

## **EXPLANATION OF CONSENT AGENDA ITEM E.2.c. (14) July 29, 2015**

### **ITEM:**

Consideration of approving a purchase order to Canaveral Construction under their continuing service construction management contract for the interior demolition and added fire sprinklers to the Arnott Building, in an amount not to exceed \$125,400. (Perley/Hicks)

### **EXPLANATION:**

The Canaveral Port Authority purchased back the Arnott Building located on George King Blvd., east of the Maritime Center, to be refurbished and re-leased. During a review of the building, it was determined that the office area was not conducive to leasing by potential tenants as the layout was too specific from the previous user that it was best determined to demolish the existing office area giving more flexibility to potential firms interested in leasing the building.

A review by CPA's Building Official noted that the size of the building to be leased needed to be brought up to current life safety codes which requires that the building retrofitted with fire sprinklers.

This proposal from Canaveral Construction is to demolish the existing office area space and install fire sprinklers to make the building ready for immediate leasing by a tenant.

**Funding Review by Finance (Pat Poston):** The total NTE amount of \$125,400 is included in the FY15 Capital Budget and no increase is required. [Budget item 2250 - Land Acquisitions]

**Staff recommends approval.**

**Prepared by: David W. Perley AIC/CPE**





October 14, 2014

David Perley  
Canaveral Port Authority  
445 Challenger Rd. Suite 301  
Cape Canaveral, Fla. 32920

Reference: Interior Demolition – Arnott Building

Subject: GMP Cost Proposal

Dear David,

Please find the attached GMP Cost Proposal in the amount of \$30,360.00 for the work on the project identified as Interior Demolition – Arnott Building. The scope of work is based on instructions received at the site visit with CPA personnel and is listed as follows.

- 1) Interior demolition of existing office build out area of approximately 12,500 sf including first and second floors.
- 2) Removal of existing floor covering down to concrete.
- 3) Removal and safing of existing electrical.
- 4) No work is included for the south bay of the building.

We appreciate the opportunity to assist Canaveral Port Authority with this project. If you have any questions or require additional information please don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. David Nash', with a long horizontal stroke extending to the right.

J. David Nash  
President  
Canaveral Construction Co. Inc.  
321-403-5206





July 15, 2015

David Perley  
Canaveral Port Authority  
445 Challenger Rd.  
Cape Canaveral, Fla. 32920

Attention: David Perley

Reference: Fire Sprinkler System – Arnott Building

Subject: Cost Proposal

Dear David,

Please see attached cost proposal breakdown in the amount of \$95, 040.00 for the following work.

Scope:

- 1) Furnish and install a wet pipe sprinkler system, class Ordinary Group 2, complete including underground, alarm, permit, and drawings throughout the empty steel building.
- 2) The underground work assumes that the main is on the East side of the road and piping may be run in the grassed area.
- 3) See attached proposal from Britts Fire Sprinkler that includes additional information.

We appreciate the opportunity to assist Canaveral Port Authority with this project. If you have any questions or require additional information, please don't hesitate to contact me.

Sincerely,

  
J. David Nash  
President



# PROPOSAL

## BRITT'S Air Conditioning & Fire Sprinkler

655 CHILDRÉ AVENUE

TITUSVILLE FL. 32796-5119

PHONE: 321-267-6381

FAX : 321-383-3146

Email:jason@brittsac.com

ATTN: David Nash

Date: 07/14/15

COMPANY: Canaveral Construction

ADDRESS:

PHONE:

FAX:

Job Name: Port Canaveral Gutted Shell – ROM

Location: Port Canaveral, Fl

We are pleased to submit the following bid:

Description: Wet type fire sprinkler system complete, including underground, alarm, permits, drawings, and an Ordinary Group 2 system throughout an empty building. Price is indicative of no/minimal office space, and no ceilings throughout. FDC shall be located on the Backflow Preventer by the street.

Ordinary Hazard group 2 systems allow the greatest level of flexibility with unknown tenants. This would not include high piled/rack storage occupancy, which would be designed on a case by case basis. Non hazardous storage up to 12' would be permitted in most circumstances with this type of system. Automotive garages/showrooms & retail also fall into this category.

Underground assumes that main is on the East side of the road (road crossing would extra), and that piping can run in the grass area on the south side of the parking lot, eliminating parking lot repair.

Exclusions: Rack storage, hazardous storage, landscaping, fire extinguishers, hose systems, center of tile sprinklers, decorative sprinklers, painting.

PRICE: \$80,000.00

Price valid until: 90 Days

AUTHORIZED SIGNATURE:

If signature does not match the printed name or is not present,  
this proposal is invalid and void.

Jason Land

Date: \_\_\_\_\_

Property owner's signature: \_\_\_\_\_

Owner's Name: \_\_\_\_\_

Owner's Address: \_\_\_\_\_  
(please print)