



Rizzetta & Company

# **Waterlefe Community Development District**

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**Board of Supervisors'  
Special Meeting  
March 14, 2023**

**Waterlefe River Club  
1022 Fish Hook Cove  
Bradenton, Florida 34212**

**[www.waterlefecdd.org](http://www.waterlefecdd.org)**

# **WATERLEFE COMMUNITY DEVELOPMENT DISTRICT AGENDA**

To be held at the Waterlefe Golf Club - Lefe Room, 1022 Fish Hook Cove, Bradenton, Florida 34212

<b>District Board of Supervisors</b>	Kenneth Bumgarner Chair	
	Ruth Harenchar	Vice Chair
	Richard Carroll	Assistant Secretary
	Tom Tosi	Assistant Secretary
	Sydney S. Xinos	Assistant Secretary
<b>District Manager</b>	Matthew Huber	Rizzetta & Company, Inc.
<b>District Counsel</b>	Andrew Cohen	Persson, Cohen & Mooney, P.A.
<b>District Engineer</b>	Rick Schappacher	Schappacher Engineering, LLC

## **All Cellular Phones and Pagers must be turned off while in the Meeting Room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at 813-533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

**WATERLEFE COMMUNITY DEVELOPMENT DISTRICT**  
District Office · Riverview, Florida · (813) 533-2950  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.waterlefecdd.org](http://www.waterlefecdd.org)

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March 13, 2023

**Board of Supervisors  
Waterlefe Community  
Development District**

**REVISED FINAL AGENDA**

Dear Board Members:

The special meeting of the Board of Supervisors of the Waterlefe Community Development District will be held on **Tuesday, March 14, 2023, at 1:00 p.m.** at the Waterlefe Golf Club – Lefe Room, located at 1022 Fish Hook Cove, Bradenton, FL 34212.

**1. CALL TO ORDER / ROLL CALL**

**2. PUBLIC COMMENTS**

**3. BUSINESS ITEMS**

- A. Presentation of Summary of Project Cost..... Tab 1
- B. Consideration of CM Revised GMP Price & Schedule..... Tab 2
- C. Discussion of GMP Special Conditions or Exclusions
- D. Presentation of Scope of Work - Design Revisions &  
Results of Cost Savings ..... Tab 3
- E. Discussion of Options for Additional Savings
- F. Discussion of Risk to Price Increase and Schedule Start and Finish
- G. Presentation of Overall Project Schedule ..... Tab 4
- H. Discussion of Funding Strategy
- I. Discussion of Cost Benefit of Redesign to Smaller Footprint
- J. Discussion of Next Course of Action
- K. Presentation of Final Joint Meeting ..... Tab 5

**4. SUPERVISOR REQUESTS AND COMMENTS**

**5. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (813) 533-2950.

Sincerely,

*Matthew Huber*

Matthew Huber  
Regional District Manager

## **Tab 1**

Waterlefe Clubhouse Project Cost Report

Cost Report Date 28-Feb-23

						I+J		G-K	L/G
Cost Category	Cost Account Item Description	Company/Cost Source	Commitment Contract Value or Allowance	CDD Authorized Amount	Cost Reported Last Period	Cost Reported this period	Total Cost to Date	Cost to Complete	% Complete
Misc Soft Costs	1.00								
	1.01 Legal Fees	Persson, Cohen,Mooney,Fernandez	\$10,000.00	\$0.00	\$5,215.50	\$0.00	\$5,215.50	\$4,784.50	47.85%
	Legal Fees	MCT Law	\$25,000.00		\$21,669.55	\$0.00	\$21,669.55	\$3,330.45	13.32%
	1.02 Financing Consultant	Bond Validation (Bryant Miller Oliver)	\$15,000.00		\$0.00	\$0.00	\$0.00	\$15,000.00	100.00%
Utility Fees	2.00						\$0.00	\$0.00	#DIV/0!
Professional Fees	3.00						\$0.00	\$0.00	#DIV/0!
	3.01 Construction Manager (pre-construction)	Manasota Construction	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$5,000.00	100.00%
	Construction Manager (post-construction)						\$0.00	\$0.00	#DIV/0!
	3.02 Architect	Scott Geresy	\$50,000.00	\$50,000.00	\$48,201.25	\$0.00	\$48,201.25	\$1,798.75	3.60%
	3.03 Soil Testing & Inspection Fees		\$5,000.00				\$5,000.00	\$0.00	0.00%
	3.04 Structural Engineer	Belt Engineers	\$9,200.00	\$24,000.00	\$9,200.00	\$0.00	\$9,200.00	\$0.00	0.00%
	3.05 MEP/FP Engineer	KAD Engineers	\$15,000.00	\$15,000.00	\$3,000.00	\$0.00	\$3,000.00	\$12,000.00	80.00%
	3.06 Energy Calculations						\$0.00	\$0.00	#DIV/0!
	3.07 Interior Design	ADC A Designers Concepts	\$60,000.00	\$60,000.00	\$60,000.00	\$0.00	\$60,000.00	\$0.00	0.00%
	3.08 Civil Engineer	Schappacher Engineering	\$20,000.00	\$15,000.00	\$15,800.00	\$1,575.00	\$17,375.00	\$2,625.00	13.13%
	3.09 Kitchen Consultant						\$0.00	\$0.00	#DIV/0!
	3.10 Communications / AV Consultant						\$0.00	\$0.00	#DIV/0!
	3.11 Printing Expenses						\$0.00	\$0.00	#DIV/0!
	3.12 Travel Expenses						\$0.00	\$0.00	#DIV/0!
	3.13 As Built Documents						\$0.00	\$0.00	#DIV/0!
	3.14 Design Contingency (1%)						\$0.00	\$0.00	#DIV/0!
	3.15 Architect/Engrs Administrative Services during Construction						\$0.00	\$0.00	#DIV/0!
	<b>Total</b>		<b>\$214,200.00</b>	<b>\$169,000.00</b>	<b>\$163,086.30</b>	<b>\$1,575.00</b>	<b>\$169,661.30</b>	<b>\$44,538.70</b>	<b>20.79%</b>
	Golf Club Funding		\$113,500.00				\$113,500.00		
	CDD Funding		\$100,700.00				\$56,161.30		

**Expenses To Date (Contracted and/or Paid)**

From General Fund	100,700
Enterprise Fund (Golf Club)	113,500
<b>Total</b>	<b>214,200</b>

**Build Cost To Complete**

<u>Manasota Construction Company</u>	
GMP	2,996,797
Estimated Sales Tax Savings	(50,000)

<u>A Designer Concepts (ADC)</u>	
Cost Estimate Including Fees	447,862

<u>Other</u>	
Kitchen Equipment	175,000 *
Kitchen Hood	55,000
Low Voltage & A/V	67,000
Architect Fee	25,000
Security/Fire Monitoring System	62,000
*includes an extra 5% to cover potential cost increase	

<b>Total</b>	<b>3,778,659</b>
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<b><u>Contingency (5% of GMP)</u></b>	<b>150,000</b>
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<b><u>Performance Bond</u></b>	<b>30,000</b>
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**Finance Costs (\$3M at 4.75% for 20 years)**

Estimated Loan Cost	175,000
Estimated Interest Cost	1,778,000

<b>Total</b>	<b>1,953,000</b>
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<b><u>Project Grand Total</u></b>	<b><u>6,095,859</u></b>
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## Tab 2



*Enhancing Your Construction Experience*  
GENERAL CONTRACTORS • CONSTRUCTION MANAGERS

## **GUARANTEED MAXIMUM PRICE PROPOSAL**

**TO:** Waterlefe Community Development District      **DATE:** March 13, 2023  
1022 Fish Hook Cove  
Bradenton, Florida 34212

**FROM:** Manasota Commercial Construction

**RE:** Waterlefe Golf Clubhouse Renovation and Expansion Project  
1022 Fish Hook Cove

Manasota Commercial Construction proposes a preliminary construction budget to furnish all labor, materials, and equipment necessary for the complete renovation and expansion of above reference location in accordance with the plans prepared by Scott Geresey, Architect dated 01/25/23, Belt Engineering dated 01/30/23, KAD Engineering signed 02/15.23, ADC dated 01/25/23, Schappacher Engrg. datde 03/16/22, building and site visits, and the discussions of the desired scope.

The proposed scope of work is detailed/clarified as follows:

- Selective demolition as necessary for scope of the new work.
- Floor cutting/patching as required for plumbing.
- New fire line services, backflow and FDC for fire sprinkler system.
- Standard pavers at grade for back porch area and permeable pavers per site plan.
- Structural construction for expansion and roof structure modifications.
- New doors as required.
- New aluminum/glass storefront windows/doors(8' doors with transom to match existing).
- Interior framing/drywall for new layouts and modifications.
- Interior finishes per the plans by ADC.
- Porcelain Tile 1 is modified to a 24"x48" size material
- Epoxy grout is changed to a stain resistant material.
- Kitchen ceiling tile is Gridstone Vinyl and Office Area Ceiling Tile is Armstrong Dune.
- HVAC equipment and ductwork as required.



- New fire sprinkler system.
- Electrical and plumbing/gas for new systems connected to the existing services
- Fire alarm system additions and modifications.
- Permit fee allowance included.
- No impact fees included
- Housekeeping/trash removal and final clean.
- All supervision/management/temp facilities/insurance.

Further clarifications of interior finishes, equipment, furnishings, and millwork:

- No artwork included
- No green artwork included
- No furniture/benches/booths/built seating/curtains included
- No millwork/cabinetry included
- No shower doors included
- No lockers included
- No kitchen equipment included
- No kitchen hood included – installation and ductwork included
- Security and low voltage by others

**Preliminary Budget for Guaranteed Maximum price for this renovation and expansion project as described herein:**

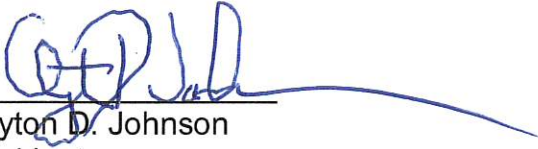
**Two Million Nine Hundred Seventy - Eight Thousand Nine Hundred Ninety & 00/100 (\$2,978,990.00 )**

**Attached cost details regarding ADC materials included in this proposal:**

**Deduct \$213,377.00 from ADC Budget Summary**

Please contact our office to discuss this proposal and any questions you may have of this proposal. We look forward to serving the construction needs of the Waterlefe Community Development District and Golf Club.

Respectfully Submitted,

  
 Clayton D. Johnson  
 President

## Waterlefe Golf Club Renovation - Expansion

### GMP Cost Estimate

<u>Work Item</u>	<u>Cost</u>	<u>Cost savings Adjustments</u>
Selective demolition - building and site	\$69,700.00	
Demolition contingency	\$10,000.00	
Temp protection	\$10,000.00	
Temp Fence	\$4,000.00	
Site clearing/import fill/grade	\$29,000.00	
Fire service/BFP/FDC	\$46,000.00	
Water/sewer service connections	\$5,500.00	
Site concrete	\$5,000.00	
Pavers	\$36,000.00	
Sawcut floor for plumbing	inc demo	
Pourback floor	\$7,500.00	
Concretework	\$145,000.00	
Masonry	\$60,000.00	
Structural steel	\$19,455.00	
Mech area guardrail	\$8,000.00	
Wood trusses	\$31,444.00	
Rough carpentry materials	\$30,000.00	
Rough carpentry labor	\$67,500.00	
Finish carpentry materials	\$5,000.00	
Finish carpentry labor	\$5,000.00	
Miscellaneous carpentry labor/materials	\$5,000.00	
Cabinetry/Millwork	by ADC	
Bar	by ADC	
Building Insulation	\$4,660.00	
Spray foam insulation	\$40,000.00	
Membrane flat roof	\$199,668.00	
Metal tile roofing	inc	
Attic Access	\$1,000.00	
Roof Access Door	\$1,000.00	
Roof ladder - attaic	\$5,000.00	
Gutters/downspouts	inc roofing	
Door/hardware	\$40,000.00	
Door/Hardware Labor	\$7,500.00	
Kitchen door	inc	
Aluminum Storefront	\$150,760.00	
Specialty glass panels	by ADC	
Shower doors	by ADC	
Mtl. Frame/Drywall	\$112,700.00	



Stucco	\$80,000.00
Cast stone	\$22,500.00
Specialty wall panels - exterior	\$17,000.00
Interior specialty wall/soffit materials	\$18,000.00
Interior wall panel labor	\$6,000.00
Upholstered wall panels	nic
Interior wallcovering matl.	\$8,000.00
Interior wallcovering labor	\$4,000.00
Paint	\$27,400.00
FRP Wallcovering	\$11,700.00
Acoustical Ceilings	\$15,113.00
Floor patch	\$5,000.00
Tilework/Finish flooring	\$228,689.00
Signage Allowance - restrooms, fire,etc.	\$100.00
Toilet Accessories	\$15,495.00
Urinal screens	\$1,895.00
Specialty mirrors	nic
Floor matt - recessed	\$2,500.00
Mechanical screen wall	\$40,000.00
Mechanical wall louvers	\$26,500.00
Kitchen equipment	by others
Plumbing	\$255,748.00
Fire Sprinklers	\$34,595.00
HVAC	\$282,550.00
Kitchen Hoods	by others
Kitchen Hoods - Installation and ductwork	inc
Electrical	\$340,000.00
Electrical Miscellaneous(demo/make safe)	\$5,000.00
Decorative light fixtures	ADC
Big ass fans(2 ea)	\$5,000.00
Fire Alarm	\$13,995.00
Security and Access Cotrol	nic
LV Data	nic
Final Clean	\$10,000.00
Housekeeping/Trash Removal	\$25,000.00
<b>Subtotal</b>	<b>\$2,663,167.00</b>
Permit Allowance	\$5,000.00
Project General Conditions/Supervision	\$125,000.00
Insurance	\$22,000.00
Builders Risk Insurance	\$12,000.00
<b>Subtotal</b>	<b>\$2,827,167.00</b>
Construction Manager Fee	\$169,630.00

**Total** **\$2,996,797.00**

**Adjusted Total GMP Cost**

**Contingency**

**Bond Premium**

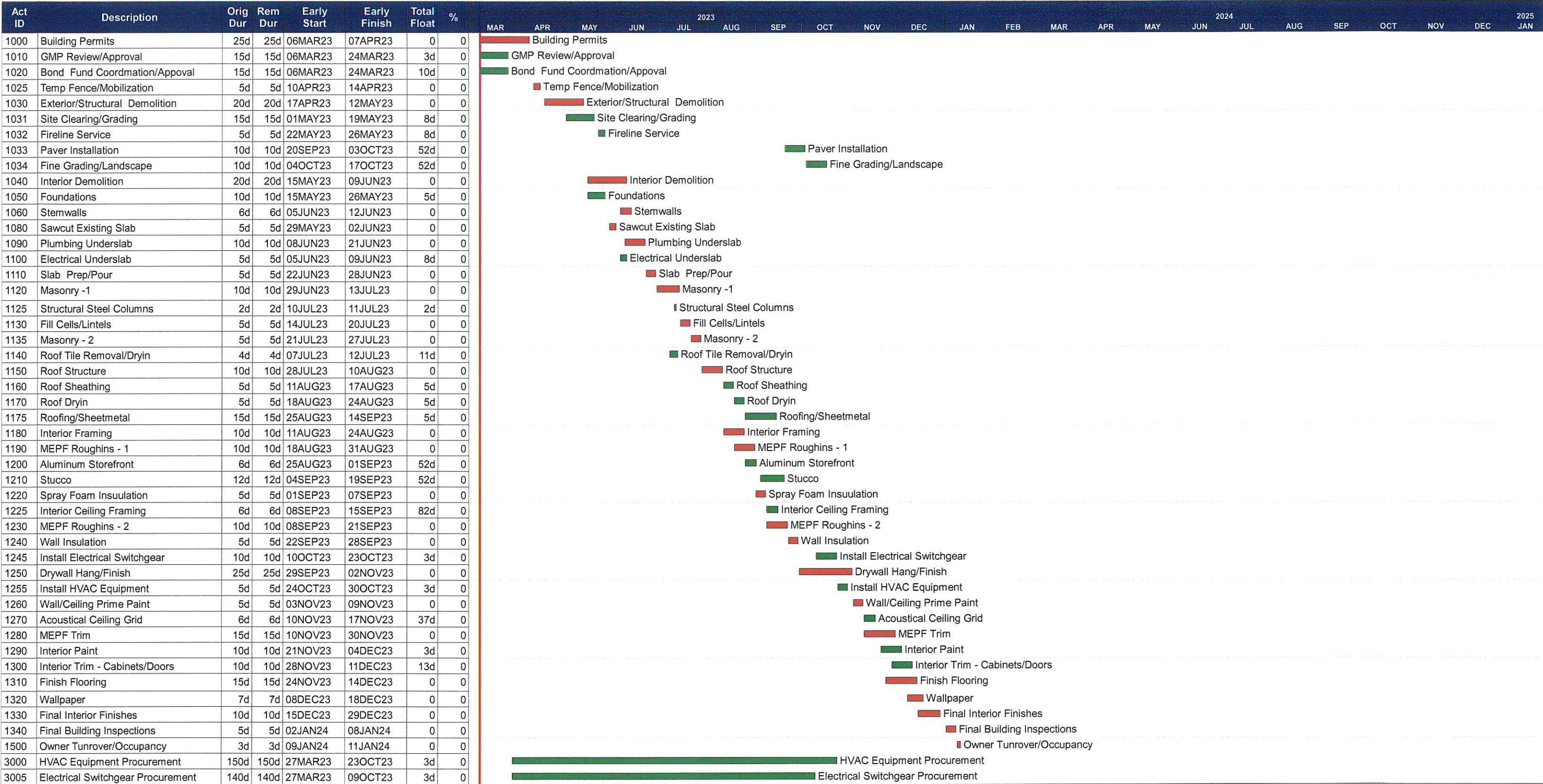
**\$28,000.00**

(\$17,807.00)

(\$17,807.00)

**\$2,978,990.00**





## Tab 3



January 5, 2023

WATERLEFE GOLF & RIVER CLUB  
Attn: Steve Dietz PGA, GM Golf Operations  
1022 Fish Hood Cove  
Bradenton, FL 34212

RE: ARCHITECT'S BUDGET SAVINGS - PROPOSED ADJUSTMENTS TO DOCUMENTS

PROJECT: REMODELING/ADDITION TO A GOLF CLUBHOUSE - 1022 FISH HOOK COVE

Hi Steve,

Per our meeting discussions this morn, here are the architectural cost saving adjustments to the documents I will begin work on immediately:

Exterior:

- 1 Eliminate crown at all overhangs, existing and new.
- 2 Community Room cantilever – lose this feature and move stemwall to align with walls above. This Will make all concrete and foundation work in that area 'conventional' to match all other areas and Should offer significant savings in concrete labor costs.
- 3 Delete wood-look tile under Community Room cantilevered floor area three sides. Use stucco with contrasting color.
- 4 Delete wood-look aluminum siding on back and left sides of building. Use stucco with contrasting color.
- 5 At back wall of dining, beam shall be 24" tall masonry beam with structural supports; approximately 2" tube steel posts at seven feet on center nominally.
- 6 Delete Open Air Southwest Patio. Adjust stairs down to grade off side of Covered Bar Patio.
- 7 Mechanical screen wall; simplify to stucco low wall sections supported above deck.
- 8 Community Room exterior 'metal cladding'- change to stucco of contrasting color.
- 9 Eliminate 'ribbed' large format tile at back covered patio area columns and beam wrap. Change to Stucco of contrasting color.

Interior: (I would defer to Avihay's efforts here to save as he feels 'design' would be best preserved):

- 10 Find more affordable option for main floor tile.
- 11 Find more affordable option for typical surface mounted and/or recessed fixture.
- 12 Eliminate window areas along aisle at front offices, keeping window of some sort at end into community room.
- 13 Consider ACT ceiling and standard lay-in 2x2 or 2x4 lighting and hvac diffusers, etc. in all office areas, community meeting room and table storage. Note; special acoustical considerations must be Added at ceiling and office demising walls if ACT installed instead of gypsum board ceiling.

Thank you.

Scott Geresy, Architect

01/10/23

## WGC - Proposed Budget Adjustment

As a follow up to our call, below is a list for saving options for finishes, fixtures, furniture, and equipment.

- Exterior finishes reduced - **\$26,000**
- Carpentry Scope reduced **\$8,000**
- Removing of wallpaper at main entry hallway – Finishes reduced additional **\$4,000**
- Lighting Fixture - Removed linear lights from restaurant walls and restrooms area – we will change it to surface mount linear light. Remove the light box above the entry. 3 XL chandeliers above main wall bench changed to 2 pcs – Lighting reduced avg. **\$8,000**
- Restrooms finishes reduced - **\$2,000**
- POR 1 – 3800 SF – Price Reduced **\$6,000**
- All flooring items can be reduced in 5% - Additional price reduce of **\$3,000**
- Office Furniture can be reduced **\$3,000**
- Restaurant Furniture can be reduced **\$4,000**
- Interior Doors can be reduced - **\$6,000**
- Equipment Pending - TBD

Recommendation – All space should remain with porcelain flooring.

**Budget can be reduced an average of \$70,000+**

Thank you,  
Avihay Shuker  
A Designer Concepts



# Memo

**To:** Steve Dietz/Waterlefe Committee  
**From:** Clayton Johnson  
**CC:**  
**Date:** February 28, 2023 **Updated 03/09/23**  
**Re:** Waterlefe Golf Club

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Cost Saving Alternate Materials and Methods for consideration:

- Change tile materials and size(4'x4") – Tile in dining area can be change to 48"x 24".  
Deduct \$16,079
- Change epoxy grout to standard grout -Grout can be stain resistant and not epoxy.  
See product link option below. Deduct \$1,728.00
- <https://www.custombuildingproducts.com/products/fusion-pro-single-component-grout>
- Granite counters in locker rooms versus specified – OPTIONAL – What will be the cost difference.  
Deduct \$1,500 to \$2,000
- Wallpaper to paint – Paint Only on Hallway, optional for restrooms paint. NO
- Insulated impact glass to 9/16" impact – OPTIONAL NO – leave as specified
- Eliminate cast stone – Removed from the plan on the exterior back walls. Remain at front building only.  
Deduct \$ 3,000.00
- Change R30 spray foam insulation to R19 – OPTIONAL NO – leave as specified
- Change walnut doors to birch with walnut stain – OK.  
Deduct \$4,805.00
- Change full wood louvers to 24"x24" metal louvers at janitor and restroom  
Deduct \$7,867.00



- Change to alternate acoustical ceiling tiles/grid – OK – please propose material.

Deduct \$2,733.00 to use Dune 1775 in Office Area. Could be greater with other types.

- Ductboard(with anti-microbial) in lieu of sheet metal ductwork – OPTIONAL

Deduct \$ 5,845.00

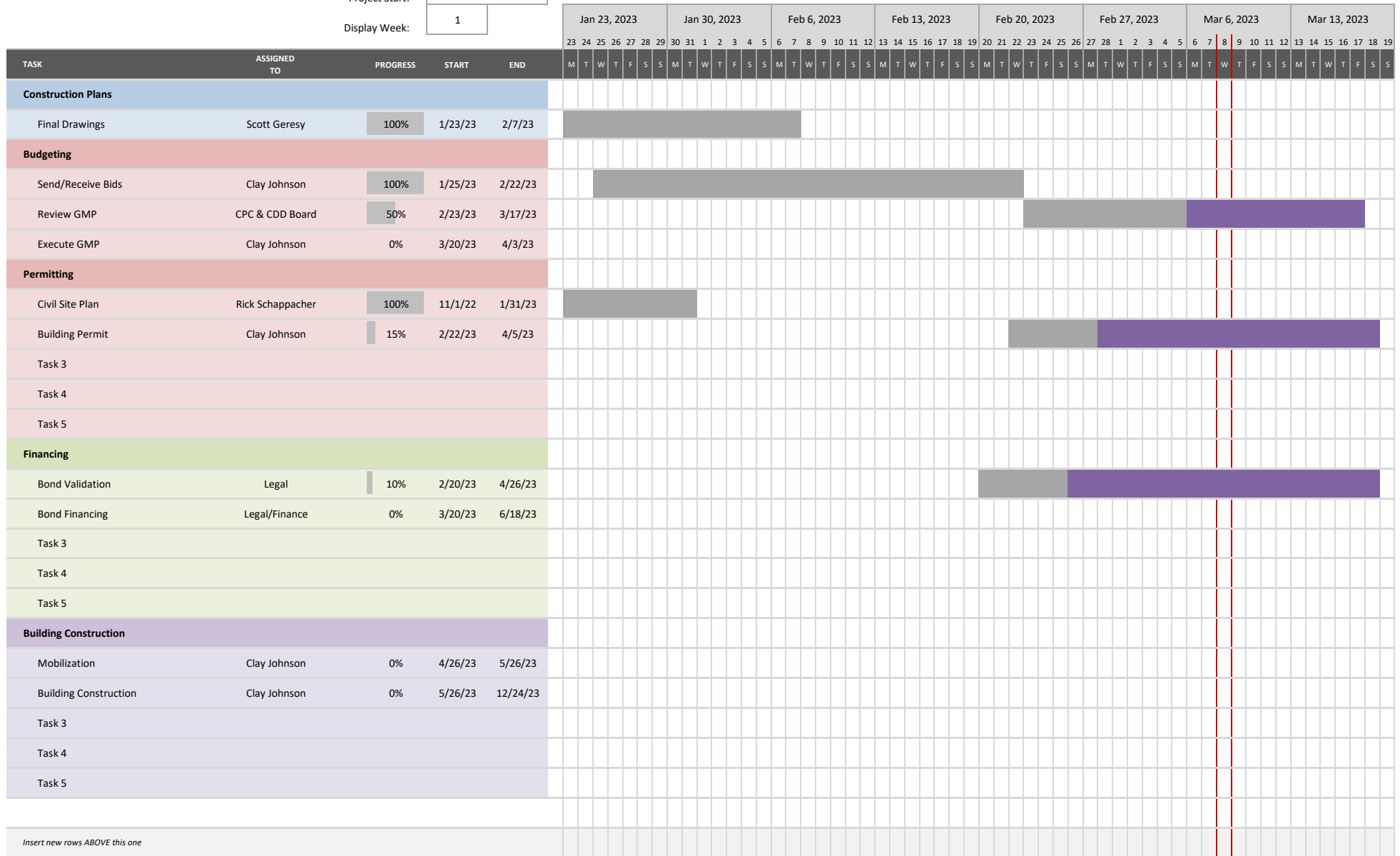
## Tab 4

Waterlefe CDD  
Capital Planning Committee

<https://www.vertex42.com/ExcelTemplates/simple-gantt-chart.html>

Mon, 1/23/2023

1



## Tab 5



# Waterlefe Golf Clubhouse Renovation

# Summary of Project Cost: Cost to Date

Cost Category	Cost Account	Item Description	Company/Cost Source	Commitment Contract Value or Allowance	CDD Authorized Amount	Cost Reported Last Period	Cost Reported this period	Total Cost to Date	Cost to Complete	% Complete
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	1.02	Financing Consultant	Bond Validation (Bryant Miller C	\$15,000.00		\$0.00	\$0.00	\$0.00	\$15,000.00	100.00%
Utility Fees	2.00							\$0.00	\$0.00	#DIV/0!
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	3.01	Construction Manager (pre-construction)	Manasota Construction	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$5,000.00	100.00%
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	3.02	Architect	Scott Geresy	\$50,000.00	\$50,000.00	\$48,201.25	\$0.00	\$48,201.25	\$1,798.75	3.60%
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	3.05	MEP/FP Engineer	KAD Engineers	\$15,000.00	\$15,000.00	\$3,000.00	\$0.00	\$3,000.00	\$12,000.00	80.00%
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	3.07	Interior Design	ADC A Designers Concepts	\$60,000.00	\$60,000.00	\$60,000.00	\$0.00	\$60,000.00	\$0.00	0.00%
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	3.13	As Built Documents						\$0.00	\$0.00	#DIV/0!
	3.14	Design Contingency (1%)						\$0.00	\$0.00	#DIV/0!
	3.15	Architect/Engrs Administrative Services during Construction						\$0.00	\$0.00	#DIV/0!
		<b>Total</b>		<b>\$214,200.00</b>	<b>\$169,000.00</b>	<b>\$163,086.30</b>	<b>\$1,575.00</b>	<b>\$169,661.30</b>	<b>\$44,538.70</b>	<b>20.79%</b>
		Golf Club Funding		\$113,500.00				\$113,500.00		
		CDD Funding		\$100,700.00				\$56,161.30		



# Summary of Project Cost Cont.: Cost to Complete

## Expenses To Date (Contracted and/or Paid)

From General Fund	100,700
Enterprise Fund (Golf Club)	113,500
<b>Total</b>	<b>214,200</b>

## Build Cost To Complete

<u>Manasota Construction Company</u>	
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Architect Fee	25,000
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*includes an extra 5% to cover potential cost increase	
<b>Total</b>	<b>3,778,659</b>

## Contingency (5% of GMP) 150,000

## Performance Bond 30,000

## Finance Costs (\$3M at 4.75% for 20 years)

Estimated Loan Cost	175,000
Estimated Interest Cost	1,778,000

## **Total** 1,953,000

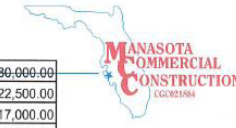
## Project Grand Total 6,095,859

# CM Revised GMP Price

## Waterlefe Golf Club Renovation - Expansion GMP Cost Estimate



Work Item	Cost	Cost savings Adjustments
Selective demolition - building and site	\$69,700.00	
Demolition contingency	\$10,000.00	
Temp protection	\$10,000.00	
Temp Fence	\$4,000.00	
Site clearing/import fill/grade	\$29,000.00	
Fire service/BFP/FDC	\$46,000.00	
Water/sewer service connections	\$5,500.00	
Site concrete	\$5,000.00	
Pavers	\$36,000.00	
Sawcut floor for plumbing	inc demo	
Pourback floor	\$7,500.00	
Concretework	\$145,000.00	
Masonry	\$60,000.00	
Structural steel	\$19,455.00	
Mech area guardrail	\$8,000.00	
Wood trusses	\$31,444.00	
Rough carpentry materials	\$30,000.00	
Rough carpentry labor	\$67,500.00	
Finish carpentry materials	\$5,000.00	
Finish carpentry labor	\$5,000.00	
Miscellaneous carpentry labor/materials	\$5,000.00	
Cabinetry/Millwork	by ADC	
Bar	by ADC	
Building Insulation	\$4,660.00	
Spray foam insulation	\$40,000.00	
Membrane flat roof	\$199,668.00	
Metal tile roofing	inc	
Attic Access	\$1,000.00	
Roof Access Door	\$1,000.00	
Roof ladder - attic	\$5,000.00	
Gutters/downspouts	inc roofing	
Door/hardware	\$40,000.00	
Door/Hardware Labor	\$7,500.00	
Kitchen door	inc	
Aluminum Storefront	\$150,760.00	
Specialty glass panels	by ADC	
Shower doors	by ADC	
Mtl. Frame/Drywall	\$112,700.00	



Stucco	\$80,000.00
Cast stone	\$22,500.00
Specialty wall panels - exterior	\$17,000.00
Interior specialty wall/soffit materials	\$18,000.00
Interior wall panel labor	\$6,000.00
Upholstered wall panels	nic
Interior wallcovering matl.	\$8,000.00
Interior wallcovering labor	\$4,000.00
Paint	\$27,400.00
FRP Wallcovering	\$11,700.00
Acoustical Ceilings	\$15,113.00
Floor patch	\$5,000.00
Tilework/Finish flooring	\$228,689.00
Signage Allowance - restrooms, fire, etc.	\$100.00
Toilet Accessories	\$15,495.00
Urinal screens	\$1,895.00
Specialty mirrors	nic
Floor matt - recessed	\$2,500.00
Mechanical screen wall	\$40,000.00
Mechanical wall louvers	\$26,500.00
Kitchen equipment	by others
Plumbing	\$255,748.00
Fire Sprinklers	\$34,595.00
HVAC	\$282,550.00
Kitchen Hoods	by others
Kitchen Hoods - Installation and ductwork	inc
Electrical	\$340,000.00
Electrical Miscellaneous(demo/make safe)	\$5,000.00
Decorative light fixtures	ADC
Big ass fans(2 ea)	\$5,000.00
Fire Alarm	\$13,995.00
Security and Access Control	nic
LV Data	nic
Final Clean	\$10,000.00
Housekeeping/Trash Removal	\$25,000.00
<b>Subtotal</b>	<b>\$2,663,167.00</b>
Permit Allowance	\$5,000.00
Project General Conditions/Supervision	\$125,000.00
Insurance	\$22,000.00
Builders Risk Insurance	\$12,000.00
<b>Subtotal</b>	<b>\$2,827,167.00</b>
Construction Manager Fee	\$169,630.00
<b>Total</b>	<b>\$2,996,797.00</b>
<b>Adjusted Total GMP Cost</b>	<b>\$2,978,990.00</b>
<b>Contingency</b>	
<b>Bond Premium</b>	<b>\$28,000.00</b>

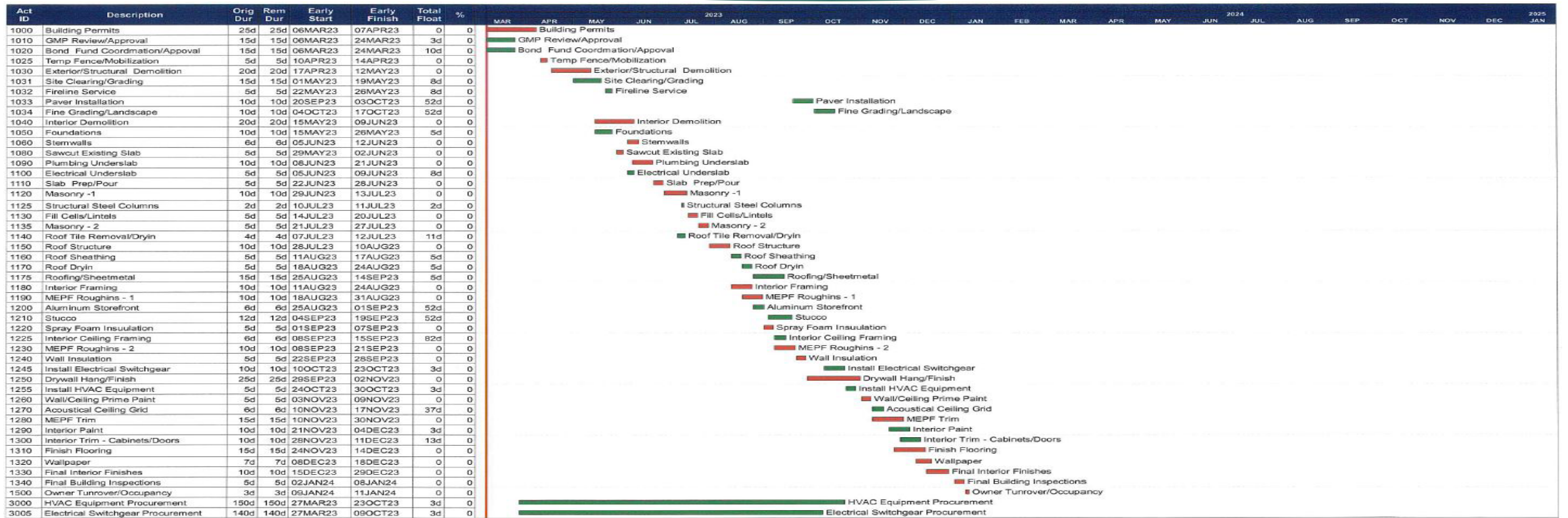
(\$17,807.00)

(\$17,807.00)

\$2,978,990.00



# CM Schedule



Start date 06MAR23  
 Finish date 11JAN24  
 Data date 06MAR23  
 Run date 13MAR23  
 Page number 1A  
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Manasota Commercial Construction  
 Waterlefe Golf Club Renovation/Expan

# GMP Special Conditions or Exclusions

# Scope of Work: Design Revisions & Cost Savings

- ▶ Change tile materials & size: \$16,079
- ▶ Change epoxy grout to standard grout: \$1,728
- ▶ Eliminate cast stone: \$3,000
- ▶ Change to alternate acoustical ceiling tiles/grid: \$2,733
- ▶ Eliminate crown at all overhangs
- ▶ Lose community room cantilever
- ▶ Delete wood-look tile under community room cantilevered floor and three sides. Use stucco with contrasting color
- ▶ Delete wood-look aluminum siding on back and left sides of building. Use stucco with contrasting color.
- ▶ Back dining area wall beam can be 24" masonry beam with structural supports
- ▶ Delete open air southwest patio. Adjust stairs down to grade off side of covered patio
- ▶ Change community room exterior 'metal cladding' to stucco of contrasting color
- ▶ Eliminate 'ribbed' large format tile at back covered patio areas. Use stucco with contrasting color
- ▶ Change window areas along office aisle from storefront to fixed glass, no trim
- ▶ Change gypsum board ceiling in all offices wing areas to more economical ACT grid and 2X2 tile

# Scope of Work: Design Revisions & Cost Savings Cont.

- ▶ Exterior finishes reduced: \$26,000
- ▶ Carpentry Scope reduced: \$8,000
- ▶ Removing of wallpaper at main entry hallway: \$4,000
- ▶ Lighting Fixture changes. Removed linear lights from restaurant walls & Restrooms, removed the light box above entry, 3XL chandeliers above main wall changed to 2 pcs: \$8,000
- ▶ Restroom finishes reduced: \$2,000
- ▶ POR 1 – 3800 SF: \$6,000
- ▶ Office furniture reduced: \$3,000
- ▶ Restaurant furniture reduced: \$4,000
- ▶ Interior doors can be reduced: \$6,000
- ▶ Equipment pending:



# Options for Additional Savings

- ▶ Change countertops in restrooms to granite counters: \$1,500 - \$2,000

# Risk to Price Increase and Schedule Start & Finish

# Overall Project Schedule Review

- ▶ Bond Validation
  - ▶ Final hearing scheduled for March 27, 2023
  - ▶ 30 day appeal period follows
  - ▶ Expected completion is April 27, 2023
- ▶ Permit Status
  - ▶ Civil site plan approved February 16, 2023
  - ▶ Construction permit applied for on March 8, 2023
    - ▶ 4-6 weeks expected

# Overall Project Schedule Review Cont.

## Golf Clubhouse Renovation

Waterlefe CDD  
Capital Planning Committee

Project Start:

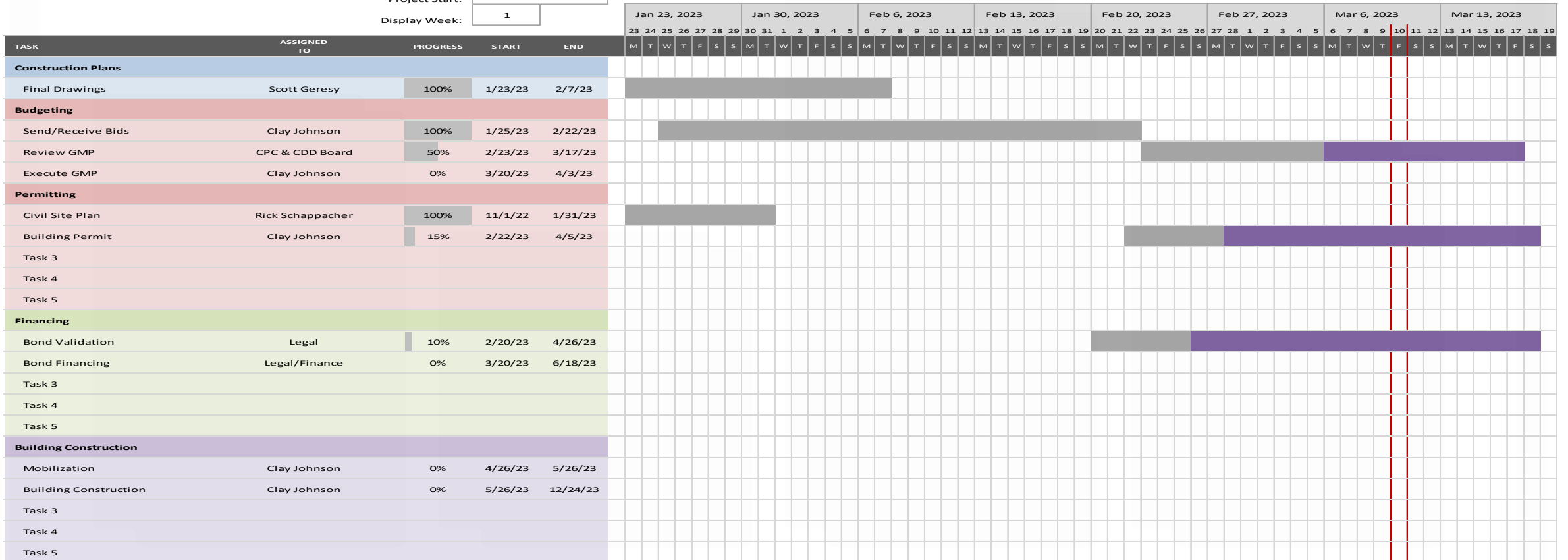
Mon, 1/23/2023

Display Week:

1

SIMPLE GANTT CHART by Vertex42.com

<https://www.vertex42.com/ExcelTemplates/simple-gantt-chart.html>



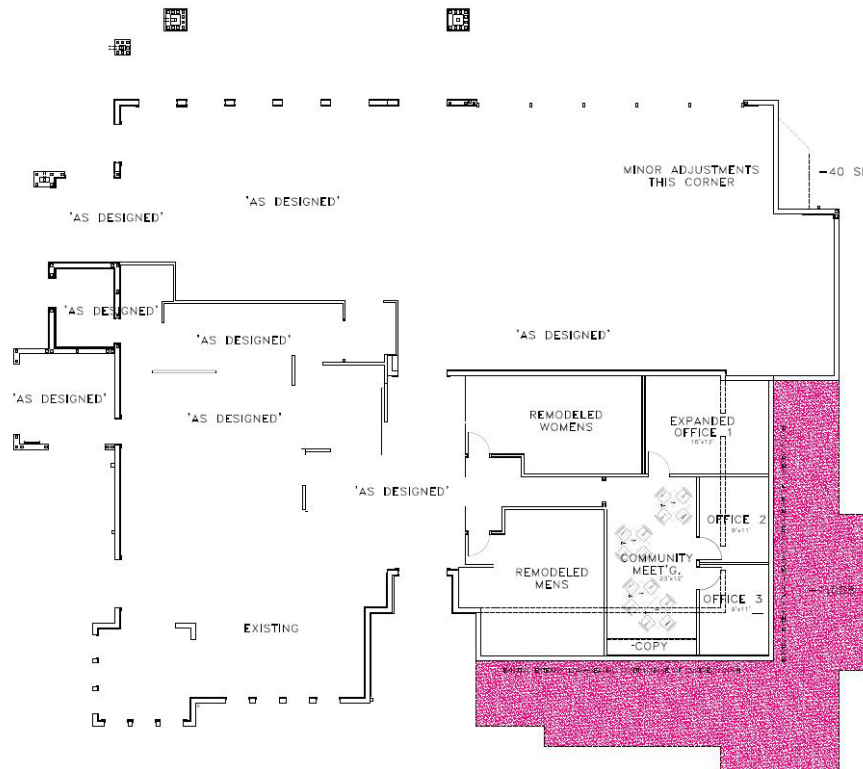


# Funding Strategy

- ▶ \$1 - \$1.25 Million of CDD Reserves to be used
- ▶ Up to \$3 Million to be financed
- ▶ Estimated annual debit service for \$3M is \$260,000
  - ▶ Funding by \$110,000 from CDD General Fund
  - ▶ Reduction of \$100,000 of CDD Capital Contribution to the Golf Club
  - ▶ Golf Club contribution of \$50,000 \*
    - ▶ \*From non-resident golf member dues

# Cost Benefit Discussion of Redesign to Smaller Footprint

- ▶ Order of Magnitude/Range Analysis of Net Cost Savings
- ▶ Schedule Impacts



## PROS:

- + 1,098 SF SAVINGS
- + EXISTING 'BEARING' REMAINS
- + EXISTING ROOF REMAINS
- + PLUMBING FIXTURES REMAIN
- + TREE HAS CHANGE
- + DEMOLITION LESSENED

## CONS:

- TABLE STORAGE GONE
- OFFICES (2) SMALLER
- COMMUNITY ROOM SMALLER
- NEED JANITOR'S CLOSET
- CONSULTANT'S FEES
- CONSTRUCTION DELAY

## ESTIMATED SAVINGS:

REMODEL	\$10,000
DEMOLITION	\$10,000
FOUNDATION	\$10,000
ROOF	\$10,000
WALLS	\$10,000
FLOORING	\$10,000
MECHANICAL	\$10,000
ELECTRICAL	\$10,000
PLUMBING	\$10,000
PAINT	\$10,000
LANDSCAPE	\$10,000
TOTAL	\$100,000
SAVINGS	-\$100,000
NET SAVINGS	-\$100,000

NET 'ESTIMATED' SAVINGS  
= (\$451,000)

OPTION A

PROPOSED FLOOR PLAN

REMODEL/ADDITIONS TO GOLF CLUBHOUSE  
1022 FISH HOOK COVE  
OWNER: WATERVIEW GOLF AND COUNTRY CLUB  
DESIGNED BY: [Logo]  
DATE: 02/20/2018  
A-10ptA

# Discussion of Next Steps