



PROJECT INFORMATION	
PROJECT NAME: CONSTRUCT NEW CELL TOWER AND BUILDING FOR DAS	DATE COMPLETED: SEPTEMBER 7, 2021
PROJECT NUMBER: 18ZN4001	PROJECT MANAGER: CHRISTOPHER HARRIS
SQUARE FOOTAGE: 7,143	COST PER SQUARE FOOT: \$117.83
PROJECT DESCRIPTION: DESIGN AND CONSTRUCT NEW CELL TOWER AND EQUIPMENT BUILDING WITH FENCE ENCLOSURE FOR DAS NEAR DISTRICT ENERGY PLANT IV. PROJECT REQUIRED THE RELOCATION OF AN ARBORETUM COMMUNITY GARDEN. EXTENDED PROJECT TIME WAS DUE TO SCOPE CHANGES AND FUNDING ISSUES.	

PROJECT IMAGES





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PROJECT COST	
DESIGN COST	\$ 50,767.00
ARCHITECT / ENGINEER / INTERIOR DESIGN	\$ 50,767.00
CONSTRUCTION COST	\$ 737,599.85
DIVISION 1 - GENERAL REQUIREMENTS (DUMPSTERS, ETC.)	\$ 46,476.99
DIVISION 2 - EXISTING CONDITIONS	\$ 7,014.50
DIVISION 3 - CONCRETE	\$ 21,500.00
DIVISION 4 - MASONRY	\$ -
DIVISION 5 - METALS	\$ -
DIVISION 6 - WOOD, PLASTICS & COMPOSITES	\$ -
DIVISION 7 - THERMAL & MOISTURE PROTECTION	\$ -
DIVISION 8 - OPENINGS	\$ -
DIVISION 9 - FINISHES	\$ -
DIVISION 10 - SPECIALTIES	\$ -
DIVISION 11 - EQUIPMENT	\$ -
DIVISION 12 - FURNISHINGS	\$ -
DIVISION 13 - SPECIAL CONSTRUCTION	\$ 453,545.00
DIVISION 14 - CONVEYING EQUIPMENT	\$ -
DIVISION 21 - FIRE SUPPRESSION	\$ -
DIVISION 22 - PLUMBING	\$ -
DIVISION 23 - HVAC	\$ -
DIVISION 26 - ELECTRICAL	\$ 810.00
DIVISION 27 - COMMUNICATIONS	\$ -
DIVISION 28 - ELECTRONIC SAFETY & SECURITY	\$ -
DIVISION 31 - EARTHWORK	\$ 85,420.74
DIVISION 32 - EXTERIOR IMPROVEMENT	\$ -
DIVISION 33 - UTILITIES	\$ -
COMMISSIONING	\$ -
GENERAL LIABILITY	\$ -
GENERAL CONDITIONS (STAFFING, ETC.)	\$ 82,878.58
CONTRACTOR'S FEE (OVERHEAD & PROFIT)	\$ 39,954.04
PAYMENT & PERFORMANCE BOND (NOT REQ'D IF UNDER \$100K)	\$ -
INFORMATION TECHNOLOGIES & RESOURCES COST	\$ -
UCF IT	\$ -
OFFICE OF INSTRUCTIONAL RESOURCES (OIR)	\$ -
FACILITIES & SAFETY COST	\$ 53,282.32
BUILDING CODE OFFICE	\$ 5,859.44
STATE FIRE MARSHALL	\$ -
FP&C PROFESSIONAL MANAGEMENT SERVICES	\$ 24,178.21
FACILITIES OPERATIONS ALLOWANCE	\$ 23,244.67
CONSTRUCTION CONTINGENCY (10%, REFUNDED IF NOT USED)	\$ -
TOTAL PROJECT COST	\$ 841,649.17

PROJECT TIME		
START	PROJECT SUBMITTED BY CLIENT	7.25 MONTHS
	SPAA, F&S REVIEW	
	PM ASSIGNED	
	PM CONTACTS REQUESTER	
	PM DEVELOPS SCOPE	
DESIGN	A/E SELECTED	1.75 MONTHS
	A/E PROPOSAL REVIEW	
	MPP TO CLIENT	
	CLIENT APPROVAL AND FUNDING	
	REQUISITION GENERATED	
	PO ISSUED (NOTICE TO PROCEED)	
	A/E DESIGN	
	WORKSHOPS	
PERMIT REVIEWS		
BID/PERMIT	S/S PERMIT DRAWINGS REC'D	11.75 MONTHS
	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	
	MPP TO CLIENT	
CONSTRUCTION	CLIENT APPROVAL AND FUNDING	6.75 MONTHS
	REQUISITION GENERATED	
	PO ISSUED (NOTICE TO PROCEED)	
	CONSTRUCTION STARTS	
	RFIS, SUBMITTALS, DOCUMENTS	
	PROGRESS REVIEWS	
	PAYMENT APPLICATIONS, INVOICES	
	INSPECTIONS	
CLOSE-OUT	CERTIFICATE OF COMPLETION	11.25 MONTHS
	CERTIFICATE OF OCCUPANCY	
	BENEFICIAL OCCUPANCY BY CLIENT	
	PUNCH LIST COMPLETION	
	FINAL INVOICES	
	OWNER'S MANUALS	
	ASSET TURNOVER TO OPERATIONS	
ACCOUNTING CLOSE-OUT		
TOTAL PROJECT TIME - 38.75 MONTHS		