MINUTES OF MEETING
CITY OF DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY
TUESDAY, NOVEMBER 8, 2011 – 6:00 P.M.

1. Call to Order/Roll Call

Chairman Flury called the meeting to order at 6:00 p.m.

Present:

Chairman:	Patricia A. Flury
Vice-Chairman:	Bobbie H. Grace
Board Members:	Anne Castro
	Walter Duke
	C. K. "Mac" McElyea
CRA Executive Director:	Jeremy Earle
City Attorney:	Thomas Ansbro
CRA Secretary:	Louise Stilson

2. CRA Updates

Jeremy Earle, CRA Executive Director, discussed the US 1 Landscaping project. He noted there are issues and some of the business owners want some of the trees moved. Director Earle requested feedback from the Board.

Board Member Castro commented that the business owners have been complaining about how dilapidated this corridor is and we have been talking about this for a long time. She further noted this project has been a challenge due to the infrastructure and we are finally spending millions of dollars to enhance Federal Highway; therefore, we need to move forward with the plan.

Board Member Castro motioned to continue with the plan; seconded by Vice-Mayor Grace. The motion carried on the following 4-1 Roll Call vote:

Board Member Castro	**Yes**	**Vice-Chairman Grace**	**Yes**
Board Member Duke	**Yes**	**Chairman Flury**	**Yes**
Board Member McElyea	**No**		

3. Presentations

There were no presentations at this meeting.

4. Consent Agenda

4.1 Minutes
Approve minutes of October 5, 2011 CRA Board Meeting

4.2 Revised Merchant Assistance Program Application

Board Member Castro motioned to approve the Consent Agenda; seconded by Vice-Chairman Grace. The motion carried on the following 5-0 Roll Call vote:

Board Member Castro	**Yes**	**Vice-Chairman Grace**	**Yes**
Board Member Duke	**Yes**	**Chairman Flury**	**Yes**
Board Member McElyea	**Yes**		

5. Proposals and Bids

5.1 Sun Garden Isles Bid Acceptance

Director Earle confirmed that the bid amount of $452,714.20 will be funded by the CRA and the City of Dania Beach.

Board Member Duke motioned to award the Bid for Sun Garden Isles to West Construction; seconded by Vice-Chairman Grace. The motion carried on the following 5-0 Roll Call vote:

Board Member Castro	**Yes**	**Vice-Chairman Grace**	**Yes**
Board Member Duke	**Yes**	**Chairman Flury**	**Yes**
Board Member McElyea	**Yes**		

6. Discussion and Possible Action

6.1 Dania Beach Heights Traffic Circle

Director Earle noted Oscar Bello of Chen Moore and Associates is present, if needed. He asked the Board for direction on how to proceed with the project.

Chairman Flury commented that she would like to get rid of this project. She added that currently we do not have the funding and suggested revisiting the issue at a later date.

Board Member Castro commented that half a million dollars is a lot of money for a traffic circle. She remarked that the original cost from 7-8 years ago was $45,000.00 - $65,000.00. Board Member Castro stated she cannot support this project; however, she would like to try other alternatives such as stop signs. She asked City Manager Baldwin to discuss this matter with Broward County.

It was the consensus of the Board to take this project off the list.

6.2 US-1 Phase II Landscape Cost Estimate

Director Earle reviewed the revised cost proposal which is included as an attachment to these minutes. He noted that the total base cost, with Alternates (1 & 2) is $2.4M. Director Earle remarked that it is important to remember that these numbers represent a best estimate based on all the issues that we have encountered during the current construction of Phase I. He indicated that Public Services Director Orlando believes the City can realize additional savings of $675,000.00. Director Earle advised that the cost estimate was prepared by the IBI Group.

Board Member Castro questioned some items that could be eliminated.

Jed Hall, IBI Group, advised the utility lines do not have to be done. He further explained the process and said that the $2.4M amount is the worst case scenario.

Dominic Orlando, Director of Public Services, explained how they saved costs on Phase I of the project. He noted there are a lot of contingencies in Phase II. Director Orlando indicated that the Alternates are separate from the lump sum because if the work does not need to be done, the contractor will not be paid for that specific item. He noted that his savings are in the Alternates; however, it would still cost $1.7M.

Board Member Duke said we should focus on the landscaping and above ground improvements at this time.

Director Orlando noted the utility realignment would only need to be done if there is a conflict. He clarified that not all the utility companies may want to do things the way staff is proposing in which case we would be responsible for the cost.

Board Member Castro cautioned that we need to contact all the utility companies before we vote on this item.

Board Member Castro motioned to continue this item for 2 weeks; seconded by Vice-Chairman Grace. The motion carried on the following 5-0 Roll Call vote:

Board Member Castro	**Yes**	**Vice-Chairman Grace**	**Yes**
Board Member Duke	**Yes**	**Chairman Flury**	**Yes**
Board Member McElyea	**Yes**		

<u>Addendum</u>

6.3 RESOLUTION #2011-CRA-007

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE CITY OF DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY ("CRA"), AUTHORIZING THE CRA EXECUTIVE DIRECTOR TO

TERMINATE THE DEVELOPMENT AGREEMENT WITH DOWNTOWN DANIA BEACH DEVELOPMENT, LLC; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.
Director Earle

City Attorney Ansbro read the title of Resolution #2011-CRA-007.

Director Earle read a statement regarding this project which is attached to and incorporated into these minutes. He advised that to date $7M of public funds have been expended on the Parking Garage and the new Cul-de-Sac. Director Earle noted that staff has witnessed many of the unsuccessful attempts by the development team to find financing for the project. He stated that the current economy is to blame for most of the problems. Director Earle suggested issuing a new Request for Qualifications (RFQ) for the City Center project, and explained the primary requirements for the new RFQ.

Jamie Cole, Weiss Serota, noted under the agreement the City and the CRA have the right to terminate the contract without cause, just for convenience, with not less than 7 days notice. He clarified that there is no default to the agreement.

Michael Moskowitz, Special Counsel to the CRA, explained the consequences to terminating the development agreement with respect to the $700,000.00 of Redevelopment Capital Program (RCP) funds obtained through the 7th Amendment to the Interlocal Agreement (ILA) with Broward County. He advised that the 7th Amendment states that the roadway must be operational by May 1, 2012. Attorney Moskowitz noted that he has a meeting with the County next Thursday to discuss the status of the $700,000.00 if the development agreement is terminated.

Hank Thomas, Downtown Dania Beach Development, LLC, thanked the residents and the City for the opportunity to work with them. He stated he is opposed to the dissolution of the development agreement. Mr. Thomas explained: Point #1, he is prepared to develop the roadway; the only issue is what will happen to his building. The concern is that there is no parking for his building if the road is built. Point #2, he is in a position to team up with a new partner who does substantial retail as well as multi-family residential development and has financing available, for which he is prepared to present documents. He requested that the City extend the dissolution of his development agreement for 30 days during which time he would have more specific documentation showing he can bring this project to fruition.

Board Member McElyea agreed to a 30-45 day extension.

Board Member Duke commented we have given this developer a lot of time and he is doubtful that Mr. Thomas will be successful in obtaining financing in 30 days. He confirmed with Mr. Thomas that he would lose 50-60 parking spaces if the road is built. Board Member Duke stated that we have the real estate and the location, we are not going anywhere; the reality is Mr. Thomas has not been able to obtain financing for this project. He asked the attorneys what documents we need to see in 30 days in order for the City to feel comfortable that this developer was able to deliver.

Director Earle responded we have given the developer countless opportunities, and would never recommend a 30 day extension; only to the next Commission meeting. He emphasized that we have a time certain for when our ILA with the County expires. We need to find developers that have financing and move the project forward. Director Earle stated he is willing to extend the termination of the agreement for two weeks, provided it is still dissolved; they look for financing; and if they do not find financing, something is left on the table for the City of Dania Beach. He reiterated that we have delayed this project too many times.

Board Member Castro clarified with Mr. Thomas that his partner, Sam Jazayri, is the one who wants the parking spaces in perpetuity.

Mr. Thomas confirmed for Board Member Castro that Sam Jazayri is prepared to sell his interest in the property.

Board Member Castro suggested tying the 30 day extension to the $700,000.00 to build the roadway.

Director Earle noted he could begin to discuss this suggestion with the attorneys.

Board Member Duke motioned to approve Resolution #2011-CRA-007, with 15 days notice; seconded by Board Member Castro. The motion carried on the following 5-0 Roll Call vote:

Board Member Castro	**Yes**	**Vice-Chairman Grace**	**Yes**
Board Member Duke	**Yes**	**Chairman Flury**	**Yes**
Board Member McElyea	**Yes**		

7. Adjournment

Chairman Flury adjourned the meeting at 6:57 p.m.

ATTEST:

Louise Stilson

LOUISE STILSON, CMC
CRA SECRETARY

COMMUNITY REDEVELOPMENT AGENCY

Pat A. Flury

PATRICIA A. FLURY
CHAIRMAN – CRA

Approved: December 7, 2011

DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY

Dissolution of City Center Project

Good evening CRA Board members,

As you are aware, the decision to place the addendum for the dissolution of the Developers Agreement between Downtown Dania Beach Development LLC., and the City of Dania Beach has not been taken lightly.

As you all will recall it was during the worst of the market crash in 2008-2009 that we issued an RFQ for development of our new City Center, which at the time was to include, residential, retail, commercial, a new city hall and a new parking garage. We received 7 respondents and the CRA Board chose The Greenhill Development Company as the winner.

The Greenhill Development Company went on to enter into an agreement with the City of Dania Beach as Downtown Dania Beach Development LLC., for the project. The Developers Agreement was executed exactly two years ago this month. During the two years since award of the project the CRA with the assistance of the developer accomplished all of the public sector improvements that were contemplated as a part of the agreement with the exception of the roadway from Federal Highway to the City Center. This means that almost $7 million of public funds have been spent so far on the parking garage and the new cul du sac.

Over the past two years and, unlike many in the community you have all been privy to countless unsuccessful attempts by the development team to find financing for even a small non-public sector component of the project. I along with our attorneys have sat down with numerous potential partners of the development team and their attorneys and have been witness to such efforts as the mad dash to get Recovery Bond Financing and the potential creation of an EB-5 area.

I hope that we all fully understand that we have been trying to do the seemingly impossible during the worst economy since the Great Depression. And it is that economy that we can blame for most of the financing issues that we have encountered. As you all know, banks as rule for example were making it extremely difficult to get financing.

Again, this has been an extremely difficult decision to make, and it is by no means personal towards any member of the development team. Our attempts to move our city forward, improve the quality of life for our residents and increase the tax base by encouraging business development are always at the forefront of my mind on a daily basis.

In light of the many unsuccessful attempts by the development team and their partners to get financing for the project, I believe that it is in our best interest to move forward and issue a new RFQ for the City Center Project, minus the hotel component which we do not control.

This RFQ would be issued in approximately a week and would have at a least a 30 day period of time in which developers would be able to respond. The primary requirements of the plan would be:

1. A demonstrated ability to write a check for $15 million dollars towards the project
2. Extensive development experience and access to additional capital.

A selection committee led by Michael Cannon of Integra Realty Resources would fully vet all of the respondents.

It is important to note here that this new RFQ would be open to anyone including the current development team.

This issue of the dissolution of the developer's agreement and its ramifications are so important that I have asked both of our CRA Special Counsels to be here.

I will first ask Jamie Cole to speak and then I will ask Mike Moskowitz to speak about the $700,000.

DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY

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Memo

To: CRA Board

From: Jeremy Earle, Executive Director, Dania Beach CRA

CC:

Date: 11/8/2011

Re: US-1 Phase II Revised Opinion of Probably Cost

Greetings CRA Board members,

Attached is a revised Opinion of Probable Cost (OPC) for the US-1 Phase II Project. Below is the breakdown.

1. Base bid estimate- **$1,050,063**
2. Add Alternate 1 (Utility Realignment)- **$599,787**
3. Add Alternate 2 (6" Water Main Replacement)-**$769,876**
4. Total including base cost and add alternates (1 & 2)-**$2,419,726**

It is important to remember that these numbers represent a best estimate based on all of the issues that we have encountered the field during the current construction of Phase I landscaping Improvements.

Mr. Orlando, the Public Services Director has reviewed the OPC and believes that the city should be able to realize additional savings of at least **$535,362** on the water and utilities and **$140,000** on the landscaping (based on unit prices) for a total of approximately **$675,362**

This item is on the agenda for your discussion and direction.

Please let me know if you have any questions.

Best,

Jeremy Earle, ASLA, AICP
Executive Director
Dania Beach Community Redevelopment Agency

PROJECT NAME:	Dania Beach US-1 ROW Landscape Improvements
IBI PROJECT NO.:	27133
DATE:	November 3, 2011
PROJECT PHASE:	Phase 2 (Sheridan St - Stirling Rd) - Bid Set

Opinion of Probable Cost

Item No.	Item	Quantity	Unit	Price	Subtotal	Description
A	General Conditions					
1.	Mobilization & Staging	2.0%	lump sum	$15,967	$15,967	Of construction sub-total
2.	Maintanence of Traffic	5.0%	lump sum	$39,917	$39,917	Of construction sub-total; incl. design
3.	As-built drawings	1.5%	lump sum	$11,975	$11,975	Of construction sub-total
4.	Bonds & Insurance	1.5%	lump sum	$11,975	$11,975	Of construction sub-total
5.	Video Documentation	0.5%	lump sum	$3,992	$3,992	Of construction sub-total
6.	Locates, Testing & Quality Control	1.0%	lump sum	$7,983	$7,983	Of construction sub-total
7.	Permits, Inspections, etc...	1.0%	lump sum	$20,939	$20,939	Of construction sub-total + Impact Fee
8.	Underground Survey (Soft Digs)	1.5%	lump sum	$11,975	$11,975	Of construction sub-total
9.	Erosion control	0.25%	lump sum	$1,996	$1,996	Curb inlet protection; per FDOT
	General Conditions Subtotal				$126,720	
B	Demolition					
1.	Clearing & grubbing	12,590	sqft	$0.50	$6,295	Per FDOT spec section 110
2.	Concrete curb	51	lf	$5.00	$254	Sawcut, remove, & dispose
3.	Concrete pavement & base	7,469	sqft	$2.00	$14,938	Sawcut, remove, & dispose
4.	Large shade trees	0	each	$500.00	$0	Demolish & remove; including stump
	Demolition Subtotal				$21,487	
C	Sitework/Hardscape					
1.	Fine grading	20,059	sqft	$0.30	$6,018	All landscape verges
2.	Type "F" concrete curb	51	lf	$18.00	$915	Per FDOT index 300
3.	4" Concrete Sidewalk	205	sqft	$4.50	$921	4" Thick; per FDOT index 310
4.	6" Concrete pavement	0	sqft	$5.00	$0	6" Thick; per FDOT index 310
4.	Type B stabalization	205	sqft	$1.50	$307	FDOT section 160 for sidewalk
6.	Asphalt overlay (restoration)	1.4	tons	$260.00	$367	FDOT spec section 300-337
7.	Bituminous aggregate base	2	tons	$260.00	$551	FDOT spec section 300-337
8.	Aggregate base	2	tons	$50.00	$106	FDOT spec section 901-916
9.	12" Type B stabalization	76	sqft	$2.00	$153	FDOT section 160 & 911 for roadway
10.	Export of CUS (prepared soil layer)	371	cuyd	$18.00	$6,686	FDOT sec. 162; excavate & dipose
11.	Soil Amendment & Backfill	371	cuyd	$28.00	$10,401	Inc. transit, material, till & grade
12.	Export of surplus soil (tree pits)	107	cuyd	$18.00	$1,931	Surplus from tree planting pit
13.	Tree grate	3	each	$800.00	$2,400	Ironsmith model 4848 w/ M4800F-2
	Sitework/Hardscape Subtotal				$30,755	
D	Landscape					
1.	Cocos nucifera 'Maypan'	7	each	$1,050.00	$7,350	18' OA; 8.5' CT MIN.
2.	Cocos nucifera 'Maypan'	20	each	$1,125.00	$22,500	22' OA; 8.5' CT MIN.
3.	Dictyosperma album	18	each	$630.00	$11,340	12' OA; 8.5' CT MIN.
4.	Dictyosperma album	33	each	$720.00	$23,760	14' OA; 8.5' CT MIN.
5.	Dictyosperma album	31	each	$810.00	$25,110	16' OA; 8.5' CT MIN.
6.	Dictyosperma album	13	each	$900.00	$11,700	18' OA; 8.5' CT MIN.
7.	Dypsis lastelliana	19	each	$472.50	$8,978	12' OA; 8.5' CT MIN.
8.	Dypsis lastelliana	33	each	$540.00	$17,820	14' OA; 8.5' CT MIN.
9.	Dypsis lastelliana	32	each	$810.00	$25,920	16' OA; 8.5' CT MIN.
10.	Dypsis lastelliana	13	each	$900.00	$11,700	18' OA; 8.5' CT MIN.
11.	Lagerstroemia indica 'Muskogee'	0	each	$618.75	$0	17-18' OA; 8.5' STANDARD
12.	Lagerstroemia indica 'Tuscarora'	5	each	$637.50	$3,188	17-18' OA; 8.5' STANDARD
13.	Phoenix dactylifera 'Medjool'	13	each	$5,000.00	$65,000	13' CT; full head
14.	Bulnesia arborea	2	each	$480.00	$960	17-18' OA; 8.5' STANDARD
15.	Thrinax radiata	3	each	$1,560.00	$4,680	12' OA; 10' CT MIN.
16.	Thrinax radiata	10	each	$1,820.00	$18,200	14' OA; 10' CT MIN.
17.	Thrinax radiata	6	each	$2,340.00	$14,040	16' OA; 10' CT MIN.
18.	Thrinax radiata	0	each	$2,632.50	$0	18' OA; 10' CT MIN.
19.	Tradescantia viginiana	414	each	$5.00	$2,070	1 gal.; 12" tall; full
20.	Mulch	63	cuyd	$50.00	$3,128	3" of Florimulch
20.	Turfgrass	11972	sqft	$0.60	$7,183	Solid Sod
	Landscape Subtotal				$284,626	

IBI GROUP

PROJECT NAME:	Dania Beach US-1 ROW Landscape Improvements
IBI PROJECT NO.:	27133
DATE:	November 3, 2011
PROJECT PHASE:	Phase 2 (Sheridan St - Stirling Rd) - Bid Set

Opinion of Probable Cost

Item No.	Item	Quantity	Unit	Price	Subtotal	Description
E	Irrigation					
1.	4" HDPE DR 11 HDD Mainline	5230	lf	$28.00	$146,440	PE 3608/3408 IPS - Reclaim
2.	3" HDPE DR 11 HDD Mainline	230	lf	$25.00	$5,750	PE 3608/3408 IPS - Reclaim
3.	1" HDPE DR 11 HDD Cable	2285	lf	$5.00	$11,425	PE 3608/3408 IPS
4.	3" HDPE DR 11 HDD Lateral	5950	lf	$25.00	$148,750	PE 3608/3408 IPS - Reclaim
5.	2" HDPE DR 11 HDD Lateral	2275	lf	$18.00	$40,950	PE 3608/3408 IPS - Reclaim
6.	6" HDPE DR 11 HDD Sleeve	290	lf	$25.00	$7,250	PE 3608/3408 IPS
7.	4" HDPE DR 11 HDD Sleeve	40	lf	$22.00	$880	PE 3608/3408 IPS
8.	2" HDPE DR 11 HDD Sleeve	360	lf	$15.00	$5,400	PE 3608/3408 IPS
9.	4" PVC CL 200 Mainline	30	lf	$4.00	$120	Pantone Purple 522C incl. fittings
10.	3" PVC CL 200 Mainline	105	lf	$3.50	$368	Pantone Purple 522C incl. fittings
11.	2 1/2" PVC CL 200 Mainline	335	lf	$3.25	$1,089	Pantone Purple 522C incl. fittings
12.	3" PVC CL 200 Lateral	40	lf	$2.50	$100	Pantone Purple 522C, solvent weld
13.	1 1/2" PVC CL 200 Lateral	15	lf	$2.25	$34	Pantone Purple 522C, solvent weld
14.	1 1/4" PVC CL 200 Lateral	80	lf	$2.25	$180	Pantone Purple 522C, solvent weld
15.	1" PVC CL 200 Lateral	620	lf	$1.75	$1,085	Pantone Purple 522C, solvent weld
16.	3/4" PVC CL 200 Lateral	4575	lf	$1.50	$6,863	Pantone Purple 522C, solvent weld
17.	RainBird 1800 sprayhead	509	each	$22.00	$11,198	Reclaim nozzle & (5') 1/2" Funny pipe
18.	RainBird 1402 bubbler	510	each	$16.00	$8,160	Reclaim nozzle & (5') 1/2" Funny pipe
19.	200-PESB-R Control Valve & Box	7	each	$325.00	$2,275	Reclaim nozzle & (5') 1/2" Funny pipe
20.	FD-101 Single Address Decoder	3	each	$175.00	$525	Valve Box
21.	FD-102 Two Address Decoder	4	each	$250.00	$1,000	Valve Box
22.	SP-201 Turf Sensor Decoder	3	each	$200.00	$600	
23.	4" Gate Valve & Pipe Restriant	3	each	$600.00	$1,800	Valve Box
24.	3" Gate Valve & Pipe Restriant	1	each	$500.00	$500	Valve Box
25.	2 1/2" Gate Valve & Pipe Restriant	3	each	$450.00	$1,350	Valve Box
26.	Bermad 4415 Air Release Valve	3	each	$350.00	$1,050	Valve Box
27.	Rainbird FS200P 2" Flow Sensor	3	each	$500.00	$1,500	Valve Box
28.	Rainbird ESP-50 LXD w/ IQ V2.0	1	each	$8,000.00	$8,000	LXMMPED - cell comm & Rain Sensor
29.	Rainbird Maxi-Cable 14-2 UF	2580	each	$2.00	$5,160	Double jacketed w/ wire connectors
30.	Rainbird LSP-1 Turf Surge Protect.	3	each	$300.00	$900	Ground rod & Valve box
31.	4" Harco HDPE to PVC Transition	8	each	$500.00	$4,000	Full assembly
32.	3" Harco HDPE to PVC Transition	11	each	$475.00	$5,225	Full assembly
33.	4"x2" Saddle HDPE w/ FIPT Outlet	2	each	$300.00	$600	Harco 80480H4
34.	3"x1 1/2" Saddle HDPE w/ FIPT Out	3	each	$250.00	$750	Harco 80380H4
35.	3"x1 1/4" Saddle HDPE w/ FIPT Out	4	each	$250.00	$1,000	Harco 80380H4
36.	3"x1" Saddle HDPE w/ FIPT Outlet	69	each	$200.00	$13,800	Harco 80380H4
37.	2"x1" Saddle HDPE w/ FIPT Outlet	28	each	$200.00	$5,600	Harco 80180H2
38.	2" Water Meter, Tap & Restoration	1	each	$3,000.00	$3,000	Per City of Dania Beach
39.	2" Backflow Preventer & Vault	1	each	$2,000.00	$2,000	Per local code; Underground install
40.	Electrical 120V Single Phase Drop	1	each	$4,000.00	$4,000	Electrical supply and Breaker
41.	3" Mainline Connection	1	each	$800.00	$800	
	Irrigation Subtotal				$461,476	
	Construction Subtotal				$798,343	
F	Allowances					
1.	Construction Contingency	1	lump sum	$100,000.00	$100,000	
2.	Concrete Sidewalk Contigency	1	lump sum	$25,000.00	$25,000	
	Allowances Subtotal				$125,000	
*	Project Total				$1,050,063	(gc, const, & alw) *

PROJECT NAME:	Dania Beach US-1 ROW Landscape Improvements
IBI PROJECT NO.:	27133
DATE:	November 3, 2011
PROJECT PHASE:	Phase 2 (Sheridan St - Stirling Rd) - Bid Set

Opinion of Probable Cost

Item No.	Item	Quantity	Unit	Price	Subtotal	Description
F	**Add-Alternates (Utility Realignment)**					
1.	2" Electric & Conduit (120 Service)	5275	lf	$26.00	$137,150	Boring (HDD) & Pull wiring (East)
2.	Street Light Connections	29	each	$2,300.00	$66,700	Rewire & Connect Lights (East)
3.	Electric & Conduit (West side)	2556	lf	$26.00	$66,456	Boring (HDD) & Pull wiring (West)
4.	2" PE C901 Water Line	1425	lf	$30.00	$42,750	PE Pipe Replace; Cut & Patch Method
5.	Water Service Connection	13	each	$2,000.00	$26,000	Tap, Connection, Meter & Box
6.	Water Meter Impact fees	13	each	$3,893.00	$50,609	1" Water Meter
7.	4" Steel Gas Line	2022	lf	$40.00	$80,880	Subcontract Teco; To install deeper
8.	1" Steel Gas Line	290	lf	$35.00	$10,150	Subcontract Teco; To install deeper
9.	Maintanence of Traffic (MOT)	1	lump sum	4.00%	$19,228	Additional MOT
10.	As-built drawings	1	lump sum	2.00%	$9,614	
11.	Permits, Inspections, etc...	1	lump sum	2.50%	$12,017	
12.	Construction Contingency	1	lump sum	15.00%	$78,233	
	Add-Alternates Subtotal				$599,787	
G	**Add-Alternates (6" Water Main Replacement - Design and Construction)**					
1.	Water Main Design	1	each	$15,000.00	$15,000	
2.	Water Main CA Services	1	each	$12,000.00	$12,000	
3.	Water Main Regulatory Permitting	1	each	$20,000.00	$20,000	May not be necessary
4.	Water Main Construction	1	each	$487,468.00	$487,468	C900, service connections, hydrants
5.	Water Meter Impact Fees	16	each	$3,893.00	$62,288	
9.	Permits, Inspections, etc...	1	lump sum	2.50%	$12,187	
6.	Mobilization	1	lump sum	2.50%	$12,187	Tap, Connection, Meter & Box
7.	Maintanence of Traffic (MOT)	1	lump sum	8.00%	$38,997	Additional MOT
8.	As-built drawings	1	lump sum	2.00%	$9,749	
10.	Construction Contingency	1	lump sum	20.00%	$100,000	
	Add-Alternates Subtotal				$769,876	
	Base-Bid & Add-Alternates Total				$2,419,726	

The IBI Group, Inc. has no control over the cost of labor, materials, or equipment, the Contractor's method of determining prices or competitive bidding or market conditions. Therefore, our opinions of probable construction costs provided for herein are made on the basis of experience and represent our best judgment as Landscape Architects familiar with the construction industry. The firm cannot and does not guarantee that proposals, bids or the construction cost will not vary from our opinions of probable costs. If the Owner wishes greater assurances as to the construction cost, we recommend the employment of an independent cost estimator.

Description	*Comments*	*Potential Savings*
Boring (HDD) & Pull wiring (East)	*we may not need to go this route; based on what was*	*$195,306*
Rewire & Connect Lights (East)	*done for Phase I, we may look at around $75,000 to*	
Boring (HDD) & Pull wiring (West)	*carry out this job.*	
PE Pipe Replace; Cut & Patch Method		
Tap, Connection, Meter & Box		
1 Water Meter"		
Subcontract Teco; To install deeper		
Subcontract Teco; To install deeper		
Additional MOT	*$600 per day x 10 days= $6,000*	*$13,228*
	$2,000	*$7,614*
	$10,000	
		$216,148

May not be necessary		
	removal of 6" pipe and replacement with 8" WM. Estimated cost of pipe removal and disposal = 5,275 LF x $5/LF= $26,375.00; Replacement cost = 5,275 LF x $35/LF= 184,625.00; Valves and connections to	
C900, service connections, hydrants	*existing = $60,000.00*	*$216,468.00*

Tap, Connection, Meter & Box	*includes DOH Permit*	
Additional MOT	*$1,200 per day x 15 days= $18,000*	*$20,997*
	$3,000	*$6,749*
	$25,000	*$75,000*

	$319,214
Total Potential Savings	***$535,362***