



PROJECT INFORMATION	
PROJECT NAME: JOHN T. WASHINGTON CENTER RETAIL SPACE ENHANCEMENTS	DATE COMPLETED: JUNE 5, 2021
PROJECT NUMBER: 18026002	PROJECT MANAGER: JAY MALCOLM
SQUARE FOOTAGE: NA	COST PER SQUARE FOOT: NA
PROJECT DESCRIPTION: CONVERT THREE RETAIL SPACES INTO TWO, AND MAKE MODIFICATIONS TO BREEZEWAY. PROJECT REQUIRED DESIGN BY A/E, AND INCLUDED THE INSTALLATION OF FANS AND MONITORS, SHORING OF EXISTING ROOF, MASONRY AND CONCRETE WORK, GLASS AND GLAZING FOR STOREFRONTS, AND NEW CEILING GRID AND TILE. ALSO REQUIRED MODIFICATIONS TO EXISTING FIRE SPRINKLER, MECHANICAL, AND ELECTRICAL SYSTEMS, AS WELL HVAC TEST & BALANCE SERVICES. PROJECT TIME EXCLUDES 15.25 MONTHS THAT THE PROJECT WAS PLACED ON HOLD BY THE REQUESTER.	

PROJECT IMAGES





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PROJECT COST	
DESIGN COST	\$ 56,880.00
ARCHITECT / ENGINEER / INTERIOR DESIGN	\$ 56,880.00
CONSTRUCTION COST	\$ 168,267.51
DIVISION 1 - GENERAL REQUIREMENTS (DUMPSTERS, ETC.)	\$ 14,765.20
DIVISION 2 - EXISTING CONDITIONS	\$ 22,000.00
DIVISION 3 - CONCRETE	\$ 16,860.00
DIVISION 4 - MASONRY	\$ 5,800.00
DIVISION 5 - METALS	\$ 3,000.00
DIVISION 6 - WOOD, PLASTICS & COMPOSITES	\$ -
DIVISION 7 - THERMAL & MOISTURE PROTECTION	\$ -
DIVISION 8 - OPENINGS	\$ 19,508.00
DIVISION 9 - FINISHES	\$ 6,395.00
DIVISION 10 - SPECIALTIES	\$ -
DIVISION 11 - EQUIPMENT	\$ -
DIVISION 12 - FURNISHINGS	\$ -
DIVISION 13 - SPECIAL CONSTRUCTION	\$ -
DIVISION 14 - CONVEYING EQUIPMENT	\$ -
DIVISION 21 - FIRE SUPPRESSION	\$ -
DIVISION 22 - PLUMBING	\$ 5,400.00
DIVISION 23 - HVAC	\$ 9,000.00
DIVISION 26 - ELECTRICAL	\$ 26,525.00
DIVISION 27 - COMMUNICATIONS	\$ -
DIVISION 28 - ELECTRONIC SAFETY & SECURITY	\$ -
DIVISION 31 - EARTHWORK	\$ -
DIVISION 32 - EXTERIOR IMPROVEMENT	\$ -
DIVISION 33 - UTILITIES	\$ -
COMMISSIONING	\$ 2,850.00
GENERAL LIABILITY	\$ 1,583.33
GENERAL CONDITIONS (STAFFING, ETC.)	\$ 15,417.00
CONTRACTOR'S FEE (OVERHEAD & PROFIT)	\$ 16,789.65
PAYMENT & PERFORMANCE BOND (NOT REQ'D IF UNDER \$100K)	\$ 2,374.33
INFORMATION TECHNOLOGIES & RESOURCES COST	\$ 672.65
UCF IT	\$ 672.65
OFFICE OF INSTRUCTIONAL RESOURCES (OIR)	\$ -
FACILITIES & SAFETY COST	\$ 6,934.80
BUILDING CODE OFFICE	\$ 1,720.55
STATE FIRE MARSHALL	\$ 302.73
FP&C PROFESSIONAL MANAGEMENT SERVICES (2%)	\$ 4,689.24
FACILITIES OPERATIONS ALLOWANCE	\$ 222.28
CONSTRUCTION CONTINGENCY (10%, REFUNDED IF NOT USED)	\$ -
TOTAL PROJECT COST	\$ 232,754.96

PROJECT TIME		
START	PROJECT SUBMITTED BY CLIENT	8.75 MONTHS
	SPAA, F&S REVIEW	
	PM ASSIGNED	
	PM CONTACTS REQUESTER	
	PM DEVELOPS SCOPE	
DESIGN	A/E SELECTED	7.5 MONTHS
	A/E PROPOSAL REVIEW	
	MPP TO CLIENT	
	CLIENT APPROVAL AND FUNDING	
	REQUISITION GENERATED	
	PO ISSUED (NOTICE TO PROCEED)	
	A/E DESIGN	
	WORKSHOPS	
BID/PERMIT	PERMIT REVIEWS	2.5 MONTHS
	S/S PERMIT DRAWINGS REC'V'D	
	PERMIT SUBMISSION	
	BUILDING CODE OFFICE REVIEW	
	STATE FIRE MARSHALL REVIEW	
	CONTRACTOR WALK-THROUGH	
	CONTRACTOR BID	
	PM REVIEWS BID	
	AVP F&S APPROVAL OF BID	
	PM PREPARES MPP	
CONSTRUCTION	MPP TO CLIENT	5.5 MONTHS
	CLIENT APPROVAL AND FUNDING	
	REQUISITION GENERATED	
	PO ISSUED (NOTICE TO PROCEED)	
	CONSTRUCTION STARTS	
	RFIS, SUBMITTALS, DOCUMENTS	
	PROGRESS REVIEWS	
CLOSE-OUT	PAYMENT APPLICATIONS, INVOICES	4.75 MONTHS
	INSPECTIONS	
	CERTIFICATE OF COMPLETION	
	CERTIFICATE OF OCCUPANCY	
TOTAL PROJECT TIME - 29 MONTHS	BENEFICIAL OCCUPANCY BY CLIENT	4.75 MONTHS
	PUNCH LIST COMPLETION	
	FINAL INVOICES	
	OWNER'S MANUALS	
TOTAL PROJECT TIME - 29 MONTHS	ASSET TURNOVER TO OPERATIONS	4.75 MONTHS
	ACCOUNTING CLOSE-OUT	
TOTAL PROJECT TIME - 29 MONTHS		