

# **GENERAL ASSESSMENT REPORT**

**FOR**

**TOWN OF CUTLER BAY  
EXISTING PARK BUILDINGS  
FRANJO PARK  
20175 FRANJO ROAD  
CUTLER BAY, FLORIDA**

**August 8, 2018**

**Prepared by:  
Ferguson Glasgow Schuster Soto, Inc.**

## GENERAL ASSESSMENT REPORT

**Town of Cutler Bay  
Existing Park Buildings  
Franjo Park  
20175 Franjo Road  
Cutler Bay, Florida**

**August 8, 2018**

### INTRODUCTION

#### **General**

As requested by the Town of Cutler Bay, we have conducted a general assessment of the present conditions for two existing park buildings in Franjo Park located 20175 Franjo Road.

#### **Purpose**

The purpose of this investigation is to provide a general assessment of compliance with Accessibility requirements (ADAAG 2010), of the present conditions of the existing park buildings at this point in time, and to provide a general determination of how these conditions may relate to future repair, renovation and restoration.

#### **Scope**

This investigation includes two separate buildings; a community building (with community room, office, food prep and kitchen, restrooms and utility/storage rooms) and a locker room building (with storage and lockers).

This investigation addresses compliance with Accessibility Guidelines (ADAAG 2010) for these existing buildings and general findings and recommendations for future repairs and renovation.

Accessibility Guidelines categories applying to these buildings consist of the following:

- **Approach and Entrance** – Exterior Accessible Routes, Ramps, and Entrances
- **Access to Goods and Services** – Interior Accessible Routes, Signs, Interior Doors, Controls, Benches, Service Counters.
- **Toilet Rooms** – Accessible Routes, Signs at Toilet Rooms, Entrances, Toilet Room Fixtures, Toilet Accessories, Toilet Stalls.
- **Additional Access** – Drinking Fountains, Fire Alarm Systems.

**GENERAL BUILDING INFORMATION**

No construction drawings or any other documentation for the existing building structures have been provided. Therefore, the only information relative to the existing buildings is that which we determined during our site visit.

The Miami-Dade County Property Appraiser's website appears to indicate that the community building was originally constructed in 1969.

**GENERAL BUILDING OBSERVATIONS****Mechanical, Electrical & Plumbing Observations****1. AC Units and Ductwork**

Existing air handler equipment did not appear to have suffered the same extent of vandalism as the kitchen and building exterior. Unit cabinets and ductwork visible inside equipment rooms appeared to be intact without damage.

**Evaluations & Recommendations**

If AH units are found to be acceptably operational and associated outdoor rooftop condensers are also intact and operational, then inside ductwork should be inspected for internal mold growth and cleaned if necessary.

**2. Plumbing Water Service**

We did not see a cross contamination backflow prevention device.

**Evaluations & Recommendations**

If the site does not have one, we would recommend installations as required.

**3. Plumbing Sewer Service**

An underground kitchen grease trap with two covers was observed in the sidewalk in the vicinity of the water fountains.

**Evaluations & Recommendations**

At a minimum, grease trap should be drained and checked for enclosure integrity.

**4. Electrical**

Although electrical panels essentially appeared intact and did not appear to have been vandalized, when new lighting, power, and equipment design work is developed, new circuits and conduits will be identified to accommodate new layouts and panels will then be renovated.

**Community Building Observations**

The community building is a one-story, flat-roofed building with a roof overhang along most of its two long sides. There is a breezeway that cuts through at approximately the middle of the long dimension of the. There is an aluminum-framed canopy at the northeast end of the building.

**Evaluations & Recommendations**

The exterior of the Community Building is in generally good condition (refer to structural portion of the report for additional information not covered in this section). Portions of the building have been vandalized. Recommended repairs include roof flashing, replacement of damaged metal canopy, exterior light fixtures, and all exterior doors are recommended. It is also recommended to remove all obsolete wall and roof mounted equipment, to repair holes and cracks on walls, and re-paint the entire building. No clear indication was found through a permit history search that the roof has been replaced. Built-up roofing has an average life expectancy of 15 years. Indications of past leaks were found in bathroom area. It is recommended that the buildings are re-roofed following the removal of obsolete roofing mounted equipment. Refer to accessibility portion of the report for additional recommendations stemming from accessibility non-compliance.

(Refer to image 1, 2, 3 & 4)

The interior of the community building has been heavily affected by vandalism. Casework, suspended ceilings & grid, light fixtures, equipment controls, egress signage, and floor finishes should be replaced to make the community building functional. The entirety of the interior of the community building should be painted.

The food prep/kitchen building was also affected by vandalism. New floor and ceiling finishes, new light fixtures, new food prep equipment, and repairs to existing exhaust hood and hood fire suppression are recommended. Various partitions finished with plywood inside the building were found to be deteriorated and should be replaced with metal studs and finished gypsum wall board partitions. The entirety of the interior of the food prep/kitchen building should be painted.

The restrooms fixtures and finishes are outdated and were found to have various accessibility compliance infractions due to their placement (refer to accessibility portion of the report). New restroom fixtures, bathroom partitions, access panels, and accessories should be installed. Tile finish on the restroom walls are recommended for ease of maintenance and prolonged durability. Existing ceilings and light fixtures in restrooms should be replaced.

**Locker Room Building Observations**

The locker room building is a one-story, flat-roofed building with a small roof overhang all around its perimeter. This building has steel overhead-up doors on the west and north sides of the building. There are two short masonry walls extending from the north side of the building that form a small bin for storing clay for the adjacent ballfields.

Evaluations & Recommendations

Site work project should address access to locker room by providing a paved walkway to the entrance. Building should be reconfigured to best fit the use of the Town of Cutler Bay. During reconfiguration, damaged wood partitions should be removed and replaced throughout the building. Damaged roof joists should be repaired. A new ceiling should be added to the entire building with new insulation in the cavity between the ceiling and the roof structure. Exterior walls should be insulated and finished. New lighting and an A/C system should be installed for the locker room areas. Bathroom facilities are suggested to be installed inside the locker rooms. All exterior doors and hardware should be replaced. (Refer to image 5). Refer to structural portion of the report for additional recommendations.

## **ACCESSIBILITY OBSERVATIONS**

### **APPROACH AND ENTRANCE**

#### **Community Building Observations**

1. **Exterior Accessible Routes**

Access to the community building from the parking lot is via a series of concrete walkways.

**Evaluations & Recommendations**

Both doors into the community building have concrete landings which are in compliance with Accessibility clearance requirements. The door into the food preparation area was found non-compliant with the required clearances and accessibility requirements. Refer to Structural portion of report for site drainage improvement recommendations. The access to the East facing built-in service counter was found to be non-accessible. A significant change in level between the exterior walkway and the area behind the service counter would prevent an employee in a wheelchair from accessing this area. The area behind the counter is also below the exterior walkway area creating an area that would retain building run-off. Any future project should provide a surface behind the service counter flush with the exterior walkway and properly sloped to drain.

2. **Ramps**

The main entrance to the community building is served by a ramp on the Northwest corner of the building and a sloped walkway on the Southwest corner which meet at the landing for the entrance. (Refer to image 6)

**Evaluations & Recommendations**

The ramp, walkway, and landing dimensions, running slopes, and cross-slopes were found to be in compliance with Accessibility requirements. Due to the ramp having a rise higher than 6 inches into the main entrance door, the addition of handrails on both sides is required.

3. **Entrances**

Entrances to the community building, food prep area, and restrooms building are hollow metal doors. The closers on the doors were found to be non-operational in the food prep and community room portions of the building. The restroom doors will be covered in a separate portion of the report.

**Evaluations & Recommendations**

Hollow metal doors heavily damaged from years of use and should be replaced along with the frames, hardware, and closers. Currently, conflicts with existing built-in seating/storage area and A/C closet do not allow for required push side clearance at either of the entrance doors to the community building. Closers were found to be non-operational. Reconfiguration of the program and spaces to accommodate new program for the Town of Cutler bay should take into account the required push/pull clearances, door pressures, and closing speed at the accessible entrances. (Refer to images 7, 8, 9, 10 & 11)

**Locker Room Building****1. Exterior Accessible Routes**

Access to the Locker Room building from the parking lot is via a series of concrete walkways outside of the scope of this investigation. Both entrances to the locker room portion of the building are over grass and uncompacted clay. (Refer to images 12 & 13)

**Evaluations & Recommendations**

Accessibility guidelines require that the route be stable, firm, and slip resistant. At least one accessible route should be provided connecting accessible buildings.

**2. Entrances**

Entrances to the locker room portion of the building are thru hollow metal doors. The closers on the doors were found to be non-operational. Storage areas are accessed through roll-up doors. No accessible entrance to these areas exist. (Refer to images 14, 15 & 16)

**Evaluations & Recommendations**

Hollow metal doors and roll-up doors are heavily damaged from years of use and should be replaced along with the frames, hardware, and closers. Reconfiguration of the storage spaces to accommodate new program for the Town of Cutler bay should take into account the required push/pull clearances, door pressures, and closing speed at the accessible entrances.

**ACCESS TO GOODS AND SERVICES****Community Building Observations****1. Interior Accessible Routes**

Community space is composed of VCT over a concrete slab. Flooring for food prep and kitchen areas are ceramic tile. Wall mounted cabinets containing fire extinguisher and AED Equipment were found installed in the accessible route and were found to have been vandalized. (Refer to images 17, 18 & 19)

**Evaluations & Recommendations**

Various tiles are lifted and/or have been damaged. VCT in the building should be replaced to provide a firm and slip resistant accessible route. Tile in food prep and kitchen areas are heavily soiled with oily residue and should be thoroughly cleaned to provide a firm a slip-resistant surface. Various wall mounted cabinets, new cabinets for AED equipment and fire extinguishers should be installed in a manner & location compliant with ADA. Opening from food prep area to cooking/kitchen area is does not have the required width clearance due to built-in shelving intruding into the opening. Built-in shelving reducing the width of the opening into the kitchen should be removed. (Refer to image 20)

**2. Signs**

No signage designating permanent rooms and spaces were found. Restroom signage covered in separate report section.

Evaluations & Recommendations

Install ADA compliant signage at entrance to all permanent rooms.

3. Interior Doors

Doors to the administrative office, storage area, and mechanical/electrical room were noted missing. Exterior doors are covered in a separate portion of the report. (Refer to image 21)

Evaluations & Recommendations

There is a missing door to the administrative area that swings out and encroaches into the clear space required on the push side of the main entrance door. Reconfiguration of the program and spaces to accommodate new program for the Town of Cutler bay should take into account the required push/pull clearances, door pressures, and closing speed at the accessible entrances.

4. Controls

Controls for equipment, general lighting, and fire suppression are wall mounted throughout the Community Building. The field lighting controls are mounted in the food preparation area adjacent to the electrical panels. (Refer to images 22, 23 & 24)

Evaluations & Recommendations

Various light switches and field lighting controls were found to be mounted higher than what accessibility regulations allow. New work on the building should take into account the relocation of these non-compliant items. Controls that require grasping, pinching, or twisting of the wrist should be replaced.

5. Benches

A combination of seating and storage was found in the community room lining the west and north exterior walls. (Refer to image 25)

Evaluations & Recommendations

Bench seating lining exterior walls was found to be encroaching into the push side clearance of one of the exterior doors. The height for the bench exceeds the maximum height above the finish floor required for accessibility. Bench integrity was questionable at the time of the walk-through. Built-in benching should be removed. If City of Cutler Bay desires to have built-in seating/storage, new ADA compliant seating/storage should be provided.

6. Service Counters

Multiple service counters were surveyed. A walk-up service counter was found in the community room. A second built-in service counter was noted in the food prep/kitchen area. A third service counter was found under the east-facing exterior metal canopy. (Refer to images 26, 27, 28 & 29)

Evaluations & Recommendations

Height of community room service counter was found to exceed allowable accessible height. Portions of the exterior concrete service counter were found exceeding the allowable accessible height. Reconfiguration of the program and spaces to accommodate new program for the Town of Cutler bay should take into account



providing the required accessible counter space at both non-compliant areas. Work on exterior walkways outside of this assessment's scope of work should be coordinated so that exterior walkways are raised to provide an accessible service counter in lieu of removing or rebuilding the exterior concrete counter.

## **Locker Room Building**

### **1. Interior Accessible Routes**

Locker room and storage areas flooring visible during walk-through were noted to be exposed concrete slab. Various furniture items and equipment are placed throughout accessible routes reducing the path widths and clearances. (Refer to images 30 & 31)

#### **Evaluations & Recommendations**

Reconfiguration of the program and spaces to accommodate new program for the Town of Cutler bay should take into account proper flooring finish selection, built-in casework and furniture placement. New recessed fire extinguisher cabinets are recommended to be installed in lieu of bracket mounted fire extinguisher to remove protruding objects into the accessible route.

### **2. Signs**

No signage designating permanent rooms and spaces were found. Restroom signage covered in separate report section.

#### **Evaluations & Recommendations**

Install ADA compliant signage at entrance to all permanent rooms.

### **3. Controls**

Controls for equipment, general lighting are wall surface mounted throughout the Locker Room Building.

#### **Evaluations & Recommendations**

Various light switches, outlets, and controls were found to be mounted higher than what accessibility regulations allow or inaccessible due to the content of the storage area. New work on the building should take into account the relocation of these non-compliant items including wall mounted A/C system. Controls that require grasping, pinching, or twisting of the wrist should be replaced. (Refer to image 32)

### **4. Benches**

Benches built into the lockers were noted in locker room portion of the building. (Refer to images 33 & 34)

#### **Evaluations & Recommendations**

Bench seating in locker room not in compliance with accessibility requirements in the following categories: Bench depth and height exceed required allowed dimensions. Bench width does not provide sufficient width. No clear space parallel to the short axis of the bench. Built-in locker stalls and benches were also found to be damaged by wood eating insects and by the elements. It is recommended that these be replaced with ADAAG compliant lockers and benches.

## TOILET ROOMS

### Community Building Observations

#### 1. Accessible Routes

Tile flooring was noted in both male and female toilets. Various wall or partition mounted items were noted along with accessible route.

#### Evaluations & Recommendations

Tile flooring in restrooms were noted to be heavily soiled and slick. It is recommended to thoroughly clean the floor finish or have it replaced. Various items such as baby changing station, paper towel dispenser, and hand dryer protrude into the accessible route more than the allowed dimension. Insufficient clearance has been provided at the Male restroom urinal for accessible use. Existing partition separating urinal from toilet stall should be reconfigured to provide required clearances.

#### 2. Signs at Toilet Room

Permanent signage is installed at the latch-side of each of the toilet rooms' entrances. (Refer to images 35 & 41)

#### Evaluations & Recommendations

Signage installed does not meet Accessibility requirements and should be replaced with new signage including raised characters contrasting with signage background and shall include braille. New signage shall be mounted at with the highest tactile character at no higher than 60 inches above the finished floor.

#### 3. Entrances at Toilet Room

A single hollow metal door is existing at each of the restrooms. Exterior restroom doors were noted to have closers, lever style hardware, and do not have thresholds. (Refer to images 36 & 42)

#### Evaluations & Recommendations

Exterior doors we found to be in working order but should be replaced due to their advanced age. No indication of impact-resistant rating was found during the walk-through. Should the Town of Cutler Bay decide that doors should remain at each of the restrooms, the existing closers should be adjusted to meet the pressures required to open the door and the closing speed. ADA compliant thresholds should be installed in order to reduce the amount of outside water entering into the restrooms.

#### 4. Toilet Room Fixtures

Male restroom fixtures consist of one urinal, one accessible toilet stall with sink, and two sinks outside of the accessible stall. Female restroom fixtures consist of a toilet stall, an accessible toilet stall with sink, and two sinks outside of the accessible stall. There are hose bibs in each of the restrooms. (Refer to images 37, 38, 43, 44 & 45)

Evaluations & Recommendations

Accessible clearances around Female and female restroom toilets were found to be non-compliant due to the sink encroaching into the toilet clear space. Accessible urinal in male restroom was found not to have the required clearance for wheelchair use. It is recommended that both restrooms are reconfigured to allow for required ADA clearances. Sinks in restrooms were found to have rust and showing early stages of deterioration. It is recommended that the 6 sinks in both restrooms are replaced. Existing hose bibs were found rusty and prone to vandalism. It is recommended that they be replaced with tamper-proof hose bibs.

5. Toilet Accessories

Accessories in toilet rooms include paper towel dispensers, baby changing stations, electric hand dryers, grab bars, soap dispensers, toilet partitions, sanitary napkin disposal, wall mounted mirrors, and coat hooks. Various access panels are existing on bathroom walls and ceilings. (Refer to images 37, 39, 40, 44 & 46)

Evaluations & Recommendations

When open, the baby changing station in the female restroom encroaches into the bathroom door entrance's clear floor space. When bathroom is reconfigured, the baby changing station shall be placed in a location not conflicting with accessible clear floor space. New baby changing station should be added to male restroom.

Existing hand dryers, paper towel dispensers, and toilet paper dispensers exceed the maximum dimension protruding from the wall to comply with ADAAG. Paper towel dispensers as installed, block access to full use of grab bar in accessible toilet stall. When bathroom is reconfigured, new accessories of compliant depth should be installed.

Side wall grab bars do not extend enough from rear wall in accessible stall. Rear grab placement exceed allowed distance from side wall. Grab bars are showing signs of corrosion and should be replaced.

Multiple soap dispensers were found to have been ripped off the walls. New soap dispensers serving each of the sinks to be installed.

## **ADDITIONAL ACCESS**

### **Community Building Observations**

1. Drinking Fountains

Bi-level existing water drinking fountains are located on the north side of the community center. The drinking fountains were found to be non-operational with significant damage. (Refer to images 47, 48 & 49)

Evaluations & Recommendations

Water fountains frequented by the public must be accessible to both individuals who use wheelchairs and individuals who have difficulty bending or stooping. The spout height for the lower drinking fountain does not comply with minimum height requirements. The leading edge of the fountain is higher than 27" and protrudes more than 4" into the circulation path. Provide bi-level drinking fountains in compliance with ADA standards.

2. Fire Alarm Systems

Fire alarm system provided in the kitchen/cooking area with flashing lights and audible signals.

Evaluations & Recommendations

Provide audible and visual alarm system in the community center, administrative office and locker room building.

## **CONCLUSIONS**

1. In our opinion, the present conditions of most of the existing systems for these buildings appear generally acceptable if properly cleaned and repaired. There are, however, numerous exceptions as noted above, especially regarding accessibility non-compliance. It is expected that additional areas of deterioration and deficiency will be discovered during future investigation and renovation.
2. All issues noted in the preceding section of this report should be addressed as recommended. Any additional accessibility issues which may be discovered during future investigations and renovations should also be appropriately addressed.



COMMUNITY BUILDING PHOTOGRAPH NO. 1



EXTERIOR ACCESSIBLE ROUTE PHOTOGRAPH NO. 2





**EXTERIOR METAL CANOPY PHOTOGRAPH NO. 3**



**EXTERIOR METAL CANOPY PHOTOGRAPH NO. 4**



**LOCKER ROOM BUILDING PHOTOGRAPH NO. 5**



**EXTERIOR RAMP PHOTOGRAPH NO. 6**



**COMMUNITY BUILDING ENTRANCE DOOR PHOTOGRAPH NO.7**



**COMMUNITY BUILDING ENTRANCE DOOR PHOTOGRAPH NO. 8**





**COMMUNITY BUILDING ENTRANCE DOOR PHOTOGRAPH NO. 9**



**COMMUNITY BUILDING REAR ENTRANCE DOOR PHOTOGRAPH NO. 10**



**KITCHEN PREP AREA ENTRANCE DOOR PHOTOGRAPH NO. 11**



**LOCKER ROOM BUILDING EXTERIOR ROUTE PHOTOGRAPH NO. 12**



**LOCKER ROOM BUILDING EXTERIOR ROUTE PHOTOGRAPH NO. 13**



**LOCKER ROOM BUILDING ENTRANCE PHOTOGRAPH NO. 14**





**LOCKER ROOM STORAGE ENTRANCE PHOTOGRAPH NO. 15**



**LOCKER ROOM STORAGE ENTRANCE PHOTOGRAPH NO. 16**



**COMMUNITY BUILDING FLOORING PHOTOGRAPH NO. 17**



**COMMUNITY BUILDING REAR ACCESSIBLE ROUTE PHOTOGRAPH NO. 18**



KITCHEN AREA PHOTOGRAPH NO. 19



FOOD PREP. AREA ENTRANCE PHOTOGRAPH NO. 20





ELECTRICAL ROOM ENTRANCE PHOTOGRAPH NO. 21



WALL MOUNTED CONTROLS PHOTOGRAPH NO. 22



WALL MOUNTED CONTROLS PHOTOGRAPH NO. 23



WALL MOUNTED MEDICAL KIT PHOTOGRAPH NO. 24





COMMUNITY BUILDING BUILT-IN BENCH PHOTOGRAPH NO. 25



COMMUNITY ROOM SERVICE COUNTER PHOTOGRAPH NO. 26



EXTERIOR SERVICE COUNTER PHOTOGRAPH NO. 27



FOOD PREP SERVICE COUNTER PHOTOGRAPH NO. 28



**EXTERIOR COUNTER TOP UNDER METAL CANOPY PHOTOGRAPH NO. 29**



**LOCKER ROOM PHOTOGRAPH NO. 30**





**LOCKER ROOM PHOTOGRAPH NO. 31**



**LOCKER ROOM BUILDING A/C SYSTEM PHOTOGRAPH NO. 32**



LOCKER ROOM BENCHES PHOTOGRAPH NO. 33



LOCKER ROOM BUILDING BENCHES PHOTOGRAPH NO. 34



**WOMEN'S RESTROOM SIGNAGE PHOTOGRAPH NO. 35**



**WOMEN'S RESTROOM DOOR PHOTOGRAPH NO. 36**





**WOMEN'S RESTROOM PHOTOGRAPH NO. 37**



**WOMEN'S RESTROOM PHOTOGRAPH NO. 38**



WOMEN'S RESTROOM ACCESSORY PHOTOGRAPH NO. 39



WOMEN'S RESTROOM ACCESSORY PHOTOGRAPH NO. 40

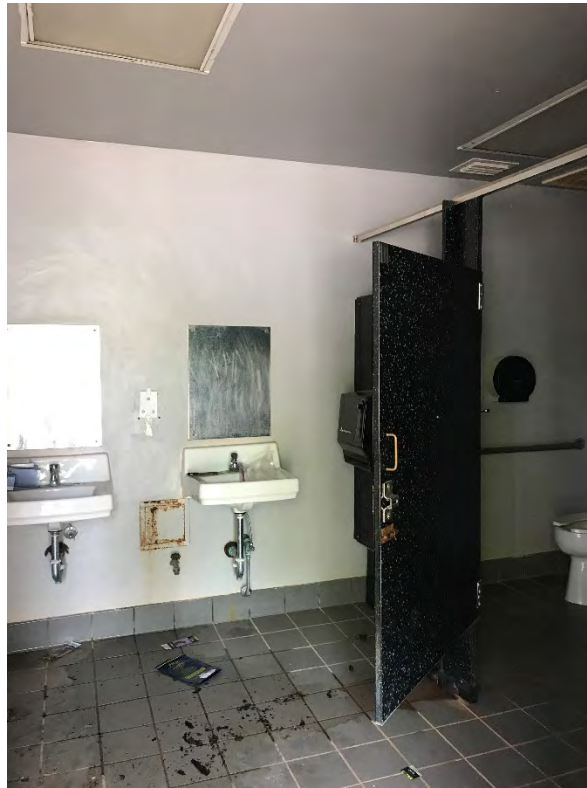




**MEN'S RESTROOM SIGNAGE PHOTOGRAPH NO. 41**



**MEN'S RESTROOM DOOR PHOTOGRAPH NO. 42**



**MEN'S RESTROOM PHOTOGRAPH NO. 43**



**MEN'S RESTROOM PHOTOGRAPH NO. 44**



**MEN'S RESTROOM PHOTOGRAPH NO. 45**



**MEN'S RESTROOM ACCESSORY PHOTOGRAPH NO. 46**





**BI-LEVEL DRINKING FOUNTAIN PHOTOGRAPH NO. 47**



**BI-LEVEL DRINKING FOUNTAIN PHOTOGRAPH NO. 48**



BI-LEVEL DRINKING FOUNTAIN PHOTOGRAPH NO. 49

**FRANJO PARK - PROBABLE COST ANALYSIS****9/11/2018****COMMUNITY BUILDINGS RENOVATIONS**

A/E SCHEMATIC COST ESTIMATE

CUTLER BAY PROJECT NO. TBD

CSI No.	CSI Section	Description	Quantity	Unit	Cost	Total
02	Exist Conditions	Misc. Demolition	1	ea	\$ 15,000.00	\$ 15,000.00
03/04	Structural	Miscellaneous Concrete/Structural Work - Door Openings, Headers, & Structural Repairs. (Walkways under Stantec Project)	1	ea	\$ 70,000.00	\$ 70,000.00
05	Metals	Metal framing	1	ea	\$ 6,000.00	\$ 6,000.00
06	Wood, Plastic, and Composites	Casework. Miscellaneous Wood, Plastic, and composite materials.	1	ea	\$ 25,000.00	\$ 25,000.00
07	Thermal and Moisture Protection	Insulation - Rigid Board & Sound Batts	1	ea	\$ 24,750.00	\$ 24,750.00
08	Openings	Interior & Exterior Doors/Hardware	1	ea	\$ 34,000.00	\$ 34,000.00
09	Finishes	GWB, Paint, Ceilings, Floor Finishes	1	sf	\$ 49,500.00	\$ 49,500.00
10	Specialties	Miscellaneous Specialties - Shelving, Toilet and Bath specialties, Interior and Exterior Signage, Markerboards	1	sf	\$ 20,000.00	\$ 20,000.00
22	Plumbing	Plumbing	1	ea	\$ 32,250.00	\$ 32,250.00
23	Heating, Ventilating, and Air-Conditioning (HVAC)	Mechanical , Ductwork, Controls, and Start-Up	1	ea	\$ 58,700.00	\$ 58,700.00
26	Electrical	Electrical	1	ea	\$ 139,920.00	\$ 139,920.00
28	Earthwork	Not included (Under Stantec Project)	0	ea	\$ -	\$ -
28	Utilities	Condensate drywells for HVAC	1	ea	\$ 5,000.00	\$ 5,000.00
					<b>SUBTOTAL ITEM COSTS:</b>	<b>\$ 480,120.00</b>
					<b>General Conditions (7%)</b>	<b>\$ 33,608.40</b>
					<b>GC Fees (11.5%):</b>	<b>\$ 59,078.77</b>
					<b>GRAND TOTAL PRELIMINARY ESTIMATE:</b>	<b>\$ 572,807.17</b>
<b>Items Required In Order to Perform Scope of Work Established</b>						
No.	System	Description	Quantity	Unit	Cost	Total
		FF&E Pricing Not Included Cost Analysis				\$ -
		IT Cabling Not Included Cost Analysis				\$ -
					<b>SUBTOTAL ITEM COSTS:</b>	<b>\$ -</b>
					<b>GRAND TOTAL PRELIMINARY ESTIMATE:</b>	<b>\$ -</b>
<b>TOTAL BUDGET RECOMMENDED BY A/E</b>						
					<b>TOTAL RECOMMENDED BUDGET</b>	<b>\$ 572,807.17</b>