#### **Submitted To:**

#### **City of Fort Lauderdale**

**Procurement Services Department** 100 N. Andrews Avenue, Suite 619 Fort Lauderdale, FL 33301



RFP NO. 105-10408 • REQUEST FOR PROPOSAL



REVISED DECEMBER 6, 2011 REDEVELOPMENT OF THE FORT LAUDERDALE AQUATIC CENTER

#### Design-Builder/Proposer:



# RECREATIONAL DESIGN & CONSTRUCTION, INC.

3990 North Powerline Road Fort Lauderdale, FL 33309 Contact: Joseph C. Cerrone, III, President PH: (954) 566-3885 EMAIL: joe@recreationaldesign.com

#### **Design Team Members: Zyscovich Architects** Wave House

Counsilman-Hunsaker, PA Corzo Castella Carballo Thompson Salman, PA

Aquadynamics Design Group, Inc. Lakdas/Yohalem Engineering, Inc. Loucks Engineering, Inc. Construction Consultants of Florida, Inc. **USA Parking** 

## PUBLIC IMPROVEMENT COMPONENTS

FUTURE MARINA DOCK FACILITY

WATERFRONT PUBLIC PARK LANDSCAPING & WALKWAYS

SURFACE LEVEL PARKING

PARKING STRUCTURE TOTAL SPACES (+/- 486 SPACES)

FINA COMPETITION POOL (53m x 25m)

COMPETITION POOL GRANDSTAND SEATING (2,040 SEATS)

CANOPY SHADE STRUCTURE

LOCKERS, RESTROOMS, STORAGE UNDER BLEACHERS

FINA DIVE POOL (25m x 25y) - WITH BLEACHER SEATING

DIVE PLATFORMS, SPRINGBOARDS, ACCLIMATION SPA

POOL DECK UPPER AND LOWER COMBINED (60,000 SF)

INSTRUCTIONAL POOL (20' x 40')

INTERNATIONAL SWIMMING HALL OF FAME -

BATH HOUSE FACILITY BUILDING INCLUDES:

OFFICE SPACE

**SWIM TEAM OFFICES** 

**DIVE TEAM OFFICES** 

SWIM AND DIVE MEET OPERATIONS

**WEIGHT - TRAINING ROOMS** 

RECREATIONAL ROOMS

**MEETING - CONFERENCE ROOMS** 

LOCKER ROOMS

**RESTROOMS** 

**EQUIPMENT SPACE** 

CONCESSIONS

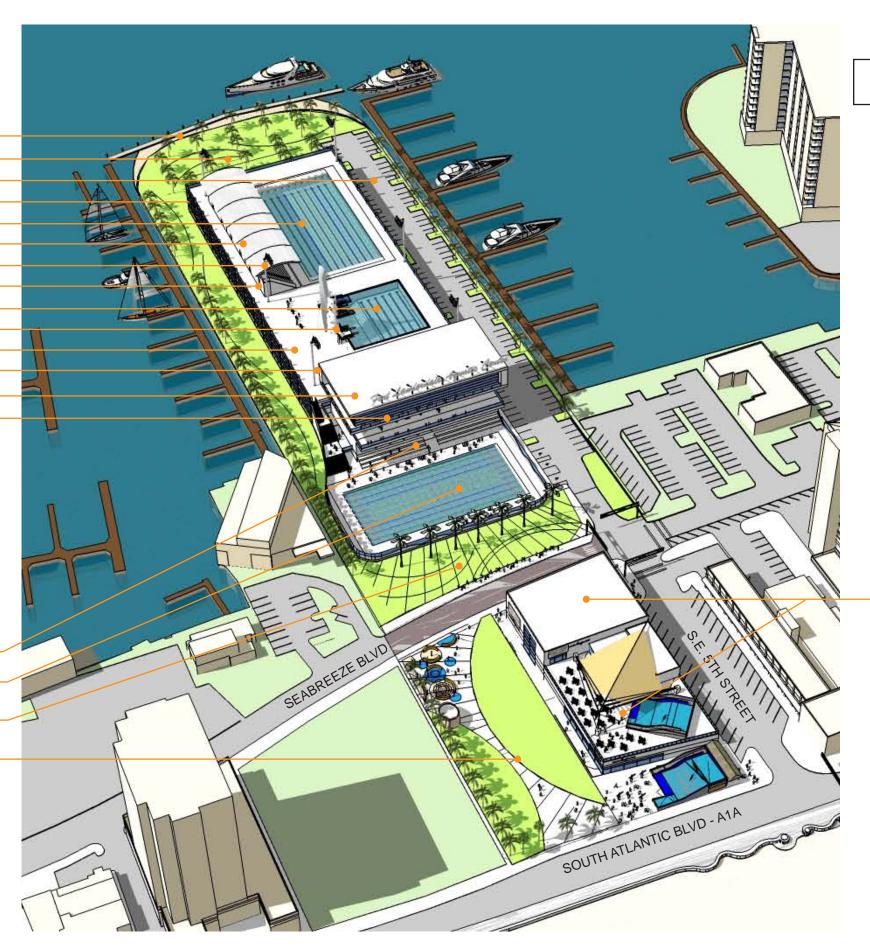
2 INDOOR THERAPY POOLS (1-WARM AND 1-COLD)

LOWER LEVEL GRANDSTAND SEATING

RENOVATED EXISTING 50m POOL

NEW PUBLIC PLAZA

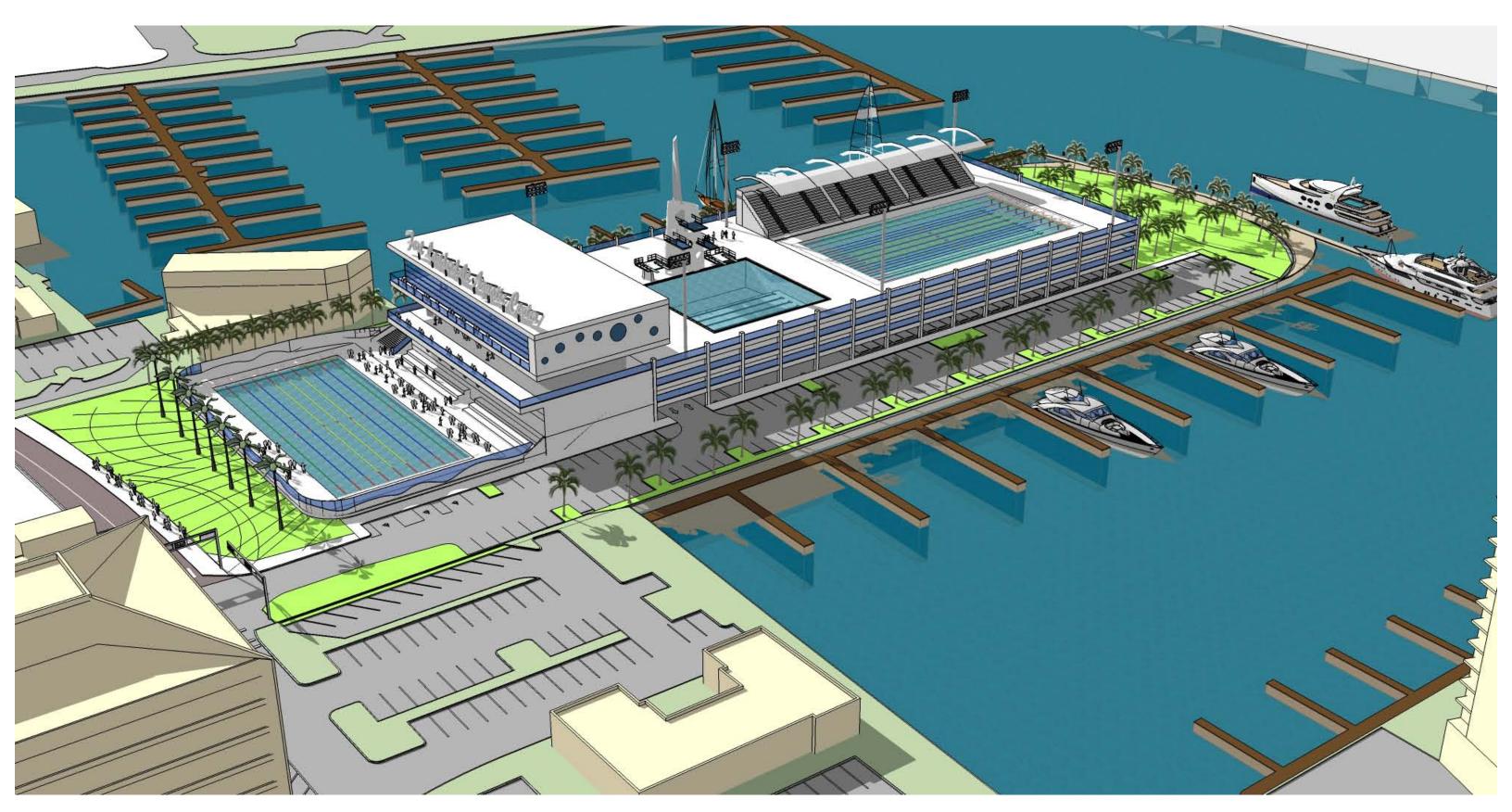
DC ALEXANDER PARK:
INTERACTIVE SPLASH DECK
PUBLIC RESTROOM
LANDSCAPING PLAZA & WALKWAYS



PRIVATE DEVELOPMENT COMPONENTS

RON JON WAVEHOUSE RETAIL COMPLEX SURFACE LEVEL PARKING (+/- 30 SPACES)











501 SEABREEZE BLVD, FORT LAUDERDALE, FLORIDA



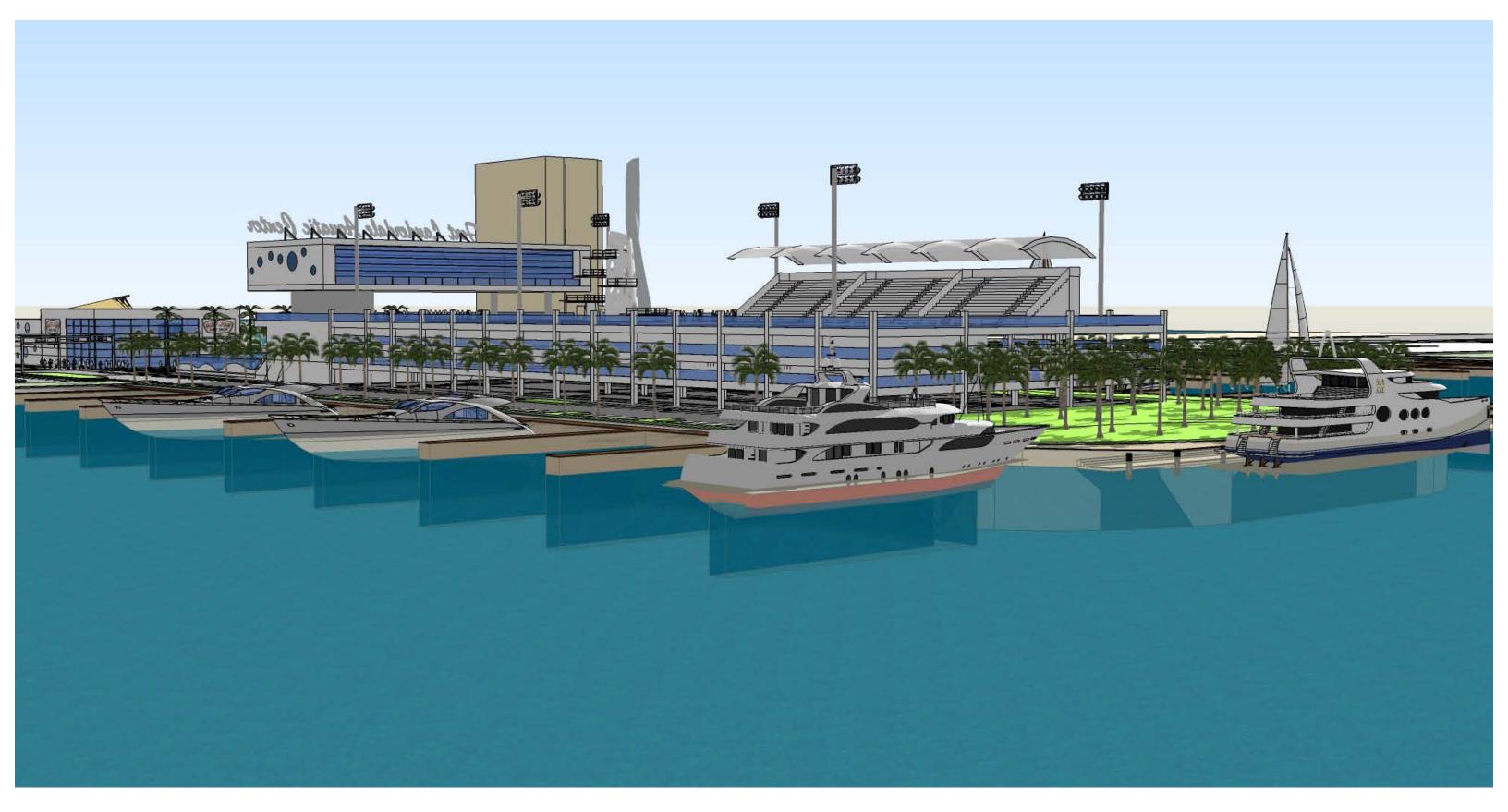




















#### FORT LAUDERDALE AQUATIC COMPLEX BENEFITS MATRIX OF RE-DESIGN

12/4/2011

	PROGRAM
PUBLIC IMPROVEMENT COMPONENTS:	SF
FINA COMPETITION POOL (53m x 25m)	14
FINA COMPETITION POOL (53m x 25m)	14
FINA DIVE POOL (25m x 25m)	6
DIVE TOWER (1,3,5,7.5,10m PLATFORMS)	
SEVERAL 1m - 3m SPRINGBOARDS	
ACCLIMATION POOL / SPA	
INSTRUCTIONAL POOL (20' x 40')	
POOL DECK (60,000 SF)	60
GRANDSTANDS ( COMP. POOL)	
GRANDSTANDS ( DIVE POOL)	
GRANDSTANDS ( WARM-UP POOL)	
SWIM HALL OF FAME MUSEUM	
BATH HOUSE FACLITY:	
OFFICE SPACE	
LOCKERS	
RESTROOMS	
EQUIPMENT SPACE	
ATHLETE LOCKER ROOMS	
SWIM TEAM OFFICES	
DIVE TEAM OFFICES	
SWIM + DIVE MEET OPERATIONS OFFICES	
WEIGHT + TRAINING ROOMS	
RECREATIONAL ROOMS	
MEETING / CONFERENCE ROOM	
ADDITIONAL COMPONENTS:	SF
OCEAN RESCUE HEADQUATERS	
MARINA FACILITY / DOCK INTERCOASTAL	
PARKING STRUCTURE	
1	
1	
1	

1.	RDC ORIGINAL SUBMITTED PROGRAM	
Т.	PUBLIC IMPROVEMENT COMPONENTS:	SF
ľ	FINA COMPETITION POOL (53m x 25m)	14,268
ı	FINA COMPETITION POOL (53m x 25m)	14,268
J	FINA DIVE POOL (25m x 25yd)	6,150
J	DIVE TOWER (1,3,5,7.5,10m PLATFORMS)	
1	(2) 1m - (3) 3m SPRINGBOARDS	
ŀ	ACCLIMATION POOL / SPA	100
J	INSTRUCTIONAL POOL (20' x 50')	1,000
ı	POOL DECK (46,000 SF)	46,000
ŀ	GRANDSTANDS (2,040 @ COMP. POOL)	10,000
ŀ	GRANDSTANDS (540 @ DIVE POOL)	4,500
,	GRANDSTANDS (250 @ WARM-UP POOL)	1,500
	CANOPY SHADE STRUCTURE	20,000
ŀ	SWIM HALL OF FAME MUSEUM	16,400
ı	BATH HOUSE FACLITY:	26,300
,	OFFICE SPACE	
ı	LOCKERS	
ı	RESTROOMS	
ı	POOL EQUIPMENT STORAGE	
,	ATHLETE LOCKER ROOMS	
	SWIM TEAM OFFICES	
ı	DIVE TEAM OFFICES	
	SWIM + DIVE MEET OPERATIONS OFFICES	
,	WEIGHT + TRAINING ROOMS	
ı	RECREATIONAL ROOMS	
ı	MEETING / CONFERENCE ROOM	
l,	OUTDOOR SUB-TOTAL	117,786
ŀ	INDOOR SUB-TOTAL	42,700
	ADDITIONAL COMPONENTS:	SF
ı	OCEAN RESCUE HEADQUATERS	2,400
ŀ	MARINA FACILITY / DOCK INTERCOASTAL	8,740
П	PARKING STRUCTURE (349 PKG. SPACES)	160,500
١	GROUND LEVEL PARKING (86 SPACES)	46,800
ı	LINEAR PARK (WATER EDGE OF PROPERTY)	15,000
	AQUA THEATER DIVE TOWER	
l	DRY DIVE TRAINING OUTDOOR	1,200
П	BANQUETTE HALL	9,000
ĺ		
l	DC ALEXANDER PARK:	23,700
ĺ	- SPLASHPARK / STAGE / CONCESSIONS	
	- RESTROOMS/ SEATING / LANDSCAPE	
		l
ļ	OUTDOOR SUB-TOTAL	48,640

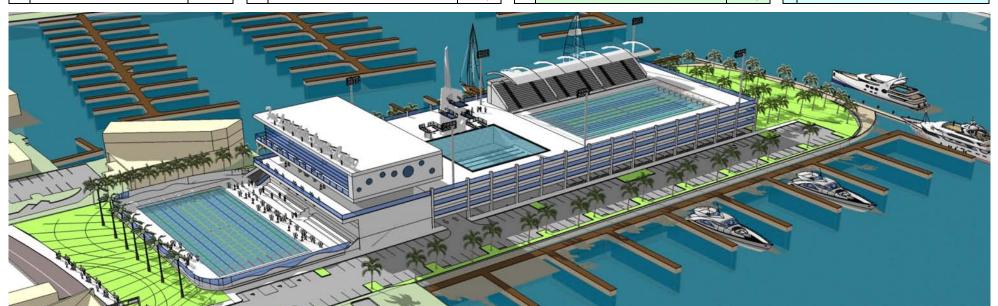
REVISED FLAC MASTERPLAN PROGRAM	
PUBLIC IMPROVEMENT COMPONENTS:	SF
REVITALIZE EXISTING 50m POOL	
FINA COMPETITION POOL (53m x 25m)	14,26
FINA DIVE POOL (25m x 25yd)	6,1
DIVE TOWER (1,3,5,7.5,10m PLATFORMS)	
(2) 1m - (3) 3m SPRINGBOARDS	
ACCLIMATION POOL / SPA	1
INSTRUCTIONAL POOL (20' x 50')	1,0
POOL DECK	60,0
GRANDSTANDS (2,040 @ COMP. POOL)	10,0
GRANDSTANDS (540 @ DIVE POOL )	2,0
GRANDSTANDS (250 @ WARM-UP POOL)	1,5
CANOPY SHADE STRUCTURE	12,0
SWIM HALL OF FAME MUSEUM	16,4
BATH HOUSE FACLITY:	26,3
OFFICE SPACE	
LOCKERS	
RESTROOMS	
POOL EQUIPMENT STORAGE	
ATHLETE LOCKER ROOMS	
SWIM TEAM OFFICES	
DIVE TEAM OFFICES	
SWIM + DIVE MEET OPERATIONS OFFICES	
WEIGHT + TRAINING ROOMS	
RECREATIONAL ROOMS	
MEETING / CONFERENCE ROOM	
OUTDOOR SUB-TOTAL	107,0
INDOOR SUB-TOTAL	42,7
ADDITIONAL COMPONENTS:	SF
THERAPY POOL - 10'X15' (WARM) FACILITY	1
THERAPY POOL - 10'X15' (COLD) FACILITY	1
	8,7
PARKING STRUCTURE (+/- 211 SPACES)	80,0
GROUND LEVEL PARKING (+/- 275 SPACES)	95,0
WATERFRONT PARK - OPEN GREEN SPACE	54,0
DC ALEXANDER PARK:	
- SPLASHPARK alternate	
- RESTROOMS/ LANDSCAPE, alternate	
	237,7
OUTDOOR SUB-TOTAL	
OUTDOOR SUB-TOTAL INDOOR SUB-TOTAL	3

PRIVATE DEVELOPMENT COMPONENTS:	SF
RETAIL / CONCESSION SPACE	
WATER THEME COMPONENT	

PRIVATE DEVELOPMENT COMPONENTS:	SF
RETAIL SHOP SPACES (A1A BEACHSIDE)	12,470
INTERCOASTAL RESTAURANT	9,100
WAVEHOUSE COMPLEX:	
WAVEHOUSE (BEACH RESTAURANT)	13,000
WAVEHOUSE (OPEN DECK - WAVE POOLS)	44,800
WAVEHOUSE (BRIDGE RESTAURANT)	18,630
SUB-TOTAL	76,430
OUTDOOR SUB-TOTAL	44,800
INDOOR SUB-TOTAL	53,200
TOTAL OUTDOOR PROGRAM SPACE	277,146
TOTAL INDOOR A/C BUILD-OUT SPACE	96,570
TOTAL PARKING STRUCTURE ABOVE GRADE	160,500
TOTAL GROUND LEVEL PARKING	46 800

PRIVATE DEVELOPMENT COMPONENTS:		SF
RON JON RETAIL:		18,500
GROUND LEVEL PARKING (+/- 30 SPACES)		17,500
1ST FLOOR RETAIL (10,000 SF )		
2ND FLOOR RETAIL (8,500 SF)		
RON JON/WAVEHOUSE COMPLEX:		
1ST FLOOR OPEN DECK + POOL (6,500 SF)		6,500
1ST FLOOR RETAIL (7,500 SF)		7,500
2ND FLOOR OPEN DECK + POOL (7,200 SF)		7,200
2ND FLOOR RESTAURANT (7,200 SF)		7,200
	SUB-TOTAL	28,400
OUTDOOR SUB-TOTAL		13,700
INDOOR SUB-TOTAL		33,200
TOTAL OUTDOOR PROGRAM SPACE		358,458
TOTAL INDOOR A/C BUILD-OUT SPACE		76,200
TOTAL PARKING STRUCTURE ABOVE GRADE		80,000
TOTAL GROUND LEVEL PARKING		95,000

REVISED PROPOSAL BENEFITS	
PUBLIC IMPROVEMENT COMPONENTS:	
RE-USE EXISTING POOL/LOWER COST	
ABOVE GRADE- NO DEWATERING/LOWER COST	
ABOVE GRADE- NO DEWATERING/LOWER COST	
SAME	
LARGER DECK	
SAME	
CHANGE TO BLEACHER STYLE SEATING/LOWER COST	
SAME	
REDUCE SIZE AND COMPLEXITY/LOWER COST	
SAME	
SAIVIE	
SAME	
REDUCED/LOWER COST	
MAINTAIN RFP PROGRAM	
INDOOR GROUND LEVEL/BY OTHERS	
INDOOR GROUND LEVEL/BY OTHERS	
DELETED/LOWER COST	
DELETED/LOWER COST	
REDUCED STRUCTURE/LOWER COST	
BULK OF PARKING ON GRADE/LOWER COST	
INCREASED GREEN SPACE - CONNECT INTERCOASTAL TO	
OCEAN/PUBLIC BENEFIT	
DELETED-SINGLE TOWER MEETS ALL NEEDS/LOWER COST	
COULD INCLUDE AT POOL DECK	
OPTIONAL - FUTURE IF NEEDED	
Alternate pricing	
Alternate pricing	
Alternate pricing	
SUBSTANTIALLY MORE PUBLIC GREENSPACE	
DELETED/LESS IMPACT	
SIGNIFICANTLY REDUCED/LESS IMPACT	
REDUCED	
REDUCED	
KEDUCED	
KEDUCED	
INCREASED BY	29%
INCREASED BY REDUCED BY	29% 21% 50%
INCREASED BY	21%



PUBLIC IMPROVEMENTS	Parking Garage  - 3,000 210,000 125,000 20,000 5,000 - 75,000 45,000 10,000
Support Building & HOF Shell           Design Fees         \$ 295,000         \$           Aquatic Engineering         \$ 20,000         \$           Scheduling         \$ 20,000         \$           Architectural Fees         \$ 340,000         \$           Structural Engineer         \$ 225,000         \$           Civil Engineer         \$ 198,000         \$           Environmental Engineer         \$ 45,000         \$           Traffic Engineer         \$ 40,000         \$           Mechanical Engineer         \$ 175,000         \$           Electrical Engineer         \$ 75,000         \$           Landscaping Architect         \$ 85,000         \$	- 3,000 210,000 125,000 20,000 5,000 - 75,000 45,000
Design Fees         \$ 295,000         \$           Aquatic Engineering         \$ 20,000         \$           Scheduling         \$ 20,000         \$           Architectural Fees         \$ 340,000         \$           Structural Engineer         \$ 225,000         \$           Civil Engineer         \$ 198,000         \$           Environmental Engineer         \$ 45,000         \$           Traffic Engineer         \$ 40,000         \$           Mechanical Engineer         \$ 175,000         \$           Electrical Engineer         \$ 75,000         \$           Landscaping Architect         \$ 85,000         \$	- 3,000 210,000 125,000 20,000 5,000 - 75,000 45,000
Design Fees         295,000         \$           Aquatic Engineering         \$         295,000         \$           Scheduling         \$         20,000         \$           Architectural Fees         \$         340,000         \$           Structural Engineer         \$         225,000         \$           Civil Engineer         \$         198,000         \$           Environmental Engineer         \$         45,000         \$           Traffic Engineer         \$         40,000         \$           Mechanical Engineer         \$         175,000         \$           Electrical Engineer         \$         75,000         \$           Landscaping Architect         \$         85,000         \$	210,000 125,000 20,000 5,000 - 75,000 45,000
Aquatic Engineering \$ 295,000 \$ Scheduling \$ 20,000 \$ Architectural Fees \$ 340,000 \$ Structural Engineer \$ 225,000 \$ Civil Engineer \$ 198,000 \$ Environmental Engineer \$ 45,000 \$ Traffic Engineer \$ 40,000 \$ Mechanical Engineer \$ 175,000 \$ Electrical Engineer \$ 75,000 \$	210,000 125,000 20,000 5,000 - 75,000 45,000
Scheduling       \$       20,000       \$         Architectural Fees       \$       340,000       \$         Structural Engineer       \$       225,000       \$         Civil Engineer       \$       198,000       \$         Environmental Engineer       \$       45,000       \$         Traffic Engineer       \$       40,000       \$         Mechanical Engineer       \$       175,000       \$         Electrical Engineer       \$       75,000       \$         Landscaping Architect       \$       85,000       \$	210,000 125,000 20,000 5,000 - 75,000 45,000
Architectural Fees       \$       340,000       \$         Structural Engineer       \$       225,000       \$         Civil Engineer       \$       198,000       \$         Environmental Engineer       \$       45,000       \$         Traffic Engineer       \$       40,000       \$         Mechanical Engineer       \$       175,000       \$         Electrical Engineer       \$       75,000       \$         Landscaping Architect       \$       85,000       \$	210,000 125,000 20,000 5,000 - 75,000 45,000
Structural Engineer       \$       225,000       \$         Civil Engineer       \$       198,000       \$         Environmental Engineer       \$       45,000       \$         Traffic Engineer       \$       40,000       \$         Mechanical Engineer       \$       175,000       \$         Electrical Engineer       \$       75,000       \$         Landscaping Architect       \$       85,000       \$	125,000 20,000 5,000 - 75,000 45,000
Civil Engineer       \$       198,000       \$         Environmental Engineer       \$       45,000       \$         Traffic Engineer       \$       40,000       \$         Mechanical Engineer       \$       175,000       \$         Electrical Engineer       \$       75,000       \$         Landscaping Architect       \$       85,000       \$	20,000 5,000 - 75,000 45,000
Traffic Engineer       \$ 40,000       \$         Mechanical Engineer       \$ 175,000       \$         Electrical Engineer       \$ 75,000       \$         Landscaping Architect       \$ 85,000       \$	- 75,000 45,000
Mechanical Engineer       \$ 175,000       \$         Electrical Engineer       \$ 75,000       \$         Landscaping Architect       \$ 85,000       \$	45,000
Electrical Engineer \$ 75,000 \$ Landscaping Architect \$ 85,000 \$	45,000
Landscaping Architect \$ 85,000 \$	
	10,000
I master Planning   \$5.000   \$5.000   \$	
Construction Admin \$ 135,000 \$	55,000
Irrigation Engineer \$ 30,000 \$	4,000
LEED Documentation and Commissioning \$ 225,000 \$	65,000
Design Fees Sub Total \$ 1,973,000 \$	617,000
General Conditions	
Pre Construction services \$ 246,720 \$	75,000
General Condition         \$ 986,525         \$           Permits and Fees         \$ 175,000         \$	428,500 35,000
Permits and Fees \$ 175,000 \$ Surveys and Geotechnical Testing \$ 70,000 \$	35,000 15,000
General Conditions Sub Total \$ 1,478,245 \$	553,500
General Conditions Sub Total \$ 1,470,245 \$	333,300
Site Work and Utilities	
MOT \$ 55,000	
Demolition and Recycling \$ 453,918	
Earthwork and Grading \$ 396,573	
Drainage \$ 395,850   \$	6,500
Sewer \$ 162,250	
Water and Fire Mains \$ 288,000 \$	5,500
Walkways and Pavers \$ 95,565 \$	8,000
Asphalt Paving \$ 171,710	
Landscaping, Trees and Sod \$ 350,424	
Irrigation,& Pumps Equipment \$ 85,000	
Site Electric and Electrical Service \$ 576,711   Irrigation \$ 108,000	
Site Work and Utilities Sub Total \$ 3,139,001 \$	20,000
Site Work and Stillies Sub Total \$ 3,137,001 \$	20,000
53m Competition Pool	
Pool Shell and Mrytha System \$ 987,850	
Surge Tank \$ 64,000	
Filtration System \$ 205,200	
Pool Heating System \$ 345,500	
Pool Piping and Valves \$ 137,500	
Water Chemistry Controller \$ 55,750 Pool Moveable Floor \$ 985,000	
Pool Moveable Floor  1.5m Movable Bulkhead  \$ 985,000  \$ 595,000	
Pool Furnishings (Starting block, Lift Chairs) \$ 63,850	
Pool Covers & Storage Reels \$ 54,650	
53M Competition Pool Sub Total \$ 3,494,300 \$	-
Remodel Existing Pool	
Pool Shell and Structure Restoration \$ 295,000	
Increase Pool Depth to 5' 0" (Includes Structural, Piping, Gutter & Finishes) \$ 350,000	
Surge Tank \$ 37,200	
Filtration System \$ 120,500	
Pool Piping and Valves \$ 125,000	
Water Chemistry Controller \$ 37,500	
Pool Furnishings (Starting block, Lift Chairs) \$ 34,500	
Pool Heaters Restoration \$ 75,000	
Pool Covers & Storage Reels \$ 54,650	
Remodel Existing Pool Sub Total \$ 1,129,350 \$	-
Dive Pool & Acclimation Spa	
Pool Shell and Mrytha System \$ 995,235	
10m Dive Tower Structure/ Lighting \$ 525,200	

Surge Tank	\$	48,500		
Filtration System	\$	146,000		
Dive Pool Heating System	\$	165,000		
Pool Piping and Valves	\$	75,000		
Water Chemistry Controller	\$	27,500		
Dive Pool Misc Furnishings	\$	20,500		
Pool Covers & Storage Reels Sparer System	<b>\$</b>	39,000 125,000		
Dive Pool Sub Total	\$ \$	2,166,935	\$	
Diversión Sub rotai	Ψ	2,100,733	Ψ	
Instructional Pool				
Pool Shell and Mrytha System	\$	265,000		
Surge Tank	\$	15,000		
Filtration System	\$	60,000		
Pool Heating System	\$	86,000		
Pool Piping and Valves	\$	55,000		
Water Chemistry Controller Misc Pool Furnishing	\$	12,500		
Pool Covers & Storage Reels	\$   \$	10,000 18,500		
Instructional Pool Sub Total	\$	522,000	\$	-
<u> </u>		· · · · · · · · · · · · · · · · · · ·		
Grandstand, Concession & Restrooms				
Upper Grand Stand Structure	\$	320,000		
Restroom and Concession areas	\$	275,000		
Ground Floor Pool Deck Bleachers, Seating Planks	\$	162,300		
Bleachers Cover Canopy	\$	1,050,500		
Waterproofing	\$	38,000		
Grand Stand Railings	\$	55,000		
Grand Stand Lighting	\$	95,000		
Grandstand Sub Total	\$	1,995,800	\$	-
Pool Deck				
Pool Scoreboards & Timing System	\$	238,000		
Pool Deck Ground FL	\$	97,500		
High Mast Sports Pool Lighting	\$	585,000		
Site Furnishings	\$	75,000		
Shade Shelters Canopies	\$	150,000		
Pool Deck Railings	\$	52,620		
Upper Deck Enclosure	\$	47,440		
Pool Deck Sub Total	\$	1,245,560	\$	-
Building Structure_ Four Stories	Τ.			
Piling and Foundations	\$	505,000		
Building Concrete and Masonry	\$	1,050,000		
Precast Joists & Beams	\$	500,000		
Roofing and Lightweight Concrete				
Hollow Metal Doors and Hardware	\$	355,000		
	\$ \$	115,300		
Glazing	\$ \$ \$	115,300 480,755		
Glazing Exterior Stucco	\$ \$ \$	115,300 480,755 122,525		
Glazing Exterior Stucco Exterior Painting	\$ \$ \$ \$ \$	115,300 480,755 122,525 70,000		
Glazing Exterior Stucco Exterior Painting Signage	\$ \$ \$ \$ \$ \$ \$	115,300 480,755 122,525 70,000 80,000		
Glazing Exterior Stucco Exterior Painting Signage Elevators	\$ \$ \$ \$ \$ \$ \$ \$	115,300 480,755 122,525 70,000 80,000 350,000		
Glazing Exterior Stucco Exterior Painting Signage Elevators Fire Protection	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	115,300 480,755 122,525 70,000 80,000 350,000 150,000		
Glazing Exterior Stucco Exterior Painting Signage Elevators Fire Protection Hvac Equipment	* * * * * * * * * *	115,300 480,755 122,525 70,000 80,000 350,000 150,000 640,333		
Glazing Exterior Stucco Exterior Painting Signage Elevators Fire Protection Hvac Equipment Plumbing Misc Rough Ins / Roof Drains	* * * * * * * * * * *	115,300 480,755 122,525 70,000 80,000 350,000 150,000 640,333 97,000		
Glazing Exterior Stucco Exterior Painting Signage Elevators Fire Protection Hvac Equipment Plumbing Misc Rough Ins / Roof Drains Electric, Misc Lighting, Alarm Roughs	\$	115,300 480,755 122,525 70,000 80,000 350,000 150,000 640,333 97,000 300,700		
Glazing Exterior Stucco Exterior Painting Signage Elevators Fire Protection Hvac Equipment Plumbing Misc Rough Ins / Roof Drains	•	115,300 480,755 122,525 70,000 80,000 350,000 150,000 640,333 97,000		
Glazing Exterior Stucco Exterior Painting Signage Elevators Fire Protection Hvac Equipment Plumbing Misc Rough Ins / Roof Drains Electric, Misc Lighting, Alarm Roughs	\$	115,300 480,755 122,525 70,000 80,000 350,000 150,000 640,333 97,000 300,700		
Glazing Exterior Stucco Exterior Painting Signage Elevators Fire Protection Hvac Equipment Plumbing Misc Rough Ins / Roof Drains Electric, Misc Lighting, Alarm Roughs  Building Structure Sub Total	\$	115,300 480,755 122,525 70,000 80,000 350,000 150,000 640,333 97,000 300,700 4,816,613		
Glazing Exterior Stucco Exterior Painting Signage Elevators Fire Protection Hvac Equipment Plumbing Misc Rough Ins / Roof Drains Electric, Misc Lighting, Alarm Roughs  Building Structure Sub Total	\$	115,300 480,755 122,525 70,000 80,000 350,000 150,000 640,333 97,000 300,700		
Glazing Exterior Stucco Exterior Painting Signage Elevators Fire Protection Hvac Equipment Plumbing Misc Rough Ins / Roof Drains Electric, Misc Lighting, Alarm Roughs  Building Structure Sub Total  Building Interiors & Build Outs  First Floor Build Out ( Support Office , Restrooms, Storage)	\$ \$	115,300 480,755 122,525 70,000 80,000 350,000 150,000 640,333 97,000 300,700 4,816,613		
Glazing Exterior Stucco Exterior Painting Signage Elevators Fire Protection Hvac Equipment Plumbing Misc Rough Ins / Roof Drains Electric, Misc Lighting, Alarm Roughs  Building Structure Sub Total  Building Interiors & Build Outs  First Floor Build Out ( Support Office , Restrooms, Storage) Second Floor Build Out ( HOF Museum)	\$ \$	115,300 480,755 122,525 70,000 80,000 350,000 150,000 640,333 97,000 300,700 4,816,613		
Glazing Exterior Stucco Exterior Painting Signage Elevators Fire Protection Hvac Equipment Plumbing Misc Rough Ins / Roof Drains Electric, Misc Lighting, Alarm Roughs  Building Structure Sub Total  Building Interiors & Build Outs  First Floor Build Out ( Support Office , Restrooms, Storage) Second Floor Build Out ( HOF Museum) Third Floor Open ( Plaza Furnishings)	\$ \$ \$ \$ \$	115,300 480,755 122,525 70,000 80,000 350,000 150,000 640,333 97,000 300,700 4,816,613		
Glazing Exterior Stucco Exterior Painting Signage Elevators Fire Protection Hvac Equipment Plumbing Misc Rough Ins / Roof Drains Electric, Misc Lighting, Alarm Roughs  Building Structure Sub Total  Building Interiors & Build Outs  First Floor Build Out ( Support Office , Restrooms, Storage) Second Floor Build Out ( HOF Museum) Third Floor Open ( Plaza Furnishings) Forth Floor ( Meeting Rooms, Coach Support Staff Offices )  Building Interiors Sub Total	\$ \$ \$ \$ \$ \$	115,300 480,755 122,525 70,000 80,000 350,000 150,000 640,333 97,000 300,700 4,816,613		
Glazing Exterior Stucco Exterior Painting Signage Elevators Fire Protection Hvac Equipment Plumbing Misc Rough Ins / Roof Drains Electric, Misc Lighting, Alarm Roughs  Building Structure Sub Total  Building Interiors & Build Outs  First Floor Build Out ( Support Office , Restrooms, Storage) Second Floor Build Out ( HOF Museum) Third Floor Open ( Plaza Furnishings) Forth Floor ( Meeting Rooms, Coach Support Staff Offices )  Building Interiors Sub Total  Parking Garage Structure	\$ \$ \$ \$ \$ \$	115,300 480,755 122,525 70,000 80,000 350,000 150,000 640,333 97,000 300,700 4,816,613		
Glazing Exterior Stucco Exterior Painting Signage Elevators Fire Protection Hvac Equipment Plumbing Misc Rough Ins / Roof Drains Electric, Misc Lighting, Alarm Roughs  Building Structure Sub Total  Building Interiors & Build Outs  First Floor Build Out ( Support Office , Restrooms, Storage) Second Floor Build Out ( HOF Museum) Third Floor Open ( Plaza Furnishings) Forth Floor ( Meeting Rooms, Coach Support Staff Offices )  Building Interiors Sub Total  Parking Garage Structure  Parking Garage Structure	\$ \$ \$ \$ \$	115,300 480,755 122,525 70,000 80,000 350,000 150,000 640,333 97,000 300,700 4,816,613	\$	
Glazing Exterior Stucco Exterior Painting Signage Elevators Fire Protection Hvac Equipment Plumbing Misc Rough Ins / Roof Drains Electric, Misc Lighting, Alarm Roughs  Building Structure Sub Total  Building Interiors & Build Outs  First Floor Build Out ( Support Office , Restrooms, Storage) Second Floor Build Out ( HOF Museum) Third Floor Open ( Plaza Furnishings) Forth Floor ( Meeting Rooms, Coach Support Staff Offices )  Building Interiors Sub Total  Parking Garage Structure	\$ \$ \$ \$ \$ \$	115,300 480,755 122,525 70,000 80,000 350,000 150,000 640,333 97,000 300,700 4,816,613	\$ \$	
Glazing Exterior Stucco Exterior Painting Signage Elevators Fire Protection Hvac Equipment Plumbing Misc Rough Ins / Roof Drains Electric, Misc Lighting, Alarm Roughs  Building Structure Sub Total  Building Interiors & Build Outs  First Floor Build Out ( Support Office , Restrooms, Storage) Second Floor Build Out ( HOF Museum) Third Floor Open ( Plaza Furnishings) Forth Floor ( Meeting Rooms, Coach Support Staff Offices )  Building Interiors Sub Total  Parking Garage Structure  Parking Garage Structure  Parking Garage Structure Sub Total	\$ \$ \$ \$ \$	115,300 480,755 122,525 70,000 80,000 350,000 150,000 640,333 97,000 300,700 4,816,613 795,000 - 150,000 825,000 1,770,000	•	
Glazing Exterior Stucco Exterior Painting Signage Elevators Fire Protection Hvac Equipment Plumbing Misc Rough Ins / Roof Drains Electric, Misc Lighting, Alarm Roughs  Building Structure Sub Total  Building Interiors & Build Outs  First Floor Build Out ( Support Office , Restrooms, Storage) Second Floor Build Out ( HOF Museum) Third Floor Open ( Plaza Furnishings) Forth Floor ( Meeting Rooms, Coach Support Staff Offices )  Building Interiors Sub Total  Parking Garage Structure  Parking Garage Structure  Parking Garage Structure Sub Total	\$ \$ \$ \$ \$	115,300 480,755 122,525 70,000 80,000 350,000 150,000 640,333 97,000 300,700 4,816,613 795,000 - 150,000 825,000 1,770,000	•	
Glazing Exterior Stucco Exterior Painting Signage Elevators Fire Protection Hvac Equipment Plumbing Misc Rough Ins / Roof Drains Electric, Misc Lighting, Alarm Roughs  Building Structure Sub Total  Building Interiors & Build Outs  First Floor Build Out ( Support Office , Restrooms, Storage) Second Floor Build Out ( HOF Museum) Third Floor Open ( Plaza Furnishings) Forth Floor ( Meeting Rooms, Coach Support Staff Offices )  Building Interiors Sub Total  Parking Garage Structure  Parking Garage Structure  Parking Garage Structure Sub Total	\$ \$ \$ \$ \$	115,300 480,755 122,525 70,000 80,000 350,000 150,000 640,333 97,000 300,700 4,816,613 795,000 - 150,000 825,000 1,770,000	•	
Glazing Exterior Stucco Exterior Painting Signage Elevators Fire Protection Hvac Equipment Plumbing Misc Rough Ins / Roof Drains Electric, Misc Lighting, Alarm Roughs  Building Structure Sub Total  Building Interiors & Build Outs  First Floor Build Out ( Support Office , Restrooms, Storage) Second Floor Build Out ( HOF Museum) Third Floor Open ( Plaza Furnishings) Forth Floor ( Meeting Rooms, Coach Support Staff Offices )  Building Interiors Sub Total  Parking Garage Structure  Parking Garage Structure  Parking Garage Structure Sub Total  ESTIMATE GRAND TOTALS PUBLIC IMPROVEMENTS	\$ \$ \$ \$ \$	115,300 480,755 122,525 70,000 80,000 350,000 150,000 640,333 97,000 300,700 4,816,613 795,000 - 150,000 825,000 1,770,000	•	5,742,000 <b>5,742,000</b>
Glazing Exterior Stucco Exterior Painting Signage Elevators Fire Protection Hvac Equipment Plumbing Misc Rough Ins / Roof Drains Electric, Misc Lighting, Alarm Roughs  Building Structure Sub Total  Building Interiors & Build Outs  First Floor Build Out ( Support Office , Restrooms, Storage) Second Floor Build Out ( HOF Museum) Third Floor Open ( Plaza Furnishings) Forth Floor ( Meeting Rooms, Coach Support Staff Offices )  Building Interiors Sub Total  Parking Garage Structure  Parking Garage Structure  Parking Garage Structure Sub Total  ESTIMATE GRAND TOTALS PUBLIC IMPROVEMENTS  ESTIMATE GRAND TOTALS  PUBLIC IMPROVEMENTS	\$ \$ \$ \$ \$	115,300 480,755 122,525 70,000 80,000 350,000 150,000 640,333 97,000 300,700 4,816,613 795,000 - 150,000 825,000 1,770,000	\$	5,742,000
Glazing Exterior Stucco Exterior Painting Signage Elevators Fire Protection Hvac Equipment Plumbing Misc Rough Ins / Roof Drains Electric, Misc Lighting, Alarm Roughs  Building Structure Sub Total  Building Interiors & Build Outs  First Floor Build Out ( Support Office , Restrooms, Storage) Second Floor Build Out ( HOF Museum) Third Floor Open ( Plaza Furnishings) Forth Floor ( Meeting Rooms, Coach Support Staff Offices )  Building Interiors Sub Total  Parking Garage Structure  Parking Garage Structure  Parking Garage Structure Sub Total  ESTIMATE GRAND TOTALS PUBLIC IMPROVEMENTS	\$ \$ \$ \$ \$	115,300 480,755 122,525 70,000 80,000 350,000 150,000 640,333 97,000 300,700 4,816,613 795,000 - 150,000 825,000 1,770,000	\$	5,742,000
Glazing Exterior Stucco Exterior Painting Signage Elevators Fire Protection Hvac Equipment Plumbing Misc Rough Ins / Roof Drains Electric, Misc Lighting, Alarm Roughs  Building Structure Sub Total  Building Interiors & Build Outs  First Floor Build Out ( Support Office , Restrooms, Storage) Second Floor Build Out ( HOF Museum) Third Floor Open ( Plaza Furnishings) Forth Floor ( Meeting Rooms, Coach Support Staff Offices )  Building Interiors Sub Total  Parking Garage Structure  Parking Garage Structure  Parking Garage Structure Sub Total  ESTIMATE GRAND TOTALS PUBLIC IMPROVEMENTS  ESTIMATE GRAND TOTALS  PUBLIC IMPROVEMENTS	\$ \$ \$ \$ \$	115,300 480,755 122,525 70,000 80,000 350,000 150,000 640,333 97,000 300,700 4,816,613 795,000 - 150,000 825,000 1,770,000	\$	

Alternates;

Interactive Splash Deck
Public Restroom
Landscaping/Plaza/Walkways

\$275,000.00 \$245,000.00 \$175,000.00