



PROJECT INFORMATION

PROJECT NAME: HEC ROOM 430 CONVERT OPEN SPACE INTO TWO OFFICES	DATE COMPLETED: MARCH 26, 2025
PROJECT NUMBER: 2411601	PROJECT MANAGER: SAMANTHA MASON / DAVID EDGAR
SQUARE FOOTAGE: 237	COST PER SQUARE FOOT: \$664.18
PROJECT DESCRIPTION: OPEN AREA CONVERTED INTO TWO OFFICES (ROOMS 430 & 430A) AT THE L3HARRIS ENGINEERING CENTER. INCLUDED THE INSTALLATION OF NEW ACOUSTICAL CEILING TILES AND GRID, NEW DOORS, FRAMES, AND HARDWARE, NEW COVE BASE ALONG BOTTOM OF BOTH OFFICES AND HALLWAY. FIRE SUPPRESSION HEAD RELOCATED, FIRE ALARM SYSTEM REPROGRAMMED, WHICH INCLUDED NEW LOCATOR MAPS. INCLUDED FRAMING, DRYWALL, AND PAINT TO ACCOMMODATE NEW OFFICE LAYOUTS. DOOR FRAMES AND OFFICES PAINTED. NEW OFFICE SIGNAGE ADDED. EXISTING DUCTWORK DEMOED, 8X8 SUPPLY AIR DUCTWORK CONNECTED TO THE EXISTING VTU, NEW RA TRANSFERS ADDED. NEW LIGHT FIXTURES ADDED, LIGHTING CONTROLS REWORKED, BLUETOOTH DEVICE PROVIDED FOR PROGRAMMING PURPOSES. ON/OFF/DIMMING SWITCH ADDED FOR LOCAL MANUAL CONTROL. SECURITY CAMERA REPLACED. UCF UES PROVIDED COMMISSIONING SERVICES AND OVERSIGHT. UCFIT INSTALLED (1) DUAL CATEGORY 6A OUTLET, AND (1) IP-SURVEILLANCE CATEGORY 6A OUTLET, AND ALL NECESSARY CABLING.	

PROJECT IMAGES





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PROJECT COST		PROJECT TIME		
DESIGN COST	\$ 24,726.00	START	PROJECT SUBMITTED BY CLIENT	1.25 MONTHS
ARCHITECT / ENGINEER / INTERIOR DESIGN	\$ 24,726.00		SPAA, F&S REVIEW	
CONSTRUCTION COST	\$ 114,813.70		PM ASSIGNED	
DIVISION 1 - GENERAL REQUIREMENTS (DUMPSTERS, ETC.)	\$ 6,250.00		PM CONTACTS REQUESTER	
DIVISION 2 - EXISTING CONDITIONS	\$ -		PM DEVELOPS SCOPE	
DIVISION 3 - CONCRETE	\$ -	DESIGN	A/E SELECTED	3.75 MONTHS
DIVISION 4 - MASONRY	\$ -		A/E PROPOSAL REVIEW	
DIVISION 5 - METALS	\$ -		MPP TO CLIENT	
DIVISION 6 - WOOD, PLASTICS & COMPOSITES	\$ -		CLIENT APPROVAL AND FUNDING	
DIVISION 7 - THERMAL & MOISTURE PROTECTION	\$ -		REQUISITION GENERATED	
DIVISION 8 - OPENINGS	\$ 9,419.84		PO ISSUED (NOTICE TO PROCEED)	
DIVISION 9 - FINISHES	\$ 23,280.00		A/E DESIGN	
DIVISION 10 - SPECIALTIES	\$ 300.00		WORKSHOPS	
DIVISION 11 - EQUIPMENT	\$ -	BID/PERMIT	PERMIT REVIEWS	2.25 MONTHS
DIVISION 12 - FURNISHINGS	\$ -		S/S PERMIT DRAWINGS RECVD	
DIVISION 13 - SPECIAL CONSTRUCTION	\$ -		PERMIT SUBMISSION	
DIVISION 14 - CONVEYING EQUIPMENT	\$ -		BUILDING CODE OFFICE REVIEW	
DIVISION 21 - FIRE SUPPRESSION	\$ 2,800.00		STATE FIRE MARSHALL REVIEW	
DIVISION 22 - PLUMBING	\$ -		CONTRACTOR WALK-THROUGH	
DIVISION 23 - HVAC	\$ 23,368.86		CONTRACTOR BID	
DIVISION 26 - ELECTRICAL	\$ 9,120.00		PM REVIEWS BID	
DIVISION 27 - COMMUNICATIONS	\$ -		AVP F&S APPROVAL OF BID	
DIVISION 28 - ELECTRONIC SAFETY & SECURITY	\$ 20,120.41		PM PREPARES MPP	
DIVISION 31 - EARTHWORK	\$ -		MPP TO CLIENT	
DIVISION 32 - EXTERIOR IMPROVEMENT	\$ -		CLIENT APPROVAL AND FUNDING	
DIVISION 33 - UTILITIES	\$ -	CONSTRUCTION	REQUISITION GENERATED	3.25 MONTHS
COMMISSIONING	\$ -		PO ISSUED (NOTICE TO PROCEED)	
GENERAL LIABILITY	\$ -		CONSTRUCTION STARTS	
GENERAL CONDITIONS (STAFFING, ETC.)	\$ 7,792.22		RFIS, SUBMITTALS, DOCUMENTS	
CONTRACTOR'S FEE (OVERHEAD & PROFIT)	\$ 10,692.37		PROGRESS REVIEWS	
PAYMENT & PERFORMANCE BOND (NOT REQ'D IF UNDER \$100K)	\$ 1,670.00		PAYMENT APPLICATIONS, INVOICES	
INFORMATION TECHNOLOGIES & RESOURCES COST	\$ 1,261.88	CLOSE-OUT	INSPECTIONS	3.5 MONTHS
UCF IT	\$ 1,261.88		CERTIFICATE OF COMPLETION	
OFFICE OF INSTRUCTIONAL RESOURCES (OIR)	\$ -		CERTIFICATE OF OCCUPANCY	
FBO AND PERMITTING COST	\$ 16,608.17		BENEFICIAL OCCUPANCY BY CLIENT	
BUILDING CODE OFFICE	\$ 2,198.00		PUNCH LIST COMPLETION	
STATE FIRE MARSHALL	\$ 287.50		FINAL INVOICES	
PROJECT MANAGEMENT FEES	\$ 12,808.63		OWNER'S MANUALS	
FACILITIES OPERATIONS ALLOWANCE	\$ 1,314.04		ASSET TURNOVER TO OPERATIONS	
CONSTRUCTION CONTINGENCY (10%, REFUNDED IF NOT USED)	\$ -		ACCOUNTING CLOSE-OUT	
TOTAL PROJECT COST	\$ 157,409.75	TOTAL PROJECT TIME - 14 MONTHS		