



North Florida Innovation Labs
Alternate Pricing

August 14, 2023

Michael Kramer
Leon County Research and Development Authority
2051 E. Paul Dirac Drive, Suite 100
Tallahassee, FL 32310

RE: North Florida Innovation Labs Building Construction

Dear Mr. Kramer :

As directed by the Leon County Research and Development Authority, Culpepper Construction has compiled alternate pricing for the following (See Below). Pricing breakdowns are on page two. As per this potential change to the contract Culpepper is requesting 130 days to complete. This would extend the Substantial Completion Date to May 10, 2024. Additionally I have added dates with each corresponding change that indicate acceptance dates. If these dates are pushed out the price for each is subject to change.

- Add Alternate 1 - Roller Shades
- Deductive Alternate 1 - Remove Fan FEF-3
- Deductive Alternate 2 - Remove Water Heater WH-3
- Deductive Alternate 4 - Remove Boiler B-3
- Deductive Alternate 5 - Remove Section of 26" Fume Hood

Davis Bell, Project Manager

W. Davis Bell

Sincerely,
Culpepper Construction Company, Inc.





Add Alternate 1 - Roller Shades



Roller Shades	<u>\$66,889.00</u>
Sub-Total	\$66,889.00
Bond & Insurance	\$1,337.78
Cleanup	\$468.22
OHP	<u>\$10,304.25</u>
Grand Total	\$78,999.25

Deductive Alternate 1 - Remove Fan FEF-3

Lead time 15 weeks



Mechanical	\$66,065.00
Electrical	<u>\$3,391.02</u>
Sub-Total	\$69,456.02
Bond & Insurance	\$1,389.12
Hardscape & Roof patch/repair	\$2,200.00
OHP	<u>\$10,956.77</u>
Grand Total	\$84,001.91

requires crane on site

Deductive Alternate 2 - Remove Water Heater WH-3

Lead Time 10-12 Weeks



Mechanical	\$24,203.63
Electrical	<u>\$1,465.74</u>
Sub-Total	\$25,669.37
Bond & Insurance	\$513.39
Technology Cost	\$179.69
OHP	<u>\$3,954.37</u>
Grand Total	\$30,316.81

Deductive Alternate 4 - Remove Boiler B-3

Lead Time 16-18 Weeks



Mechanical	\$182,945.00
Plumbing	\$8,678.64
Electrical	<u>\$6,049.56</u>
Sub-Total	\$197,673.20
Bond & Insurance	\$3,953.46
Hardscape repair / cleanup	\$1,500.00
OHP	<u>\$30,469.00</u>
Grand Total	\$233,595.66

Deductive Alternate 5 - Remove Section of 26" Fume Hood

Lead Time 16-18 Weeks



1st Floor	
Mechanical	\$73,733.00
Electrical / Telecom	\$24,946.64
Plumbing	\$2,704.24
Drywall	\$4,176.00
Acoustical	\$2,689.00
Paint touch up	\$1,200.00
Sub-Total	<u>\$109,448.88</u>
Bond & Insurance	\$2,188.98
Cleanup	\$1,100.00
CCCost (Weekly) 18	\$123,412.50
OHP	<u>\$16,910.68</u>
Grand Total	\$253,061.04

2nd Floor

Mechanical	\$73,733.00
Electrical / Telecom	\$10,249.92
Plumbing	\$2,704.24
Drywall	\$5,604.00
Acoustical	\$2,589.00
Paint touch up	\$1,200.00
Sub-Total	<u>\$96,080.16</u>
Bond & Insurance	\$1,921.60
Cleanup	\$1,100.00
CCCost (Weekly) 18	\$123,412.50
OHP	<u>\$14,865.26</u>
Grand Total	\$237,379.53

\$490,440.56