




PROJECT INFORMATION	
PROJECT NAME: LIBRARY BUILDING ENVELOPE REPAIRS	DATE COMPLETED: SEPTEMBER 2, 2025
PROJECT NUMBER: 24002003	PROJECT MANAGER: ALICE ARGUELLES
PROJECT DESCRIPTION: ENVELOPE REPAIRS DONE AT THE LIBRARY TO RESEAL THE BUILDING AGAINST WATER INTRUSION. ASSESSMENT REPORT WITH RECOMMENDATIONS PROVIDED BY STRUCTURAL ENGINEER. LINEAR CRACKING AND SPALLING REPAIRED IN AREAS OF EXTERIOR CONCRETE, CLADDINGS, AND COLUMNS THROUGHOUT ALL ELEVATIONS WITH THE EXCEPTION OF THE 5TH FLOOR EXTERIOR BALCONY. GLASS STOREFRONT RESEALED TO BALCONY PERIMETER. SACRIFICIAL SHEET MEMBRANE INSTALLED UNDER SPLASH BLOCKS AT BOTTOM OF DOWNSPOUTS ON ROOF. GAPS AT 4TH FLOOR BUILDING CONNECTION WATERPROOFED AND SEALED. WATER DAMAGED WALL REAIRED AT 4TH AND 5TH LEVEL NW STAIRWELL. CRACKS IN CONCRETE SUBSTRATE REPAIRED AT COLUMNS (4TH AND 5TH LEVEL OF STAIR TOWER) AND REPOINT MORTAR JOINTS (ROOF LEVEL OF STAIR TOWER).	

PROJECT IMAGES





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PROJECT COST

DESIGN COST	\$ 2,400.00
ARCHITECT / ENGINEER / INTERIOR DESIGN	\$ 2,400.00
CONSTRUCTION COST	\$ 230,347.86
DIVISION 1 - GENERAL REQUIREMENTS (DUMPSTERS, ETC.)	\$ 75,000.00
DIVISION 2 - EXISTING CONDITIONS	\$ 2,500.00
DIVISION 3 - CONCRETE	\$ 49,700.00
DIVISION 4 - MASONRY	\$ 75,400.00
DIVISION 5 - METALS	\$ -
DIVISION 6 - WOOD, PLASTICS & COMPOSITES	\$ -
DIVISION 7 - THERMAL & MOISTURE PROTECTION	\$ -
DIVISION 8 - OPENINGS	\$ 27,747.86
DIVISION 9 - FINISHES	\$ -
DIVISION 10 - SPECIALTIES	\$ -
DIVISION 11 - EQUIPMENT	\$ -
DIVISION 12 - FURNISHINGS	\$ -
DIVISION 13 - SPECIAL CONSTRUCTION	\$ -
DIVISION 14 - CONVEYING EQUIPMENT	\$ -
DIVISION 21 - FIRE SUPPRESSION	\$ -
DIVISION 22 - PLUMBING	\$ -
DIVISION 23 - HVAC	\$ -
DIVISION 26 - ELECTRICAL	\$ -
DIVISION 27 - COMMUNICATIONS	\$ -
DIVISION 28 - ELECTRONIC SAFETY & SECURITY	\$ -
DIVISION 31 - EARTHWORK	\$ -
DIVISION 32 - EXTERIOR IMPROVEMENT	\$ -
DIVISION 33 - UTILITIES	\$ -
COMMISSIONING	\$ -
GENERAL LIABILITY	\$ -
GENERAL CONDITIONS (STAFFING, ETC.)	\$ -
CONTRACTOR'S FEE (OVERHEAD & PROFIT)	\$ -
PAYMENT & PERFORMANCE BOND (NOT REQ'D IF UNDER \$100K)	\$ -
INFORMATION TECHNOLOGIES & RESOURCES COST	\$ -
UCF IT	\$ -
OFFICE OF INSTRUCTIONAL RESOURCES (OIR)	\$ -
FBO AND PERMITTING COST	\$ 18,841.36
BUILDING CODE OFFICE	\$ -
STATE FIRE MARSHALL	\$ -
PROJECT MANAGEMENT FEES	\$ 18,841.36
FACILITIES OPERATIONS ALLOWANCE	\$ -
CONSTRUCTION CONTINGENCY (10%, REFUNDED IF NOT USED)	\$ -
TOTAL PROJECT COST	\$ 251,589.22

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	NA
	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 RECV'D	1.75 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	
	CLIENT APPROVAL AND FUNDING	
	REQUISITION GENERATED	
PO ISSUED (NOTICE TO PROCEED)		
CONSTRUCTION	CONSTRUCTION STARTS	11.75 MONTHS
	RFIS, SUBMITTALS, DOCUMENTS	
	PROGRESS REVIEWS	
	PAYMENT APPLICATIONS, INVOICES	
	INSPECTIONS	
	CERTIFICATE OF COMPLETION	
	CERTIFICATE OF OCCUPANCY	
	BENEFICIAL OCCUPANCY BY CLIENT	
CLOSE-OUT	PUNCH LIST COMPLETION	1.25 MONTHS
	FINAL INVOICES	
	OWNER'S MANUALS	
	ASSET TURNOVER TO OPERATIONS	
	ACCOUNTING CLOSE-OUT	
TOTAL PROJECT TIME - 23.5 MONTHS		