ROBLING
ARCHITECTURE
CONSTRUCTION
AA-26001115 EB-28211 CGC-1504260

January 16, 2020

Andre Lewis, BS, MBA
Senior Project Manager
City of Riviera Beach
2001 Broadway Ste 300
Riviera Beach, FL 33404

Re: Block Redevelopment Project (2615 & 2601 Broadway, Riviera Beach, FL)

Andre,

Attached is our opinion of probable construction cost for the subject project, based on the plans prepared by Last Devenport and Gentile, Glas, Holloway, O'Mahoney & Associates.

This cost estimate is based on our experience, quotes provided by subcontractors/suppliers and current local market environment. Robling does not guarantee that actual construction costs or bids will not vary from the estimate provided us and we exclude all liability for any damages, claims or delays.

Sincerely,

ROBLING ARCHITECTURE CONSTRUCTION, INC.

Brian Allen
Vice-President

ASSUMPTIONS & CLARIFICATIONS

1. This estimate is based on the work generally being performed during normal business hours.

2. Impact fees, FPL fees, water connection fees, meter fees and other utility costs are not included.

3. This estimate does not include any costs for demucking or removal of unsuitable soils.
4. Architecture & engineering design fees for additional permit plans for the dumpster enclosure and fountain walls are not included.

EXHIBIT "A"

Estimate of Probable Construction Cost

Project: Broadway & Blue Heron Block Redevelopment			**Date: 1/15/20**
Architect: Last Devenport Inc. & Gentile, Glas Holloway, O'Mahoney			**Drawings: Permit Set 6/14/19**
CSI DivisionSummary	**COST**	**%**	**DESCRIPTION**
Division 1 General Conditions	$35,910.00	6.3%	Direct Cost Items necessarily incurred in the Project during the Construction Phase (excluding Insurance and Bonds shown below). See Attachment 2 for detailed breakdown of these reimbursable expenses.
Division 2 Existing Conditions	$12,850.00	2.2%	
Division 3 Concrete	$38,000.00	6.6%	
Division 4 Masonry	$0.00	0.0%	
Division 5 Steel	$0.00	0.0%	
Division 6 Wood, Plastics, Composites	$0.00	0.0%	
Division 7 Thermal & Moisture Protection	$0.00	0.0%	
Division 8 Windows and Doors	$0.00	0.0%	
Division 9 Finishes	$450.00	0.1%	See Attachment 1 - Cost Summary
Division 10 Specialties	$21,680.00	3.8%	
Division 11 Equipment	$0.00	0.0%	
Division 12 Furnishings	$0.00	0.0%	
Division 13 Special Construction	$140,000.00	24.4%	
Division 14 Elevators	$0.00	0.0%	
Division 21,22,23 Mechanical	$10,810.00	1.9%	
Division 26,27,28 Electrical	$85,300.00	14.9%	
Division 31,32,33 Site Work	$229,270.00	39.9%	
Other:	$0.00	0.0%	
SUBTOTAL "A"	**$574,270**	**100.0%**	
Insurance and Bonds			
Payment & Performance Bonds	$10,500.00	1.5%	100% Performance Bond and a 100% Labor and Material Payment Bond each in an amount equal to the total project cost.
General Liability & Workers Comp. Insurance	$6,700.00	1.0%	
Builders Risk Insurance	$0.00	0.0%	
SUBTOTAL "C"	**$591,470**		**Subtotal "C" = Subtotal "B" + Insurance and Bonds**
Management Costs			
Permit Fees	$17,228	3.0%	
Staff Costs	$35,200	5.1%	
Overhead and Profit	$52,208	7.5%	
Probable Construction Cost Estimate	**$696,106**		

Attachment 1 - Construction Cost Breakdown

#REF! **Date: 1/15/20**

Robling Architecture Construction, Inc. **Drawings: Permit Set 6/14/19**

CSI DIV.	Trade / Bid Package Description		DIV. TOTAL	REMARKS
	GENERAL CONDITIONS	$35,910.00	$35,910.00	See Attachment 2
002	**EXISTING CONDITIONS**		$12,850.00	
	Site demolition	$10,900.00		
	Saw cutting	$1,950.00		
003	**CONCRETE**		$38,000.00	
	Dumpster enclosure with gates	$38,000.00		
004	**MASONRY**		$0.00	
005	**STEEL**		$0.00	
006	**WOOD, PLASTICS & COMPOSITES**		$0.00	
007	**THERMAL & MOISTURE PROTECTION**		$0.00	
008	**OPENINGS**		$0.00	
009	**FINISHES**		$450.00	
	Paint	$450.00		
010	**SPECIALTIES**		$21,680.00	
	Remove/Install Building Sign	$14,800.00		
	Interpretive sign	$2,100.00		
	Aluminum letters	$4,780.00		
013	**SPECIAL CONSTRUCTION**		$140,000.00	
	Water Feature	$140,000.00		
021,022,023	**MECHANICAL/PLUMBING**		$10,810.00	
	Relocate condensing units	$2,400.00		
	2" water service to fountain, w/ backflow	$5,100.00		
	4" sanitary drain	$3,310.00		
026,027,028	**ELECTRICAL**		$85,300.00	
	Electrical	$85,300.00		
031,032,033	**SITE WORK**		$229,270.00	
	Bike racks	$2,700.00		
	PVC fence	$5,400.00		
	Garden post & chain fence	$6,000.00		
	Picket fence	$3,220.00		
	4" Gray concrete sidewalks	$8,700.00		
	ADA curb ramps	$4,200.00		
	Colored concrete sidewalk/plazas	$73,350.00		
	Sitework mobilization	$6,000.00		
	Storm drain (modify catch basin)	$2,500.00		
	Earthwork (stripping, excavation, grading)	$12,000.00		
	Asphalt, Curb & Striping	$34,500.00		
	(3) Bollards	$3,200.00		
	Landscaping	$53,000.00		
	Irrigation	$14,500.00		

Attachment 2 - General Conditions

Date: 1/15/20

Drawings: Permit Set 6/14/19

Description	Unit	Unit Cost	Quantity	Total Cost
Temporary Facilities				
Temporary Toilets (qty = 2)	EA	$ 125.00	4	$ 500.00
Copier / Scanner / Fax	LS	$ -	0	$ -
Office Supplies	MO	$ -	0	$ -
Furniture / Equipment	LS	$ -	0	$ -
Field Office - Security System	MO	$ -	0	$ -
Internet Access	MO	$ -	0	$ -
Temporary Construction				
Temporary Power - Hookups	LS	$ -	0	$ -
Temporary Electric - Consumption	MO	$ -	0	$ -
Temporary Water - Hookups	LS	$ -	0	$ -
Temporary Water - Consumption	MO	$ -	0	$ -
Silt Fence	LS	$ 750.00	1	$ 750.00
Temporary Construction Fence	LS	$ 6,800.00	1	$ 6,800.00
Access Road	LS	$ -	0	$ -
Repair Road	LS	$ -	0	$ -
General Labor/Carpentry	MH	$ 45.00	64	$ 2,880.00
Job Site Signs	LS	$ 1,000.00	1	$ 1,000.00
Building/Site Protection, Barricades	LS	$ 3,000.00	1	$ 3,000.00
Engineering & Layout				
Engineering	LS	$ -	0	$ -
Layout, Survey, As-Builts	LS	$ 5,600.00	1	$ 5,600.00
Material Testing	LS	$ 1,800.00	1	$ 1,800.00
MOT Costs	LS	$ 1,500.00	1	$ 1,500.00
Clean Up				
Trash Removal (Dumpsters)	EA	$ 600.00	4	$ 2,400.00
General Site Cleaning	MH	$ 25.00	64	$ 1,600.00
Final Clean	LS	$ 2,000.00	1	$ 2,000.00
Equipment				
Fork Lift/Bobcat Rental	LS	$ 2,500.00	1	$ 2,500.00
Fire Protection	LS	$ -	0	$ -
First Aid	LS	$ -	0	$ -
Small Tools	MO	$ 400.00	4	$ 1,600.00
Safety	MO	$ 100.00	4	$ 400.00
Services				
Aerial Photos	MO	$ 100.00	4	$ 400.00
Postage	MO	$ 20.00	4	$ 80.00
Printing	LS	$ 600.00	1	$ 600.00
Record Drawings, Closeout Documents	LS	$ 500.00	1	$ 500.00
Total Reimbursable G. C. 's				**$ 35,910.00**