FLORIDA A&M UNIVERSITY

Board of Trustees
INFORMATION ITEM

Budget, Finance and Facilities Committee
February 5, 2024
Agenda Item: V

Subject: New 700-bed Residence Hall Project (Phase II) Update

Summary: Progress continues on the 700-bed Residence Hall (Phase II), including ground-floor amenity space. Overall, the University has accepted the project's Guaranteed Maximum Price (GMP) of $74,961,445, and a proposed date is being set for the closing of the HBCU Loan Process. Pending Closing, the project is scheduled to be substantially complete by July 31, 2025, with no anticipated delays. Below is a detailed project schedule.

- February 2024: Execute Guaranteed Maximum Price (GMP) construction contract with FINFROCK Construction, LLC
- February 2024: Close on HBCU Loan
- March 2024: Begin Sitework
- January 2025: Permanent Power/Building Conditioning
- June 2025: Finalize Punch/Obtain Certificate of Occupancy

Attachments: Yes

New 700-bed student residence hall (Phase II) – Finfrock Guaranteed Maximum Price (GMP)

FAMU Student Housing Phase II

Summary of Work

Project 22-6012

Tallahassee, FL

January 19th, 2024

FINFROCK

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Section One

OVERVIEW

FINFROCK is pleased to provide this proposal for Construction Manager services for student housing for Florida A&M University for a project in Tallahassee, Florida. This summary of work is for Phase II only, listed as follows:

1. Phase II – Buildings North & South – 350 rentable beds each for 700 beds total (rentable defined as all beds not for RA or Staff)

This Summary of Work is designed to provide clarifications and supplemental information to the Design Documents. Should there be a conflict between the Design Documents, this document shall supersede.

Section Two

SCOPE OF WORK

FINFROCK will act as the Architect, Structural Engineer, and General Contractor of the Student Housing Facilities.

FINFROCK PROJECT INCLUSIONS

1. Student Housing at the ground and elevated levels, complete.
2. Amenity space at ground level, complete.
3. Site work including demolition and building pads.
4. Central Energy Plant (CEP) expansion and associated piping to buildings (as an allowance).
5. Site Electrical and Telecommunications per Pinnacle Drawings dated 12/13/23 (as an allowance).

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STRUCTURE

GENERAL

1. Grade is presumed to be level within +/- 1/10 ft. of finished floor elevation.
2. Typical elevated floor to floor dimension is 11 ft. 1 in. The ground floor to floor height is 14 ft. – 0 in.
3. The structural system consists of a fire rated 22 in. deep precast DualDeck floor system at all elevated floors.
    a. All top side floor to floor and non-bearing floor to wall joints of the DualDeck require a one-hour rated sealant.
    b. All top side floor to bearing wall joints shall be grouted.
    c. All bottom side floor to floor and floor to wall joints require fire-rated sealant.
    d. Penetrations through DualDeck floors shall have fire stops cast into the precast flange bottom by the precast manufacturer. Top of penetrations shall require smoke rated sealant.
4. Brick veneer integral to precast at locations as shown on plans.

AMENITIES:

1. The structure above consists of a fire rated 22 in. deep precast DualDeck floor system.
2. Walls consist of precast load bearing and non-load bearing with punched openings.

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Section Four

CODE RESEARCH

1. The Authority Having Jurisdiction (AHJ) is Leon County School Board and the State Fire Marshal.
2. Due to height, construction to be Type IIB.
3. The building is a separated mixed-use building in accordance with FBC Table 508.4.
4. Rated floors and ceilings are required at the decks below and above occupancy type separation areas.
5. A full fire alarm system is provided in all areas.
6. A sprinkler system is provided in all areas.
7. One 400kW generator placed outside the building footprint to service both buildings for:
    a. Emergency lighting
    b. Fire detection equipment
    c. Fire alarm systems
    d. Elevators
    e. Access card system

In the event the Authority Having Jurisdiction requires something other than anticipated here, the Owner will incur additional costs.

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Section Five

ALTERNATES/ALLOWANCES

1. Site Electrical and Telecommunications: $2,270,307
2. Central Energy Plan and Associated Piping: $3,265,000

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Section Six

PROJECT DESCRIPTION

DIVISION 1: GENERAL CONDITIONS AND SUPERVISION

PROJECT-WIDE

1. Supervisory and administrative personnel
2. Temporary labor
3. Daily and final cleaning
4. Temporary fencing for FINFROCK activities
5. General jobsite requirements including:
    h. Construction trailer
    i. Temporary utilities
6. Equipment and tools
7. Construction trash chutes and waste management
8. Surveying for FINFROCK activities only
9. Builder's Risk Insurance

DIVISION 2: EXISTING CONDITIONS

BY OWNER

1. Project soils investigation, reporting, recommendations, material testing

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1. Demolition of structures, asphalt, trees, curbing, and other surface improvements.
2. Demolition of existing utilities.
3. Silt Site Fence.

DIVISION 3: CAST-IN-PLACE CONCRETE

STUDENT HOUSING

1. Foundations are assumed to be spread footings on virgin for an allowable 5,000 psf soil bearing pressure.
1. Excavation by concrete contractor.
2. Concrete is 4,000 psi.

3. 4 in. slab on grade inside the structure footprint. Include saw cutting on 12 ft. on center and termite protection.
    a. Post pour housekeeping pads at the following locations and sizes:
        i. Heating Hot Water equipment
        ii. Generator
        iii. Washing Machines
4. 15 mil Stego Wrap Vapor Barrier underneath slab on grade.
5. Ramp and stairs at Entry Lobby with thickened slab.
6. Elevated concrete:
    a. Provide infill at elevator doors, stair tower doors, and at interior load bearing walls.

DIVISION 3: STRUCTURAL PRECAST CONCRETE

STUDENT HOUSING

1. All top side floor to bearing wall joints shall be grouted.
2. Horizontal block outs and penetrations shall be cast into precast wall panels by the precast manufacturer. Locations to be coordinated with applicable trade partner.
3. Rated circular penetrations through DualDeck floors shall have fire stops cast into the precast bottom flange by the precast manufacturer. Top of penetrations shall require sealant provided by the applicable trade partner
4. Block outs in the floor system shall require UL rated fire proofing by applicable trade partner.
5. Temporary safety rails and fall protection located in precast wall openings.
6. Welded embeds between panels.
7. Hauling, hoisting and placing of all precast structural components
8. Precast shop drawings
9. See section III for additional structural description.

SITE

1. Retaining walls and corresponding foundations.

DIVISION 4: MASONRY

STUDENT HOUSING

1. None

DIVISION 5: METALS

STUDENT HOUSING

1. Powder coated aluminum canopies at main entrances at Entry Lobby and East Circulation entrance on ground level.
2. Louvered/perforated metal for roof level screening for perimeter.
3. Primed steel stair railings for painting by Division 09 Subcontractor. Design to meet code. Submit signed and sealed shop drawings from a Florida registered engineer. The basis of design for grout is POR-ROK. Caulker will build up sealant at each post for positive drainage away from the post.
4. Elevator spreader beams at each floor for each elevator.

DIVISION 6: WOODWORK

STUDENT HOUSING

1. None

AMENITY/COMMON AREAS

1. See Drawings for Finish Schedule.

DIVISION 7: ROOFING

STUDENT HOUSING

1. Low sloped roofing
    a. Provide single ply 60 mil TPO fully adhered over tapered light weight insulating concrete.
    b. Roof will be sloped to the exterior scuppers and downspouts tied into drainage system by Site Subcontractor.
    c. Provide flashings as required, i.e., at VTRs, electrical pipes, RTU curbs, mechanical roof racks, etc.
    d. Include walk pads from roof service access to serviceable roof top equipment.
    e. Provide 20 year no dollar limit (NDL) warranty.
    f. Provide cap flashing and coping cap at all perimeter walls.
    g. Provide downspouts and gutters on exterior walls.

1. Place Cetco Voltex on bottom and sides of elevator shafts. Wrap adjacent foundation as required to maintain complete wrap.
2. DualDeck Sealants:
    a. DualDeck to DualDeck, top and bottom joints, fill void min ½ in. deep installed flush with surface of floor with Tremco, Tremstop 1A+
    b. DualDeck non-load bearing floor to wall joints, fill both bottom and top joint with 4 pcf mineral wool batt insulation recess to accommodate sealant, fill voids min ½ in deep installed flush with surfaces with Tremco, Tremstop 1A+
        i. For joints that exceed 1 ½ in to 2 ½ in. provide a 3 in. x 3 in. 25 gage angle mechanically fastened to the wall covering the fire rated sealant.
    c. DualDeck load bearing bottom side floor to wall joints, fill void with 4 pcf mineral wool batt insulation recessed to accommodate sealant, fill void min ½ in deep installed flush with bottom surface of slab with Tremco, Tremstop 1A+.
        i. For joints that exceed 1 ½ in to 2 ½ in. provide a 3 in. x 3 in. 25 gage angle mechanically fastened to the wall covering the fire rated sealant.
    d. DualDeck that serve as roof structure require non-rated sealants joints at top side perimeter.
3. All exterior wall to wall joints shall receive non-rated urethane sealant.
4. Horizontal wall panels that overlap and span from interior bearing wall to bearing wall.
5. Vertical circulation knuckles consist of primarily vertical wall panels.
6. All vertical exterior joints including backs of parapet walls to receive a double layered sealant system that consists of backer rod, sealant joint, air space, backer rod and finish sealant. Interior side of vertical joints are not included.
7. All horizontal exterior joints to receive a double layer sealant system that consists of a sealant joint, air space, backer rod and finish sealant.
8. Vertical joints at interior precast wall to exterior precast wall that serve as demising walls or panel joints in stair and elevator shafts shall receive one-hour sealant.
9. Provide sealant joint around perimeter of ground floor slab to precast walls.

DIVISION 8: STOREFRONT, DOORS, AND HARDWARE

STUDENT HOUSING

1. Doors at Living Units:
    a. Entry doors are 5-ply, solid core wood doors with A-grade, plain sliced and book and running matched 3 ft 0 in by 6 ft 8 in in welded painted hollow metal frame. Doors to be sealed from moisture on all six sides. Includes floor mounted door stop and door-mounted stop to prevent door from swinging into bathroom door. Doors are prepped for a wired access controlled entry lock (lock and associated wiring by Others).
    b. Bathroom doors are 5-ply, solid core wood doors with A-grade, plain sliced and book and running matched 3 ft 0 in by 6 ft 8 in in welded painted hollow metal frame. Doors to be sealed from moisture on all six sides. Provide level 2 cylindrical locks and hinges. Includes door mounted stop to prevent door from swinging into bathroom countertop.
2. Doors at Common Areas:
    a. All doors shall be flush hollow metal in welded hollow metal frames. Provide level 2 closure, keyed deadbolt, hinges, and threshold.
    b. Service and back of house door hardware to be mortise lock sets.
    c. Main exterior doors to receive electric strikes.
    d. Doors that serve access to main corridors from lobbies, stairs or exterior to be 3 ft. 6 in. wide by 6 ft. 8 in. tall.
    e. Main entrances to buildings shall be 8 ft. tall storefront with impact glass and clear anodized metal.
    f. All other doors shall be hollow metal in hollow metal frames with applied wood trim. Provide level 2 closure, hinges, deadbolt and threshold.
    g. Stair tower hollow metal doors to be provided with narrow vision lite.
3. Windows:
    a. Provide Florida product approval or engineering for attachment design and include impact rated glass at ground floor windows only.
    b. Windows to be designed for required pressures of 45+/-.
    c. Non operable, insulated, non-impact vinyl frames (impact at ground floor windows only) screwed directly to the precast concrete.
    d. Provide sealants at interior and exterior frame to concrete joints with hybrid sealant.
    e. The glazing is to have an SHGC max of 0.25.

f. Allow for 3/8 in. caulk space between the frame and precast opening. No field verification required.

g. No stucco is applied to the exterior of the structure.

h. Ground floor windows to be impact rated.

4. Storefront:

a. The basis of design is glazed window wall. Storefront at ground floor to be clear anodized aluminum, impact, insulated, screwed directly to the precast concrete with T-anchors. Provide engineering for design pressures of 35+/-. Provide Florida product approval or engineering for attachment design. Storefront at all upper levels to be non-impact rated and allow for ½ in. deflection.

b. Provide sealants at interior and exterior frame to concrete joints.

c. Glazing is to have an SHGC max of 0.25.

d. Allow for 3/8 in. caulk space between the frame and precast opening. No field verification required.

e. No stucco is applied to the exterior of the structure.

f. Ground floor storefront/curtainwall to be impact rated.

AMENITY/LOUNGES

1. Doors and frames are hollow metal:

a. Exterior doors are to be 3 ft. 6 in. wide by 7 ft. tall.

b. Exterior doors are to be insulated.

c. Double main entry doors at South entrance are to be equipped with automated door openers with ADA operation.

d. Hardware to be Yale or equal ADA compliant lever.

e. Service and back of house door hardware to be Yale mortise lock sets.

f. Electric concealed rod panic devices at main entry doors.

2. Windows:

a. Exterior: Lobby, Lounges, and Laundry are to have inside glazed window wall. All storefront to be clear anodized aluminum, impact, insulated windows (impact at ground floor only).

b. Interior: Storefront is to be manufacturer's standard 1-3/4 in. x 4-1/2 in. system with clear anodized finish. Glazing is to be ¼" clear tempered glass.

DIVISION 9: INTERIOR FINISHES

STUDENT HOUSING

1. Floors:
    a. Bedrooms and closets receive 22 mil Luxury Vinyl Tile (LVT) plank with integral sound backing at all dormitory units and 4 in. rubber cove base; Johnsonite Baseworks or equal.
    b. Bathrooms shall receive 12 in by 24 in porcelain tile with sound attenuation underlayment, 4 in tile baseboard with chrome schluter jolly trim, marble thresholds at all door openings; Basis of design includes Daltile Volume 1.0.
    c. En-suite unit showers to be single pre-fabricated shower units. Basis of design includes Best Bath single piece units.
    d. ADA Roll in showers including the bathroom shall require floated pitched floors towards the shower drain with MapeChem Quickpatch, (2) coats of HPG liquid applied water proofing with fiber reinforcement at all horizontal and vertical joints, to extend a minimum of 4" up the wall, 2 in. by 2 in. mosaic tile; Daltile Keystones Group 2
    e. Corridors receive 22 mil Luxury Vinyl Tile (LVT) plank with integral sound backing on upper levels.
    f. Back of house rooms to receive pigmented sealed concrete with 4 in. rubber cove base; Johnsonite Baseworks or equal.
2. Walls:
    a. Unit finishes are level 4 drywall, one prime and two finish coats, flat finish.
    b. Corridor walls are 6 inch 25 gauge stud on 24 in. centers with (1 layer of 5/8 inch gypsum on the residential side and (1) layer of 5/8 inch gypsum and ½ in. acoustic channel on the corridor side, 3 ½ in. unfaced fiberglass batt insulation.
    c. Demising walls are 3 5/8 inch 25 gauge stud on 24 in. centers with (1) layer of 5/8 inch gypsum and ½ in. acoustic channel on one side, (1) layer of 5/8 gypsum on the other side, 3 ½ in. unfaced fiberglass batt insulation.
    d. Interior walls are non-insulated 3 5/8 inch 25 gauge stud with one layer of 5/8 inch gypsum on each side, extended to structure above
    e. Walls located on precast are 2-1/2 inch 25 gauge stud on 16 in. centers with 1 layer of 5/8 inch gypsum on one side, extended to structure above and returned to openings. Provide 3 ½ in. unfaced fiberglass batt insulation to structure above at exterior precast walls, stair tower walls and elevator walls.
    f. All Bathrooms to receive moisture resistant gypsum board.
    g. Stairwell walls are painted precast concrete.

h. Provide two-hour rated shaft wall construction at vertical shafts per plan and at infill 12 in. between each elevator frame and adjacent precast.

i. Provide acoustical sealant to both sides of all corridor and demising walls at all perimeters and at penetrations through wall including outlets.

j. Provide required fire proofing of wall assembly to structural ceilings at rated walls.

k. Provide blocking as shown on plans.

l. Provide Blazeframe slotted deflection track at the head of all ground floor rated walls and standard slotted track at all framed walls that extend from the slab to the structural ceiling.

4. Ceilings

a. Bathroom compartments have primed and painted 2 coats of semi-gloss latex paint level 4 finished drywall ceilings at 8 ft. 0 in. AFF.

b. Units shall be taped and floated DualDeck with a level 4 finish at 9 ft. 3 in. and prepped and receive 1 coat primer and 2 coats of flat latex paint

c. Corridors shall have acoustical suspended ceilings and drywall dropdowns at 7 ft. 6 in. Basis of design is USG Radar.

d. Remaining areas have exposed precast concrete ceilings prepped to receive 1 coat primer and 1 coat latex paint

DIVISION 9: EXTERIOR FINISHES

PROJECT WIDE

1. Exterior precast walls are texture coated and painted.
2. Form liner at predetermined locations in precast (see elevations for locations). These areas to receive textured coatings
3. Caulking is an extended life Dow silicone product at all areas except exterior panels. Typical exterior precast joints to receive text coating on urethane.

DIVISION 10: SPECIALTIES

STUDENT HOUSING

1. Bathrooms accessories: The basis of design is 42 in. plate mirror (Bobrick), straight shower rod, and chrome plated accessories (Liberty Brass).

a. All baths to receive robe hooks, plate mirrors, shower rods and toilet paper dispenser.

2. Steel rod in each closet.
3. Accessible showers to receive the following:
   a. Straight shower rod and marble threshold.
   b. Folding shower seats as required by code to be Seachrome SSB-320150-PW or approved equal at ADA locations.
   c. ADA grab bars (chrome finish), Bobrick or equal.
5. Stair, elevator, regulatory and code signage:
   a. 1/8 in thick polymer sign, equal to Romark, with 1/32 in raised graphics and Braille or as required by code. Color coded by level. Wall mounted, sized as required by code
6. Provide semi-recessed fire extinguisher cabinets and extinguishers in corridor, rated as required.
7. Knox box as required per code.
8. First aid kit and automated external defibrillator on ground floor.

DIVISION 11: EQUIPMENT

STAFF APARTMENTS

1. Kitchen/Laundry equipment: furnished and installed, black on black, GE, or Whirlpool:
   a. Two door refrigerator/freezer with ice maker.
   b. Overhead microwave.
   c. Self-cleaning range with smooth glass top.
   d. Moen GXP33c Disposal or equal.
   e. Side-by-side washer and dryer

AMENITY

1. Ground Floor Amenity Kitchen equipment: furnished and installed, black on black, GE, or Whirlpool:
   a. Two door refrigerator/freezer with ice maker.
   b. Cabinet mounted microwave.
   c. Self-cleaning range with smooth glass top.
   d. Moen GXP33c Disposal or equal.
   e. Grease hood (by Division 23 Contractor).

2. Elevated Level Active Lounges equipment: furnished and installed, black on black, GE, or Whirlpool at Active Lounges:
    a. Cabinet mounted microwave.
    b. Moen GXP33c Disposal or equal.
3. Hook-ups for main Laundry equipment and vending machines (equipment will be by FAMU laundry and vending providers).

DIVISION 12: FURNISHINGS

STUDENT HOUSING

1. Horizontal faux wood blinds at all units.
2. Roller shades at C1.R units, Computer Rooms, Multi-Purpose Rooms, and Conference Rooms. Basis of design is Phifer Sheerweave 5% opacity.
3. Production grade millwork:
    a. Frameless plywood box construction with high pressure laminate finishes
    b. Plywood base island at Active Lounges and Amenity Kitchen.
    c. Plastic Laminate counter tops at Active Lounges. Nevamar or equal.
    d. Quartz counter tops at Kitchen.
4. Plywood booths and fabric at one location.
5. Counter tops to be cultured marble with integral sink (faucet installed by Division 22 Subcontractor) with plywood base support at all non-ADA units.
6. All other FF&E is by Others.

SITE

1. None.

DIVISION 13: SPECIAL CONSTRUCTION

STUDENT HOUSING

1. None

DIVISION 14: ELEVATORS

STUDENT HOUSING

1. Vertical circulation
    a. Two MRL 3500 lb. and One 4500 lb. MRL, 150 fpm passenger elevators on generator with 4 stops.
    b. In jamb controls.
    c. Front center opening doors on 3500 lb. and side opening doors on 4500 lb. elevator.
    d. Include finishes within the manufacturer's standard selections and stainless steel 9 ft. ceilings.
    e. Include wiring and space for access control device by Division 26 Contractor.
    f. Provide CCTV in wiring harness for future camera/wiring installation by FAMU Cabling installer.
    g. Provide protection mats.
    h. Elevator pit ladder and hoist beam for each elevator pit.
    i. Provide stand-by operator for service during two 8-HR move-in shifts during standard working hours.

DIVISION 21: FIRE SUPPRESSION

STUDENT HOUSING

1. **Fire protection**
    a. Materials and accessories must conform to NFPA 13 and 14 and shall be UL listed and approved.
        i. Piping: Piping will be CPVC or Schedule 40/10/7 black steel in sizes 2 in. and smaller, and Schedule 10/7 black steel in sizes 2½ in. and larger inside the building. CPVC will be used for residential floors only.
        ii. Heads: Public areas shall have semi recessed sprinklers.
    b. Standpipes:
        i. Fire Sprinklers Contractor to furnish fire hose connections per code. Each connection to include one 2½ in. fire department valve, one 2½ in. by 1½ in. brass reducer, and one 1½ in. cap and chain. Valve cabinets are not included unless located in the corridor. A minimum of one roof manifold shall be provided from the most remote standpipe adjacent to the roof access point. The manifold is to be equipped with three 2½ in. hose valves with caps and chains and have provisions to drain for freeze protection.
        ii. Provide standpipes in stairs as required by code.

c. A Fire Pump is not anticipated to be required based upon the Fire Flow Test Data received.

d. Alarm/Supervisory Systems:

   i. Each automatic sprinkler system connection to the combination sprinkler/standpipe risers shall be provided with a water flow switch to be wired by the electrical contractor to the Main Fire Alarm Control Panel. Remote annunciation will be possible through auxiliary contacts within the Fire Alarm Panel.

   ii. All gate valves and butterfly valves in the path of the flow of water to sprinklers and/or standpipes shall be provided with supervisory switches which shall be wired by the electrical contractor to the Main Fire Alarm Control Panel.

e. Miscellaneous:

   i. A two-way Siamese fire department connection is to be located near the service entry area of each building.

   ii. Provide 10-hours of video taping and training for Owner.

AMENITY

1. Fire protection installation complete:

   a. Heads: Public areas shall have exposed, non-painted sprinklers.

DIVISION 22: PLUMBING SYSTEMS

STUDENT HOUSING

1. Storm drainage:

   a. Rainwater to be captured with scuppers and downspouts.

2. Sanitary sewer:

   a. A conventional sanitary sewer drainage system will be provided to serve all plumbing fixtures and floor drains. This system will be constructed using PVC DWV schedule 40 pipe and fittings, above and below ground.

   b. Floor drains with trap guards shall be installed in all public bathrooms and provided with individual vents and connected to the sanitary drainage system. Floor drains in main mechanical rooms shall be installed on separate combination waste and vent system and provided with trap guards.

c. Condensate waste stubs shall be provided at all residential unit air handling units for condensate discharge.

3. Domestic water:

a. Water will be distributed to various plumbing fixtures through an adequately sized system utilizing CPVC pipe and fittings for piping larger than 3 in. Piping 3 in. and smaller shall be PEX equivalent to Uponor. Domestic water piping will be sized using 3 psi/100 ft. uniform friction head loss, and to limit velocity to 8 fps to reduce pressure drop, noise, pipe deterioration and water hammer.

b. Domestic cold water shall be distributed throughout the building. All risers shall be routed vertically at each unit water heater location with riser shutoff valves.

c. Shock absorbers shall be located to avoid water hammer. Shock absorbers shall be located so as to be accessible through an access panel.

d. Pressure regulators and shock absorbers shall be installed on domestic hot and cold water serving ice machines and dishwashers.

e. Provide wall hydrants near the front entrance and at approximately 100 ft. intervals around the building perimeter. Hydrants shall be freezeless.

f. Domestic hot water to be provided hydroinc system to be located in Mechanical Space on the Ground Floor in each building. System will be tied into the existing or newly expanded Central Hot Water Distribution Center (by Others).

3. Plumbing Fixtures:

a. Baths:

i. Bathrooms shall receive floor mounted vitreous china, two piece water closets with elongated bowl, 1.28 GPF; American Standard or equal accessible fixtures will be provided as specified by the Uniform Federal Accessibility Standards (UFAS).

ii. Lavatory will be integral cultured marble (see Division 12) or wall mounted with ADA approved trim; Briggs or equal.

iii. Lavatory faucets will be 4 in. spread lever type chrome plated with 0.5 gpm discharge aerators.

iv. ADA showers to have with tile floors and walls.

b. Kitchens:

i. Kitchen sink will be double bowl, HydraPro SSS33223822, 22 gauge drop-in sink.

ii. Connect disposal.

c. Other:

i. Hot water to be supplied with gas heaters on the first floor with recirculating pumps.

ii. Mop sinks will be floor mounted cast stone units with stainless steel wall mounted splash guards and wall mounted faucet set.

iii. Provide condensate drains at each FCU/AHU located above drop ceilings or in mechanical closets.

iv. Provide 10-hours of video taping and training for Owner.

AMENITY

1. Sanitary sewer:
   a. Floor drains with trap guards shall be installed in all public bathrooms and provided with individual vents and connected to the sanitary drainage system. Floor drains in main mechanical rooms shall be installed on separate combination waste and vent system and provided with trap guards.
2. Domestic water:
   a. Shock absorbers shall be located to avoid water hammer and be accessible through an access panel.
   b. Pressure regulators and shock absorbers shall be installed on domestic hot and cold water serving ice machines and dishwashers.
   c. Provide lockable wall hydrants at all exterior entrances and at approximately 100 ft. intervals around the building perimeter. Hydrants shall be freezeless.
   d. Domestic hot water to be provided by hydronic system to be located in Mechanical Space on the Ground Floor in each building. System will be tied into the existing or newly expanded Central Hot Water Distribution Center (by Others).
3. Plumbing Fixtures:
   a. Accessible fixtures will be provided as specified by the Uniform Federal Accessibility Standards (UFAS).
   b. Bathrooms shall receive floor mounted vitreous china, two piece water closets with elongated bowl, 1.28 GPF; American Standard or equal accessible fixtures will be provided as specified by the Uniform Federal Accessibility Standards (UFAS).
   c. Lavatory will be vitreous china wall mounted with ADA approved trim.

d. Lavatory faucets will be automatic chrome plated with 0.5 gpm discharge aerator, Zurn or equal.

e. Mop sinks will be floor mounted cast stone units with stainless steel wall mounted splash guards and wall mounted faucet set.

f. Kitchen sink will be double bowl, Elkay ELUHAD312055R undermount sink.

g. Connect disposals and dishwashers.

h. Electric water fountains will be self-contained units with bi-level dispensers meeting ADA mounting requirements, Elkay or equal.

i. Provide condensate drains at each AHU located above drop ceilings or in mechanical closets.

DIVISION 23: HVAC SYSTEMS

STUDENT HOUSING

1. Chilled water shall be supplied by a central plant. Chilled water mains will run the length of the ground floor corridor and run vertically within walls.
2. Chilled water vertical FCUs will be located in the unit on the floor with a hydronic 5-pipe system (chilled water supply/return, heating hot water supply/return and condensate). Each FCU shall serve each unit of the same exposure.
3. Thermostats to be provided in each unit to regulate air flow and cooling/heating demands.
4. FCU's operation to be monitored by the DDC system to a central location to allow monitoring Operation status, run/no run.
5. Supply duct to be metal with no fire dampers.
6. Return air is routed to FCU via a plenum above drywall ceilings over unit entrances. Provide dampers at demising walls as required.
7. Makeup air is routed from duct work from RTU above corridor ceiling.
8. Restroom exhaust to be run vertically to ERV with continuous exhaust of 25 fpm.
9. Corridor and lounge areas:
   a. Conditioned via 100% outside air RTUs.
   b. Cooled with FCUs above ceiling.
   c. Unit outside air will be supplied by these RTUs directly into corridors via ductwork.

10. Test and balance all mechanical systems. Test and balancing shall be provided to balance, adjust and test the water circulation, domestic hot water system, air moving equipment, air distribution, exhaust and return air systems. The system design shall provide means and equipment for balancing the air and water systems, such as, but not limited to, dampers, temperature/pressure test connections, and balancing valves. Air and water balance reports shall be provided to the General Contractor's or Architect's representative for review and approval before system submission and acceptance. Commissioning for the testing and balancing is by Owner.
11. Provide 10-hours of video taping and training for Owner.

AMENITY

1. Chilled water FCUs will be located above ceilings or in mechanical rooms.
2. Thermostats to be provided to regulate cooling/heating demands.
3. FCU's operation to be monitored by the DDC system to a central location to allow monitoring of:
    a. Operation status, run/no run.
    b. Return air temperature.
    c. Heat and cool set points, able to change.
    d. Supply duct to be metal.
    e. Return air to be metal.
    f. Transfer grills are provided between offices and miscellaneous rooms.
    g. Makeup air is routed from duct work from RTU above corridor ceiling.
4. Restroom exhaust to be run vertically to ERV with continuous exhaust of 25 fpm.
5. Normal Alternate Power (for temporary generator hook-up by FAMU in times of power outage):
    a. Utilizing a variable refrigerant flow (VRF) system for the common areas and the DOAS units would be split system
    b. All condensing units will be on the roof.
    c. Note: This area will not be classified as an official "Area of Refuge".
6. Test and balance all mechanical systems. Test and balancing shall be provided to balance, adjust and test the water circulation, domestic hot water system, air moving equipment, air distribution, exhaust and return air systems. The system design shall provide means and equipment for balancing the air

and water systems, such as, but not limited to, dampers, temperature/pressure test connections, and balancing valves. Air and water balance reports shall be provided to the General Contractor's or Architect's representative for review and approval before system submission and acceptance. Commissioning for the testing and balancing is by Owner.

SITE

1. Primary and secondary tertiary pumps for chilled and heating hot water.
2. Costs for hydronic heating as described in "Student Housing" section above.

DIVISION 26: ELECTRICAL

STUDENT HOUSING

1. Temporary power to trailer and pad
2. Temporary construction power and lighting
3. Service:
    a. One 208V transformer for each building.
    b. It is anticipated that one main electric room and one secondary electric room will be located on the ground floor of the student housing facility.
    c. All elevated levels will have two secondary electric rooms.
4. Provide a generator outside the building footprint to service both buildings with self-contained diesel tank for:
    a. Operation of all elevators.
    b. All emergency lighting.
    c. Fire detection equipment and fire alarm systems.
    d. Access Control systems
5. MDF rooms with plywood backboards and power for cameras, emergency phones, access control and AC of the rooms.
6. Electric outlets to be provided in stairwells adjacent to doors.
7. Trade partner is responsible for fire rated sealant at the top side of all vertical penetrations. FINFROCK to provide fire stop cast into the DualDeck at all bottom side of all vertical penetrations.
8. Trade partner is responsible for providing UL rated fire proofing of all block outs located in floors and at all horizontal penetrations through rated walls.
9. Residential unit provisions. Provide:

a. Junction boxes in bedrooms
b. Vanity lighting in all bathrooms.
c. Surface LED Downlighting installed in dropdown drywall ceiling at entry and DualDeck ceiling at bedroom area.
d. Wet rated recessed lighting in bathroom showers.
e. Surface LED Downlighting in corridors installed in acoustical ceiling tile.
f. Smoke detectors to meet code.
g. Power receptacles per code.
h. Power receptacle at CATV splitters.
i. Rocker type switches.

10. The building will have a UL master label, lightning protection system in accordance with NFPA 780 and LPI standards. The lightning protection system conductors shall be copper or aluminum, based on the building material on which installed. Down conductors shall be installed in either PVC conduit within columns, or steel columns may be used rather than aluminum where allowed by code.
11. Egress lighting:
    a. Provide LED wall packs at stair towers to illuminate exit doors at ground floor.
12. Stair lighting:
    a. LED fixtures to meet IES and local codes. Lighting should be such that there are no dark spaces.
    b. Provide LED wall packs at stair towers to illuminate exit doors at ground floor.

AMENITY

1. Provide power receptacles per code.
2. Provide power and data to all laundry equipment.
3. Provide power and data to vending machine equipment.
4. Provide smoke detectors to meet code.
5. Provide power receptacles per code.
6. Provide rocker type switches.
7. Provide conduit and electrical box assembly to be cast into the ceiling of the DualDeck floor system per plan.
8. Compact LED downlight and surface mounted LED.
9. Provide videotaping and training for the following:
    a. Electrical – 8 hours divided into two sessions
    b. Fire Alarm – 16 hours divided into four sessions

c. Emergency Generator – 4 hours in one session

10. Normal Alternate Power (for temporary generator hook-up by FAMU in times of power outage):
    a. Isolating the amenity area distribution (power, receptacles, HVAC).
    b. Two ATS switches.
    c. Approximately 100 tons per building of new system AC.
    d. Generator connection pedestals and provisions.
    e. Note: This area will not be classified as an official "Area of Refuge".

SITE

1. Site lighting and emergency blue phones as required by code.

DIVISION 27: COMMUNICATIONS

STUDENT HOUSING

1. Provide basket tray cable trays in corridors for support of IT equipment installed by FAMU Cabling installer.
2. Provide raceways for CATV/WAP's to be installed by FAMU Cabling installer. All structured cabling by Others.

DIVISION 28: ELECTRONIC SAFETY AND SECURITY

STUDENT HOUSING/AMENITY

1. All access control and cameras to be by Others.
2. Provide complete Fire Alarm system and components throughout with voice enunciation. System shall be by Johnson Controls, Inc. with ability to integrate with the existing FAMU system.

DIVISION 31: EARTH WORK

SITE BY FINFROCK

1. General site grading to create a cleared, compacted and tested building pad, to an agreed upon elevation, and certified four corners of the garage and benchmark elevation Stabilized haul road from parking lot South of W. Osceola Street to building footprint.
2. Construction employee parking pad, temporary site fencing, precast trailer storage and crane staging areas, and materials staging.

DIVISION 31.1: SOIL IMPROVEMENT, VIBRO REPLACEMENT, VIBRO COMPACTION

BY OWNER

1. Final signed and sealed geotechnical engineering report.
2. Site inspections as determined by the geotechnical engineer
3. Material testing

BY FINFROCK

1. None. Including 5,000 psf bearing capacity on virgin soils.

DIVISION 32: EXTERIOR IMPROVEMENTS

BY OWNER

1. Any FF&E not shown on plans.

SITE BY FINFROCK

1. Retaining walls, sidewalks, curbing, paving, striping, and signage.
2. Landscaping and irrigation outside of the building footprint.
3. ADA compliant handrails.

DIVISION 33: UTILITIES

BY OWNER

1. Unknown conditions.

SITE BY FINFROCK

1. All storm, sanitary, and domestic/fire water piping and associated structures.
2. Chilled Water and Heating Hot Water
    a. Chiller/boiler plant design and installation of interior buildout, air-coolers, boilers, pumps, electrical, communications, etc.
3. Communications (manholes, wiring, etc.), transformers, etc.
4. Gas lines and hook-up by Tallahassee Gas

FINFROCK

Section Seven

CLARIFICATIONS

1. Notwithstanding anything contained herein or elsewhere to the contrary, it is understood that 10% retainage shall be withheld until such time as the project is 50% complete, at which time no further retainage may be withheld. Construction Manager shall be entitled to a payment of retainage for all funds except those equal to 150% of the actual cost of remaining work upon substantial completion. The owner shall reasonably consider early release of retainage for subcontractors whose scopes are completed early in the project.
2. Notwithstanding anything contained herein or elsewhere to the contrary, it is understood that Construction Manager shall be entitled to payment for material manufactured and suitably stored off site at precast manufacturer's facility. Adequate insurance, security, and documentation evidencing transfer of ownership shall be provided to owner.
3. Notwithstanding anything contained herein or elsewhere to the contrary, including but not limited to the agreement between the parties and any exhibits contained therein, should any inconsistency, conflict or dispute arise between this Clarification Section and any such other document, then Clarification Section shall govern.
4. This budget is based on Permit Construction Drawing documents. FINFROCK will produce more detailed drawings and a guaranteed max price through a separate DBIA Contract.
5. Sales and Use taxes are included in compliance with a lump sum real property contract. If you plan on implementing an Owner Direct Purchase Program, we can provide you with approximate Sales and Use Tax savings. Precast concrete is a product manufactured specifically for this project. As a manufacturer, we pay a use tax on the direct raw materials such as sand, cement, and reinforcing steel and on the direct labor and labor related overhead which makes up only a portion of the total precast concrete cost. Engineering, concrete mixing plant, casting tables, cranes, indirect labor, hauling and erection all add to the total cost of the product. As such, we will only be able to provide tax savings on the Use Tax we would ordinarily pay for these certain direct costs. For more information, please see the applicable sections of Florida Administrative Code Sections 12A-1.051 and 12A-1.043. Anything to the contrary notwithstanding, if any taxing entity should require or attempt to require tax (use, sales or otherwise) beyond as contemplated herein, by accepting this Scope of Work, you hereby agree to indemnify, defend and hold us harmless against any such claim or expenditure related to such requirement or attempted requirement, including the payment of such taxes and any and all legal fees (pre-litigation, post-litigation, during litigation and any collection costs). This

requirement is hereby made a part of the Prime Contract by reference.

6. The Owner will provide, and the Construction Managerer is entitled to rely on, surveys describing the property for use during design and construction, including existing service and utility lines, geotechnical studies describing subsurface conditions, temporary and permanent easements, zoning and other requirements and encumbrances affecting land use; and, to the extent available, as-built and record drawings of any existing structures at the Site; and, to the extent available, environmental studies, reports and impact statements describing the environmental conditions, including hazardous conditions, in existence at the site.
7. In the event the Buyer requires participation in an Owner or Contractor Controlled Insurance Program or any other similar insurance program, FINFROCK will only provide credits for insurance premiums matching those actually received for such a program.

FINFROCK

Section Eight

EXCLUSIONS

1. Building permit, DRC fees, impact fees, environmental fees, and all other governmental and utility fees, permits, deposits, primary electrical wiring, meter boxes and meters.
2. Localized Zoning, Architectural Review Boards, Planning Boards, Historical Districts, Neighborhood Planning Boards requirements.
3. Geotechnical engineering reports
4. Hidden conditions
5. Testing and inspections
6. Threshold inspection services
7. Commissioning and Testing
8. Any FF&E not described on page 17, "FF&E (Furniture, Fixture, Equipment)" such as desks, dressers, beds, and any other moveable furniture.
9. Fire alarm monitoring
10. LEED design and construction
11. Factory Mutual Insurance Requirements
12. Hazardous material abatement
13. Wireless internet throughout the project
14. Grease traps
15. Laundry Room Equipment/Vending Machines
16. IT Build-Out as described in Divisions 26, 27, and 28
17. Prevailing or any other wage increases
18. Design Services (handled in a separate contract).

FAMU Student Housing - Subcontractor Proposal Category Breakdown 1/19/24

Description	Subcontractor Bid	MWBE?	Budget	Bid Category	Notes
Division 1 - General Requirements					
Finfrock Construction, LLC	$ 3,406,864	N	$ 3,406,864	1A	Sole Source
Division 2 - Demolition					
Cross Construction Services, Inc.	$ 217,100	N	$ 217,101	2A	
Dowdy Plumbing, Inc.	$ 296,686	Y			
Dixie Paving Company	No Response	N			
Jimmie Crowder Excavating & Land Clearing, Inc.	$ -	N			
North Florida Asphalt Inc.	$ -	N			
Florida Developers	$ -	N			
Division 2 - Site Administration/SWPPP					
Dowdy Plumbing, Inc.	$ 364,800	Y	$ 364,800	2B	
Dixie Paving Company	No Response	N			
Jimmie Crowder Excavating & Land Clearing, Inc.	Declined	N			
North Florida Asphalt Inc.	$ -	N			
Florida Developers	$ -	N			
Division 3 - Precast					
Finfrock Industries, LLC	$ 15,401,515	N	$ 15,401,515	3A	Sole Source
Division 3 - Cast-In-Place Concrete					
Goss Foundations, Inc.	$ 1,303,650	N	$ 1,084,416	3B	
Flat Top Concrete, Inc.	$ 1,352,752	N			
Sovran Building Systems, Inc.	$ 1,084,416	N			
Division 3 - Core Drilling					
Finfrock Construction, LLC	$ 20,840	N	$ 20,840	3C	For Miscellaneous Core Drilling
Division 5 - Rooftop Screen					
Sundance Architectural Products, Inc.	$ 1,014,647	N	$ 1,014,647	5E	
Regional Steel Products, Inc.	$ -	N			
Greco Architectural Metal Products	$ -	N			
Division 5- Railings/Sump Grates					
Greco Architectural Metal Products	$ 175,332	N	$ 175,332	5D	
Regional Steel Products, Inc.	$ -	N			
Sundance Architectural Products, Inc.	$ 243,098	N			
Division 6 - Wood Base					
Andy's Cabinets and Millwork	Declined	N	$ 24,632	6B	
Moore Doors, Inc.	$ 24,632	N			
		N			
CRMG	$ -	N			
Division 7 - Waterproofing					
JLK Constructor's	$ 13,000	N	$ 13,000	7A	Sole Source - Waterproofing Envelope
Division 7 - Sealants					
JLK Constructor's	$ 560,000	N	$ 560,000	7B	Sole Source - Waterproofing Envelope
Division 7 - Fireproofing Spray					
Florida Firestop Systems, LLC	$ 86,920	N	$ 86,920	7C	
The Stowell Company, Inc.	$ 92,200	N			
Stateline Fire	$ -	N			
Division 7 - Vertical FCU Fireproofing					
JLK Constructor's	$ -	N	$ 183,000	7G	
The Stowell Company, Inc.	$ -	N			
Stateline Fire	$ -	N			
Division 7 - Roofing					
Tecta America, Inc.	$ 1,209,275	N	$ 1,209,275	7F	
Harrell Roofing	$ 1,248,643	N			
CMM Roofing	$ -	N			
ICE Roofing	$ -	N			
Florida Specialty Roofing	Declined	N			
Division 8 - Doors, Frames & Hardware					
Shaffield Building Specialties	$ 1,730,000	Y	$ 1,730,000	8A	
Pinnacle Door & Hardware	$ -	N			
Moore Doors, Inc.	$ -	N			
Division 8 - Storefront/Curtainwall					
Point Glass & Metal	$ 1,088,574	N	$ 1,088,574	8E	
Altamonte Glass & Mirror, Inc.	$ 1,415,876	N			
Acme Glass, Inc.	$ 1,129,670	N			
Division 8 - Windows					
Point Glass & Metal	$ -	N	$ 849,912	8H	
Altamonte Glass & Mirror, Inc.	$ 849,912	N			
Acme Glass, Inc.	$ 1,354,750	N			
Division 9 - Framing & Drywall					
The Stowell Company, Inc.	$ 5,235,000	N	$ 4,930,000	9A	
Platinum Framing & Drywall, Inc.	$ 4,930,000	N			
Applewhite & Associates, Inc.	$ -	N			
Ingram Enterprises	Declined	N			
Nelson & Affiliates, Inc.	Declined	N			
Fletcher Enterprises, Inc.	$ -	Y			
Division 9 - Tiling					
Pro Floors Plus, Inc.	Declined	N	$ 449,304	9B	
Certified Finishes	$ -	N			
Dynamic Ceramics	$ 494,700	N			
Shaw Flooring	$ 449,304	N			
Roche Flooring, Inc.	$ -	N			
Designers West	$ -	N			
Division 9 - Flooring					
Pro Floors Plus, Inc.	Declined	N			
Interface, Inc.	$ 1,308,873	N			

Dynamic Ceramics	$ -	N	$ 1,365,668	9C	
Shaw Flooring	$ 1,365,668	N			
Roche Flooring, Inc.	$ -	N			
Division 9 - Painting					
The Plummer Painting Company, Inc.	$ 1,167,566	N			
Interstate Painting Company, Inc.	$ 883,791	N			
Ace Construction Services	$ -	N			
Marlins Coatings	No Response	N	$ 883,791	9D	
Universal Coatings	$ -	N			
Percopo Coatings, Inc.	$ -	N			
Fletcher Enterprises, Inc.	$ -	Y			
Division 10 - Canopies					
Sundance Architectural Products, Inc.	$ 28,767	N			
Greco Architectural Metal Products	$ -	N	$ 28,767	10F	
Regional Steel Products, Inc.	$ -	N			
Division 10 - Signage					
Signature Designs	$ 45,492	N			
FAST Signs	$ 59,794	N	$ 45,492	10A	
Apogee Signs	$ -	N			
Division 10 - Toilet Accessories/Shelving					
Moore Doors, Inc.	$ 199,254	N			
Hollow Metal Specialties	$ -	N	$ 199,254	10B	
Terrick Construction	$ -	N			
American Building Specialties Corporation	$ 261,051	N			
Division 11 - Equipment					
JB Hunt	$ -	N	$ 42,000	11B	
Dowdy Plumbing, Inc.	$ -	N			
Division 12 - Casework/Countertops					
CCW Architectural & Millwork, Inc.	$ 634,784	N			
Andy's Cabinets and Millwork	Declined	N	$ 634,784	12B	
CRMG	$ -	N			
Corry's Cabinets	$ -	N			
Division 12 - Window Treatments					
MWS Drapery	$ -	N			
American Interiors	$ 137,728	N	$ 137,728	12A	
Contract Décor, Inc.	$ -	N			
Window Tint Specialist	$ -	N			
Division 14 - Conveying Systems					
KONE, Inc.	$ 1,051,460	N	$ 1,051,460	14A	Keeping same elevators as Phase 1A
Division 21 - Fire Prevention					
Precision Fire Systems, Inc.	$ 557,533	N			
Wayne Automatic Fire Sprinklers, LLC	$ -	N	$ 557,533	21	
AIT Life Safety	$ -	N			
Division 22 - Plumbing					
Dowdy Plumbing, Inc.	$ 7,619,117	N			
Millers Plumbing & Electrical, Inc.	$ -	N	$ 7,619,117	22	
W.W. Gay Plumbing	$ -	N			
Division 23 - HVAC					
Power Design, Inc.	$ 8,258,174	N			
Millers Plumbing & Electrical, Inc.		N	$ 8,258,174	23	
W.W. Gay Mechanical	$ -	N			
Division 26 - Electrical					
Power Design, Inc.	$ 6,295,302	N			
Joseph E Morgan Electrical	$ -	N			
Enterprise Solutions, Inc.	$ -	N			
Metro Power	$ -	N	$ 6,295,302	26	
All Florida Electric, Inc.	$ -	N			
Universal Electric	$ -	N			
Division 27 - Communications					
Power Design, Inc.	$ 379,883	N			
Joseph E Morgan Electrical	$ -	N			
Enterprise Solutions, Inc.	$ -	N			
Metro Power	$ -	N	$ 379,883	27	
All Florida Electric, Inc.	$ -	N			
Universal Electric	$ -	N			
Division 28 - Electronic Safety & Security					
Power Design, Inc.	$ 409,131	N			
Joseph E Morgan Electrical	$ -	N			
Enterprise Solutions, Inc.	$ -	N			
Metro Power	$ -	N	$ 409,131	28	
All Florida Electric, Inc.	$ -	N			
Universal Electric	$ -	N			
Division 31 - Earthwork					
Dowdy Plumbing, Inc.	$ 446,378	Y			
Dixie Paving Company	No Response	N			
Jimmie Crowder Excavating & Land Clearing, Inc.	Declined	N	$ 446,378	31A	
North Florida Asphalt Inc.	$ -	N			
Florida Developers	$ -	N			
Division 31 - Dewatering Provisions					
Finfrock Construction, LLC	$ -	Y	$ 20,030	31C	For potential underground water during foundations
Division 32 - Hardscape					
Dowdy Plumbing, Inc.	$ 929,738	Y			
Dixie Paving Company	No Response	N			
Jimmie Crowder Excavating & Land Clearing, Inc.	Declined	N	$ 929,738	32A	
North Florida Asphalt Inc.	$ -	N			
Florida Developers	$ -	N			
Division 32 - Retaining Walls					

Dowdy Plumbing, Inc.	$ 476,000	Y			
Dixie Paving Company	No Response	N			
Jimmie Crowder Excavating & Land Clearing, Inc.	Declined	N	$ 476,000	32B	
North Florida Asphalt Inc.		N			
Florida Developers		N			
Division 32 - Shoring					
Finfrock Construction, LLC	$ -	N	$ 162,500	32E	For shoring along buildings and near CEP crossing road
Division 32 - Landscape & Irrigation					
Dowdy Plumbing, Inc.	$ 225,000	Y			
BrightView Landscape		N	$ 225,000	32C	
Division 32 - Laydown Area Allowance					
Finfrock Construction, LLC	$ 50,000	Y	$ 50,000	32D	To restore laydown area to existing conditions
Division 33 - Site Utilities					
Dowdy Plumbing, Inc.	$ 771,894	Y			
Dixie Paving Company	$ -	N			
Jimmie Crowder Excavating & Land Clearing, Inc.	Declined	N	$ 771,894	33A	
North Florida Asphalt Inc.	$ -	N			
Florida Developers	$ -	N			
Division 33 - Central Energy Plant & Piping					
Power Design, Inc.	$ 3,265,000	N			
Lang Mechanical, Inc.	$ -	N			
Millers Plumbing & Electrical, Inc.	$ -	N	$ 3,265,000	33B	
W.W. Gay Mechanical	$ -	N			
Kelly Brother's, Inc.	$ -	N			
Division 33 - Site Lighting					
Power Design, Inc.	$ 200,000	N			
Suncoast Electric & Networking, Inc.	$ -	N			
Joseph E Morgan Electrical	$ -	N			
Enterprise Solutions, Inc.	$ -	N	$ 200,000	33C	
Metro Power	$ -	N			
All Florida Electric, Inc.	$ -	N			
Universal Electric	$ -	N			
Division 33 - Site Electric & Fiber					
Power Design, Inc.	$ 2,650,000	N			
Suncoast Electric & Networking, Inc.	$ 2,270,307	N			
Joseph E Morgan Electrical	$ -	N			
Enterprise Solutions, Inc.	$ -	N	$ 2,270,307	33D	
Metro Power	$ -	N			
All Florida Electric, Inc.	$ -	N			
Universal Electric	$ -	N			
Division 33 - Emergency Phones					
Power Design, Inc.	$ -	N			
Suncoast Electric & Networking, Inc.	$ -	N			
Joseph E Morgan Electrical	$ -	N			
Enterprise Solutions, Inc.	$ -	N	$ 75,000	33E	
Metro Power	$ -	N			
All Florida Electric, Inc.	$ -	N			
Universal Electric	$ -	N			
Subtotal Hard Cost			**$ 69,610,062**		
Contingency	N/A	N	$ 2,055,000		
Bond	N/A	N	$ 242,382		
General Contractor Fee	N/A	N	$ 3,054,000		
TOTAL			**$ 74,961,445**		

FAMU Phase II

Construction Schedule of Values

Finfrock Project 22-6012 01/19/24

Description		TOTAL COST	Proposal Category
DIVISION 1 - GENERAL REQUIREMENTS		**$3,428,864**	
Preconstruction Project Management		**$98,594**	**1A**
Sr. Project Manager		**$90,805**	**1A**
Project Manager		**$206,075**	**1A**
Assistant Project Manager		**$125,922**	**1A**
Sr. Superintendent		**$332,094**	**1A**
Superintendent		**$268,128**	**1A**
Assistant Superintendent		**$228,068**	**1A**
Field Engineer		**$0**	
Project Site Administrator		**$0**	
Quality Control		**$37,907**	**1A**
Scheduler		**$48,812**	**1A**
Temporary Labor		**$362,803**	**1A**
Permit Expeditor		**$0**	
Jobsite Security		**$7,500**	**1A**
Warranty		**$31,410**	**1A**
Bonuses		**$0**	
Surveying, Fencing, Misc. Office		**$527,550**	
Layout & Survey - Site	1.00	$5,000	**1A**
Layout & Survey - Building	1.00	$10,000	**1A**
GPR Site	2.00	$10,000	**1A**
Temp. Crane Pad	10,556	$290,017	**1A**
Temp. chain link fencing - Fencing	4,675	$44,413	**1A**
Temp. chain link fencing - Gates	2.00	$500	**1A**
Temp. chain link fencing - Screening	4,675	$11,688	**1A**
Temp. chain link fencing - Top Rail	4,675	$23,375	**1A**
Temp Fencing Misc Repairs	1.00	$7,500	**1A**
Fall Protection	1,478	$7,392	**1A**
Temp. Fire Extinguishers	24.00	$1,800	**1A**
Concrete Washouts	3.00	$1,500	**1A**
Progress aerial photos	30.00	$4,500	**1A**
Office Supplies	15.00	$1,125	**1A**
Postage/Fed Ex	15.00	$3,000	**1A**
Temp. drinking water/coffee in trailer	15.00	$750	**1A**
Plans & Specifications	1.00	$1,500	**1A**
Project Sign	6.00	$3,500	**1A**
Job Sign	6.00	$1,800	**1A**
Construction Cleaning	181,836	$98,191	**1A**
Temporary Utilities		**$221,597**	
Temp. electric use trailer	15.00	$15,000	**1A**
Temp. electric use structure	181,836	$63,643	**1A**
Temp. Electric Secondaries	50.00	$18,750	**26**
Temp. electric hook up cost	1.00	$1,000	**26**
Temp. phone and data	15.00	$7,500	**1A**
Water hydrant meter	1.00	$1,500	**1A**
Water hydrant usage	12.00	$2,400	**1A**
Temp. water usage	15.00	$7,500	**1A**
Temp. water line	50.00	$1,250	**22**
Temp. water hook up	1.00	$1,000	**22**
Port-o-lets and honey pot	181,836	$30,912	**1A**
Dumpster	181,836	$68,643	**1A**
Internet	15.00	$2,500	**1A**
Trailer		**$112,512**	**1A**
Equipment		**$168,120**	**1A**
Gas Oil	11.89	$5,947	**1A**

FINFROCK

Description	TOTAL COST		Proposal Category
Delivery/Drop off	2.00	$5,000	1A
Telehandler	7.50	$14,625	1A
Elevator Temp Generator	5.54	$2,771	1A
Trailer Temp Generator	2.00	$2,500	1A
Trash Chutes Rental	54.00	$51,084	1A
Trash Chutes Erection/Dismantle	6.00	$16,500	1A
Trash Chutes Freight	2.00	$6,000	1A
Backhoe	4.39	$8,130	1A
Skidsteer/Bobcat	4.39	$8,789	1A
Power Sweeper	6.39	$11,190	1A
Equipment Maintenance	11.89	$1,784	1A
Water truck for dust control	12.00	$31,800	1A
Water truck mobilization	2.00	$2,000	1A
SWPP Permit		**$400**	1A
Insurance & Taxes		**$560,566**	1A
General Liability Ins	67,323,708	$79,159	1A
E&O Insurance	67,323,708	$79,159	1A
Umbrella insurance	67,323,708	$182,248	1A
Builder's Risk	1.00	$220,000	1A
DIVISION 2 - EXISTING CONDITIONS		**$581,901**	
Site Administration and General Conditions		**$364,800**	2B
Site Demolition		**$217,101**	2A
DIVISION 3 - CONCRETE		**$17,080,570**	
Concrete Reinforcing		**$181,027**	3B
Cast-in-Place Concrete		**$112,500**	3B
Foundations		**$422,227**	3B
Slab-On-Grade		**$305,755**	3B
Precast Concrete		**$15,401,515**	3A
Cast Decks and Underlayments		**$630,270**	3B/7F
Concrete Cutting and Boring		**$27,275**	3C
DIVISION 4 - MASONRY		**$0**	
DIVISION 5 - METALS		**$1,189,979**	
Metal Rails		**$172,332**	5D
Specialty metals		**$3,000**	5D
Decorative Metals		**$1,014,647**	5E
DIVISION 6 - WOOD & PLASTICS		**$93,993**	
Rough Carpentry		**$1,600**	26
Trim		**$92,393**	6B
DIVISION 7 - THERMAL & MOISTURE PROTECTION		**$1,955,119**	
Water proofing		**$13,000**	7A
Fluid Applied Membrane Waterproofing		**$51,885**	9B
Building insulation		**$226,198**	9A
Membrane Roofing		**$481,320**	7F
Roof and Wall Specialties and Accessories		**$269,555**	7F
Fire and Smoke Protection		**$591,979**	7B/7C/7G
Sealants		**$279,022**	7B
Expansion Control		**$42,160**	7B
DIVISION 8 - DOORS & WINDOWS		**$3,692,286**	
Metal Doors and Frames		**$454,440**	8A
Wood Doors		**$1,275,560**	8A
Entrances		**$58,000**	8E
Storefront		**$135,200**	8E
Curtainwall		**$895,374**	8E
Windows		**$817,512**	8H
Hardware		**$1,000**	8E
Glazing		**$55,200**	10B

FINFROCK

Description	TOTAL COST	Proposal Category
DIVISION 9 - FINISHES	**$7,111,208**	
Framing and Drywall	$4,264,498	9A
Support For Framing and Drywall	$114,294	9A
Tiling	$397,419	9B
Acoustical Ceilings	$274,168	9A
Flooring	$1,205,828	9C
Painting	$855,000	9D
DIVISION 10 - SPECIALTIES	**$293,163**	
Signage	$45,492	10A
Interior Specialties	$101,103	10B
Safety Specialties	$80,950	10B
Storage Specialties	$36,851	10B
Exterior Specialties	$28,767	10F
DIVISION 11 - EQUIPMENT	**$42,000**	
Residential Equipment	$42,000	11B
DIVISION 12 - FURNISHINGS	**$772,512**	
Window Treatments	$137,728	12A
Casework	$155,400	12B
Countertops	$429,384	12B
Multiple Seating	$50,000	12B
DIVISION 13 - SPECIAL CONSTRUCTION	**$0**	
DIVISION 14 - CONVEYING SYSTEMS	**$1,051,460**	
Elevators	$1,051,460	14A
DIVISION 21 - FIRE PREVENTION	**$481,683**	
Facility	$15,000	21
Standpipes	$128,200	21
Sprinkler System	$338,483	21
DIVISION 22 - PLUMBING	**$7,616,867**	
Domestic Water Distribution	$4,789,678	22
Residential Plumbing Fixtures, F&I	$833,650	22
Other Fixtures, F&I	$12,000	22
Sanitary Sewerage	$1,960,539	22
Storm Drainage	$21,000	22
DIVISION 23 - HVAC	**$8,258,174**	
Instrumentation & Control for HVAC	$535,110	23
HVAC Piping and Pumps	$818,262	23
HVAC Air Distribution	$1,833,522	23
Special Exhaust Systems	$35,200	23
Central Cooling Equipment	$2,409,445	23
Decentralized HVAC Equipment	$2,626,635	23
DIVISION 26- ELECTRICAL	**$6,267,342**	
Electrical	$4,926,253	26
Generators	$590,000	26
Lightning Protection	$136,377	26
Lighting	$614,713	26
DIVISION 27 - COMMUNICATIONS	**$386,493**	
Structured Cabling & Equipment	$191,393	27
Voice Communication Equipment	$131,100	27
Communication and Monitoring	$64,000	27
DIVISION 28 - ELECTRONIC SAFETY AND SECURITY	**$409,131**	
Life Safety	$409,131	28
DIVISION 31 - EARTHWORK	**$540,814**	
Earth moving	$508,878	31A
Dewatering	$20,030	31C

Description	TOTAL COST	Proposal Category
Soil Treatment	$11,906	3B
DIVISION 32- SURFACE IMPROVEMENTS	$1,780,738	
Allowance Surface Improvments (Laydown Area Repairs)	$50,000	32D
Bases, Ballasts, and Paving	$929,738	32A
Retaining Walls	$576,000	32B/32E
Irrigation	$87,875	32C
Landscaping	$137,125	32C
DIVISION 33 - UTILITIES	$6,575,766	
Allowance Utilities - CEP & Piping	$3,265,000	33B
Water Distribution Systems	$140,020	33A
Sanitary Sewage	$179,810	33A
Stormwater Systems	$445,629	33A
Electric Power Transmission	$2,170,307	33C/33D
Tele/Data lines	$375,000	33C/33D/33E
SUBTOTAL	$69,610,062	
CONSTRUCTION CONTINGENCY	$2,055,000	
BOND	$242,382	
GENERAL CONTRACTOR'S FEE	$3,054,000	
TOTAL	$74,961,445	