



PROJECT INFORMATION	
PROJECT NAME: LAKE NONA CANCER CENTER 1ST FLOOR BUILD OUT FOR FDLE	DATE COMPLETED: APRIL 17, 2026
PROJECT NUMBER: 25105002	PROJECT MANAGER: SAMANTHA MASON
SQUARE FOOTAGE: 7,542	COST PER SQUARE FOOT: \$137.05
PROJECT DESCRIPTION: BUILD OUT FOR THE FLORIDA DEPARTMENT OF LAW ENFORCEMENT (FDLE) ON THE FIRST FLOOR OF THE LAKE NONA CANCER CENTER. EXISTING LAB SPACES CONVERTED INTO (4) NEW OFFICES, AN OFFICE SERVICE SPACE, AND AN ENTRY WAY IN A CURRENT SHELL SPACE ADJACENT TO THE LAB SPACES FOR THE FDLE TOXICOLOGY DEPARTMENT. ADJACENT EXISTING LABORATORY SPACES MODIFIED TO SUPPORT SPECIALIZED EQUIPMENT, PROCESSES, AND PERSONNEL OF THE FDLE. INCLUDED THE INSTALLATION OF A ONE-HOUR FIRE-RATED WALL TO SEPARATE LABORATORY AND OFFICE AREAS, AND THE MODIFICATION OF UTILITY INFRASTRUCTURE – INCLUDING ELECTRICAL, PLUMBING, GAS PIPING, HVAC, AND DATA SYSTEMS – TO MEET OPERATIONAL REQUIREMENTS. LABORATORY AREAS ALSO RETROFITTED WITH APPROPRIATE FINISHES, INCLUDING FLOORING, CEILING, AND LIGHTING.	

PROJECT IMAGES





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PROJECT COST	
DESIGN COST	\$ 123,024.59
ARCHITECT / ENGINEER / INTERIOR DESIGN	\$ 123,024.59
CONSTRUCTION COST	\$ 731,976.43
DIVISION 1 - GENERAL REQUIREMENTS (DUMPSTERS, ETC.)	\$ 20,293.32
DIVISION 2 - EXISTING CONDITIONS	\$ 7,846.63
DIVISION 3 - CONCRETE	\$ -
DIVISION 4 - MASONRY	\$ -
DIVISION 5 - METALS	\$ -
DIVISION 6 - WOOD, PLASTICS & COMPOSITES	\$ 9,013.03
DIVISION 7 - THERMAL & MOISTURE PROTECTION	\$ -
DIVISION 8 - OPENINGS	\$ 41,244.88
DIVISION 9 - FINISHES	\$ 192,581.90
DIVISION 10 - SPECIALTIES	\$ 2,318.50
DIVISION 11 - EQUIPMENT	\$ -
DIVISION 12 - FURNISHINGS	\$ -
DIVISION 13 - SPECIAL CONSTRUCTION	\$ -
DIVISION 14 - CONVEYING EQUIPMENT	\$ -
DIVISION 21 - FIRE SUPPRESSION	\$ 27,222.22
DIVISION 22 - PLUMBING	\$ 16,543.33
DIVISION 23 - HVAC	\$ 138,831.58
DIVISION 26 - ELECTRICAL	\$ 147,502.93
DIVISION 27 - COMMUNICATIONS	\$ -
DIVISION 28 - ELECTRONIC SAFETY & SECURITY	\$ -
DIVISION 31 - EARTHWORK	\$ -
DIVISION 32 - EXTERIOR IMPROVEMENT	\$ -
DIVISION 33 - UTILITIES	\$ -
MOVING	\$ -
COMMISSIONING	\$ 15,215.00
GENERAL LIABILITY	\$ 2,550.39
GENERAL CONDITIONS (STAFFING, ETC.)	\$ 51,582.72
CONTRACTOR'S FEE (OVERHEAD & PROFIT)	\$ 50,319.00
PAYMENT & PERFORMANCE BOND (NOT REQ'D IF UNDER \$100K)	\$ 8,911.00
INFORMATION TECHNOLOGIES & RESOURCES COST	\$ 80,097.52
UCF IT	\$ 80,097.52
OFFICE OF INSTRUCTIONAL RESOURCES (OIR)	\$ -
FBO AND PERMITTING COST	\$ 98,527.44
BUILDING CODE OFFICE	\$ 11,414.00
STATE FIRE MARSHALL	\$ 2,000.00
PROJECT MANAGEMENT FEES	\$ 85,113.44
FACILITIES OPERATIONS ALLOWANCE	\$ -
TOTAL PROJECT COST	\$ 1,033,625.98

PROJECT TIME		
START	PROJECT SUBMITTED BY CLIENT	0.5 MONTHS
	SPAA, F&S REVIEW	
	PM ASSIGNED	
	PM CONTACTS REQUESTER	
DESIGN	PM DEVELOPS SCOPE	7 MONTHS
	A/E SELECTED	
	A/E PROPOSAL REVIEW	
	MPP TO CLIENT	
	CLIENT APPROVAL AND FUNDING	
	REQUISITION GENERATED	
	PO ISSUED (NOTICE TO PROCEED)	
	A/E DESIGN	
BID/PERMIT	WORKSHOPS	3 MONTHS
	PERMIT REVIEWS	
	S/S PERMIT DRAWINGS RECV'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	
	MPP TO CLIENT	
CONSTRUCTION	CLIENT APPROVAL AND FUNDING	4.25 MONTHS
	REQUISITION GENERATED	
	PO ISSUED (NOTICE TO PROCEED)	
	CONSTRUCTION STARTS	
	RFIS, SUBMITTALS, DOCUMENTS	
	PROGRESS REVIEWS	
CLOSE-OUT	PAYMENT APPLICATIONS, INVOICES	2.25 MONTHS
	INSPECTIONS	
	CERTIFICATE OF COMPLETION	
	CERTIFICATE OF OCCUPANCY	
	BENEFICIAL OCCUPANCY BY CLIENT	
TOTAL PROJECT TIME - 17 MONTHS	PUNCH LIST COMPLETION	2.25 MONTHS
	FINAL INVOICES	
	OWNER'S MANUALS	
	ASSET TURNOVER TO OPERATIONS	
	ACCOUNTING CLOSE-OUT	