

RESOLUTION 2018-09-07

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROPRIATING UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000) TO FUND IMPROVEMENTS NECESSARY TO CREATE AN OFF-STREET PARKING AREA DEDICATED FOR THE TENANT(S) OF BREWSTER HOSPITAL AND ADDITIONAL BUILDING RENOVATION COSTS; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, DIA is the designated Community Redevelopment Agency for the North Bank Community Redevelopment Area (“CRA”), to which a Community Redevelopment Plan was adopted by Ordinance 2014-0560-E; and

WHEREAS, the vacant building and real property commonly known as Brewster Hospital located at 843 W. Monroe Street, Jacksonville, Florida (the “Property”) is located within Downtown’s North Bank CRA; and

WHEREAS, via adoption of Resolution 2017-10-02 the DIA previously approved the general terms and conditions for lease of the Brewster Hospital to the North Florida Land Trust, Inc.; and

WHEREAS, via adoption of Resolution 2018-02-06 the DIA approved funding in the amount of fifty thousand dollars (\$50,000) to be used towards the construction of a parking area; and

WHEREAS, architects, engineers and contractors working on behalf of the North Florida Land Trust have demonstrated that there are currently insufficient funds necessary to construct a parking area as well as finalize renovations to the building; and

WHEREAS, the total project costs have risen \$396,000 to \$539,193, as evidenced by Exhibit ‘A’ to this resolution; and

WHEREAS, improvements and renovations to the building and grounds are to the benefit of a City-Owned asset and would be necessary and customary costs of tenancy that the City / DIA would incur as a lessor, NOW THEREFORE

BE IT RESOLVED, by the Downtown Investment Authority:

Section 1. The DIA finds that the recitals set forth above are true and correct and are incorporated herein by this reference.

Section 2. The DIA allocates to the North Florida Land Trust up to \$100,000 as a grant, payable at substantial completion of the scope contained herein as Exhibit 'A', as evidenced by the issuance of a Certificate of Completion or functional equivalent.

Section 3. Consistent with the terms of the lease approved by City Council via Ordinance 2018-0291, all improvements are subject to prior review and approval by DIA and the City.

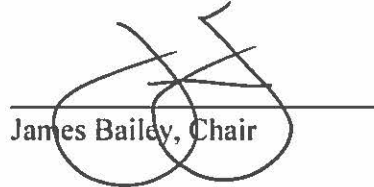
Section 4. DIA funds shall only be used for permanent improvements for the benefit of the building and grounds.

Section 5. The DIA authorizes its CEO to take all necessary action to effectuate the purposes of this Resolution, including but not limited to, executing a lease agreement or its functional equivalent.

Section 6. This Resolution shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY


James Bailey, Chair

9/19/2018
Date

VOTE: In Favor: 8 Opposed: 0 Abstained: 0

August 30, 2018

CONSTRUCTION ESTIMATE

Estimate Summary

#	DESCRIPTION	AMOUNT
1	Base Bid - North Florida Land & Trust	\$ 391,110
2	City of Jacksonville Costs	\$ 148,083
	Total Project	\$ 539,193



August 30, 2018

Renovation of Brewster Hospital

CONSTRUCTION ESTIMATE

System Detail

DESCRIPTION	TOTAL COST	
01 GENERAL CONSTRUCTION		
GENERAL CONDITIONS	\$68,530	
GENERAL REQUIREMENTS	\$19,260	
PERMITS	\$4,000	
PRECONSTRUCTION FEES	\$0	
MATERIALS TESTING - ALLOWANCE	\$3,500	
01 GENERAL CONSTRUCTION TOTAL	\$95,290	
02 SITEWORK		
DEMOLITION - SITE	\$0	COJ Costs
DEMOLITION - INTERIOR	\$4,554	
EARTHWORK	\$0	COJ Costs
EROSION CONTROL	\$0	COJ Costs
ASPHALT PAVING	\$0	COJ Costs
SITE IMPROVEMENTS - FENCING	\$0	COJ Costs
LANDSCAPING / IRRIGATION	\$0	COJ Costs
IRRIGATION / WATER METER CONNECTION	By Owner	
CURB & GUTTER	w/Earthwork	
SITE CONCRETE - SIDEWALKS	\$6,472	
MONUMENT SIGN - ALLOWANCE	\$11,500	
02 SITEWORK TOTAL	\$22,526	
03 CONCRETE		
CONCRETE: FOUNDATIONS - ALLOWANCE	\$8,000	
03 CONCRETE TOTAL	\$8,000	
04 MASONRY		
CMU	Not Required	
04 MASONRY TOTAL	\$0	

August 30, 2018

Renovation of Brewster Hospital

CONSTRUCTION ESTIMATE

System Detail

DESCRIPTION	TOTAL COST	
05 STEEL		
METAL FABRICATIONS - PREFAB RAMPS & STAIRS	\$56,900	
05 STEEL TOTAL	\$56,900	
06 CARPENTRY		
ROUGH CARPENTRY - BLOCKING/FRAMING	\$6,423	
EXTERIOR REPAIRS - ALLOWANCE	\$0	COJ Costs
MILLWORK	\$5,820	
MILLWORK OFFICE 213	\$6,158	
MILLWORK LOCKER ROOM 117	\$342	
MILLWORK WET BAR	\$2,180	
06 CARPENTRY TOTAL	\$20,923	
07 THERMAL AND MOISTURE PROTECTION		
METAL ROOFING	\$1,500	
07 THERMAL AND MOISTURE PROTECTION TOTAL	\$1,500	
08 OPENINGS		
DOORS FRAMES AND HARDWARE	\$9,277	
ADA HARDWARE FOR RESTROOMS 112 & 113	\$0	COJ Costs
REPAIR EXISTING DOORS	\$1,400	
08 OPENINGS TOTAL	\$10,677	
09 FINISHES		
GYPSUM BOARD ASSEMBLIES	\$10,668	
WOOD FLOORING	\$13,300	
WOOD FLOORING REPAIR / REPLACE - ALLOWANCE	\$4,535	
RESILIENT FLOORING	\$1,429	
INTERIOR PAINTING	\$25,090	
WALL COVERING	\$0	See Alternates
09 FINISHES TOTAL	\$55,022	

August 30, 2018

Renovation of Brewster Hospital

CONSTRUCTION ESTIMATE

System Detail

DESCRIPTION	TOTAL COST	
10 SPECIALTIES		
SIGNAGE	\$0	COJ Costs
FIRE EXTINGUISHERS & CABINETS	\$646	
LOCKERS	\$1,426	
TOILET AND BATH ACCESSORIES - LOCKER ROOM	\$1,069	
TOILET AND BATH ACCESSORIES - ADA RESTROOMS	\$0	COJ Costs
10 SPECIALTIES TOTAL	\$3,141	
11 EQUIPMENT		
RESIDENTIAL APPLIANCES	\$1,900	
11 EQUIPMENT TOTAL	\$1,900	
12 FURNISHINGS		
HORIZONTAL & VERTICAL BLINDS	\$0	See Alternates
12 FURNISHINGS TOTAL	\$0	
15 MECHANICAL SYSTEMS		
FIRE SUPPRESSION	Not Required	
PLUMBING	\$16,520	
PLUMBING LOCKER ROOM 117	\$3,850	
PLUMBING WET BAR	\$550	
HVAC SYSTEM START-UP / SERVICE - ALLOWANCE	\$1,500	
15 MECHANICAL SYSTEMS TOTAL	\$22,420	

August 30, 2018

Renovation of Brewster Hospital

CONSTRUCTION ESTIMATE

System Detail

DESCRIPTION	TOTAL COST	
16 ELECTRICAL		
ELECTRICAL	\$18,000	
LIGHT FIXTURES	\$2,900	
LIGHT FIXTURES FOYER, RECEPTION, CONFERENCE - ALLOWANCE	\$4,200	
ADA BATHROOM LIGHT FIXTURES	\$0	COJ Costs
PARKING LOT LIGHTING	\$0	COJ Costs
EXTERIOR BUILDING LIGHT FIXTURES	\$0	COJ Costs
CONFERENCE ROOM 104	\$0	N/A
VOICE / DATA CONDUITS & BOXES	\$2,500	
CODE UPGRADES REQUIRED - ALLOWANCE	\$14,000	
INTERCOM SYSTEM - ALLOWANCE	\$3,000	
ELECTRICAL FOR LOCKER ROOM 117	\$1,100	
16 ELECTRICAL TOTAL	\$45,700	
SUB-TOTAL	<hr/> \$343,999	
P&P BOND	Not Included	
CONSTRUCTION INSURANCES	1.40%	\$5,476
SUB DEFAULT INSURANCE (SDI)	1.25%	\$3,109
CONSTRUCTION FEE	8.00%	\$28,207
CONTINGENCY	3.00%	\$10,320
TOTAL	5,466 SF	<hr/> \$391,110

August 30, 2018

CONSTRUCTION ESTIMATE

City of Jacksonville Costs

#	DESCRIPTION	AMOUNT
1	Modify ADA Restrooms 112 & 113	
	Demo & Blocking	\$ 586
	Wood Trim for Grab Bars	\$ 114
	Hardware Upgrade	\$ 1,930
	Relocate Plumbing Fixtures	\$ 1,910
	New Mirrors / Reinstall Accessories	\$ 1,374
	Signage	\$ 410
	Electrical	\$ 1,140
	TOTAL ADA RESTROOM MODIFICATIONS	\$ 7,464
2	Parking Lot	
	Civil Work (Not Including Sidewalks)	\$ 98,131
	Demo Existing Fence	\$ 1,710
	New Ornamental Fence	\$ 4,749
	Landscaping & Irrigation	\$ 8,707
	Parking Lot Lighting	\$ 9,804
	TOTAL PARKING LOT	\$ 123,102

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August 30, 2018

CONSTRUCTION ESTIMATE

City of Jacksonville Costs

#	DESCRIPTION	AMOUNT
3	Exterior Repairs / Upgrades	
	Exterior Repairs	\$ 3,990
	New Rails at Front Steps	\$ 2,070
	Paint Rails	\$ 855
	Exterior Lighting on Building	\$ 10,602
	TOTAL EXTERIOR REPAIRS / UPGRADES	\$ 17,517
	TOTAL COSTS 1, 2 & 3	\$ 148,083



August 30, 2018

CONSTRUCTION ESTIMATE

Alternates

#	DESCRIPTION		AMOUNT
1A	Add Shutters per Plan	\$	13,539
1B	Add Shutters at Conference Room 104 Only	\$	7,387
2	Add Porch Fans	\$	1,767
3	Powder Coating for Stair / Ramp Standard Black	\$	10,260
4	Add Multi-Purpose 216 Casework	\$	9,491
5	Add Wallcovering	\$	6,167



August 28, 2018

CONSTRUCTION ESTIMATE

Allowances

#	DESCRIPTION	AMOUNT
1	Materials Testing	\$3,500
2	Concrete Footings for Ramps & Steps Including Engineering	\$8,000
3	Exterior Repairs / Patching	\$3,500
4	LVT - Material	\$5.00/SF
5	HVAC Testing and Startup	\$1,500
6	Airphone Intercom System	\$3,000
7	WA Light Fixture - Material	\$300.00/EA
8	LED Exit Sign - Material	\$300.00/EA
9	Decorative Post Top Light - Material	\$2,000.00/EA
10	Monument Sign	\$11,500
11	Wood Flooring Board Replacement / Sanding	\$4,535
12	Light Fixtures for Foyer, Reception & Conference	\$4,200
13	Electrical Code Upgrades	\$14,000

