

**LIBRARY AND EVENTS CENTER
SUMMARY STATUS REPORT
Thursday, October 1, 2020**

	Project Budget Adopted by Commission 1/27/2020	Change Orders	Revised Budget	Spent to-date	Encumbrances	Budget Remaining
Brasfield and Gorrie GMP	\$ 33,887,803	\$ 373,253	\$ 34,261,056	\$ 9,450,604	\$ 4,347,255	\$ 20,463,197
Soft Costs	\$ 6,825,401		\$ 6,825,401	\$ 4,557,716		\$ 2,267,685
Owners Contingency	\$ 982,078	\$ (373,253)	\$ 608,825			\$ 608,825
City Provided Site Furnishings	\$ 30,000		\$ 30,000			\$ 30,000
Total	\$ 41,725,282	\$ -	\$ 41,725,282	\$ 14,008,320	\$ 4,347,255	\$ 23,369,707

Library and Events Center GMP COST TRACKING

Project: WP Library/Events Center		CMAR: Brasfield and Gorrie		Project Acct #: 3013101-565313				Project Start Date		
1050/1052 Morse Boulevard		AOR: Hunton Brady		Project Budget: \$41,725,282 as of 1/27/20				Construction Start Date		
		OR: Pizzuti		(see Tab)				Projected Completion Date: 10/20/2021		
REPORT DATE October 2, 2020				GMP BUDGET: \$33,887,803						
Job Group/Description	GMP Budget	Change Orders	Revised GMP Budget	Previous Costs Brasfield and Gorrie	Current Costs Brasfield and Gorrie	Total Costs Billed- Brasfield and Gorrie	Owner Direct Purchases-Materials Paid to Date	Total Project Costs Paid to Date	Percent Complete	Balance to Finish
SECTION ONE: GMP										
001 GENERAL CONDITIONS										
1100 General Conditions	\$ 1,938,735.00	\$ 10,770.00	\$ 1,949,505.00	\$ 505,010.05	\$ 102,088.98	\$ 607,099.03		\$ 607,099.03	31.1%	\$ 1,342,405.97
1150 Clean up and Dumpster	\$ 288,947.00	\$ 1,348.00	\$ 290,295.00	\$ 36,490.04	\$ 6,493.48	\$ 42,983.52		\$ 42,983.52	14.8%	\$ 247,311.48
1200 Temporary Measures	\$ 41,967.00	\$ 140.00	\$ 42,107.00	\$ 13,571.40	\$ 2,817.70	\$ 16,389.10		\$ 16,389.10	38.9%	\$ 25,717.90
1250 Equipment & Hoisting	\$ 202,508.00	\$ 1,040.00	\$ 203,548.00	\$ 68,334.09	\$ 14,709.09	\$ 83,043.18		\$ 83,043.18	40.8%	\$ 120,504.82
GROUP 001 TOTALS	\$ 2,472,157.00	\$ 13,298.00	\$ 2,485,455.00	\$ 623,405.58	\$ 126,109.25	\$ 749,514.83	\$ -	\$ 749,514.83	30.2%	\$ 1,735,940.17
002 SITE/HARDSCAPE/FURNISHINGS										
2233 Sitework Demucking	\$ 1,595,518.00	\$ 264,924.00	\$ 1,860,442.00	\$ 1,378,176.95		\$ 1,378,176.95		\$ 1,378,176.95	74.1%	\$ 482,265.05
2270 Site Concrete/Furnishings	\$ 1,112,145.00	\$ -	\$ 1,112,145.00	\$ -	\$ 77,864.01	\$ 77,864.01	\$ 131,834.52	\$ 209,698.53	18.9%	\$ 902,446.47
2273 Pervious Pavers	\$ 842,721.00	\$ -	\$ 842,721.00	\$ -		\$ -		\$ -	0.0%	\$ 842,721.00
2276 Augercast Piles	\$ 268,000.00	\$ -	\$ 268,000.00	\$ 172,895.12		\$ 172,895.12	\$ 27,113.28	\$ 200,008.40	74.6%	\$ 67,991.60
2278 Book Drop Allowance	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ -	\$ -		\$ -	0.0%	\$ 10,000.00
2285 Landscape	\$ 515,780.00	\$ 370.00	\$ 516,150.00	\$ -	\$ -	\$ -		\$ -	0.0%	\$ 516,150.00
GROUP 002 TOTALS	\$ 4,344,164.00	\$ 265,294.00	\$ 4,609,458.00	\$ 1,551,072.07	\$ 77,864.01	\$ 1,628,936.08	\$ 158,947.80	\$ 1,787,883.88	38.8%	\$ 2,821,574.12
003 LIBRARY										
3300 Concrete Mock-up	\$ 10,000.00	\$ -	\$ 10,000.00	\$ 10,635.75		\$ 10,635.75		\$ 10,635.75	106.4%	\$ (635.75)
3301 Cast in Place Concrete	\$ 1,596,403.00	\$ 31,458.00	\$ 1,627,861.00	\$ 1,333,041.30	\$ 144,128.60	\$ 1,477,169.90		\$ 1,477,169.90	90.7%	\$ 150,691.10
3310 Precast	\$ 1,400,000.00	\$ -	\$ 1,400,000.00	\$ 144,581.00	\$ 25,645.69	\$ 170,226.69	\$ 24,170.26	\$ 194,396.95	13.9%	\$ 1,205,603.05
3500 Structural Steel	\$ 2,043,885.00	\$ 111,504.00	\$ 2,155,389.00	\$ 1,395,172.19	\$ 490,783.80	\$ 1,885,955.99	\$ 757,499.08	\$ 2,643,455.07	122.6%	\$ (488,066.07)
3525 Circular Stair	\$ 313,000.00	\$ -	\$ 313,000.00	\$ 25,000.00		\$ 25,000.00		\$ 25,000.00	8.0%	\$ 288,000.00
3600 Blocking	\$ 27,323.00	\$ -	\$ 27,323.00	\$ -		\$ -		\$ -	0.0%	\$ 27,323.00
3610 Millwork and GFRC	\$ 504,287.00	\$ -	\$ 504,287.00	\$ 25,000.00		\$ 25,000.00		\$ 25,000.00	5.0%	\$ 479,287.00
3700 Waterproofing	\$ 131,971.00	\$ -	\$ 131,971.00	\$ 90,862.19		\$ 90,862.19		\$ 90,862.19	68.9%	\$ 41,108.81
3720 Fireproofing	\$ 14,500.00	\$ -	\$ 14,500.00	\$ -		\$ -		\$ -	0.0%	\$ 14,500.00
3740 Metal Panels	\$ 110,280.00	\$ -	\$ 110,280.00	\$ -		\$ -		\$ -	0.0%	\$ 110,280.00
3750 Roofing	\$ 416,500.00	\$ -	\$ 416,500.00	\$ -		\$ -		\$ -	0.0%	\$ 416,500.00
3800 Doors and Hardware	\$ 74,550.00	\$ -	\$ 74,550.00	\$ -		\$ -		\$ -	0.0%	\$ 74,550.00
3830 Exterior Glass	\$ 1,051,900.00	\$ -	\$ 1,051,900.00	\$ -		\$ -		\$ -	0.0%	\$ 1,051,900.00
3910 Metal Framing and Drywall	\$ 1,334,963.00	\$ -	\$ 1,334,963.00	\$ 1,750.00	\$ 24,712.49	\$ 26,462.49		\$ 26,462.49	2.0%	\$ 1,308,500.51
3920 Acoustical Plaster	\$ 79,153.00	\$ -	\$ 79,153.00	\$ -		\$ -		\$ -	0.0%	\$ 79,153.00
3930 Flooring	\$ 54,500.00	\$ -	\$ 54,500.00	\$ -		\$ -		\$ -	0.0%	\$ 54,500.00
3950 Polished Concrete	\$ 182,164.00	\$ -	\$ 182,164.00	\$ -		\$ -		\$ -	0.0%	\$ 182,164.00
3970 ACT and Rulon	\$ 385,500.00	\$ -	\$ 385,500.00	\$ -		\$ -		\$ -	0.0%	\$ 385,500.00
3990 Paint	\$ 71,725.00	\$ -	\$ 71,725.00	\$ -		\$ -		\$ -	0.0%	\$ 71,725.00
3991 Specialties	\$ 61,761.00	\$ -	\$ 61,761.00	\$ -		\$ -		\$ -	0.0%	\$ 61,761.00
3992 Signage	\$ 13,640.00	\$ -	\$ 13,640.00	\$ -		\$ -		\$ -	0.0%	\$ 13,640.00
3993 Operable Partitions/Art Hang	\$ 116,803.00	\$ -	\$ 116,803.00	\$ -		\$ -		\$ -	0.0%	\$ 116,803.00
3994 Elevator	\$ 85,377.00	\$ -	\$ 85,377.00	\$ 43,750.00		\$ 43,750.00		\$ 43,750.00	51.2%	\$ 41,627.00
3995 Handicapped Lift	\$ 55,000.00	\$ -	\$ 55,000.00	\$ -		\$ -		\$ -	0.0%	\$ 55,000.00
3996 Fire Protection	\$ 123,950.00	\$ -	\$ 123,950.00	\$ -		\$ -		\$ -	0.0%	\$ 123,950.00
3997 Plumbing	\$ 390,960.00	\$ 2,128.00	\$ 393,088.00	\$ 100,820.00		\$ 100,820.00		\$ 100,820.00	25.6%	\$ 292,268.00
3998 HVAC	\$ 1,314,650.00	\$ -	\$ 1,314,650.00	\$ 24,216.00	\$ 28,710.00	\$ 52,926.00		\$ 52,926.00	4.0%	\$ 1,261,724.00
3999 Electrical	\$ 1,680,076.00	\$ -	\$ 1,680,076.00	\$ 131,386.07	\$ 49,064.95	\$ 180,451.02	\$ 27,320.37	\$ 207,771.39	12.4%	\$ 1,472,304.61
GROUP 003 TOTALS	\$ 13,644,821.00	\$ 145,090.00	\$ 13,789,911.00	\$ 3,326,214.50	\$ 763,045.53	\$ 4,089,260.03	\$ 808,989.71	\$ 4,898,249.74	35.5%	\$ 8,891,661.26
GROUP 004 EVENT CENTER										
4301 Cast in Place Concrete	\$ 901,195.00	\$ -	\$ 901,195.00	\$ 481,039.69	\$ 66,002.70	\$ 547,042.39		\$ 547,042.39	60.7%	\$ 354,152.61
4310 Precast	\$ 908,000.00	\$ -	\$ 908,000.00	\$ -	\$ 17,819.14	\$ 17,819.14	\$ 16,786.92	\$ 34,606.06	3.8%	\$ 873,393.94
4500 Structural Steel	\$ 1,249,592.00	\$ -	\$ 1,249,592.00	\$ 40,708.56	\$ 279,553.74	\$ 320,262.30	\$ 125,048.54	\$ 445,310.84	35.6%	\$ 804,281.16
4525 Circular Stair	\$ 300,000.00	\$ -	\$ 300,000.00	\$ 25,000.00		\$ 25,000.00		\$ 25,000.00	8.3%	\$ 275,000.00
4610 Millwork and GFRC	\$ 226,886.00	\$ -	\$ 226,886.00	\$ -		\$ -		\$ -	0.0%	\$ 226,886.00
4700 Waterproofing	\$ 100,936.00	\$ -	\$ 100,936.00	\$ 9,500.00		\$ 9,500.00		\$ 9,500.00	9.4%	\$ 91,436.00
4740 Metal Panels	\$ 57,000.00	\$ -	\$ 57,000.00	\$ -		\$ -		\$ -	0.0%	\$ 57,000.00
4750 Roofing	\$ 373,280.00	\$ -	\$ 373,280.00	\$ -		\$ -		\$ -	0.0%	\$ 373,280.00
4800 Doors and Hardware	\$ 68,959.00	\$ -	\$ 68,959.00	\$ -		\$ -		\$ -	0.0%	\$ 68,959.00
4830 Exterior Glass	\$ 539,800.00	\$ -	\$ 539,800.00	\$ -		\$ -		\$ -	0.0%	\$ 539,800.00
4850 Interior Glass	\$ 226,450.00	\$ -	\$ 226,450.00	\$ 3,000.00		\$ 3,000.00		\$ 3,000.00	1.3%	\$ 223,450.00
4910 Metal Framing and Drywall	\$ 935,380.00	\$ -	\$ 935,380.00	\$ 3,000.00	\$ 16,484.87	\$ 19,484.87		\$ 19,484.87	2.1%	\$ 915,895.13

Library and Events Center SOFT COST TRACKING

Project: WP Library/Events Center		CMAR: Brasfield and Gorrie			Project Acct #: 3013101-565313		Project Start Date	
1050/1052 Morse Boulevard		AOR: Hunton Brady			Project Budget: \$41,725,282 as of 1/27/20		Construction Start Date	
		OR: Pizzuti			(see Tab)		Projected Completion Date: 10/20/2021	
REPORT DATE OCTOBER 2, 2020		REPORT PERIOD SEPTEMBER 2020			SOFT COST BUDGET \$7,807,479			
Job Group/Description	Budget	Change Orders	Revised Budget	Previous Costs	Current Costs	Total Costs Billed	Percent Complete	Balance to Finish
SECTION TWO: SOFT COSTS								
001 PREDEVELOPMENT COSTS								
Survey	\$ 36,528.00	-	\$ 36,528.00	\$ 48,323.00	-	\$ 48,323.00	132.3%	\$ (11,795.00)
Geotech	\$ 143,663.00	-	\$ 143,663.00	\$ 152,968.95		\$ 152,968.95	106.5%	\$ (9,305.95)
Environmentals	\$ 35,297.00	-	\$ 35,297.00	\$ 38,947.75	\$ 400.00	\$ 39,347.75	111.5%	\$ (4,050.75)
Legal/Past Study/Professional Fees	\$ 384,109.00	-	\$ 384,109.00	\$ 394,104.26		\$ 394,104.26	102.6%	\$ (9,995.26)
Bond Issue Costs	\$ 247,697.00	-	\$ 247,697.00	\$ 198,312.08	-	\$ 198,312.08	80.1%	\$ 49,384.92
GROUP 001 TOTALS	\$ 847,294.00	-	\$ 847,294.00	\$ 832,656.04	\$ 400.00	\$ 833,056.04	98.3%	\$ 14,237.96
002 PERMITS AND FEES								
Sewer	\$ 50,000.00	-	\$ 50,000.00	\$ 5,090.97	-	\$ 5,090.97	10.2%	\$ 44,909.03
Building Permit	\$ 232,098.00	-	\$ 232,098.00	\$ 194,959.67	-	\$ 194,959.67	84.0%	\$ 37,138.33
SJRWMD	\$ 2,000.00	-	\$ 2,000.00	\$ 1,190.00	-	\$ 1,190.00	59.5%	\$ 810.00
Water Permit	\$ 50,000.00	-	\$ 50,000.00	\$ 1,300.00	-	\$ 1,300.00	2.6%	\$ 48,700.00
GROUP 002 TOTALS	\$ 334,098.00	-	\$ 334,098.00	\$ 202,540.64	-	\$ 202,540.64	60.6%	\$ 131,557.36
003 ARCHITECTS/CONSULTANTS								
Hunton Brady	\$ 2,620,763.00	-	\$ 2,620,763.00	\$ 2,341,891.11	\$ 21,820.47	\$ 2,363,711.58	90.2%	\$ 257,051.42
Pizzuti Solutions	\$ 779,000.00	-	\$ 779,000.00	\$ 678,800.00	\$ 5,000.00	\$ 683,800.00	87.8%	\$ 95,200.00
FCM Engineering (Commissioning)	\$ 40,000.00	-	\$ 40,000.00	\$ 1,244.00	-	\$ 1,244.00	3.1%	\$ 38,756.00
GROUP 003 TOTALS	\$ 3,439,763.00	-	\$ 3,439,763.00	\$ 3,021,935.11	\$ 26,820.47	\$ 3,048,755.58	88.6%	\$ 391,007.42
GROUP 004 PRECONSTRUCTION COST								
Brasfield and Gorrie	\$ 260,000.00	-	\$ 260,000.00	\$ 257,553.45	-	\$ 257,553.45	99.1%	\$ 2,446.55
Demolition	\$ 100,000.00	-	\$ 100,000.00	\$ 49,808.06	-	\$ 49,808.06	49.8%	\$ 50,191.94
Meetings/Marketing/Copies	-	-	-	\$ 26,589.47	-	\$ 26,589.47	100.0%	\$ (26,589.47)
Site Prep/Fence/Tree Removal	\$ 25,000.00	-	\$ 25,000.00	\$ 52,123.56		\$ 52,123.56	208.5%	\$ (27,123.56)
Materials Testing and Inspections	\$ 80,000.00	-	\$ 80,000.00	\$ 34,503.54	\$ 14,520.00	\$ 49,023.54	61.3%	\$ 30,976.46
GROUP 004 TOTALS	\$ 465,000.00	-	\$ 465,000.00	\$ 420,578.08	\$ 14,520.00	\$ 435,098.08	93.6%	\$ 29,901.92
GROUP 005 FFE								
Outdoor Furniture	\$ 85,000.00	-	\$ 85,000.00	-		-	0.0%	\$ 85,000.00
Event Center Furniture	\$ 176,110.00	-	\$ 176,110.00	\$ 880.00		\$ 880.00	0.5%	\$ 175,230.00
IT/AV Security Library	\$ 544,860.00	-	\$ 544,860.00	-		-	0.0%	\$ 544,860.00
IT/AV Security Event Center	\$ 202,092.00	-	\$ 202,092.00	-		-	0.0%	\$ 202,092.00
Kitchen Equipment Event Center	\$ 150,000.00	-	\$ 150,000.00	-	\$ 37,386.00	\$ 37,386.00	24.9%	\$ 112,614.00
Library Furniture	\$ 581,184.00	-	\$ 581,184.00	-		-	0.0%	\$ 581,184.00
GROUP 005 TOTALS	\$ 1,739,246.00	-	\$ 1,739,246.00	\$ 880.00	\$ 37,386.00	\$ 38,266.00	2.2%	\$ 1,700,980.00
TOTAL								
	\$ 7,807,479.00	\$ (302,799.00)	\$ 7,504,680.00	\$ 4,781,388.87	\$ 79,126.47	\$ 4,557,716.34	60.7%	\$ 2,946,963.66
GROUP 006 CONTINGENCY								
Owners Contingency	\$ 982,078.00	\$ (302,799.00)	\$ 679,279.00	\$ 302,799.00	\$ 70,454.00	\$ 373,253.00	69.2%	\$ 679,279.00
GROUP 006 TOTALS	\$ 982,078.00	\$ (302,799.00)	\$ 679,279.00	\$ 302,799.00	\$ 70,454.00	\$ 373,253.00	69.2%	\$ 679,279.00
CITY PERFORMED-SITE FURNISHINGS								
	\$ 30,000.00	-	\$ 30,000.00	-		-	0.0%	\$ 30,000.00

Reconciliation of Budget Based Upon Changes Made at 1/27/20 Commission Meeting
Commission Selected Option 3 which was to delete parking lot c, add back lot B and have B&G do demucking

	GMP	Soft Costs	City Performed	Total
Budget following 1/13/20 meeting	\$ 34,072,395	\$ 7,413,722	\$ 229,957	\$ 41,716,074
Add Parking Lot B (middle lot)	\$ 183,750	\$ -	\$ -	\$ 183,750
Delete Parking Lot C (South Lot)	\$ (556,329)	\$ -	\$ -	\$ (556,329)
Subtotal	\$ 33,699,816	\$ 7,413,722	\$ 229,957	\$ 41,343,495
B&G do De-mucking	\$ 311,838	\$ -	\$ (199,957)	\$ 111,881
Revised Budget	\$ 34,011,654	\$ 7,413,722	\$ 30,000	\$ 41,455,376
Contingency freed up from above		\$ 260,698		\$ 260,698
Contingency from rounding of proceeds		\$ 9,208		\$ 9,208
Final Budget adopted by commission	\$ 34,011,654	\$ 7,683,628	\$ 30,000	\$ 41,725,282
Change in GMP before signing added to contingency	\$ (123,851)	\$ 123,851		\$ -
Revised Budget	\$ 33,887,803	\$ 7,807,479	\$ 30,000	\$ 41,725,282

Note: Selecting this option freed up \$260,698 that was added to contingency.

Reconciliation of Contingency in Soft Cost above

From Pizzuti Sheet as of 1/13/20	\$ 588,321	
From adopting option 3	\$ 260,698	
From excess proceeds over uses	\$ 9,208	
From change to GMP	\$ 123,851	
Revised Contingency	\$ 982,078	1/27/2020

Winter Park Library and Events Center Project
Final Adopted Budget
January 27, 2020

Sources:

Proceeds from bonds	\$ 27,904,666
Proceeds from remaining bonds	\$ 2,000,000
Interest earnings on proceeds	\$ 1,500,000
Tourist Development Tax Grant	\$ 6,000,000
Fundraising	\$ 2,187,841
CRA	\$ 2,132,775
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Total Proceeds	<u><u>\$ 41,725,282</u></u>

Uses:

Brasfield and Gorrie GMP	\$ 33,887,803
Soft Costs	\$ 6,825,401
Contingency	\$ 982,078
City Performed - site furnishings	\$ 30,000
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Total Uses	<u><u>\$ 41,725,282</u></u>

Winter Park Library and Events Center Project

CHANGE ORDER DETAIL

October 1, 2020

Approved Change Orders

Demucking	\$	209,799	
Removal of additional unsuitable soil	\$	55,000	
Removal of additional unsuitable soil	\$	50,000	
Rental of Soil Sifter on Site	\$	74,692	
Removal of Trash Layer	\$	30,107	
Underdrains	\$	89,418	
Crystalline Waterproofing Addmixture	\$	25,351	
Underdrain Installation	\$	64,067	
Other			
Structural Modification	\$	3,582	(Contractor paid \$79,841 from contractor contingency)
Civil/Structural	\$	70,454	
Revised Civil Drawing	\$	22,125	
Move Water Line in Conflict with Tree	\$	1,671	
Steel Support for Glass Partition Wall in Library	\$	14,351	
Structural Steel Changes/Drawings	\$	6,628	
Cantiliver Detail in Steel Library	\$	9,942	
Existing Sanitary Invert Elevation Conflict	\$	12,278	
Basement Stair Bolt Conflict in Slab	\$	3,459	
Total Change Orders	\$	<u>373,253</u>	