

Anvil – Richard Allen Gardens, Inc.

June 21, 2016

Mr. David Medley
Housing & Community Development Manager
City of Orlando
Housing & Community Development Department
400 South Orange Avenue,
Orlando, FL 32801

RE: Richard Allen Gardens Apartments Status

Dear Mr. Medley,

We have been working diligently on the renovation of Richard Allen Gardens Apartments and are currently working in 12 vacant units. As we have worked in these units, the demolition process has revealed non-apparent condition deficiencies in plumbing and electrical components, and interior items that should be addressed to make all units consistent. As you may remember, many items in the original scope replaced items on an as needed basis, addressing only critical items. As part of their ongoing inspection and monitoring of the project, City staff suggested additional funding may be available to address these items and requested that we prepare and estimate of what additional items would cost. The expanded scope will make all units consistent and address items beyond the scope of the contingency set in the current budget. I have attached the estimate of what these items would cost, along with a time line to show the estimated completion date to accommodate the additional scope. The spreadsheet denotes total cost for all units and what the cost would be for just the current 12 vacant units currently under renovation. The cost of the expanded scope to the renovation is \$186,277 and the estimated completion time is 12/7/2016. We respectfully request that this expanded scope and extension of the completion of the project be reviewed and considered by the City.

Please feel free to call me with any questions you may have.



Robert B. Frincke Jr.
Vice President



2175 MARQUETTE AVENUE ■ SANFORD, FL 32773 ■ PHONE (407) 403-5658 ■ FAX (407) 322-8641

June 17, 2016

Orlando Neighborhood Improvement Corporation
101 S. Terry Ave.
Orlando, FL 32805

Attention: Mr. Bob Frincke

Re: Richard Allen Gardens, Revision 1

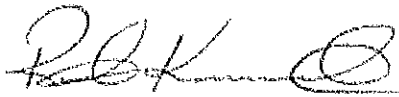
Gentlemen: As per your request CBI has attempted to address the additional items discussed on a subsequent walk through with Mr. Frincke. Below is a summary of the additional work as well as associated costs.

1. Parking Lot(sitework allowance \$15,000.00) Saw cut and remove damaged asphalt, pot holes and oil damaged sections in parking lot up to 100sf. Repair with type S-3 asphalt and compact with one ton roller. Clean entire parking lot, remove dirt and debris, weed and apply liquid coal tar asphalt sealer with up to two pounds of sand per gallon. Re-stripe all parking lines and disabled parking areas using acrylic traffic grade line paint. Re-install any parking bumpers that have become loose. And repair or replace any damaged existing signage.
Total price for above work.....\$7,435.00
2. Landscaping(allowance \$12,000.00) Work will consist of the following:
 - Clean all beds
 - 100 yards of mulch installed
 - New irrigation clock
 - Repair existing heads, fittings, etc.
 - 5200sf Bahia sod in courtyard area only
 - 100 3 gal plants
 - 6-30 gal treesTotal for the above.....\$15,895.00
3. Re-pipe plumbing in 28 units.....\$53,225.00
Includes installing new 2" main through attic in cpvc all drops and other piping will be in PEX.
Plumbing permit fee.....\$1,200.00
4. Replace 25 water heaters and pans.....\$15,000.00
5. Replace 14 bathtubs including all wall tile.....\$20,160.00
6. Replace floor tile in 27 bathrooms.....\$13,284.00

7. Replace 17 water closets.....\$6,120.00
8. Replace 7 vanity mirrors.....\$462.00
9. Replace 28 shower valves.....\$9,240.00
10. Replace light fixtures in 28 units with similar fixtures complete with LED bulbs. List includes Wall sconces 2; bath wall fixture; kitchen sink fixture; kitchen hood Price.....\$9,100.00
11. Replace 76 interior doors.....\$8,816.00
12. Replace all interior outlets and switches 28 units.....\$17,500.00
13. Wall repairs due to paint delaminating on interiors.....\$8,470.00
14. Sheet metal repairs to opening in concrete block walls...\$4,312.00
15. Repairs to drywall, etc. due to plumbing and re-pipe.....\$7,980.00
16. Installation of Rainhandler system in lieu of gutters and downspouts.
Credit for gutter and downspout per bid.....(\$1,650.00)
Install Rainhandler system with doorbrellas at stairs.....\$3,950.00
Net additional cost.....\$2,300.00
17. Additional minor wood repairs to decorative elements at walkthrough areas, etc.
Total.....\$940.00
18. Repairs to spalled concrete.....\$3,700.00
19. Repair or replace fence rails where bent or broken up to 12 spindles \$750.00
20. Handrail Repairs on 2nd floor(install missing lag bolts and post cap) \$650.00
21. Replace defective main breakers.....\$480.00ea

These prices are firm for the duration of the project but are subject to change based on the final scope of work, specifications or by any requirements by a governing authority.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rick Kovacsik', followed by a large, stylized circular flourish.

Rick Kovacsik, President

RICHARD ALLEN GARDENS

Expanded Scope

June 20, 2016

Item	Add/Deduct	12 units
Parking Lot	\$ (7,565)	
Landscaping Allowance	\$ 3,895	\$ (3,670)
Re-pipe	\$ 53,225	\$ 21,291
Water heater and Pans	\$ 15,000	\$ 7,200
Plumbing permit fee	\$ 1,200	\$ 480
Bathtubs	\$ 20,160	\$ 10,800
Bath floor tile	\$ 13,284	\$ 5,412
Water closets	\$ 6,120	\$ 1,080
Shower valves	\$ 9,240	\$ 3,960
Light fixtures	\$ 9,100	\$ 3,900
Interior doors	\$ 8,816	\$ 2,320
Outlets/switches	\$ 17,500	\$ 7,500
Wall repairs	\$ 8,470	\$ 3,388
Sheet metal	\$ 4,312	\$ 1,725
Plumbing drywall repairs	\$ 7,980	\$ 3,190
Rainhandler	\$ 2,300	\$ 2,300
Wood repairs	\$ 940	\$ 940
Spalled concrete	\$ 3,700	\$ 3,700
fence rails	\$ 750	\$ 750
main breakers	\$ 7,200	\$ 4,320
Handrail repairs - 2nd floor	\$ 650	\$ 650
TOTAL	\$ 186,277	\$ 81,236

RICHARD ALLEN GARDENS
Timeline - Revised June 20 2016

ID		Task Name	Duration	Start	Finish
1		INTERIOR Group 1	46 days	Tue 5/31/16	Tue 8/2/16
2		Demolition	14 days	Tue 5/31/16	Fri 6/17/16
3		Framing and drywall	13 days	Mon 6/20/16	Wed 7/6/16
4		MEP Rough Ins	20 days	Mon 6/27/16	Fri 7/22/16
5		Doors	8 days	Mon 6/20/16	Wed 6/29/16
6		Paint	17 days	Thu 6/23/16	Fri 7/15/16
7		Floors	15 days	Wed 6/29/16	Tue 7/19/16
8		Bath tile	15 days	Thu 6/30/16	Wed 7/20/16
9		Window repairs	5 days	Tue 7/5/16	Mon 7/11/16
10		Cabinets & trims	8 days	Mon 7/11/16	Wed 7/20/16
11		MEP Trims	7 days	Fri 7/15/16	Mon 7/25/16
12		Final clean	5 days	Fri 7/22/16	Thu 7/28/16
13		Final Inspections	4 days	Mon 7/25/16	Thu 7/28/16
14		Turn over & Tennant moves	6 days	Tue 7/26/16	Tue 8/2/16
15		EXTERIOR	122 days	Thu 6/16/16	Fri 12/2/16
16		Water Main Replacement	10 days	Mon 10/24/16	Fri 11/4/16
17		Concrete Repairs	10 days	Tue 6/21/16	Mon 7/4/16
18		Gazebo Repairs	4 days	Thu 6/16/16	Tue 6/21/16
19		Metal Railings & Fence Repa	10 days	Tue 7/5/16	Mon 7/18/16
20		Painting	50 days	Mon 7/11/16	Fri 9/16/16
21		Parking Lot	20 days	Mon 10/17/16	Fri 11/11/16
22		Landscape	15 days	Mon 11/14/16	Fri 12/2/16
23		INTERIOR GROUP 2	46 days	Mon 8/1/16	Mon 10/3/16
24		INTERIOR GROUP 3	46 days	Mon 10/3/16	Mon 12/5/16
25		FINAL TURNOVER	3 days	Mon 12/5/16	Wed 12/7/16

Bob Frincke

From: John Corville <John@cblamerica.com>
Sent: Wednesday, June 22, 2016 5:50 AM
To: Bob Frincke
Cc: Office; Rick Kovacsik
Subject: Timeline for RAG

Bob

Currently our timeline for phases 2 and 3 reflects 46 days per phase for completion.

Phase 1 which began on April 25 will take 72 days to complete.

The additional time is due to addressing the following, discovered during demolition:

1. Deteriorated supply waterlines throughout all the units.
2. Faulty electrical breakers and wiring.
3. Deteriorated block and drywall interior walls.
4. Paint issues.
5. Additional exterior wood repairs.
6. Bringing all units to the same level of remodel.

All discovery work had to be identified, priced and submitted for review. Our final submission of Monday June 20 details all changes and pricing for such. This reflects work in the 12 units (vs the original 6 or 9 scheduled) that are currently under remodel.

Regards,

JOHN CORVILLE

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321-377-0329 Cell
John@Cblamerica.com

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Sanford, FL 32773

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