

From: Ann Rodriquez <[REDACTED]>
To: Jeffrey <jeevacation@gmail.com>
Subject: John Woods: LSJ sheds
Date: Fri, 14 Apr 2017 22:43:26 +0000

Begin forwarded message:

From: "John P. Woods" <[REDACTED]>
Date: April 12, 2017 at 10:43:42 AM AST
To: "'ann rodriquez'" <[REDACTED]>
Subject: FW: LSJ sheds

Anna,

Here is my analysis of the bids.

JPW

From: John P. Woods [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: Friday, March 31, 2017 5:14 PM
To: 'jeffrey E.'
Subject: RE:

I will check with DOJ on Monday, but until the Administrator for the Board comes back on April 10, I don't think we will get someone to give us an update. The bids you received on the sheds, from a model cost point of view, may not be completely out of whack considering the amount of concrete foundations that have to be done, particularly in the first floor storage room between the two buildings that we are creating. That space is entirely concrete. The footprint of space being built out is approximately 10,200 SF. If you include the Buck Steel quotes with the estimate, you end up with a total cost of \$744,345.00 or approximately \$73.00/SF. This is a very fair cost for the amount of square footage created and the logistics of constructing on the cay. We can solicit additional proposals but I don't believe they will be much less, if at all, than the bid from Elderfield Roberts.

The pavilion has a footprint of approximately 2,400 SF. Given the quality of construction and design, it is fair to assume it will have a rough unit cost of \$400.00/SF or cost \$960,000.00. If we develop the area below the main level shown in the elevations, that cost will increase by another \$250,000.00. I know we are still trying to resolve the screening of the pool on the west side, but I feel the pavilion itself is fairly resolved. What do you think?

JPW

From: jeffrey E. [<mailto:jeevacation@gmail.com>]
Sent: Friday, March 31, 2017 12:55 PM
To: John P. Woods, AIA
Subject:

blua dates? strange not to move on this ? shed bids? rough const of new lsj addition?

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please note

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