

City of Marco Island

VETERANS' COMMUNITY PARK UPDATED 90% CONSTRUCTION DOCUMENT BUDGET

April 8, 2021



Manhattan
Building excellence.

Prepared by:
David Puls,
Project Director
Manhattan Construction
3705-1 Westview Drive
Naples, Florida 34104
(239) 643-6000
dpuls@manhattanconstruction.com



Prepared for:
Timothy E. Pinter, PE.
Public Works Director
City of Marco Island
50 Bald Eagle Drive
Marco Island, Florida 34145



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► **Veterans' Community Park** **90% Updated Construction** **Document Budget**

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Public Works Director
City of Marco Island
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Contact Person at Manhattan:

David Puls, Project Director
dpuls@manhattanconstruction.com
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Contents

Executive Summary

- 1. General Summary Estimate**
- 2. Comparison Summary from 90% CD to Updated 90% CD (Ups and Downs Report)**
- 3. Clarifications, Assumptions and Allowances**
- 4. Pending Value Management Log and Detail**
- 5. Schedule**
- 6. Site Management and Phasing Plan**
- 7. Document Log**
- 8. Requests for Information (RFI) Log to date**



EXECUTIVE SUMMARY



April 13, 2021

Mr. Timothy E. Pinter, P.E.
Public Works Director
50 Bald Eagle Drive
Marco Island, FL 34145

RE: City of Marco Island Veteran's Community Park
Revision to the Updated 90% Construction Document Budget Deliverable

Dear Mr. Pinter:

Manhattan Construction is pleased to provide you with the Revised Updated 90% Construction Document Budget Deliverable for the City of Marco Island Veteran's Community Park (MIVP). This deliverable is based upon the Updated 90% Construction Document plans per the Document Log within this deliverable.

Included with this Deliverable are various supporting documents as follows:

- General Summary Estimate
- Comparison Summary from 90% CD to Updated 90% CD (Ups and Downs Report)
- Clarifications, Assumptions and Allowances
- Value Management Log and Detail
- Schedule
- Site Management and Phasing Plan
- Document Log
- Marco Island Veterans Community Park RFI Log

General Summary

Work Item	Total Cost
Park Construction:	\$7,771,308
Restroom Building:	\$590,280
Band Stand Building:	\$2,692,457
Total Updated 90% Construction Document Budget:	\$11,054,045

Accepted Value Management Options (As of April 12, 2021):	(\$435,448)
Revised Updated 90% CD Budget Cost Including Accepted Value Management Items:	\$10,618,597

Pending Value Management Options (As of April 12, 2021):	(\$901,134)
Revised Updated 90% CD Budget Cost Including Accepted and Pending Value Management Items:	\$9,717,463

UPDATED 90% CONSTRUCTION DOCUMENT DEVELOPMENT

Manhattan has produced an estimate summary for the scope of work included in the Updated 90% Construction Documents. This includes subcontractor scoped pricing for the bid packages noted based on a solicitation process. The Updated 90% Construction Document Estimate Summary does not include any type of design contingency and this updated estimate summary assumes an 11-month construction schedule with an additional month for closeout.

ALLOWANCES

The updated estimate summary includes certain elements of the work that are not sufficiently defined to either completely acquire cost opinions from vendors and therefore allowances are used as reasonable placeholder values in the budget update. For the MIVP project, the use of allowances for this deliverable are noted on page 7 of the clarifications and are valued at \$87,000.

CONTINGENCIES

This updated estimate summary includes a 3% construction managers contingency.

VALUE MANAGEMENT

Manhattan and the design professionals conducted several value management work sessions between February, March and April and developed a list of accepted costs saving options valued at \$435,447 that represents a Revised Updated 90% CD Budget at \$10,618,597. Additional pending costs saving valued at \$901,134 can potentially bring the Revised Updated 90% CD Budget to a total that includes Accepted and Pending Value Management Items at \$9,717,463.

SCHEDULE

A preliminary schedule has been developed by the construction team that will build the project. The budget aligns with the 11-month schedule for construction and 1-month for closeout.

SITE MANAGEMENT AND PHASING

The site management represents the closing of the entire park for the full duration of the project.

MARCO ISLAND VETERANS COMMUNITY PARK
MARCO ISLAND, FL
Date: APRIL 12, 2021
Version: 02.1

VALUE MANAGEMENT LOG

Item No.	Item Description	Date Initiated	Order of Magnitude Pricing	Owner Approval Code	Further Action By:	Required Complete Date	Comments
CIVIL, HARDSCAPE & LANDSCAPING							
HS1	REDUCE SIZE OF ALL SAW PALMETTO TREES FROM 15 GAL TO 7 GAL	2-Mar-21	(\$52,859)	Approved			
HS2	CHANGE ALL MEXICAN BEACH PEBBLE AT LANDSCAPE BERMS TO GREEN MARBLE CHIP	2-Mar-21	(\$34,080)	Rejected			CAN NOT BE TAKEN WITH HS4
HS3	REDUCE SIZE OF ALL GUMBO LIMBO TREES FROM A HEIGHT OF 20' TO 14'	2-Mar-21	(\$29,057)	Rejected			CAN NOT BE TAKEN WITH HS5
HS4	CHANGE ALL MEXICAN BEACH PEBBLE AT LANDSCAPE BERMS TO BLACK GRANITE CHIP	2-Mar-21	(\$26,159)	Approved			CAN NOT BE TAKEN WITH HS2
HS5	REDUCE SIZE OF ALL GUMBO LIMBO TREES FROM OF HEIGHT OF 20' TO 10'	2-Mar-21	(\$20,443)	Rejected			CAN NOT BE TAKEN WITH HS3
HS6	REDUCE SIZE OF ALL BRIDAL VEIL TREES FROM A HEIGHT OF 16' TO 12'	2-Mar-21	(\$31,224)	Pending			
HS7	REDUCE ALL TYPICAL (REFER TO 1/H-06) CONCRETE SIDEWALKS FROM 6" THICKNESS TO 4" THICKNESS	10-Mar-21	(\$24,982)	Approved			
HS8	REDUCE ALL DECORATIVE (REFER TO 2/H-06) CONCRETE SIDEWALKS FROM 6" THICKNESS TO 4" THICKNESS	10-Mar-21	(\$23,041)	Approved			
HS9	CHANGE ALL PAVERS FROM TECTURA TO A LOCAL SOURCE PAVES	10-Mar-21	(\$83,635)	Approved			
HS13	DESIGN TO BUDGET SAVINGS TO REMOVE SYNTHETIC TURF AND SUBSTITUTE WITH BERMUDA GRASS	7-Apr-21	(\$80,088)	Pending			
HS14	ELIMINATE AT THE BOARDWALK AREA (H-102) DECORATIVE CONCRETE AND (H-106) BOARDWALK PAVES AND (H-107) BOARDWALK PAVES AND ASSOCIATED CURBS / RETAINING WALL AND STAIRS. SUBSTITUTE WITH GREY BROOMED CONCRETE. EXISTING SEAWALL RAIL TO REMAIN AND GRADE IS SLOPED ONLY.	5-Apr-21	(\$349,108)	Pending			THIS REPRESENTS THE ORIGINAL VM SUGGESTION THAT WAS ACCEPTED BACK ON 12/15/2020 TO GO BACK TO A GREY COLORED BROOMED CONCRETE SIDEWALK IN LIEU OF THE CURRENT PROPOSED DESIGN.
HS15	DELETE HEAD IN PARKING ON NORTH SIDE OF LAMBERT ROAD INCLUDING TYPE D CURB, REPLACE WITH TYPE D CURB ALONG ROADSIDE EDGE.	5-Apr-21	(\$20,970)	Approved			
HS16	DESIGNED TO BUDGET: FOR PLAYGROUND EQUIPMENT SAVINGS AND ALL PLAYGROUND EQUIPMENT LEAVING ONLY THE TWIST SCULPTURE	5-Apr-21	(\$22,651)	Pending			
Do Not Use This Line							
CIVIL, HARDSCAPE & LANDSCAPING TOTALS:						TOTAL ACCEPTED:	-\$231,745
(Order of Magnitude Pricing)						TOTAL REJECTED:	-\$83,580
						TOTAL PENDING:	-\$483,068
EXTERIOR ENVELOPE							
EXT1	RESTROOM: DELETE THE AZEK TRIM ON EXTERIOR OF BUILDING	9-Mar-21	(\$14,172)	Pending			
EXT2	BANDSHELL: DELETE LOUVERS AT THE BACKSIDE OF THE BANDSTAND; LEAVING OPEN	9-Mar-21	(\$89,312)	Pending			CANNOT BE ACCEPTED WITH G2
EXT3	REDUCTION IN RESTROOM EXTERIOR BRACKETS REDUCED BY 50% (REDUCTION OF 17-EACH; KEEPING 8-EACH)	10-Mar-21	(\$10,606)	Approved			
Do Not Use This Line							
EXTERIOR ENVELOPE TOTALS						TOTAL ACCEPTED:	-\$10,606
(Order of Magnitude Pricing)						TOTAL REJECTED:	
						TOTAL PENDING:	-\$103,484

MARCO ISLAND VETERANS COMMUNITY PARK
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VALUE MANAGEMENT LOG

INTERIOR							
INT1	CHANGE ALL DOORS FROM FAUX LOUVER TO FLUSH DOORS	2-Mar-21	(\$20,095)	Approved			
INT2	REMOVE KEYPAD DOOR HARDWARE AND SUBSTITUTE WITH KEYED PANIC / LOCK	2-Mar-21	(\$4,724)	Pending			
INT3	ALTERNATE MANUFACTURER FOR EPOXY FLOORING	4-Mar-21	(\$9,451)	Approved			
Do Not Use This Line							
INTERIOR TOTALS				TOTAL ACCEPTED:		-\$29,547	
(Order of Magnitude Pricing)				TOTAL REJECTED:			
				TOTAL PENDING:		-\$4,724	
MECHANICAL							
M1	RESTROOM BUILDING: SUBSTITUTE SPECIFIED LAVATORY (L-1) TO A TYPICAL COMMERCIAL CHINA LAVS WITH CONCEALED CARRIERS; SUBSTITUTE WATER CLOSETS (WC-1) WITH A FLOOR MOUNTED TANK TYPE WITH LOCKING (TAMPER RESISTANT LID)	2-Mar-21	(\$32,599)	Approved			
M2	BANDSTAND BUILDING: SUBSTITUTE SPECIFIED LAVATORY (L-1) TO A TYPICAL COMMERCIAL CHINA LAVS WITH CONCEALED CARRIERS; SUBSTITUTE WATER CLOSETS (WC-1) WITH A FLOOR MOUNTED TANK TYPE WITH LOCKING (TAMPER RESISTANT LID)	2-Mar-21	(\$7,312)	Approved			
Do Not Use This Line							
MECHANICAL TOTALS				TOTAL ACCEPTED:		-\$39,911	
(Order of Magnitude Pricing)				TOTAL REJECTED:			
				TOTAL PENDING:			
ELECTRICAL							
E1	IN LIEU OF HESS TORO - UTILITY BOLLARD SUBSTITUTE STANDARD CONCRETE MONUMENT WITH 30 AMP LOAD CENTER WITH TWO (2) GFI RECEPTILES	9-Mar-21	(\$82,949)	Rejected			CANNOT BE ACCEPTED WITH ITEM E9
E2	ADD ALTERNATE NO. 01: BANDSHELL ALLOWANCE AUDIO / SPEAKER CONDUIT	9-Mar-21	\$27,910				
E3	ADD ALTERNATE NO. 02: BANDSHELL AND RESTROOM LIGHTNING PROTECTION	10-Mar-21	\$39,660				
E4	BANDSHELL ELECTRICAL LIGHT FIXTURES 2-SM IN LIEU OF 4-SM PER TORMENTOR BAR REDUCTION (ELIMINATE 8-SM FIXTURES)	10-Mar-21	(\$20,095)	Pending			CANNOT BE ACCEPTED WITH ITEM E8
E5	RESTROOM LIGHT FIXTURE TYPE G ALTERNATE LIGHT FIXTURE	10-Mar-21	(\$491)	Pending			
E6	ALTERNATE LIGHT FIXTURES PACKAGE WITHIN THE PARK	10-Mar-21	(\$41,944)	Approved			
E7	REMOVE CARD ACCESS CONDUIT (CURRENTLY EMPTY RACEWAY & J-BOXES)	10-Mar-21	(\$10,941)	Pending			
E9	ELIMINATE ALL OF THE HESS TORO - UTILITY BOLLARD AND UTILIZE THE LIGHT POLES WITH (2) BOX (2) GFI RECEPTACLE PER BOX ON EACH LIGHT POLE	22-Mar-21	(\$68,994)	Pending			CANNOT BE ACCEPTED WITH ITEM E1
E10	BAND SHELL: DELETE (4) FOUR TYPE 1 EXTERIOR AND WET OUTDOOR GROUND BOXES WITHIN COVERED STAGE AREA LEAVING (3) THREE TOTAL ON STAGE AREA	21-Mar-21	(\$6,922)	Pending			
E11	DELETE SEAT WALL STRIP LIGHT	26-Mar-21	(\$13,172)	Approved			
E12	ELIMINATE THE LANDSCAPE UPLIGHTS; LEAVING ROUGH IN FOR FUTURE INSTALLATION	5-Apr-21	(\$14,498)	Rejected			CANNOT BE ACCEPTED WITH E13
E13	ELIMINATE THE LANDSCAPE UPLIGHTS AS WELL THE ROUGH IN, CONDUIT AND WIRING	5-Apr-21	(\$31,100)	Approved			CANNOT BE ACCEPTED WITH E12
Do Not Use This Line							
ELECTRICAL TOTALS				TOTAL ACCEPTED:		-\$86,216	
(Order of Magnitude Pricing)				TOTAL REJECTED:		-\$97,447	
				TOTAL PENDING:		-\$107,442	



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VALUE MANAGEMENT LOG

GENERAL MULTI BID PACKAGE						
G1	CHANGE PAINT FROM ELECTROSTATIC ON STEEL FRAMES TO FERROUS METAL PAINT	2-Mar-21	(\$8,931)	Pending		CANNOT BE ACCEPTED WITH ITEM G2
G2	SUBSTITUTE BAND STAND STRUCTURE WITH A FABRIC SHADE STRUCTURE; LEAVING BACK OF HOUSE STRUCTURE AS DESIGNED	9-Mar-21	(\$1,338,112)	Rejected		ALTHOUGH THIS WAS ORIGINALLY REJECTED MCC WANTED TO PLACE THIS MORE AS A TOPIC OF DISCUSSION TO VIEW AS AN OPTION TO GET CLOSER BACK TO BUDGET; CAN NOT BE ACCEPTED WITH ITEMS G1; G3; G4; EXT2
G3	ELIMINATE SUSPENDED ACOUSTICAL CEILING SYSTEM AS WELL WALL ALONG EPIC CORE PANELS WITHIN BANDSTAND; INCLUDES BACK CMU WALL ACOUSTICAL PANELS (PER EPIC METAL REPRESENTATIVE: THE ADVANTAGE TO THE ACOUSTICAL DECK IS TO REDUCE THE NEED FOR A DROPPED ACOUSTICAL CEILING. OUR TORIS 4A DECK HAS A VERY HIGH NRC VALUE, SO TO HAVE THE DECKING COVERED UP WITH ANOTHER ACOUSTICAL ABSORPTIVE MATERIAL IS REDUNDANT)	5-Mar-21	(\$143,875)	Pending		CANNOT BE ACCEPTED WITH G2 AND G4
G4	ELIMINATE WALL HUNG AND SUSPENDED ACOUSTICAL CEILING SYSTEM WITHIN BANDSTAND (PER EPIC METAL REPRESENTATIVE: THE ADVANTAGE TO THE ACOUSTICAL DECK IS TO REDUCE THE NEED FOR A DROPPED ACOUSTICAL CEILING. OUR TORIS 4A DECK HAS A VERY HIGH NRC VALUE, SO TO HAVE THE DECKING COVERED UP WITH ANOTHER ACOUSTICAL ABSORPTIVE MATERIAL IS REDUNDANT)	5-Mar-21	(\$153,661)	Rejected		CANNOT BE ACCEPTED WITH G2 OR G3
G5	BAND SHELL: ELIMINATE (1) SET OF STEP AND (1) SET OF RAMP LEADING TO BACK OF HOUSE AREA	22-Mar-21	(\$37,423)	Approved		
G6	BAND SHELL: ELIMINATE FRONT OF STAGE AREA LEAVING ONLY (1) SET OF STAIRS: STRAIGHTEN STAIRS IN LIEU OF ANGLED)	22-Mar-21	(\$49,608)	Pending		
G7	BAND SHELL: ELIMINATE ELECTRIC HAND DRYER WITHIN THE RESTROOM AND SUBSTITUTE PAPER TOWEL DISPENSER	26-Mar-21	(\$3,332)	Rejected		
G8	RESTROOM: ELIMINATE ELECTRIC HAND DRYER WITHIN THE RESTROOM AND SUBSTITUTE PAPER TOWEL DISPENSER	26-Mar-21	(\$4,996)	Rejected		
Do Not Use This Line						
OTHER TOTALS				TOTAL ACCEPTED:		
(Order of Magnitude Pricing)				TOTAL REJECTED:		
				TOTAL PENDING:		
PROJECT TOTALS:		CURRENT UPDATED 90% ESTIMATE AMOUNT				\$11,054,045
		TOTAL ACCEPTED				-\$435,448
REVISED TOTAL WITH ACCEPTED VALUE MANAGEMENT						\$10,618,597
		TOTAL PENDING				-\$901,134
REVISED TOTAL WITH ACCEPTED PLUS PENDING VALUE MANAGEMENT						\$9,717,463
		TOTAL REJECTED				-\$1,686,129
Values indicated are order of magnitude only. Value Management cost items must be incorporated into the drawings and specifications. Options presented are for consideration only and do not represent any additional cost of re-design or engineering. VM cost are to be verified with subcontractor pricing based on revised drawings and specifications. values subject to change pending redesign and subcontractor pricing						Not all VM Items can be accepted where overlapping scopes of work occur