

Waterlefe Community Development District

Board of Supervisors' Special Meeting March 14, 2023

Waterlefe River Club 1022 Fish Hook Cove Bradenton, Florida 34212

www.waterlefecdd.org

Professionals in Community Management

WATERLEFE COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

District Board of Supervisors	Kenneth Bumgarner Chair				
	Ruth Harenchar	Vice Chair			
	Richard Carroll	Assistant Secretary			
	Tom Tosi	Assistant Secretary			
	Sydney S. Xinos	Assistant Secretary			
District Manager	Matthew Huber	Rizzetta & Company, Inc.			
District Counsel	Andrew Cohen	Persson, Cohen & Mooney, P.A.			
District Engineer	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 <u>District Office · Riverview, Florida · (813) 533-2950</u> <u>Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614</u> <u>www.waterlefecdd.org</u>

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
- 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

Commitmen CDD **Contract Value Authorized** Cost Reported Cost Reported Total Cost to Cost to Cost Accour Item Description Company/Cost Source or Allowance Amount Last Period this period Date Complete Cost Category % Complete Misc Soft Costs 1.00 \$0.00 47.85% 1.01 Legal Fees Persson, Cohen, Mooney, Fernande \$10,000.00 \$0.00 \$5,215.50 \$5,215.50 \$4,784.50 Legal Fees MCT Law \$25,000.00 \$21,669.55 \$0.00 \$21,669.55 \$3,330.45 13.32% \$15,000.00 \$0.00 \$0.00 \$15,000.00 100.00% 1.02 Financing Consultant Bond Validation (Bryant Miller Oli \$0.00 Utility Fees 2.00 \$0.00 \$0.00 #DIV/0! \$0.00 #DIV/0! **Professional Fees** 3.00 \$0.00 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 \$50,000.00 \$50,000.00 \$48,201.25 \$0.00 \$48,201.25 \$1,798.75 3.60% Scott Geresy 3.03 Soil Testing & Inspection Fees \$5,000.00 \$5,000.00 0.00% \$0.00 \$9,200.00 \$24,000.00 \$9,200.00 \$0.00 \$9,200.00 \$0.00 0.00% 3.04 Structural Engineer Belt Engineers 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% \$0.00 #DIV/0! 3.06 Energy Calculations \$0.00 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 #DIV/0! \$0.00 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! Total \$214,200.00 \$169,000.00 \$163,086.30 \$1,575.00 \$169,661.30 \$44,538.70 20.79% Golf Club Funding \$113,500.00 \$113,500.00 **CDD** Funding \$100,700.00 \$56,161.30

G-K L/G

l+J

Expenses To Date (Contracted and/or P	aid)
From General Fund	100,700
Enterprise Fund (Golf Club)	113,500
Total	214,200
Puild Cast To Complete	
Build Cost To Complete	
Manasota Consruction Company 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 po	otential cost increase
Total	3,778,659
Contingency (5% of GMP)	150,000
Performance Bond	30,000
Finance Costs (\$3M at 4.75% for 20 yea	<u>rs)</u>
Estimated Loan Cost	175,000
Estimated Interest Cost	1,778,000
Total	1,953,000
Project Grand Total	6,095,859

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.

1310 4th Avenue West • Bradenton, FL 34205 • (941) 795-2732 • FAX (941) 795-3732 Website: www.ManasotaConstruction.com

- 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



Cost savings Adjustments

Waterlefe Golf Club Renovation - Expansion GMP Cost Estimate

Work Item	<u>Cost</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	nie
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
Subtotal	\$2,663,167.00
Permit Allowance	\$5,000.00
Project General Conditions/Supervision	\$125,000.00
Insurance	\$22,000.00
Builders Risk Insurance	\$12,000.00
Subtotal	\$2,827,167.00
Construction Manager Fee	\$169,630.00
Total	\$2,996,797.00

Contingency

Bond Premium



(\$17,807.00)

(\$17,807.00) \$2,978,990.00

Act ID	Description	Orig Dur	Rem Early Dur Start	Early Finish	Total Float	%	2023 MAR APR MAY JUN JUL AUG SEP OCT NOV DEC JAN FEB MAR APR MAY
1000	Building Permits	25d	25d 06MAR23	07APR23	0	0	Building Permits
1010	GMP Review/Approval	15d	15d 06MAR23	24MAR23	3d	0	GMP Review/Approval
1020	Bond Fund Coordmation/Appoval	15d	15d 06MAR23	24MAR23	10d	0	Bond Fund Coordmation/Appoval
1025	Temp Fence/Mobilization	5d	5d 10APR23	14APR23	0	0	Temp Fence/Mobilization
1030	Exterior/Structural Demolition	20d	20d 17APR23	12MAY23	0	0	Exterior/Structural Demolition
1031	Site Clearing/Grading	15d	15d 01MAY23	19MAY23	8d	0	Site Clearing/Grading
1032	Fireline Service	5d	5d 22MAY23	26MAY23	8d	0	Fireline Service
1033	Paver Installation	10d	10d 20SEP23	03OCT23	52d	0	Paver Installation
1034	Fine Grading/Landscape	10d	10d 040CT23	170CT23	52d	0	Fine Grading/Landscape
1040	Interior Demolition	20d	20d 15MAY23	09JUN23	0	0	Interior Demolition
1050	Foundations	10d	10d 15MAY23	26MAY23	5d	0	Foundations
1060	Stemwalls	6d	6d 05JUN23	12JUN23	0	0	Stemwalls
1080	Sawcut Existing Slab	5d	5d 29MAY23	02JUN23	0	0	Sawcut Existing Slab
1090	Plumbing Underslab	10d	10d 08JUN23	21JUN23	0	0	Plumbing Underslab
1100	Electrical Underslab	5d	5d 05JUN23	09JUN23	8d	0	Electrical Underslab
1110	Slab Prep/Pour	5d	5d 22JUN23	28JUN23	0	0	Slab Prep/Pour
1120	Masonry -1	10d	10d 29JUN23	13JUL23	0	0	Masonry -1
1125	Structural Steel Columns	2d	2d 10JUL23	11JUL23	2d	0	I Structural Steel Columns
1130	Fill Cells/Lintels	5d		20JUL23	0	0	Fill Cells/Lintels
1135	Masonry - 2	5d		27JUL23	0	0	Masonry - 2
1140	Roof Tile Removal/Dryin	4d		12JUL23	11d	0	Roof Tile Removal/Drvin
1150	Roof Structure	10d	10d 28JUL23	10AUG23	0	0	Roof Structure
1160	Roof Sheathing	5d	5d 11AUG23	17AUG23	5d	0	Roof Sheathing
1170	Roof Dryin	5d	5d 18AUG23	24AUG23	5d	0	Roof Dryin
1175	Roofing/Sheetmetal	15d	15d 25AUG23	14SEP23	5d	0	Roofing/Sheetmetal
1180	Interior Framing	10d	10d 11AUG23	24AUG23	0	0	Interior Framing
1190	MEPF Roughins - 1	10d	10d 18AUG23	31AUG23	0	0	MEPF Roughins - 1
1200	Aluminum Storefront	6d	6d 25AUG23	01SEP23	52d	0	Aluminum Storefront
1210	Stucco	12d		19SEP23	52d	0	Stucco
1220	Spray Foam Insuulation	5d	5d 01SEP23	07SEP23	0	0	Spray Foam Insulation
1225	Interior Ceiling Framing	6d	6d 08SEP23	15SEP23	82d	0	Interior Ceiling Framing
1230	MEPF Roughins - 2	10d	10d 08SEP23	21SEP23	0	0	MEPF Roughins - 2
1240	Wall Insulation	5d	5d 22SEP23	28SEP23	0	0	Wall Insulation
1245	Install Electrical Switchgear	10d		230CT23	3d	0	Install Electrical Switchgear
	Drywall Hang/Finish	25d		02NOV23	0	0	Drywall Hang/Finish
1255	Install HVAC Equipment	5d	5d 240CT23	30OCT23	3d	0	Install HVAC Equipment
1260	Wall/Ceiling Prime Paint	5d		09NOV23	0	0	🔲 Wall/Ceiling Prime Paint
1270	Acoustical Ceiling Grid	6d		17NOV23	37d	0	Acoustical Ceiling Grid
1280	MEPF Trim	15d		30NOV23	0	0	MEPF Trim
1290	Interior Paint	10d	10d 21NOV23	04DEC23	3d	0	Interior Paint
1300	Interior Trim - Cabinets/Doors	10d	10d 28NOV23	11DEC23	13d	0	Interior Trim - Cabinets/Doors
1310	Finish Flooring	15d	15d 24NOV23	14DEC23	0	0	Finish Flooring
1320	Wallpaper	7d	7d 08DEC23	18DEC23	0	0	
1330	Final Interior Finishes	10d	10d 15DEC23	29DEC23	0	0	Final Interior Finishes
1340	Final Building Inspections	5d	5d 02JAN24	08JAN24	0	0	Final Building Inspections
1500	Owner Tunrover/Occupancy	3d	3d 09JAN24	11JAN24	0	0	Owner Tunrover/Occupancy
3000	HVAC Equipment Procurement			230CT23	3d	0	HVAC Equipment Procurement
3005	Electrical Switchgear Procurement		140d 27MAR23	090CT23	3d	0	Electrical Switchgear Procurement
0000	Lissandar of mongoal i robardinant	1 100	. 100 2110/11/20	0000120	54		

Start date06MAR23Finish date11JAN24Data date06MAR23Run date13MAR23Page number1A© Primavera Systems, Inc.

Manasota Commercial Construction Waterlefe Golf Club Renovation/Expan

2024 JUN JUL	AUG	SEP	ОСТ	NOV	DEC	2025 JAN
				Earl	/ har	
				Early Prog Critic Sum Start Finis	ress bar cal bar mary bar milestone	e point

Tab 3

7010 211th Street East, Lakewood Ranch, FL 34211-6400-scott@geresyarchitect.com- AR16084-(727)331-1318



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

220FHDarchitectsBUDGET SAVINGS RECOMMENDATIONS - revision 1.docx



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 1310 4th Ave West Bradenton, Florida 34205 (941)795-2732 Fax (941)795-3732 CGC021884

Manasota Commercial Construction

Memo

To: Steve Dietz/Waterlefe Committee

From: Clayton Johnson

CC:

1

Date: February 28, 2023 Updated 03/09/23

Re: Waterlefe Golf Club

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 specifed
- 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

Golf Clubhouse Renovation

SIMPLE GANTT CHART by Vertex42.com

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

Waterlefe CDD

Capital Planning Committee		Project Start:	Mon, 1/	/23/2023								
		Display Week:	1		Jan 23, 2023	Jan 30, 2023	Feb 6, 2023	Feb 13, 2023	Feb 20, 2023	Feb 27, 2023	Mar 6, 2023	Mar 13, 2023
таѕк	ASSIGNED TO	PROGRESS	START	END	23 24 25 26 27 28 2 M T W T F S	9 30 31 1 2 3 4 5 5 M T W T F S S	6 7 8 9 10 11 1 M T W T F S S	2 13 14 15 16 17 18 19 5 M T W T F S S	9 20 21 22 23 24 25 26 M T W T F S S	27 28 1 2 3 4 5 M T W T F S S	6 7 8 9 10 11 12 M T W T F S S	M T W T F S S
Construction Plans												
Final Drawings	Scott Geresy	100%	1/23/23	2/7/23								
Budgeting												
Send/Receive Bids	Clay Johnson	100%	1/25/23	2/22/23								
Review GMP	CPC & CDD Board	50%	2/23/23	3/17/23								
Execute GMP	Clay Johnson	0%	3/20/23	4/3/23								
Permitting												
Civil Site Plan	Rick Schappacher	100%	11/1/22	1/31/23								
Building Permit	Clay Johnson	15%	2/22/23	4/5/23								
Task 3												
Task 4												
Task 5												
Financing												
Bond Validation	Legal	10%	2/20/23	4/26/23								
Bond Financing	Legal/Finance	0%	3/20/23	6/18/23								
Task 3												
Task 4												
Task 5												
Building Construction												
Mobilization	Clay Johnson	0%	4/26/23	5/26/23								
Building Construction	Clay Johnson	0%	5/26/23	12/24/23								
Task 3												
Task 4												
Task 5												
Insert new rows ABOVE this one												

Tab 5



Waterlefe Golf Clubhouse Renovation

Summary of Project Cost: Cost to Date

Cost Category	Cost Accoultem 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, Ferna	r \$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 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!
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	100.009
	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	0.009
	3.08 Civil Engineer	Schappacher Engineering	\$20,000.00	\$15,000.00	\$15,800.00	\$1,575.00	\$17,375.00	\$2,625.00	13.139
	3.09 Kitchen Consultant						\$0.00	\$0.00	#DIV/0!
	3.10 Communications / AV Consultant						\$0.00	\$0.00	-
	3.11 Printing Expenses						\$0.00	\$0.00	-
	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 duri	ng Construction					\$0.00	\$0.00	#DIV/0!
	Total		\$214,200.00		\$163,086.30	\$1,575.00	\$169,661.30	\$44,538.70	20.799
	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			
Total	214,200			

Build Cost To Complete	
Manasota Consruction Co	ompany
GMP	2,996,797
Estimated Sales Tax Savi	ngs (50,000)
<u>A Designer Concepts (AD</u>	<u>PC)</u>
Cost Estimate Including F	ees 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
Total	3,778,659

Contingency (5% of GMP)	150,000
Performance Bond	30,000
Finance Costs (\$3M at 4.75% for	<u>20 years)</u>
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 - 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
Subtotal	\$2,663,167.00
Permit Allowance	\$5,000.00
Project General Conditions/Supervision	\$125,000.00
Insurance	\$22,000.00
Builders Risk Insurance	\$12,000.00
Subtotal	\$2,827,167.00
Construction Manager Fee	\$169,630.00
Total Adjusted Total GMP Cost	\$2,996,797.00

ANASOTA CONSTRUCTION

(\$17,807.00)

(\$17,807.00) \$2,978,990.00

CM Schedule

Act Description	Orig Rem Early Dur Dur Start	Early Finish	Total Float	MAR A	PR MAY J	UN JUL AL	JG SEP	OCT NOV	DEC	JAN FEB	MAR	APR MA	202 JUN	UG SEP	ост	NOV	DEC 2
000 Building Permits	25d 25d 06MAR23	07APR23	0		uilding Permits				DEG	100							
010 GMP Review/Approval	15d 15d 06MAR23	24MAR23	3d	0 GMP F	Review/Approval												
020 Bond Fund Coordmation/Appoval	15d 15d 06MAR23	24MAR23	10d	0 Bond	Fund Coordmation/A	ppoval											
025 Temp Fence/Mobilization	5d 5d 10APR23	14APR23	0	0	Temp Fence/Mobiliz	ation											
030 Exterior/Structural Demolition	20d 20d 17APR23	12MAY23	0	0	Exterior/S'	ructural Demolition											
031 Site Clearing/Grading	15d 15d 01MAY23	19MAY23	8d	0	Site Cle	aring/Grading											
032 Fireline Service	5d 5d 22MAY23	26MAY23	8d	0	E Firelin	e Service											
033 Paver Installation	10d 10d 20SEP23	03OCT23	52d	0				Paver Installation									
134 Fine Grading/Landscape	10d 10d 04OCT23	170CT23	52d	0			1	Fine Grading	/Landscape								
140 Interior Demolition	20d 20d 15MAY23	09JUN23	0	0		nterior Demolition											
50 Foundations	10d 10d 15MAY23	26MAY23	5d	0	Found	dations											
60 Stemwalls	6d 6d 05JUN23	12JUN23	0	0		Stemwalls											
80 Sawcut Existing Slab	5d 5d 29MAY23	02JUN23	0	0	Sa Sa	wout Existing Slab											
90 Plumbing Underslab	10d 10d 08JUN23	21JUN23	0	0	-	Plumbing Undersla	ab										
00 Electrical Underslab	5d 5d 05JUN23	09JUN23	8d	0		lectrical Underslab											
10 Slab Prep/Pour	5d 5d 22JUN23	28JUN23	0	0		Slab Prep/Pour											
20 Masonry -1	10d 10d 29JUN23	13JUL23	0	0		Masonry -1											
	2d 2d 10JUL23	11JUL23	2d	0			Steel Columns										
						Fill Cells											
30 Fill Cells/Lintels	5d 5d 14JUL23 5d 5d 21JUL23	20JUL23	0	0		Masor											
35 Masonry - 2		27JUL23		-		Roof Tile R											
40 Roof Tile Removal/Dryin	4d 4d 07JUL23	12JUL23	11d	0													
50 Roof Structure	10d 10d 28JUL23	10AUG23	0	0			Roof Structure										
60 Roof Sheathing	5d 5d 11AUG23	17AUG23	5d	0			Roof Sheathing	3									
70 Roof Dryin	5d 5d 18AUG23	24AUG23	5d	0			Roof Dryin										
75 Roofing/Sheetmetal	15d 15d 25AUG23	14SEP23	5d	0				ng/Sheetmetal									
80 Interior Framing	10d 10d 11AUG23	24AUG23	0	0			Interior Fram										
90 MEPF Roughins - 1	10d 10d 18AUG23	31AUG23	0	0			MEPF Rou										
00 Aluminum Storefront	6d 6d 25AUG23	01SEP23	52d	0			Aluminum										
10 Stucco	12d 12d 04SEP23	19SEP23	52d	0			Stuc										
20 Spray Foam Insuliation	5d 5d 01SEP23	07SEP23	0	0				oam Insuulation									
25 Interior Ceiling Framing	6d 6d 08SEP23	15SEP23	82d	0				or Ceiling Framing	3								
30 MEPF Roughins - 2	10d 10d 08SEP23	21SEP23	0	0				PF Roughins - 2									
40 Wall Insulation	5d 5d 22SEP23	28SEP23	0	0				Vall Insulation									
45 Install Electrical Switchgear	10d 10d 100CT23	23OCT23	3d	0				Install Elec		gear							
50 Drywall Hang/Finish	25d 25d 29SEP23	02NOV23	0	0				Drywal									
55 Install HVAC Equipment	5d 5d 240CT23	300CT23	3d	0					IVAC Equipm								
60 Wall/Ceiling Prime Paint	5d 5d 03NOV23	09NOV23	0	0					/Ceiling Prime								
70 Acoustical Ceiling Grid	6d 6d 10NOV23	17NOV23	37d	0					coustical Ceil								
80 MEPF Trim	15d 15d 10NOV23	30NOV23	0	0					MEPF Trin								
90 Interior Paint	10d 10d 21NOV23	04DEC23	3d	0					Interior P								
00 Interior Trim - Cabinets/Doors	10d 10d 28NOV23	11DEC23	13d	0						Trim - Cabinets	Doors						
10 Finish Flooring	15d 15d 24NOV23	14DEC23	0	0				0	Finish	Flooring							
20 Wallpaper	7d 7d 08DEC23	18DEC23	0	0					Wall	paper							
330 Final Interior Finishes	10d 10d 15DEC23	29DEC23	0	0					COMPANY R	inal Interior Finis	shes						
40 Final Building Inspections	5d 5d 02JAN24	08JAN24	0	0						Final Building	Inspections						
00 Owner Tunrover/Occupancy	3d 3d 09JAN24	11JAN24	0	0						Owner Tunro		CV					
100 HVAC Equipment Procurement	150d 150d 27MAR23	230CT23	3d	0		and the second se	the second s	HVAC Equ	uipment Proc			0.7.7					
105 Electrical Switchgear Procurement	140d 140d 27MAR23	09OCT23	3d	0				Electrical Swite									

Start date 06MAR23 Finish date 11JAN24 Data date 06MAR23 Run date 13MAR23 Page number 1A © Primavera Systems, Inc.

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.

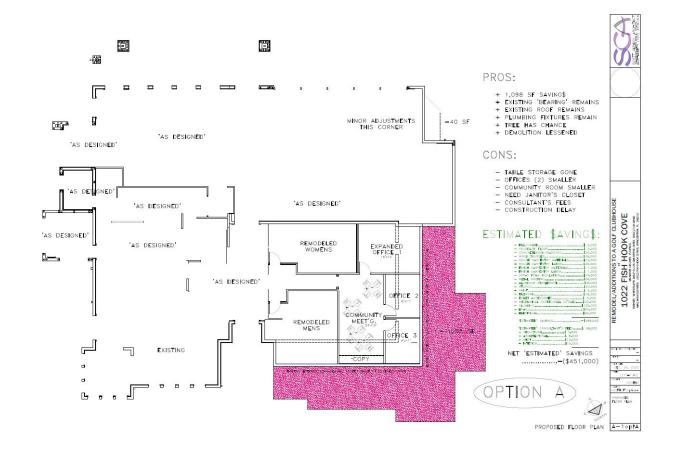
Golf Clubhouse Ren	SIMPLE GANTT CHART by Vertex42.com https://www.vertex42.com/ExcelTemplates/simple-gantt-chart.html											
Waterlefe CDD Capital Planning Committee		Project Start: Display Week:	Mon, 1/ 1	23/2023	Jan 23, 2023	Jan 30, 2023	Feb 6, 2023	Feb 13, 2023	Feb 20, 2023	Feb 27, 2023	Mar 6, 2023	Mar 13, 2023
таѕк	ASSIGNED TO	PROGRESS	START	END	23 24 25 26 27 28 M T W T F S	29 30 31 1 2 3 4 5 S M T W T F S S	6 7 8 9 10 11 M T W T F S	12 13 14 15 16 17 18 19 S M T W T F S S	9 20 21 22 23 24 25 2 M T W T F S S	5 27 28 1 2 3 4 5 M T W T F S S	6 7 8 9 10 11 1 M T W T F S	<mark>12 13 14 15 16 17 1</mark> s м т w т f
Construction Plans												
Final Drawings	Scott Geresy	100%	1/23/23	2/7/23								
Budgeting												
Send/Receive Bids	Clay Johnson	100%	1/25/23	2/22/23								
Review GMP	CPC & CDD Board	50%	2/23/23	3/17/23								
Execute GMP	Clay Johnson	0%	3/20/23	4/3/23								
Permitting												
Civil Site Plan	Rick Schappacher	100%	11/1/22	1/31/23								
Building Permit	Clay Johnson	15%	2/22/23	4/5/23								
Task 3												
Task 4												
Task 5												
Financing												
Bond Validation	Legal	10%	2/20/23	4/26/23								
Bond Financing	Legal/Finance	0%	3/20/23	6/18/23								
Task 3												
Task 4												
Task 5												
Building Construction												
Mobilization	Clay Johnson	0%	4/26/23	5/26/23								
Building Construction	Clay Johnson	0%	5/26/23	12/24/23								
Task 3												
Task 4												
Task 5												

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



Discussion of Next Steps