

MINUTES OF MEETING
DANIA BEACH CITY COMMISSION
PARKS MASTER PLAN WORKSHOP
TUESDAY, MAY 18, 2021 – 5:00 PM

1. Call to Order/Roll Call

Mayor James called the meeting to order at 5:13 p.m.

Present:

Mayor:	Tamara James
Vice-Mayor:	Marco A. Salvino, Sr.
Commissioners:	Joyce L. Davis
	Lori Lewellen
	Lauren Odman
City Manager:	Ana M. Garcia, ICMA-CM
City Attorney:	Thomas Ansbro
City Clerk:	Thomas Schneider

2. Parks Master Plan

City Manager Garcia gave a brief introduction utilizing a PowerPoint presentation which is attached to and incorporated into these minutes. She noted currently we are very limited as to what we can offer as far as Parks & Recreation; we should have offerings for two year olds to 98 year olds. She said what she would like to do at this time is to turn the presentation over to our Finance Director who will walk us through how we can take this vision and desire to make this happen to commence as soon as possible.

Frank DiPaolo, Director of Finance, continued the PowerPoint presentation. He noted Administration recommends multi-phased bank loan financing.

Vice-Mayor Salvino noted he has always favored getting things done now rather than the extended time involved with a GO Bond. He asked why the pools at PJ Meli could not be incorporated into the Master Plan as they are very large and why in the RFP we could not do two parks at one time since the bank loan would be out. He commented on the millage rate and noted our revenues are growing every day.

City Manager Garcia addressed PJ Meli and CW Thomas parks in regard to the pools; building new and maximizing the space is a greater payoff in the long-term.

Finance Director DiPaolo noted with businesses coming online and ad valorem revenues increasing, Dania Beach is in a good position. We have to be smart about how we utilize extra monies and realize all the new facilities will require additional personnel.

City Manager Garcia said in a very successful parks program, some things can be run in-house, but other aspects we could partner with outsiders. She added we have \$8 million in reserves.

Commissioner Lewellen asked if it may be possible in the future with revenues increasing and coming online, that we would not need to go out for a GO Bond.

Finance Director DiPaolo responded it depends and spoke about bank loan financing.

Commissioner Lewellen noted she would rather find a way to not have to do a GO Bond.

Finance Director DiPaolo said it depends on what you want to do for the 2024 referendum. The critical needs of the parks require bank loan financing in the immediate future.

City Manager Garcia addressed the GO Bond issuance in 2024; it may be that it would not be necessary.

Commissioner Lewellen said she is looking down the road without having to have a tax increase.

Finance Director DiPaolo spoke about the American Rescue Plan and how regulations for its use may expand to other infrastructure projects.

Eric Brown, Director of Parks & Recreation, noted it is time to act; we are in a situation now where the parks are sub-par. He addressed the summer camp registration numbers and noted we are busting out of our seams. When people and investors come to a city, they look at schools and parks. He spoke about the BEAM Team and the A teams that will be necessary for when one of the parks is taken offline and programs shifted to the other parks. He is excited about what is about to happen in Dania Beach. He noted Frost Park is booked for summer camp because we are doing things right. We need to bring our sub-par facilities up to 21st century standards.

Mayor James said we need adequate pools at CW Thomas as well as PJ Meli for swimming lessons. We need to have valuable, first class things to offer.

Director of Parks & Recreation Brown noted Cassi Warren, Assistant Director of Parks & Recreation, has brought us to a new level.

Randy Hollingworth, Director of Planning & Urban Design Development, Bermello, Ajamil & Partners, Inc., gave a PowerPoint presentation, which is attached to and incorporated into these minutes.

Mayor James noted she has seen Orange Bowl type fields and asked if we would have artificial turf fields.

Mr. Hollingworth said they were priced as sod.

Vice-Mayor Salvino noted even though synthetic turf is more expensive to install, it is less costly to maintain. He felt we should price the synthetic turf in the cost for the financing.

Mr. Hollingworth said he could get the pricing right now as they are doing synthetic turf fields elsewhere.

Discussion ensued regarding synthetic turf.

Mr. Hollingworth continued with the PowerPoint presentation.

Mayor James commented she wants to be sure we make each of our parks unique; she does not want to have the same type of park and playgrounds at every park.

Parks & Recreation Director Brown noted all of the parks were designed differently and reflect what the individual community wanted.

City Manager Garcia reiterated that the parks would be individually distinct from one another and would promote cross-community use.

Mr. Hollingworth addressed the various companies that offer unique equipment and continued the presentation.

Mayor James spoke of Olsen Middle School and reciprocal use of a pool and track area, and questioned where the drawings are.

City Manager Garcia responded Commissioner Brandimarte was opposed to development on Olsen property at the time and that component was removed.

Mayor James felt we should explore it in the future.

The Commission consensus was to move forward with the bank loan financing of the Parks Master Plan improvements.

Mayor James felt signage should be erected at the parks and renderings posted on social media.

The Commission agreed.

City Manager Garcia commented on the passion of the Commission.

Discussion ensued regarding the timeline and process of the bank loan financing.

Commissioner Davis spoke about having signage to get people excited.

Finance Director DiPaolo noted he would speak with our financial advisor and we would need to finalize the plans to get accurate costs for the bank loan financing.

City Manager Garcia spoke of the RFP.

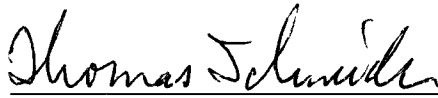
Mayor James questioned pre-fabrication of building walls.

City Manager Garcia said this would be investigated with the RFP.

3. Adjournment

Mayor James adjourned the meeting at 6:28 p.m.

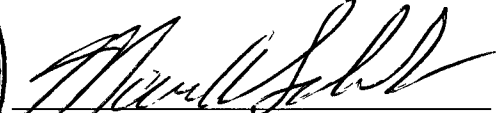
ATTEST:



THOMAS SCHNEIDER, CMC
CITY CLERK



CITY OF DANIA BEACH

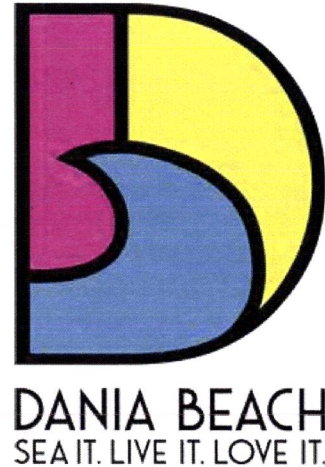
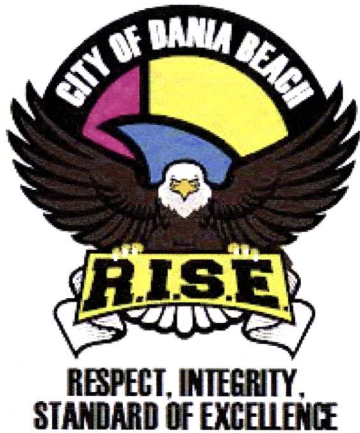


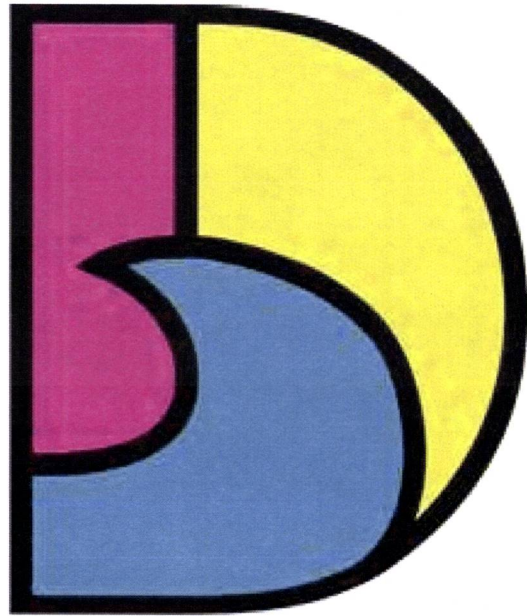
TAMARA JAMES
MAYOR

Approved: May 25, 2021

Parks Masterplan Workshop

May 18, 2021





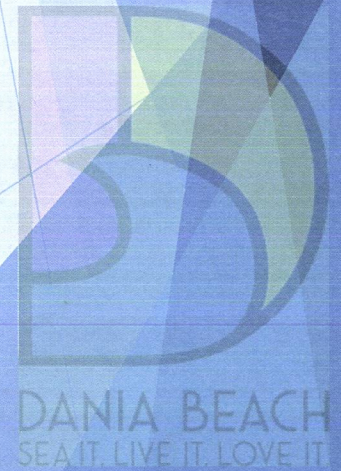
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Overview

- ▶ Top and High Priorities of City Commission Strategic Master Plan 2021
 - ▶ GO Bond / Financing for Parks
 - ▶ Parks Master Plan
 - ▶ PAL Program Implementation
 - ▶ Enhanced Recreation Programs
 - ▶ E-Sports Facilities
- ▶ 50% of City Commission Strategic Planning Priorities are related to Parks

Growing Population

- ▶ 1,000 new dwelling units constructed in the past three years
- ▶ 3,400 new units approved / permitting pipeline next three years
- ▶ Equates to almost 10,000 residents over a six-year period
- ▶ *Increased demand on Parks and Recreation facilities and programs*



First Wave Projects

- ▶ CW Thomas - demolish all amenities and construct a new recreation center with gymnasium and pool
- ▶ PJ Meli - demolish all amenities and construct a new recreation center and pool
- ▶ Frost Park - remodel and expand current recreation center and reconstruct all outdoor amenities
- ▶ Chester Byrd - full reimagining to include new amenities



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Smaller Community Parks

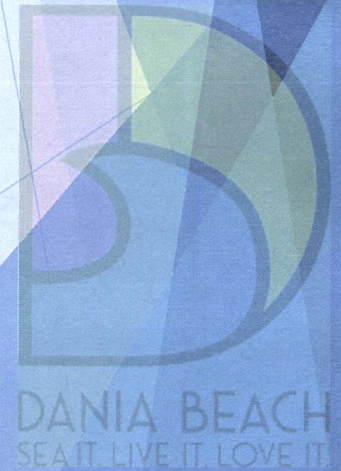
- ▶ Investments in smaller neighborhood parks
- ▶ Utilize **pay-as-you-go** financing
 - ▶ Budget appropriations / reserves
- ▶ **BEAM Team** - proactive focus on community cleanliness, aesthetics, maintenance, and future investments
 - ▶ Litter control
 - ▶ Graffiti removal
 - ▶ Maintaining hardscape
 - ▶ Beach cleaning
 - ▶ Streets, roadways, other rights-of-way and infrastructure



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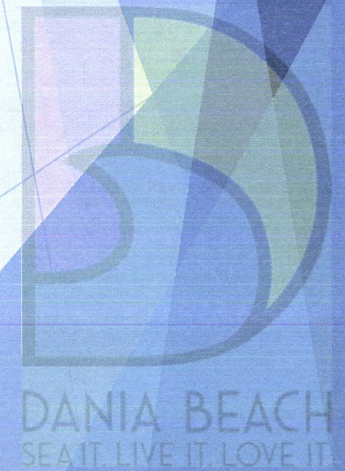
Major Parks Investment Strategies

- ▶ General Obligation Bond
 - ▶ Longer financing term = lower annual payment
 - ▶ Secured by ad valorem millage (guaranteed payment)
 - ▶ Three-four years before construction can begin
 - ▶ Uncertainty of voter approval
 - ▶ Higher total cost of borrowing
- ▶ Bank Loans
 - ▶ Quick access to financing
 - ▶ Commence projects faster
 - ▶ Lower total cost of borrowing
 - ▶ Shorter financing term = higher annual payments
 - ▶ Annual budget appropriation to pay debt service
- ▶ Administration recommends multi-phased **Bank Loan** financing



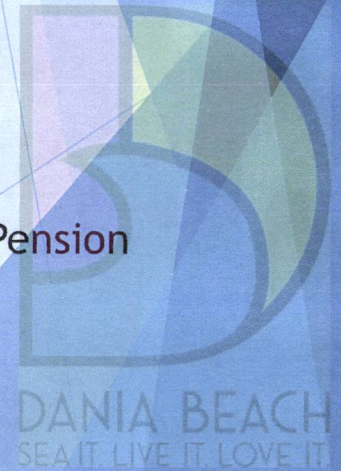
Project Phasing / Timing

- ▶ Project 1: CW Thomas and Chester Byrd
 - ▶ Begin design Fall 2021 → Construction Early 2022
 - ▶ Completion ~ Spring 2023
- ▶ Project 2: PJ Meli and Frost Park
 - ▶ Begin Design Fall 2022 → Construction Spring 2023 (after completion of CW Thomas)
 - ▶ Completion ~ Late 2024



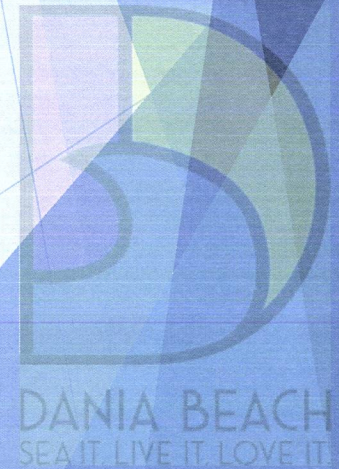
Financing Terms

- ▶ CW Thomas - Series 2022: \$17,000,000
 - ▶ 20 years @ 2.50%
 - ▶ Approximately \$1.1 million per year cost
 - ▶ Utilize \$250,000 from FY2021 Recreation budget toward initial design
- ▶ PJ Meli / Frost Park - Series 2023: \$32,500,000
 - ▶ 20 years @ 3.00%
 - ▶ Approximately \$2.2 million per year cost
- ▶ Annual debt service = \$3.3 million - covered by savings from Police and Fire Pension payment
 - ▶ Projected millage rate equivalent = 0.67 mills
 - ▶ Impact on \$250,000 assessed value = \$168 per year



2024 Referendum

- ▶ All master plans and studies on City infrastructure, public safety, historical properties will be completed
 - ▶ Fire Station 1 / Public Safety Investments → Service Enhancements
 - ▶ Historic homes restoration / relocation
 - ▶ Other infrastructure needs
- ▶ Three years into implementation of the Strategic Plan
- ▶ Proposed General Obligation Bond Issue - ballot question no sooner than 2024
- ▶ 2016 Refunding Bonds repaid October 2025 (\$300,000 annual debt service)
- ▶ 2015 Refunding Bonds payable through October 2035





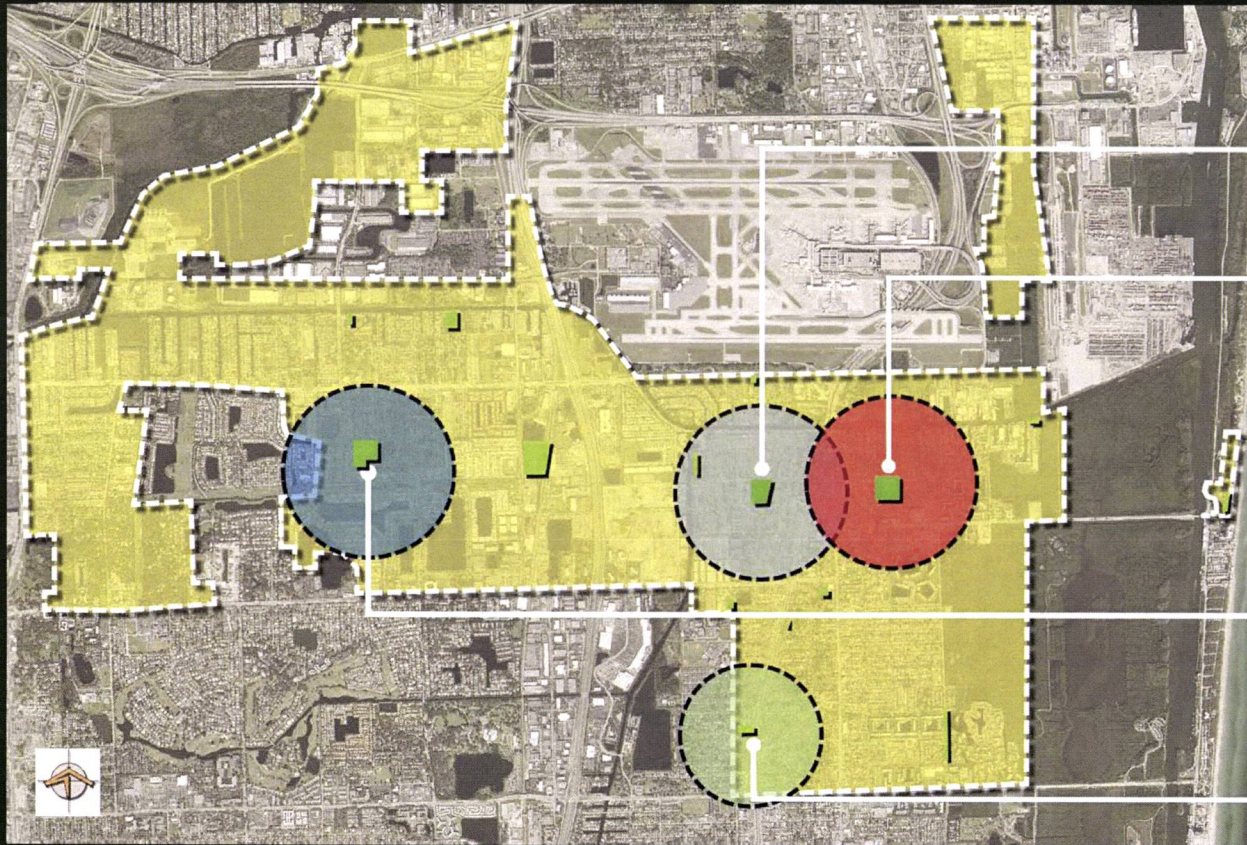
City of Dania Beach Conceptual Park Master Plans

CITY COMMISSION – PRESENTATION

May 18, 2021



DANIA BEACH CITY LIMITS



C.W. Thomas Park

Frost Park

P.J. Meli Aquatic Complex

Chester Byrd Park

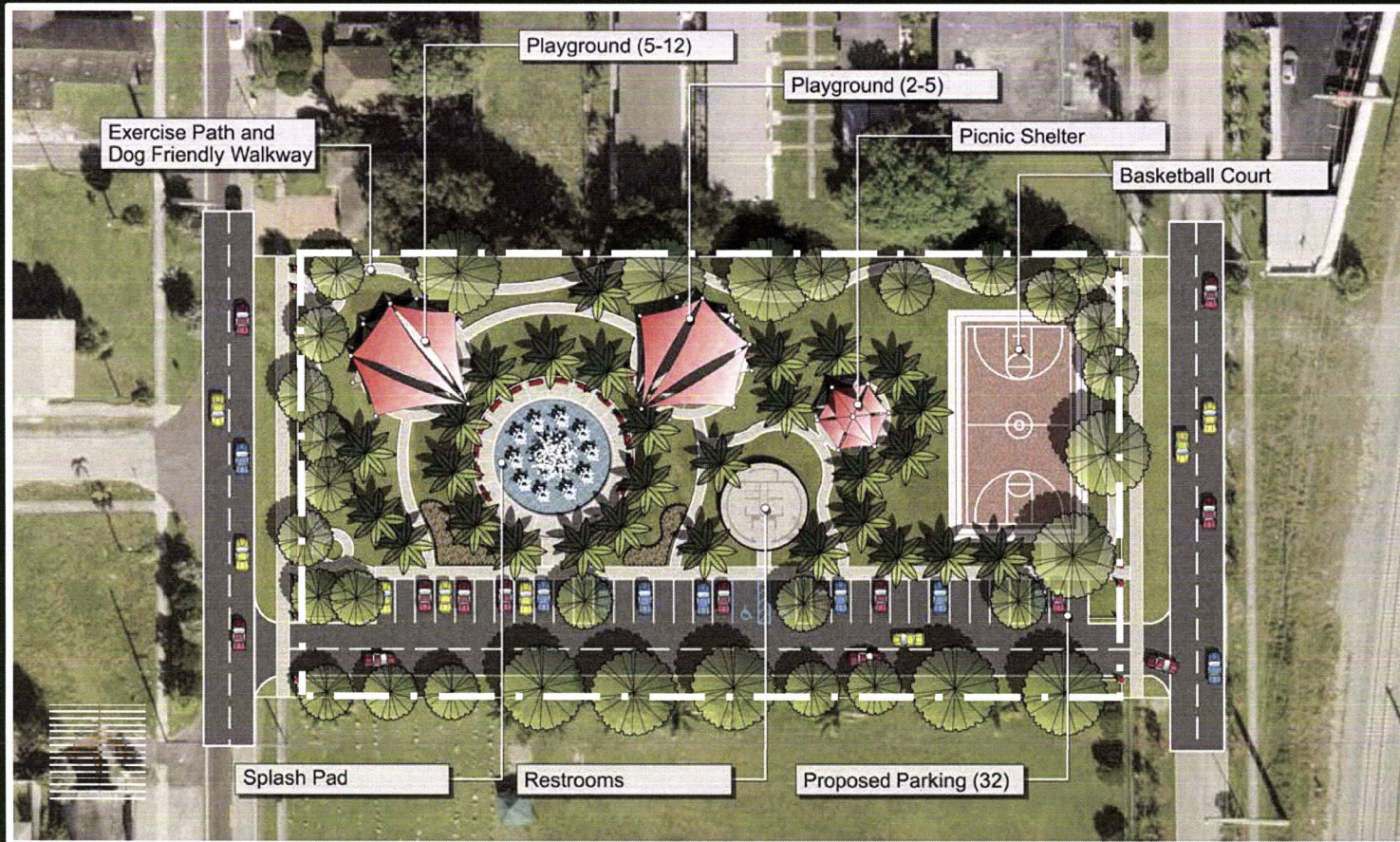
CHESTER BYRD PARK



CHESTER BYRD PARK



CHESTER BYRD PARK



CHESTER BYRD PARK

COST ESTIMATE

Chester Byrd Park BUDGET ESTIMATE
Prepared 11-3-2019

	Units	Quantity	Cost/Unit	Cost
Site Demolition				
Demo Existing Walkway	SF	3,600	\$2.00	\$7,200.00
Demo Basketball Court	SF	5,000	\$2.00	\$10,000.00
Demo Existing Fencing	LF	1,100	\$5.00	\$5,500.00
Demo Existing Site Lighting	EA	6	\$1,500.00	\$9,000.00
Allowance Demo/Dispose existing playground	EA	1	\$15,000.00	\$15,000.00
Demo and dispose existing shade structures	EA	2	\$1,600.00	\$3,200.00
Sub-Total Demolition				\$49,900.00
Site Utilities				
Water Supply				
Allowance for domestic water distribution	EA	1	\$10,000.00	\$10,000.00
Sanitary Sewer				
Sanitary Sewer system - allowance in connection to existing	EA	1	\$15,000.00	\$15,000.00
Storm Sewer				
Storm Sewer System- allowance in Connection to Existing	EA	1	\$15,000.00	\$15,000.00
Site Electrical				
Site Electrical Distribution Allowance	EA	1	\$20,000.00	\$20,000.00
New Pedestrian Walkway Lighting - Assume 14' High Poles	EA	10	\$4,200.00	\$42,000.00
Sub-Total Direct Cost Site Utilities				\$102,000.00
Site Work				
Site Preparation				
Site Clearing and Grubbing	SYd	6,000	\$0.95	\$5,700.00
Fine Grading	SYd	6,000	\$1.25	\$7,500.00
Tree removal	EA	15	\$900.00	\$13,500.00
Sub-Total Site Work				\$26,700.00
Site Improvements				
Parking				
New Asphalt Pavement (2" thick bituminous, 8" thick Limerock, 12" compacted subgrade)		1,790	\$44.50	\$79,655.00
Pavement Marking Parking Stall	EA	32	\$10.00	\$320.00
Concrete Curb	LF	1,096	\$15.00	\$16,440.00
Concrete Wheel Stops	EA	32	\$90.00	\$2,880.00
Allowance for Parking Lot Lighting assume 6 Light Poles 30'tall	EA	6	\$6,000.00	\$36,000.00
Sub-total Parking				\$135,295.00
Pedestrian Paving				
Exercise Path/Dog Friendly Walkway- 4" Conc.	SF	6,000	\$8.00	\$48,000.00
Pedestrian Concrete Paving	SF	1,000	\$12.00	\$12,000.00
Sub-Total Pedestrian Paving				\$60,000.00

Fencing and Gates				
6' Tall Pickett Fencing	LF	1,100	\$70.00	\$77,000.00
Picket Fencing Entry Gates 14' Wide	EA	4	\$750.00	\$3,000.00
Picket Fencing Pedestrian Entry Gates 36" Wide	EA	4	\$150.00	\$600.00
Allowance for Park Signage/Wayfinding	EA	1	\$15,000.00	\$15,000.00
Sub-total Fencing and Gates				\$95,600.00
Landscaping				
Top Soil Placement and Sodding		1,700	\$9.00	\$15,300.00
Coconut Palms 30' Tall	EA	20	\$2,000.00	\$40,000.00
Shade Trees 24' Tall	EA	20	\$2,500.00	\$50,000.00
Shrubs, 18" Tall, 24" Wide Spread; 3 gals.	EA	2,000	\$40.00	\$80,000.00
Benches 6'	EA	15	\$2,000.00	\$30,000.00
Waste Receptacles	EA	6	\$2,000.00	\$12,000.00
Drinking Fountain	EA	1	\$2,000.00	\$2,000.00
Allowance for Bicycle Racks	EA	1	\$1,200.00	\$1,200.00
Sub-total Landscaping				\$230,500.00
Basketball Court				
Concrete Slab for Basketball Court 4"	SF	5,500	\$8.00	\$44,000.00
Allowance for Painting Basketball Court	EA	1	\$1,500.00	\$1,500.00
Earthwork				\$0.00
Fill Material to regrade court area. Assume 1'	CU YD	203	\$40.00	\$8,120.00
Basketball Pole and Basked w/foundations	EA	1	\$2,500.00	\$2,500.00
Perimeter Fencing - 8' Tall	LF	350	\$45.00	\$15,750.00
Site Lighting - Assume 20' Tall Aluminum Light Pole	EA	4	\$10,000.00	\$40,000.00
Sub-total Basketball Court				\$111,870.00
Furnishings				
Exercise Area - Assume Fabric Canopy	SF	2,168	15	\$32,520.00
Exercise Area - Rubber Flooring	SF	2,168	10	\$21,680.00
Exercise Area - Equipment Allowance	EA	1	\$0.00	\$0.00
Playground 2-5 yrs - assume fabric canopy	SF	2,168	15	\$32,520.00
Playground 2-5 yrs - Rubber Flooring	SF	2,168	10	\$21,680.00
Playground 2-5 yrs - Equipment Allowance	EA	1	\$0.00	\$0.00
Playground 5-12 yrs - assume fabric canopy	SF	2,168	15	\$32,520.00
Playground 5-12 yrs - Rubber Flooring	SF	2,168	10	\$21,680.00
Playground 5-12 yrs - Equipment Allowance	EA	1	\$0.00	\$0.00
Sub-total Furnishings				\$282,600.00
Total Site Improvements				\$915,865.00
Bathroom Building				
Bathroom Building Lump Sum	EA	1	\$250,000.00	\$250,000.00
Interactive Water Feature/Splash Pad				
Splash Pad Lump Sum	EA	1	\$375,000.00	\$375,000.00
Total Construction Costs				\$1,692,765.00
Direct Costs Development		0		\$169,276.50

CHESTER BYRD PARK

COST ESTIMATE

Total Direct Costs			\$1,862,041.50
Prime Contractor (Gen Conditions, & Req. Oh, Profit, Bond and Ins.	0		\$335,167.47
Escalation 3.5% Year	0		\$65,171.45
Total Construction Cost			\$2,197,208.97
Owners Allowance	0		\$219,720.90
Total Project Budget Cost Opinion			\$2,416,929.87

NOT FOR CONSTRUCTION

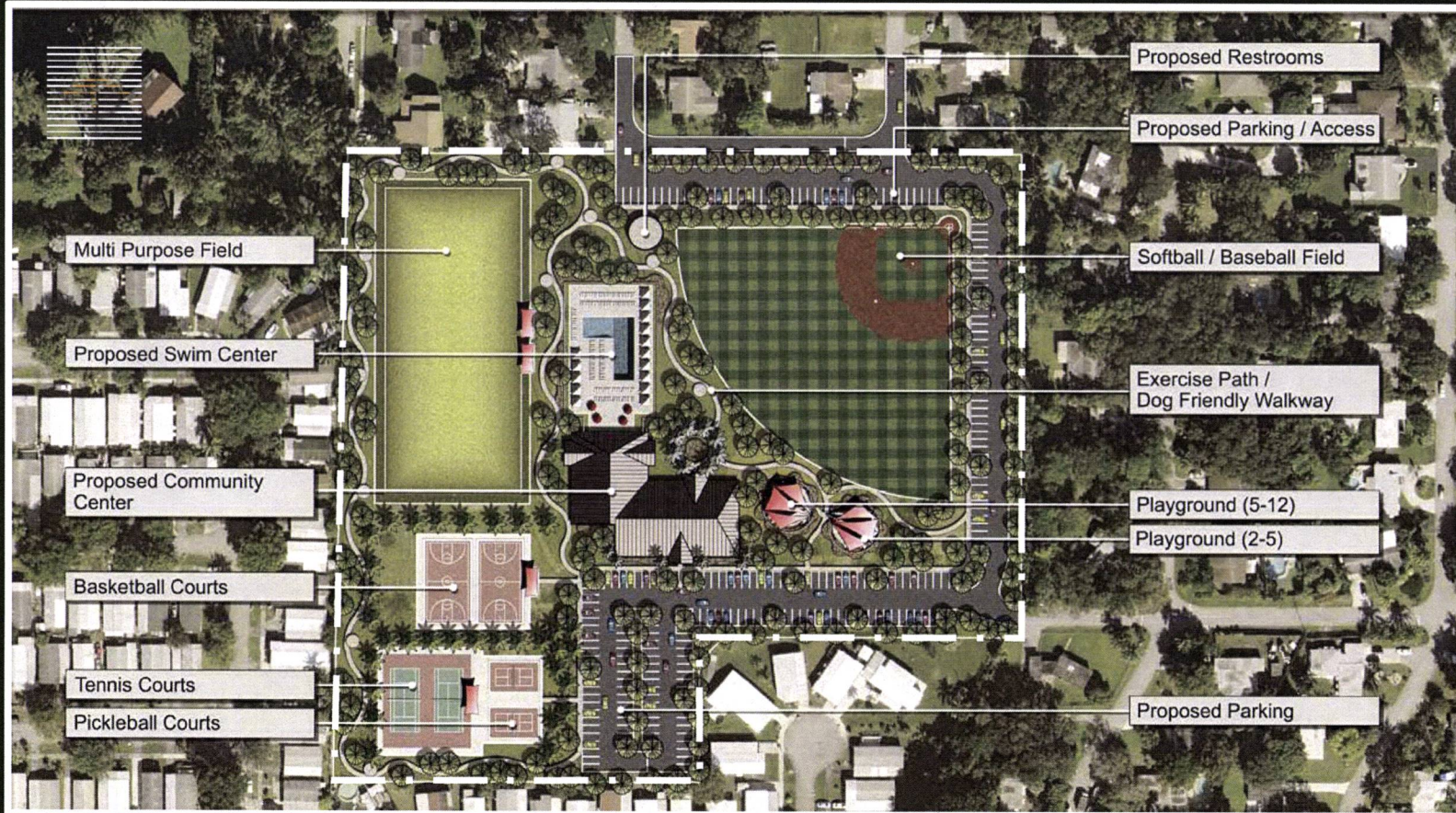
P.J. MELI AQUATIC COMPLEX



P.J. MELI AQUATIC COMPLEX



P.J. MELI AQUATIC COMPLEX



P.J. MELI AQUATIC COMPLEX

COST ESTIMATE



City of Dania Beach, FL

Order of Magnitude Cost Estimate

PJ MELI PARK AQUATIC COMPLEX

Estimate Date: June 24, 2019

Prepared By:



Order of Magnitude Cost Estimate

PJ MELI PARK AQUATIC COMPLEX

Basis of Estimate

Project Description

RIB U.S. Cost, Inc. was tasked by Bermello Ajami & Partners, Inc. and the City of Dania Beach to provide an Order of Magnitude Cost Estimate for the Redevelopment of the PJ Meli Park Aquatic Complex. This project includes the demolition and reconstruction of the existing Community Center and swimming pool. In addition, this project also includes the construction of one football field, a baseball park, two basketball courts, two tennis courts, two pickleball courts, two kids playgrounds, a new pedestrian walkway and site improvements.

This Order of Magnitude Cost Estimate is based on the conceptual drawings provided by Bermello Ajami & Partners dated April 18, 2019.

The Estimate assumes the project will be bid out by public invitation and awarded to a single General Contractor who will supervise and coordinate the required trade contractors (subcontractors) and self-perform a portion of the work. General requirements, coordination, scheduling, O&M, safety and other Division 1 requirements will be managed by the General Contractor.

Estimate Methodology

This Order of Magnitude Cost Estimate is based upon a quantity take off of the conceptual drawings for the PJ Meli Park Aquatic Complex dated April 18, 2019 and prepared by Bermello Ajami & Partners, Inc.

Quantities were provided in the project document identified. Additional quantities were obtained from digital plotting software.

The unit costs herein are based on current industry average prices. All unit costs include sub-contractor markups.

Estimate Assumptions and Exclusions:

Assumptions

Estimate is based on the scope as shown in the concept drawings provided by Bermello Ajami & Partners.

Assumed the project will be constructed as a single project, with minimal phases.

Adequate soil bearing capacity - Assumes spread footing building foundation (no piles).

Exclusions

Existing access roadway reconstruction, repaving or improvements.

Property perimeter fencing and gates.

Field maintenance cost.

Deviating, if required.

Overtime or Shift Work.

Field (Baseball & Football) storage building.

Hazardous Waste removal and/or disposal including contaminated soil.

Design Fees & Design Administration/Construction Administration.

Permitting, Owner's Project Management, Owner's Contingency and other Soft Costs.

Estimate Qualifications

This estimate assumes a competitive bid and is an opinion of probable costs based on fair market value, and is not a prediction of the anticipated low bid.

RIB U.S. Cost has no control over the cost of labor and materials; the Prime Contractor's or any Subcontractor's method of determining price or competitive bidding and market conditions. This opinion of probable costs of construction is made on the basis of the experience, qualifications, and best judgment of the Cost Estimator.

RIB U.S. Cost cannot, and does not, guarantee that the proposed bid or actual construction costs will not vary from this or subsequent estimates. This estimate is in accordance with generally accepted cost estimating practices and standards.

Contractor Markups

The estimate includes Construction Manager Markup: 15% for General Conditions, Home Office Overhead and Profit, Bond / Insurance.

Escalation

This estimate includes a 3.5% per year project Escalation.

P.J. MELI AQUATIC COMPLEX

COST ESTIMATE



Order of Magnitude Cost Estimate

PJ MELI PARK AQUATIC COMPLEX

Basis of Estimate

Direct Cost Development

Project includes 15% for direct cost development. This should be considered a Project Cost that is to be re-evaluated with each subsequent design submittal.

As the project moves through the design process and more information is available, this allowance will be re-evaluated and typically reduced. In most cases, the estimated cost of the project rises with each design submittal and the allowance applied is reduced, keeping the total project cost within budget.

The estimate summary includes 10% Owner's Allowance to cover change orders.

Soft Costs

Owner related. Project soft costs including Surveying and Testing, Permitting Costs, Project Administration, etc. are not included in this Estimate Report.

June 24, 2019

RIB U.S. Cost

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Order of Magnitude Cost Estimate

PJ MELI PARK AQUATIC COMPLEX

Estimate Summary

Direct Cost of Work		TOTAL
Baseball Fields	\$	772,668
Football Field	\$	647,616
Basketball Court	\$	288,528
Tennis and Pickleball Courts	\$	293,092
Site Improvements	\$	760,448
Site Utilities	\$	558,000
Site Demolition	\$	321,411
Sitework	\$	1,416,182
Direct Cost Development	10%	\$ 505,794
Total Direct Cost PJ Meli Park Aquatic Complex	\$	5,563,739
Prime Contractor (Gen. Conditions & Req., OH, Profit, Bond & Insurance)	18%	\$ 1,001,473
Escalation - 3.5% per year	3.5%	\$ 229,782
Total Construction Cost	\$	6,794,994
Owner's Allowance	10%	\$ 679,499
Total PJ Meli Aquatics Complex - Site Improvements	\$	7,474,493

June 24, 2019

RIB U.S. Cost

Page 4 of 10

P.J. MELI AQUATIC COMPLEX

COST ESTIMATE



Order of Magnitude Cost Estimate

PJ MELI PARK AQUATIC COMPLEX

Estimate Summary

Direct Cost of Work	TOTAL
Community Center Building	\$ 6,133,096
Community Center Pool & Pool Equipment	\$ 850,460
Subtotal Direct Cost Community Center	\$ 6,983,556
Direct Cost Development	20% \$ 1,396,711
Total Direct Cost Community Center Building	\$ 8,380,267
Prime Contractor (Gen. Conditions & Req., OH, Profit, Bond & Insurance)	18% \$ 1,508,448
Escalation - 3.5% per year	3.5% \$ 346,105
Total Construction Cost	\$ 10,234,820
Owner's Allowance	10% \$ 1,023,482
Total New Community Center Building & Pool	\$ 11,258,302



OOM Cost Estimate
PJ Meli Park Aquatic Complex

PJ MELI PARK AQUATIC COMPLEX					
	Qty	UOM	UC	Subtotal	Total
PJ Meli Park Aquatic Complex - Site Improvements					
Baseball Field	82,280 SF				
Baseball Field					
Baseball field grass - assume Bermuda grass	71,440 SF		\$0.50	\$35,720	
Baseball field infield clay	10,840 SF		\$2.00	\$21,680	
Team dugouts	2 EA		\$8,500.00	\$17,000	
Earthwork					
Fill material to regrade field - assume 1'	3,050 CY		\$40.00	\$122,000	
Concrete pad for bleachers & dugouts	1,364 SF		\$8.00	\$10,912	
Furnishings					
Shade structure for bleachers	2 EA		\$10,000.00	\$20,000	
Aluminum bleachers - assume 30' Long, 5 Rows	2 EA		\$7,000.00	\$14,000	
Scoreboard	1 EA		\$10,000.00	\$10,000	
Fences & Gates					
Allowance for backstop - assume 40' wide, 12' high	1 EA		\$8,600.00	\$8,600	
Perimeter fencing around field - assume 6' Tall	1,130 LF		\$42.00	\$47,460	
Site Utilities					
Allowance for site irrigation system, baseball field only	71,440 SF		\$0.90	\$64,296	
New baseball field lighting - assume 60' tall poles	8 EA		\$50,000.00	\$400,000	
Subtotal Direct Cost Baseball Field	82,280 SF		\$9.38	\$772,648	
Football Field	57,600 SF				
Football Field					
Football field grass - assume Bermuda grass	57,600 SF		\$0.50	\$28,800	
Player's benches	6 EA		\$1,200.00	\$7,200	
Allowance for football field markings and numbering	1 LS		\$5,000.00	\$5,000	
Earthwork					
Fill material to regrade field - assume 1'	2,133 CY		\$40.00	\$85,320	
Concrete pad for bleachers	682 SF		\$8.00	\$5,456	
Furnishings					
Shade structure for bleachers	2 EA		\$10,000.00	\$20,000	
Aluminum bleachers - assume 30' Long, 5 Rows	2 EA		\$7,000.00	\$14,000	
Football goal post w/ foundations	2 EA		\$10,000.00	\$20,000	
Scoreboard	1 EA		\$10,000.00	\$10,000	
Site Utilities					
Allowance for site irrigation system, football field only	57,600 SF		\$0.90	\$51,840	
New football field lighting - assume 60' tall poles	8 EA		\$50,000.00	\$400,000	
Subtotal Direct Cost Football Field	57,600 SF		\$11.24	\$647,616	
Basketball Court	11,600 SF				
Basketball Court					
Concrete slab for basketball court	11,600 SF		\$8.00	\$92,800	
Player's benches	4 EA		\$1,000.00	\$4,000	
Allowance for parking basketball court	1 LS		\$2,500.00	\$2,500	
Earthwork					
Fill material to regrade court area - assume 1'	430 CY		\$40.00	\$17,200	
Perimeter concrete - assume 4" thick	3,729 SF		\$8.00	\$29,832	
Concrete pad for bleachers	341 SF		\$8.00	\$2,728	
Furnishings					
Shade structure for bleachers	1 EA		\$10,000.00	\$10,000	
Aluminum bleachers - assume 20' Long, 5 Rows	1 EA		\$7,000.00	\$7,000	
Basketball pole and basket w/ foundations	4 EA		\$2,500.00	\$10,000	
Perimeter fencing around court - assume 8' tall	500 LF		\$45.00	\$22,500	
Site Utilities					
Site lighting - assume 20' tall aluminum light pole	8 EA		\$10,000.00	\$80,000	
Subtotal Direct Cost Basketball Court	11,600 SF		\$24.87	\$288,528	

P.J. MELI AQUATIC COMPLEX

COST ESTIMATE



OOM Cost Estimate
P.J. Meli Park Aquatic Complex

P.J. MELI PARK AQUATIC COMPLEX				
	Qty	UOM	UC	Subtotal
Tennis and Pickleball Courts				
Tennis Court				
Asphalt slab for tennis court	5,616 SF		\$4.00	\$22,464
Players benches	4 EA		\$750.00	\$3,000
Allowance for painting tennis court	1 LS		\$2,000.00	\$2,000
Pickleball Court				
Asphalt slab for pickleball court	1,760 SF		\$4.00	\$7,040
Players benches	4 EA		\$750.00	\$3,000
Allowance for painting pickleball court	1 LS		\$1,500.00	\$1,500
Earthwork				
Fill material to grade court areas - assume 1'	280 CY		\$40.00	\$11,200
Concrete sidewalk - assume 4" thick	14,870 SF		\$8.00	\$118,960
Concrete pad for bleachers	341 SF		\$8.00	\$2,728
Furnishings				
Shade structure for bleachers	1 EA		\$10,000.00	\$10,000
Double braced center net	4 EA		\$1,000.00	\$4,000
Fences & Gates				
Allowance for fencing around courts - assume 12' tall	640 LF		\$42.50	\$27,200
Site Utilities				
Site lighting - assume 20' tall aluminum light pole	8 EA		\$10,000.00	\$80,000
Subtotal Direct Cost Tennis and Pickleball Courts	7,376 SF			\$39,744
Subtotal Direct Cost Tennis and Pickleball Courts				\$293,892
Site Improvements				
Pedestrian Paving				
Exercise Path/Cog Friendly walkway - assume 4" concrete	22,060 SF		\$8.00	\$176,480
Signage				
Allowance for Park Signage/Wayfinding	1 ALLOW		\$35,000.00	\$35,000
Furnishings				
Exercise area - assume fabric canopy	1,944 SF		\$15.00	\$29,160
Exercise area - rubber flooring	1,944 SF		\$2.00	\$3,888
Exercise area equipment set	11 EA		\$4,500.00	\$49,500
Playground 2-5 yrs - assume fabric canopy	2,830 SF		\$15.00	\$42,450
Playground 2-5 yrs - Rubber Flooring	2,830 SF		\$2.00	\$5,660
Playground 2-5 yrs - Equipment Allowance	1 ALLOW		\$35,000.00	\$35,000
Playground 5-12 yrs - assume fabric canopy	2,830 SF		\$15.00	\$42,450
Playground 5-12 yrs - Rubber Flooring	2,830 SF		\$2.00	\$5,660
Playground 5-12 yrs - Equipment Allowance	1 ALLOW		\$35,000.00	\$35,000
New picnic shelters - assume metal pre-fab	2 EA		\$2,500.00	\$5,000
Trash receptacles	16 EA		\$1,700.00	\$27,200
Benches	16 EA		\$1,500.00	\$24,000
Aluminum picnic tables 6' long	4 EA		\$1,700.00	\$6,800
Allowance for bicycle racks	1 ALLOW		\$5,000.00	\$5,000
Other site improvements				
Restrooms	1,160 SF		\$200.00	\$232,000
Subtotal Direct Cost Site Improvements	1 LS			\$760,448
Site Utilities				
Water Supply				
Allowance for Domestic Water Distribution	1 ALLOW		\$50,000.00	\$50,000
Sanitary Sewer				
Sanitary Sewer System - Allowance for Connections to Existing	1 ALLOW		\$30,000.00	\$30,000
Storm Sewer				
Storm Sewer System - Allowance for Connections to Existing	1 ALLOW		\$70,000.00	\$70,000
Site Electrical				
Site Electrical Distribution - Allowance	1 ALLOW		\$200,000.00	\$200,000
New pedestrian emergency lighting - assume 14' tall poles	65 EA		\$3,200.00	\$208,000
Subtotal Direct Cost Site Utilities	1 LS			\$658,000

June 24, 2019

RFB U.S. Cost

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OOM Cost Estimate
P.J. Meli Park Aquatic Complex

P.J. MELI PARK AQUATIC COMPLEX				
	Qty	UOM	UC	Subtotal
Site Demolition				
1 LS				
Demo existing walkway	8,195 SF		\$2.00	\$16,390
Demo basketball court	1,210 SF		\$2.00	\$2,420
Demo existing baseball fencing	1,954 LF		\$5.00	\$9,770
Demo existing site lighting	30 EA		\$1,500.00	\$45,000
Demo tennis court	2,760 SF		\$2.00	\$5,520
Demo racquetball court	1,370 SF		\$2.25	\$3,083
Demo existing fencing around tennis and racquetball courts	530 LF		\$6.00	\$3,180
Tree removal	130 EA		\$350.00	\$45,500
Demo existing picnic area fencing	940 LF		\$5.00	\$4,700
Demo concrete slab on grade	7,580 SF		\$2.00	\$15,160
Demo existing gabions	2 EA		\$500.00	\$1,000
Demo asphalt pavement	2,276 SF		\$8.50	\$19,346
Demo sitting cage	1 EA		\$500.00	\$500
Demo baseball bleachers	4 EA		\$350.00	\$1,400
Demo baseball dugouts	4 EA		\$350.00	\$1,400
Demo existing pool	6,570 SF		\$6.50	\$42,705
Demo Community Center & accessory buildings	7,290 SF		\$10.00	\$72,900
Demo pool deck pavers	7,960 SF		\$2.00	\$15,920
Cost of existing parking - assume 2" deep	4,244 SF		\$3.00	\$12,732
Demo fencing around pool	585 LF		\$5.00	\$2,925
Subtotal Direct Cost Site Demolition	1 LS			\$321,411
Sitework				
1 LS				
Site Preparation				
Site clearing and grubbing	58,940 SF		\$0.95	\$55,993
Final grading	58,940 SF		\$1.25	\$73,675
Site Improvements				
Parking lot (2" thick bituminous, 8" thick interlock, 12" compacted subgrade)	5,210 SF		\$44.50	\$231,845
2" asphalt overlay over existing parking lot	4,244 SF		\$8.00	\$33,952
Pavement marking, parking stall	221 Space		\$10.00	\$2,210
Concrete wheel stop	221 EA		\$80.00	\$17,680
Allowance for parking lot lighting, assume 36 light poles, 30' tall	36 EA		\$6,100.00	\$219,600
Allowance for handicap signs and posts (12"x18") and pavement symbol	14 EA		\$350.00	\$4,900
Landscaping				
Topsoil placement and sodding	22,170 SF		\$9.00	\$199,530
4" - 5" Caliper Live Oaks, 18' tall	197 EA		\$1,500.00	\$295,500
Seal Palm Trees 18' Tall	14 EA		\$1,000.00	\$14,000
Coconut Palm Trees 26' Tall	33 EA		\$3,000.00	\$99,000
Shrub/groundcovers, 18' tall, 18" wide spread, 3 gallons	3,000 EA		\$27.50	\$82,500
Allowance for landscape irrigation system	199,400 SF		\$0.70	\$139,580
Subtotal Direct Cost Site Earthwork & Landscaping	1 LS			\$1,416,182
Subtotal Direct Cost P.J. Meli Park Aquatic Complex				
Direct Cost Development	10.0%			\$505,794
Total Direct Cost				\$6,563,739
Prime Contractor (Gen. Conditions & Reg. OH, Profit, Bond & Insurance)	18.0%			\$1,001,473
Escalation - 3.5% per year	3.5%			\$229,782
Total Construction Cost				\$6,794,994
Owner's Allowance	10%			\$679,499
Total P.J. Meli Park Aquatic Complex - Site Improvements				\$7,474,493

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RFB U.S. Cost

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P.J. MELI AQUATIC COMPLEX

COST ESTIMATE



OOM Cost Estimate
P.J. Meli Park Aquatic Complex

P.J. MELI PARK AQUATIC COMPLEX				
	Qty	UOM	UC	Subtotal
P.J. Meli Park Aquatic Complex - New Community Center & Pool				\$11,250,302
New Community Center Building	25,949 GSF			
Earthwork at Building Site				
Grading and Compaction at Building Site	25,949 GSF		\$8.00	\$207,592
Fill material below building - assume 3'	2,883 CY		\$40.00	\$115,320
Foundations				
Building Foundations	25,949 GSF		\$10.00	\$259,490
Slab on Grade	25,949 GSF		\$8.00	\$207,592
Superstructure				
Roof Structure	25,949 GSF		\$25.00	\$648,725
Exterior Walls				
Exterior Walls	25,949 GSF		\$15.00	\$389,235
Exterior Windows	25,949 GSF		\$5.00	\$129,745
Exterior Doors				
Exterior Doors	25,949 GSF		\$7.00	\$181,643
Roofing				
Roofing System, Incl. Roof Accessories	25,949 GSF		\$12.00	\$311,388
Interior Construction				
Interior Partitions	25,949 GSF		\$10.00	\$259,490
Floors	25,949 GSF		\$8.00	\$207,592
Interior Finishes				
Lobby	250 GSF		\$20.00	\$5,000
Office Space (Admin, conf. room, work space)	450 GSF		\$20.00	\$9,000
Outdoor Restrooms	600 GSF		\$20.00	\$12,000
Gymnasium (11 H S. ct. or two 50' x 74' cross ct.)	11,224 GSF		\$20.00	\$224,480
Gymnasium Storage	600 GSF		\$5.00	\$3,000
Weight/Cardio Area	1,600 GSF		\$20.00	\$32,000
Storage	600 GSF		\$5.00	\$3,000
Restroom/Locker Rooms	1,200 GSF		\$20.00	\$24,000
Classrooms	2,400 GSF		\$20.00	\$48,000
Community Room Storage	500 GSF		\$5.00	\$2,500
Kitchen, Catering	400 GSF		\$30.00	\$12,000
Youth After-School/Summer Camp Rooms	800 GSF		\$20.00	\$16,000
Youth Area Storage	600 GSF		\$5.00	\$3,000
Youth Area Restrooms	600 GSF		\$20.00	\$12,000
Additional Space	4,325 GSF		\$12.00	\$51,900
Interior Doors				
Interior Doors	25,949 GSF		\$6.00	\$155,694
Plumbing				
Plumbing System	25,949 GSF		\$10.00	\$259,490
HVAC				
HVAC Systems	25,949 GSF		\$40.00	\$1,037,960
Fire Protection				
Sprinkler Systems	25,949 GSF		\$5.00	\$129,745
Electrical				
Electrical Systems	25,949 GSF		\$20.00	\$518,980
Telecommunications, Electronic Safety & Security				
Telecommunications, Electronic Safety & Security	25,949 GSF		\$15.00	\$389,235
Equipment & Furnishings				
Allowance for Lockers	1 ALLOW		\$20,000.00	\$20,000
Allowance for Office Type FF&E	1 ALLOW		\$45,000.00	\$45,000
Allowance for Classroom Type FF&E	1 ALLOW		\$45,000.00	\$45,000
Allowance for Weight/Cardio Equipment	1 ALLOW		\$70,000.00	\$70,000
Allowance for Kitchen Equipment	1 ALLOW		\$50,000.00	\$50,000
Subtotal Direct Cost - New Community Center Building	25,949 GSF		\$29	\$6,133,096

June 24, 2019

RFB U.S. Cost

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OOM Cost Estimate
P.J. Meli Park Aquatic Complex

P.J. MELI PARK AQUATIC COMPLEX				
	Qty	UOM	UC	Subtotal
Community Center Pool & Pool Equipment	2,800 SF			
Site Improvements				
Concrete pool deck, assume concrete pavers	13,080 SF		\$12.00	\$156,960
Perimeter fencing around Pool - assume 6' tall	500 SF		\$50.00	\$25,000
Pool & Pool Equipment				
Allowance for pool construction	2,800 SF		\$200.00	\$560,000
Allowance for pool filtration system	1 ALLOW		\$75,000.00	\$75,000
Allowance for safety pool equipment	1 ALLOW		\$13,500.00	\$13,500
Allowance for other pool equipment	1 ALLOW		\$20,000.00	\$20,000
Subtotal Direct Cost - Pool & Pool Equipment	2,800 SF		\$305.74	\$850,460
Subtotal Direct Cost New Community Center Building & Pool				\$6,983,556
Direct Cost Development	20%			\$1,396,711
Total Direct Cost - New Community Center Building & Pool				\$8,380,267
Total Direct Cost Community Center				\$8,380,267
Prime Contractor (Gen. Conditions & Reg., CH, Profit, Bond & Insurance)	18.0%			\$1,508,448
Escalation - 3.5% per year	3.5%			\$346,105
Total Construction Cost				\$10,234,820
Owner's Allowance	10%			\$1,023,482.01
Total P.J. Meli Park Aquatic Complex - New Community Center Building & Pool				\$11,258,302

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RFB U.S. Cost

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FROST PARK



FROST PARK

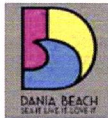


FROST PARK



FROST PARK

COST ESTIMATE



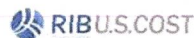
City of Dania Beach, FL

Order of Magnitude Cost Estimate

FROST PARK REDEVELOPMENT

Estimate Date: June 24, 2019

Prepared By:



06/24/2019

RIB U.S. Cost, Inc.

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Order of Magnitude Cost Estimate

FROST PARK REDEVELOPMENT

Basis of Estimate

Project Description

RIB U.S. Cost, Inc. was tasked by Bermello Asami & Partners, Inc. and the City of Dania Beach to provide an Order of Magnitude Cost Estimate for the Redevelopment of Frost Park. This project includes the renovation of the existing Community Center and the construction of an addition to the building. The project also includes two new Baseball Fields, Beach Volleyball Courts, Splash Pad, Kids Playground, New Pedestrian Walkway and Site Improvements.

This Order of Magnitude Cost Estimate is based on the conceptual drawings provided by Bermello Asami & Partners dated April 18, 2019.

The Estimate assumes the project will be bid out by public invitation and awarded to a single General Contractor who will supervise and coordinate the required trade contractors (subcontractors) and self-perform a portion of the work. General requirements, coordination, scheduling, QA/QC, safety and other Division 1 requirements will be managed by the General Contractor.

Estimate Methodology

This Order of Magnitude Cost Estimate is based upon a quantity take off of the conceptual drawings for the Frost Park Redevelopment dated April 18, 2019 and prepared by Bermello Asami & Partners, Inc.

Quantities were provided in the project document identified. Additional quantities were obtained from digital plotting software.

The unit costs herein are based on current industry average prices. All unit costs include sub-contractor markups.

Estimate Assumptions and Exclusions

Assumptions

Estimate is based on the scope as shown in the conceptual drawings provided by Bermello Asami & Partners.

Assumed the project will be constructed as a single project, with minimal phases.

Adequate soil bearing capacity - Assumes Spread footing building foundation into piles.

Exclusions

Existing roadway reconstruction, repaving or improvements.

Perimeter fencing and gates.

Field maintenance cost.

Demolition, if required.

Overtime or shift work.

Hazardous Waste removal and/or disposal including contaminated soil.

Design Fees & Design Administration (Construction Administration).

Permitting, Owner's Project Management, Owner's Contingency and other Soft Costs.

Estimate Qualifications

The estimate assumes a competitive bid and is an opinion of probable costs based on fair market value, and is not a prediction of the anticipated unit bid.

RIB U.S. Cost has no control over the cost of labor and materials, the Prime Contractor's or any Subcontractor's method of determining price or competitive bidding and market conditions. This opinion of probable costs of construction is made on the basis of the experience, qualifications, and best judgment of the Cost Estimator.

RIB U.S. Cost cannot, and does not, guarantee that probable bid or actual construction costs will not vary from this or subsequent estimates. This estimate is in accordance with generally accepted cost estimating and practices and standards.

Contractor Markups

The estimate includes Construction Manager Markups - 18% for General Conditions, Home Office Overhead and Profit, Bond / Insurance.

Escalation

This estimate includes a 15% per year project Escalation.

06/24/2019

RIB U.S. Cost, Inc.

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FROST PARK

COST ESTIMATE



Order of Magnitude Cost Estimate

FROST PARK REDEVELOPMENT

Basis of Estimate

Direct Cost Development

Project includes 20% for direct cost development. This should be considered a Project Cost that is to be re-evaluated with each subsequent design submittal.

As the project moves through the design process and more information is available, this allowance will be re-evaluated and typically reduced. In most cases, the estimated cost of the project rises with each design submittal and the allowance applied is reduced, leaving the total project cost within budget.

The estimate summary includes 10% construction project contingency to cover change orders.

Soft Costs

Owner related. Project Soft Costs including Surveying and Testing, Permitting Costs, Project Administration, etc. are not included in this Estimate Report.



Order of Magnitude Cost Estimate

FROST PARK REDEVELOPMENT

Estimate Summary

Direct Cost of Work		TOTAL
Baseball Fields		\$ 757,349
Site Improvements		\$ 982,491
Site Utilities		\$ 389,500
Site Demolition		\$ 184,790
Site Landscaping		\$ 258,750
Subtotal Direct Cost Frost Park		\$ 2,672,880
Direct Cost Development	10%	\$ 257,288
Total Direct Cost Frost Park		\$ 2,930,168
Prime Contractor (Gen. Conditions & Req., OH, Profit, Bond & Insurance)	18%	\$ 509,430
Escalation - 3.5% per year	3.5%	\$ 116,886
Total Construction Cost		\$ 3,456,484
Owner's Allowance	10%	\$ 345,648
Total Frost Park Redevelopment		\$ 3,802,131

FROST PARK

COST ESTIMATE



Order of Magnitude Cost Estimate

FROST PARK REDEVELOPMENT

Estimate Summary

Direct Cost of Work	TOTAL
Community Center Addition Building - Assume 2 Stories	\$ 3,247,400
Community Center Renovation	\$ 759,000
Subtotal Direct Cost Community Center	\$ 4,006,400
Direct Cost Development	20% \$ 801,280
Total Direct Cost Community Center Building	\$ 4,807,680
Prime Contractor (Gen. Conditions & Req., OH, Profit, Bond & Insurance)	18% \$ 865,382
Escalation - 3.5% per year	3.5% \$ 198,557
Total Construction Cost	\$ 6,871,620
Owner's Allowance	10% \$ 587,162
Total Community Center Building	\$ 6,458,782

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RIB U.S. Cost, Inc.

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DOM Cost Estimate
Frost Park Redevelopment

FROST PARK REDEVELOPMENT				
	Qty	UCM	UC	Subtotal
Frost Park Estimate - Site Improvements				\$3,802,132
Baseball Fields	112,656 SF			
Baseball Field Grass - Assume Bermuda Grass	97,802 SF	\$3.50		\$342,907
Baseball Field Infill Clay	14,854 SF	\$2.00		\$29,708
Team Dugouts	4 EA	\$6,500.00		\$26,000
Earthwork				
Fill Material to Regrade Field - Assume 1'	4,172 CY	\$40.00		\$166,888
Concrete Pad for Bleachers	1,400 SF	\$8.00		\$11,200
Furnishings				
Shade Sail Structure for Bleachers	4 EA	\$10,000.00		\$40,000
Aluminum Bleachers - 30' Long, 5 Rows	4 EA	\$1,000.00		\$4,000
Scoreboard	2 EA	\$10,000.00		\$20,000
Fences & Gates				
Allowance for backstop - assume 40' wide, 12' high	2 EA	\$9,000.00		\$18,000
Perimeter Fencing around Field - 6' Tall	510 LF	\$42.00		\$21,420
Site Utilities				
Allowance for site irrigation system, baseball field only	97,802 SF	\$0.90		\$88,022
New Baseball Field Lighting - Assume 80' Tall Poles	6 EA	\$30,000.00		\$180,000
Subtotal Direct Cost Baseball Fields	112,656 SF		\$6.72	\$757,349
Site Improvements	1 LS			
Pedestrian Parking				
Exercise Path/Dog Friendly Walkway - Assume 4" Concrete	20,805 SF	\$8.00		\$166,440
Signage				
Allowance for Park Signage/Wayfinding	1 ALLOW	\$36,000.00		\$36,000
Furnishings				
Exercise Area - Assume Fabric Canopy	3,850 SF	\$15.00		\$57,750
Exercise Area - Rubber Flooring	3,850 SF	\$2.00		\$7,700
Exercise Area Equipment Set	10 EA	\$4,500.00		\$45,000
Playground 2-5 - Assume Fabric Canopy	2,505 SF	\$15.00		\$37,575
Playground 2-5 - Rubber Flooring	2,505 SF	\$2.00		\$5,010
Playground 2-5 - Equipment Allowance	1 ALLOW	\$35,000.00		\$35,000
Playground 5-12 - Assume Fabric Canopy	3,190 SF	\$15.00		\$47,850
Playground 5-12 - Rubber Flooring	3,190 SF	\$2.00		\$6,380
Playground 5-12 - Equipment Allowance	1 ALLOW	\$35,000.00		\$35,000
New Splash Pad - Flooring	974 SF	\$14.00		\$13,636
New Splash Pad - Water Equipment Allowance	1 ALLOW	\$50,000.00		\$50,000
New Picnic Shelters - Assume Fabric Canopy	1,160 SF	\$15.00		\$17,400
Trash Recycle Station	20 EA	\$1,000.00		\$20,000
Benches	15 EA	\$1,500.00		\$22,500
Metal Picnic Tables 6' Diameter with Umbrellas	20 EA	\$4,500.00		\$90,000
Aluminum Picnic Tables 6' Long	6 EA	\$1,700.00		\$10,200
Allowance for Bicycle Racks	1 ALLOW	\$2,500.00		\$2,500
Playing Fields				
Recreation Multi-Use Courts	26,742 SF	\$5.00		\$133,710
New Beach Volleyball Courts - Beach Sand	3,280 SF	\$3.00		\$9,840
New Beach Volleyball Courts - Concrete Pavers	4,840 SF	\$10.00		\$48,400
New Beach Volleyball Courts - Posts with Netting	4 EA	\$3,500.00		\$14,000
New Beach Volleyball Courts - Netting	2 EA	\$800.00		\$1,600
Site Utilities				
Site Lighting - Assume 20' tall aluminum light pole	6 EA	\$10,000.00		\$60,000
Subtotal Direct Cost Site Improvements	1 LS			\$932,481
Site Utilities	1 LS			
Water Supply				
Allowance for Domestic Water Distribution	1 ALLOW	\$50,000.00		\$50,000
Allowance for Chilled Water Drinking Fountains	1 ALLOW	\$1,500.00		\$1,500
Sanitary Sewer				
Sanitary Sewer System - Allowance for Connections to Existing	1 ALLOW	\$5,000.00		\$5,000
Storm Sewer				
Storm Sewer System - Allowance for Connections to Existing	1 ALLOW	\$5,000.00		\$5,000
Site Electrical				
Site Electrical Distribution - Allowance	1 ALLOW	\$200,000.00		\$200,000
New Pedestrian Walkway Lighting - 16' Poles	40 EA	\$3,200.00		\$128,000
Subtotal Direct Cost Site Utilities	1 LS			\$389,500

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RIB U.S. Cost, Inc.

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FROST PARK

COST ESTIMATE



ODM Cost Estimate
Frost Park Redevelopment

FROST PARK REDEVELOPMENT				
	Qty	UOM	UC	Subtotal
Site Demolition				
1 LS				
Demo Existing Walkway	10,372 SF		\$2.00	\$20,744
Demo Basketball Courts	23,979 SF		\$2.00	\$47,958
Demo Skate Park Area	14,249 SF		\$5.00	\$71,245
Demo Existing Baseball Fencing	446 LF		\$5.00	\$2,230
Demo Existing Site Lighting	14 EA		\$15,000.00	\$210,000
Demo Existing Baseball Fields	43,226 SF		\$2.50	\$108,065
Subtotal Direct Cost Site Demolition				\$189,792
Site Landscaping				
1 LS				
Landscaping				
New 4'-5" Caliper Live Oaks 18" Tall	35 EA		\$800.00	\$28,000
New Sabal Palm Trees 18" Tall	30 EA		\$1,000.00	\$30,000
New Coconut Palm Trees 28" Tall	25 EA		\$1,800.00	\$45,000
Shrub 1 Gallon	2,000 EA		\$5.00	\$10,000
Shrub 3 Gallon	2,000 EA		\$12.00	\$24,000
Shrub 5 Gallon	1,000 EA		\$20.00	\$20,000
Allowance to Replace Irrigation System	1 LS		\$100,000.00	\$100,000
Subtotal Direct Cost Site Earthwork & Landscaping				\$256,790
Subtotal Direct Cost Frost Park				\$2,872,280
Direct Cost Development	10.0%			\$287,228
Total Direct Cost Frost Park				\$3,159,508
Prime Contractor (Gen. Conditions & Req., OH, Profit, Bond & Insurance)	18.0%			\$568,711
Excavation - 3.5% per year	3.5%			\$111,558
Total Construction Cost				\$3,839,777
Owner's Allowance	10%			\$383,978
Total Frost Park Redevelopment				\$4,223,755

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RIB U.S. Cost, Inc.

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ODM Cost Estimate
Frost Park Redevelopment

FROST PARK REDEVELOPMENT				
	Qty	UOM	UC	Subtotal
Frost Park Estimate - Community Center				
Community Center Addition Building - Assume 2 Stories				
10,800 GSF				
Earthwork at Building Site				
Grading, Compaction and Fill at Building Site	10,800 GSF		\$8.00	\$86,400
Fill material to building - assume 3'	1,000 CY		\$40.00	\$40,000
Foundations				
Building Foundations	10,800 GSF		\$10.00	\$108,000
Slab on Grade	10,800 GSF		\$8.00	\$86,400
Superstructure				
Elevated Slab	10,800 GSF		\$20.00	\$216,000
Roof Structure	10,800 GSF		\$25.00	\$270,000
Exterior Walls				
Exterior Walls	10,800 GSF		\$15.00	\$162,000
Exterior Windows	10,800 GSF		\$5.00	\$54,000
Exterior Doors				
Exterior Doors	10,800 GSF		\$7.00	\$75,600
Roofing				
Roofing System, Incl. Roof Accessories	10,800 GSF		\$12.00	\$129,600
Interior Construction				
Interior Partitions	10,800 GSF		\$10.00	\$108,000
Floors	10,800 GSF		\$8.00	\$86,400
Interior Finishes				
Lobby	250 GSF		\$20.00	\$5,000
Office Space (Admin, conf. room, work space)	450 GSF		\$20.00	\$9,000
Outdoor Restrooms	400 GSF		\$20.00	\$8,000
Weight/Carve-Area	2,000 GSF		\$20.00	\$40,000
Storage	600 GSF		\$8.00	\$4,800
Rehearsal/Locker Rooms	1,200 GSF		\$20.00	\$24,000
Classrooms	3,200 GSF		\$20.00	\$64,000
Community Room Storage	500 GSF		\$8.00	\$4,000
Kitchen, Catering	400 GSF		\$30.00	\$12,000
Additional Space	1,800 GSF		\$12.00	\$21,600
Interior Doors				
Interior Doors	10,800 GSF		\$8.00	\$86,400
Plumbing				
Plumbing System	10,800 GSF		\$10.00	\$108,000
HVAC				
HVAC Systems	10,800 GSF		\$40.00	\$432,000
Fire Protection				
Sprinkler Systems	10,800 GSF		\$5.00	\$54,000
Electrical				
Electrical Systems	10,800 GSF		\$35.00	\$378,000
Telecommunications, Electronic Safety & Security				
Telecommunications, Electronic Safety & Security	10,800 GSF		\$30.00	\$324,000
Equipment & Furnishings				
Allowance for Lockers	1 ALLOW		\$20,000.00	\$20,000
Allowance for Office Type FF&E	1 ALLOW		\$45,000.00	\$45,000
Allowance for Classroom Type FF&E	1 ALLOW		\$45,000.00	\$45,000
Allowance for Weight/Carve Equipment	1 ALLOW		\$70,000.00	\$70,000
Allowance for Kitchen Equipment	1 ALLOW		\$50,000.00	\$50,000
Subtotal Direct Cost Community Center Addition Building				\$3,347,400
Direct Cost Development	20%			\$669,480
Total Direct Cost Community Center Addition Building				\$4,016,880

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RIB U.S. Cost, Inc.

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FROST PARK

COST ESTIMATE



OOM Cost Estimate
Frost Park Redevelopment

FROST PARK REDEVELOPMENT					
	Qty	UOM	UC	Subtotal	Total
Community Center Renovation	7,400	G/SF			
Interior Construction	7,400	G/SF	\$12.00	\$88,800	
Interior Finishes	7,400	G/SF	\$10.00	\$74,000	
Interior Doors	7,400	G/SF	\$3.00	\$22,200	
Plumbing	7,400	G/SF	\$25.00	\$185,000	
HVAC	1	ALLOW	\$100,000.00	\$100,000	
Electrical	7,400	G/SF	\$10.00	\$74,000	
Telecommunications, Electronic Safety & Security	7,400	G/SF	\$3.00	\$22,200	
Selective Building Demolition	7,400	G/SF	\$15.00	\$111,000	
Equipment & Furnishings	1	ALLOW	\$30,000.00	\$30,000	
Subtotal Direct Cost Community Center Renovation	7,400	G/SF		\$192,870	\$799,800
Direct Cost Development	20.0%				\$151,800
Total Direct Cost Community Center Renovation					\$951,600
Total Direct Cost Community Center - Renovation and Addition					\$4,807,600
Prime Contractor (Gen. Conditions & Reg. OH, Profit, Bond & Insurance)	18.0%			\$865,362	
Escalation - 3.5% per year	3.5%			\$198,557	
Total Construction Cost					\$5,871,519
Owner's Allowance	10%			\$587,152	
Total Community Center Building					\$6,458,671

C.W. THOMAS PARK



C.W. THOMAS PARK



C.W. THOMAS PARK



C.W. THOMAS PARK

COST ESTIMATE



City of Dania Beach, FL

Order of Magnitude Cost Estimate

CW THOMAS PARK REDEVELOPMENT

Estimate Date: June 24, 2019

Prepared By:



06/24/2019

RIB U.S. Cost, Inc.

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Order of Magnitude Cost Estimate

CW THOMAS PARK REDEVELOPMENT

Basis of Estimate

Project Description

RIB U.S. Cost, Inc. was tasked by Bermello Ajami & Partners, Inc. and the City of Dania Beach to provide an Order of Magnitude Cost Estimate for the Redevelopment of the CW Thomas Park. This project includes the demolition and reconstruction of the existing Community Center and swimming pool. In addition, this project also includes the construction of one football field, a baseball park, a basketball court, kids playgrounds, a new pedestrian walkway and site improvements.

This Order of Magnitude Cost Estimate is based on the conceptual drawings provided by Bermello Ajami & Partners dated April 16, 2019.

The Estimate assumes the project will be bid out by public invitation and awarded to a single General Contractor who will supervise and coordinate the required trade contractors (subcontractors) and perform a portion of the work. General requirements, coordination, scheduling, QA/QC, safety and other Division 1 requirements will be managed by the General Contractor.

Estimate Methodology

This Order of Magnitude Cost Estimate is based upon a quantity take off of the conceptual drawings for the CW Thomas Park dated April 16, 2019 and prepared by Bermello Ajami & Partners, Inc.

Quantities were provided in the project document identified. Additional quantities were obtained from digital estimating software.

The unit costs herein are based on current industry average prices. All unit costs include sub-contractor markup.

Estimate Assumptions and Exclusions

Assumptions

Estimate is based on the scope as shown in the conceptual drawings provided by Bermello Ajami & Partners.

Assumed the project will be constructed as a single project, with minimal phases.

Adequate soil bearing capacity - Assumes Spread footing building foundation (no piles).

Exclusions

Existing access roadway reconstruction, repaving or improvements.

Fixed maintenance cost.

Demolition, if required.

Overtime or Shift Work.

Field (Baseball & Football) storage building.

Hazardous Waste removal and/or disposal including contaminated soil.

Design Fees & Design Administration (Construction Administration).

Permitting, Owner's Project Management, Owner's Contingency and other Soft Costs.

Estimate Qualifications

This estimate assumes a competitive bid and is an opinion of probable costs based on fair market value, and is not a prediction of the anticipated low bid.

RIB U.S. Cost has no control over the cost of labor and materials, the Prime Contractor's or any Subcontractor's method of determining price or competitive bidding and market conditions. The opinion of probable costs of construction is made on the basis of the experience, qualifications, and best judgment of the Cost Estimate.

RIB U.S. Cost cannot, and does not, guarantee that proposed bid or actual construction costs will not vary from this or subsequent estimates. This estimate is accurate with generally accepted cost estimating methods and standards.

Contractor Markups

The estimate includes Construction Manager Markup - 15% for General Conditions, Home Office Overhead and Profit, Bond Insurance.

Escalation

This estimate includes a 3.0% per year project Escalation.

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RIB U.S. Cost, Inc.

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C.W. THOMAS PARK

COST ESTIMATE



Order of Magnitude Cost Estimate

CW THOMAS PARK REDEVELOPMENT

Basis of Estimate

Direct Cost Development

Project includes 15% for direct cost development. This should be considered a Project Cost that is to be reevaluated with each subsequent design submittal.

As the project moves through the design process and more information is available, this allowance will be reevaluated and typically reduced. In most cases, the estimated cost of the project rises with each design submittal and the allowance applied is reduced, keeping the total project cost within budget. The estimate summary includes 10% Owner's Allowance to cover change orders.

Soft Costs

Owner related. Project Soft Costs including Surveying and Testing, Permitting Costs, Project Administration, etc. are not included in this Estimate Report.

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RIB U.S. Cost, Inc.

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Order of Magnitude Cost Estimate

CW THOMAS PARK REDEVELOPMENT

Estimate Summary

Direct Cost of Work		TOTAL
Football Field		\$ 643,384
Basketball Court		\$ 195,408
Site Improvements		\$ 636,576
Site Utilities		\$ 498,000
Site Demolition		\$ 325,715
Sitework		\$ 1,063,644
Direct Cost Development	10%	\$ 336,273
Total Direct Cost CW Thomas Park		\$ 3,698,999
Prime Contractor (Gen. Conditions & Req., OH, Profit, Bond & Insurance)	18%	\$ 665,820
Escalation - 3.5% per year	3.5%	\$ 152,769
Total Construction Cost		\$ 4,517,588
Owner's Allowance	10%	\$ 451,759
Total CW Thomas Park - Site Improvements		\$ 4,969,347

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RIB U.S. Cost, Inc.

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C.W. THOMAS PARK

COST ESTIMATE



Order of Magnitude Cost Estimate

CW THOMAS PARK REDEVELOPMENT

Estimate Summary

Direct Cost of Work	TOTAL
Community Center Building	\$ 5,756,758
Community Center Pool & Pool Equipment	\$ 836,868
Subtotal Direct Cost Community Center	\$ 6,593,626
Direct Cost Development	20% \$ 1,318,725
Total Direct Cost Community Center Building	\$ 7,912,351
Prime Contractor (Gen. Conditions & Req., OH, Profit, Bond & Insurance)	18% \$ 1,424,223
Escalation - 3.5% per year	3.5% \$ 326,780
Total Construction Cost	\$ 9,663,355
Owner's Allowance	10% \$ 966,335
Total New Community Center Building & Pool	\$ 10,629,690

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RIB U.S. Cost, Inc.

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DOM Cost Estimate
Civ Thomas Park

CW THOMAS PARK REDEVELOPMENT				
	Qty	UOM	UC	Subtotal
CW Thomas Park - Site Improvements				\$1,959,327
Football Field	57,960 SF			
Football Field				
Football field grass - assume Bermuda grass	57,960 SF		\$0.50	\$28,980
Players benches	6 EA		\$1,200.00	\$7,200
Allowance for football field markings and numbering	1 LS		\$5,000.00	\$5,000
Earthwork				
Fill material to regrade field - assume 1'	2,147 CY		\$40.00	\$85,880
Concrete pad for bleachers	1,270 SF		\$8.00	\$10,160
Furnishings				
Shade structure for bleachers	2 EA		\$10,000.00	\$20,000
Aluminum bleachers - assume 30' Long, 5 Rows	2 EA		\$7,000.00	\$14,000
Football goal post w/ foundations	2 EA		\$10,000.00	\$20,000
Site Utilities				
Allowance for site irrigation system, football field only	57,960 SF		\$0.90	\$52,164
New football field lighting - assume 60' tall poles	4 EA		\$50,000.00	\$200,000
Subtotal Direct Cost Football Field	57,960 SF		\$11.10	\$643,384
Basketball Court	5,790 SF			
Basketball Court				
Concrete slab for basketball court	5,790 SF		\$8.00	\$46,320
Players benches	2 EA		\$1,000.00	\$2,000
Allowance for painting basketball court	1 LS		\$1,500.00	\$1,500
Earthwork				
Fill material to regrade court area - assume 1'	214 CY		\$40.00	\$8,560
Concrete sidewalk - assume 4" thick	3,725 SF		\$8.00	\$29,800
Concrete pad for bleachers	341 SF		\$8.00	\$2,728
Furnishings				
Shade structure for bleachers	1 EA		\$10,000.00	\$10,000
Aluminum bleachers - assume 30' Long, 5 Rows	1 EA		\$7,000.00	\$7,000
Basketball goal and basket w/ foundations	2 EA		\$2,000.00	\$4,000
Perimeter fencing around court - assume 6' tall	500 LF		\$45.00	\$22,500
Site Utilities				
Site lighting - assume 30' tall aluminum light poles	8 EA		\$10,000.00	\$80,000
Subtotal Direct Cost Basketball Court	5,790 SF		\$33.76	\$199,408
Site Improvements	1 LS			
Site Improvements				
Pedestrian Paving				
Exercise Path/Cliff Friendly walkway - assume 4" concrete	22,624 SF		\$8.00	\$181,072
Concrete walkway - assume 4" concrete	15,867 SF		\$8.00	\$126,936
Signage				
Allowance for Park Signage/Wayfinding	1 ALLOW		\$35,000.00	\$35,000
Furnishings				
Exercise Area - Assume Fabric Canopy	2,168 SF		\$15.00	\$32,520
Exercise Area - Rubber Flooring	2,168 SF		\$2.00	\$4,336
Exercise Area - Equipment Allowance	1 ALLOW		\$50,000.00	\$50,000
Playground 2-5 yrs - assume fabric canopy	2,168 SF		\$15.00	\$32,520
Playground 2-5 yrs - Rubber Flooring	2,168 SF		\$2.00	\$4,336
Playground 2-5 yrs - Equipment Allowance	1 ALLOW		\$35,000.00	\$35,000
Playground 5-12 yrs - assume fabric canopy	2,168 SF		\$15.00	\$32,520
Playground 5-12 yrs - Rubber Flooring	2,168 SF		\$2.00	\$4,336
Playground 5-12 yrs - Equipment Allowance	1 ALLOW		\$35,000.00	\$35,000
Traffic receptacles	16 EA		\$1,700.00	\$27,200
Benches	16 EA		\$1,500.00	\$24,000
Aluminum picnic tables 6' long	4 EA		\$1,700.00	\$6,800
Allowance for picnic tables	1 ALLOW		\$5,000.00	\$5,000
Subtotal Direct Cost Site Improvements	1 LS			\$659,876

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RIB U.S. Cost, Inc.

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C.W. THOMAS PARK

COST ESTIMATE



OOM Cost Estimate
CW Thomas Park

CW THOMAS PARK REDEVELOPMENT				
	Qty	UOM	UC	Total
Site Utilities	1	LS		
Water Supply				
Allowance for Domestic Water Distribution	1	ALLOW	\$50,000.00	\$50,000
Sanitary Sewer				
Sanitary Sewer System - Allowance for Connections to Existing	1	ALLOW	\$20,000.00	\$20,000
Storm Sewer				
Storm Sewer System - Allowance for Connections to Existing	1	ALLOW	\$20,000.00	\$20,000
Site Electrical				
Site Electrical Distribution - Allowance	1	ALLOW	\$200,000.00	\$200,000
New pedestrian security lighting - assume 1/2" tall poles	60	EA	\$3,750.00	\$225,000
Subtotal Direct Cost Site Utilities	1	LS		\$495,000
Site Demolition	1	LS		
Demo existing driveway	18,480	SF	\$3.00	\$55,440
Demo basketball court	13,482	SF	\$2.00	\$26,964
Demo existing basketball/football fencing	1,371	LF	\$5.00	\$6,855
Demo existing site lighting	10	EA	\$1,500.00	\$15,000
Tree removal Allowance	1	ALLOW	\$20,000.00	\$20,000
Demo concrete slab on grade	5,351	SF	\$2.00	\$10,702
Demo batting cage	1	EA	\$500.00	\$500
Demo baseball dugouts	2	EA	\$350.00	\$700
Demo bleachers	5	EA	\$350.00	\$1,750
Demo existing pool	2,330	SF	\$8.50	\$19,805
Demo Community Center & accessory buildings	7,575	SF	\$10.00	\$75,750
Demo Structures	5,201	SF	\$10.00	\$52,010
Demo pool deck pavers	2,404	SF	\$2.00	\$4,808
Demo fencing around pool	218	LF	\$5.00	\$1,090
Demo Existing Basketball/Football Field	115,231	SF	\$0.50	\$57,615
Subtotal Direct Cost Site Demolition	1	LS		\$325,719
Sitework	1	LS		
Site Preparation				
Site clearing and grubbing	8,643	SY	\$0.95	\$8,211
Final grading	8,643	SY	\$1.25	\$10,804
Site Improvements				
Parking lot (2" thick bituminous, 8" thick limestone, 12" compacted subgrade)	2,697	SY	\$44.50	\$120,012
Pavement marking, parking stall	63	EA	\$10.00	\$630
Concrete wheel stop	83	EA	\$90.00	\$7,470
Allowance for parking lot lighting, assume 26 light poles, 30' tall	18	EA	\$5,100.00	\$91,800
Allowance for handicap signs and posts (12"x18") and pavement symbol	3	EA	\$350.00	\$1,050
New Access Roadway	355	SY	\$44.50	\$15,798
Landscaping				
Topsoil placement and sowing	22,170	SY	\$9.30	\$206,280
4"-6" Caliper Live Oaks, 18" tall	197	EA	\$1,500.00	\$295,500
Sabal Palm Trees 18" Tall	14	EA	\$1,000.00	\$14,000
Coconut Palm Trees 26" Tall	33	EA	\$3,000.00	\$99,000
Shrubs/Grasscovers, 18" tall, 18" wide spread, 3 gallons	3,000	EA	\$21.50	\$64,500
Allowance for landscape irrigation system	1	LS	\$100,000.00	\$100,000
Subtotal Direct Cost Site Landwork & Landscaping	1	LS		\$1,965,844
Subtotal Direct Cost CW Thomas Park				\$3,786,563
Direct Cost Development	10	0%	\$336,273	
Total Direct Cost				\$3,899,000
Prime Contractor (Gen. Conditions & Reg., OH Prof'L Bond & Insurance)	18	0%	\$695,620	
Erosion - 3.5% per year	3	1%	\$153,769	
Total Construction Cost				\$4,648,389
Owner's Allowance	10%		\$464,839	
Total CW Thomas Park - Site Improvements				\$5,113,228

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RIB U.S. Cost, Inc.

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OOM Cost Estimate
CW Thomas Park

CW THOMAS PARK REDEVELOPMENT				
	Qty	UOM	UC	Total
CW Thomas Park - New Community Center & Pool				\$10,429,650
New Community Center Building - Assume 1 Story Building	24,269	GSF		
Earthwork at Building Site				
Grading, Compaction and Fill at Building Site	24,269	GSF	\$8.00	\$194,152
Fill material to building - assume 3	2,697	CY	\$40.00	\$107,880
Foundations				
Building Foundations	24,269	GSF	\$10.00	\$242,690
Slab on Grade	24,269	GSF	\$8.00	\$194,152
Superstructure				
Roof Structure	24,269	GSF	\$25.00	\$606,725
Exterior Walls				
Exterior Walls	24,269	GSF	\$15.00	\$364,035
Exterior Windows	24,269	GSF	\$5.00	\$121,345
Exterior Doors				
Exterior Doors	24,269	GSF	\$7.00	\$169,883
Roofing				
Roofing System, Incl. Roof Accessories	24,269	GSF	\$12.00	\$291,229
Interior Construction				
Interior Partitions	24,269	GSF	\$10.00	\$242,690
Floors	24,269	GSF	\$8.00	\$194,152
Interior Finishes				
Lobby	250	GSF	\$20.00	\$5,000
Office Space (Admin. conf. room, work space)	450	GSF	\$20.00	\$9,000
Outdoor Restrooms	400	GSF	\$30.00	\$12,000
Gymnasium (1 H.S. or two 50' x 74' cross it.)	11,224	GSF	\$20.00	\$224,480
Gymnasium Storage	800	GSF	\$8.00	\$6,400
Weight/Cardio Area	1,600	GSF	\$30.00	\$48,000
Storage	400	GSF	\$8.00	\$3,200
Restroom/Locker Rooms	1,200	GSF	\$30.00	\$36,000
Classrooms	2,400	GSF	\$20.00	\$48,000
Community Room Storage	800	GSF	\$8.00	\$6,400
Kitchen/Catering	400	GSF	\$30.00	\$12,000
Youth After-School/Summer Camp Rooms	800	GSF	\$20.00	\$16,000
Additional Space	4,045	GSF	\$12.00	\$48,540
Interior Doors				
Interior Doors	24,269	GSF	\$6.00	\$145,614
Plumbing				
Plumbing System	24,269	GSF	\$10.00	\$242,690
HVAC				
HVAC Systems	24,269	GSF	\$40.00	\$970,760
Fire Protection				
Sprinkler Systems	24,269	GSF	\$5.00	\$121,345
Electrical				
Electrical Systems	24,269	GSF	\$20.00	\$485,380
Telecommunications, Electronic Safety & Security				
Telecommunications, Electronic Safety & Security	24,269	GSF	\$15.00	\$364,035
Equipment & Furnishings				
Allowance for Lockers	1	ALLOW	\$20,000.00	\$20,000
Allowance for Office Type FF&E	1	ALLOW	\$45,000.00	\$45,000
Allowance for Classroom Type FF&E	1	ALLOW	\$45,000.00	\$45,000
Allowance for Weight/Cardio Equipment	1	ALLOW	\$70,000.00	\$70,000
Allowance for Kitchen Equipment	1	ALLOW	\$50,000.00	\$50,000
Subtotal Direct Cost - New Community Center Building	24,269	GSF		\$8,745,788

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RIB U.S. Cost, Inc.

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C.W. THOMAS PARK

COST ESTIMATE



OOM Cost Estimate
CW Thomas Park

CW THOMAS PARK REDEVELOPMENT					
	Qty	UOM	UC	Subtotal	Total
Community Center Pool & Pool Equipment	2,800	SF			
Site Improvements					
Concrete pool deck, assume concrete covers	12,714	SF	\$12.00	\$152,568	
Reinforced fencing around Pool - assume 5' tall	540	LF	\$50.00	\$27,000	
Pool & Pool Equipment					
Allowance for pool construction	2,734	SF	\$200.00	\$546,800	
Allowance for pool filtration system	1	ALLOW	\$75,000.00	\$75,000	
Allowance for safety pool equipment	1	ALLOW	\$13,500.00	\$13,500	
Allowance for other pool equipment	1	ALLOW	\$70,000.00	\$70,000	
Subtotal Direct Cost - Pool & Pool Equipment	2,800	SF	\$290.00	\$826,968	
Subtotal Direct Cost New Community Center Building & Pool				\$6,892,626	
Direct Cost Development		20%		\$1,318,725	
Total Direct Cost - New Community Center Building & Pool				\$7,912,351	
Total Direct Cost Community Center				\$7,912,351	
Prime Contractor (Gen. Conditions & Reg. CH Profit, Bond & Insurance)		18.0%		\$1,424,223	
Escalation - 3.5% per year		3.5%		\$328,780	
Total Construction Cost				\$9,665,354	
Owner's Allowance		10%		\$966,335.45	
Total CW Thomas Park - New Community Center Building & Pool				\$10,629,690	



THANK YOU

