W. Laurel St.
Tampa, FL 33607
Ph: 813.636.1535/Fx: 813.289.5474/Cell: 813.918.6869
e-mail: restauffer@mactec.com

From: Stauffer, Russ
Sent: Monday, August 02, 2010 9:52 AM.
To: 'Allen Perez'
Cc: Blanco, Andrea; Castillo, Julius; 'David Fernandez'; 'Mark Finigan'; 'Jim Scholl'
Subject: RE: Glynn Archer - Jessica Lunsford - Security Clearance

I've received all the lab data – I'm checking it and the results are not surprising (so far). Significant LBP & asbestos – actually, could be a lot worse, but, would definitely complicate renovation and even demolition matters.

Things could get even worse, if a "historical" tag is put on the facility. I'll try to get the executive summary by COB today.

Thanks,

Russ

Russell E. Stauffer, P.E., LEED-AP, Principal Engineer
MACTEC Engineering & Consulting, Inc.
4919 W. Laurel St.
Tampa, FL 33607
Ph: 813.636.1535/Fx: 813.289.5474/Cell: 813.918.6869
e-mail: restauffer@mactec.com