

**SECOND AMENDMENT TO FY 2022-2023 CITY GRANT AGREEMENT  
BETWEEN  
THE CITY OF JACKSONVILLE  
AND  
THE JACKSONVILLE HISTORICAL SOCIETY, INC.**

**THIS SECOND AMENDMENT** to FY 2022-23 City Grant Agreement (“Second Amendment”) is made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, 2024 by and between the CITY OF JACKSONVILLE, a consolidated political subdivision and municipal corporation existing under the Constitution and the laws of the State of Florida, (the “City”) and THE JACKSONVILLE HISTORICAL SOCIETY, INC., a Florida not-for-profit corporation (“Recipient”).

**WITNESSETH:**

**WHEREAS**, in connection with the start of the Project, City provided Recipient up-front funding totaling \$50,000, with \$35,000 appropriated pursuant to Ordinance 2020-115-E and \$15,000 from the Mayor’s Contingency Fund; and

**WHEREAS**, effective on October 1, 2022, City and Recipient entered into that FY 2022-2023 City Grant Agreement/ City Contract No. 651752-23 (the “Agreement”) pursuant to Ordinance 2022-504-E to provide an additional grant of \$500,000; and

**WHEREAS**, the Agreement memorializes City’s agreement to pay Recipient up to \$500,000.00 in connection with Recipient’s renovation of the Florida Casket Company Building located at 318 Palmetto Street, Jacksonville, Florida 32202, to establish a Jacksonville History Center (“the “Project”); and

**WHEREAS**, pursuant to that First Amendment to FY 2022-2023 City Grant Agreement between the parties, dated July 31, 2023 (the “First Amendment”) the parties extended the expiration date of the Agreement to March 31, 2024, to accommodate Project delays beyond the control of Recipient, and to clarify that City’s maximum indebtedness to Recipient under the Project would not exceed \$500,000; and

**WHEREAS**, subsequent to the execution of the First Amendment, Project costs have increased significantly and Recipient requires additional funds in the amount of \$2,027,000 and additional time to complete the Project.

**IN CONSIDERATION** of the premises and of the mutual covenants and agreements hereinafter contained, and for other good and valuable consideration acknowledged by the parties to be sufficient, the parties agree as follows:

1. The above-stated recitals are accurate, true, and correct and are incorporated herein and made a part hereof by this reference. All defined terms not expressly defined herein shall be given the meaning ascribed to them in the Agreement.
2. Paragraph 2 of the Agreement is hereby amended to read as follows:

**The term of this Agreement is from the Effective Date through March 31, 2026.**

3. To reflect that City has agreed to fund Recipient up to an additional \$2,027,000 for the Project, in addition to the \$500,000 already allocated thereto and the \$50,000 already paid to the Recipient, the first sentence of Paragraph 4 of the Amendment is hereby amended to read as follows:

**Subject to the terms of this Agreement, the City agrees to pay the Recipient the remaining amount not to exceed Two Million Five Hundred Twenty-Seven Thousand and 00/100 Dollars (\$2,527,000), which is part of the total City maximum indebtedness amount of Two Million Five Hundred Seventy-Seven Thousand and 00/100 Dollars (\$2,577,000) pursuant to this Agreement.**

4. The last sentence of paragraph 8 of the Agreement is hereby amended to read as follows:

**All accountings, submittals, and financial reports must be received and approved by the City no later than June 1, 2026, in order for Recipient to receive any remaining payments, including retainage amounts, for the term of this Agreement.**

5. With respect to the City's notice section in paragraph 9 of the Agreement, the reference to "Dr. Saralyn Grass, Grant Administrator" is hereby changed to "Audrey Gibson or designee."
6. With respect to page 1 of Exhibit A (i.e., page 8 of the Agreement entitled "Scope of Work and Budget"), the Program Name is hereby changed to "Renovation of the Florida Casket Company Building (Phase I and II)/Jacksonville History Center".
7. With respect to page 1 of Exhibit A (i.e., page 8 of the Agreement entitled "Scope of Work and Budget"), the City Funding Request is hereby changed to \$2,527,000.
8. With respect to page 1 of Exhibit A (i.e., page 8 of the Agreement entitled "Scope of Work and Budget"), the Contract/Grant Term is hereby changed to "October 1, 2022-March 31, 2026."
9. With respect to page 1 of Exhibit A (i.e., page 8 of the Agreement entitled "Scope of Work and Budget"), the first paragraph of the section entitled "Program Scope of Work and Deliverables" is hereby amended to insert the following after the third sentence:

**Additionally, all grant proceeds authorized for this Program are recoverable by the City upon sale of the property or failure to operate the property as a Jacksonville History Center.**

10. With respect to page 2 of Exhibit A (i.e. page 9 of the Agreement entitled "Scope of Work and Budget"), the first sentence of the first paragraph of the section entitled "Program Costs/Payment Terms" is hereby changed to reflect a total program budget of \$3,441,000.
11. With respect to page 2 of Exhibit A (i.e. page 9 of the Agreement entitled "Scope of Work

and Budget”), the second sentence of the first paragraph of the section entitled “Program Costs/Payment Terms” is hereby changed to reflect funds contributed or reliably pledged thus far at approximately \$777,728.

12. With respect to page 2 of Exhibit A (i.e. page 9 of the Agreement entitled “Scope of Work and Budget”), the second paragraph of the section entitled “Program Costs/Payment Terms” is hereby amended to read as follows:

**Reimbursement of funds from this \$2,527,000 grant may be expended monthly, to be invoiced to COJ with sufficient documentation to support expenditures along with progress reports on the project. Reimbursements may commence upon certification satisfactory to the City that the entire project budget of \$3,441,000 has been funded.**

13. With respect to page 2 of Exhibit A (i.e. page 9 of the Agreement entitled “Scope of Work and Budget”), the last sentence of the third paragraph of that section entitled “Program Costs/Payment Terms” is hereby amended to read as follows:

**The City will reimburse Recipient in an amount equal to the lesser of (i) \$2,527,000 or (ii) 75 percent of the project budget (net of the \$50,000 already paid to the Recipient). All cost overruns for this Program are the responsibility of the Recipient.**

14. With respect to page 3 of Exhibit A (i.e. page 10 of the Agreement entitled “Scope of Work and Budget”), the FY 2023 PSG/City Grant Program Budget Detail schedule is hereby replaced as attached.

15. With respect to page 4 Exhibit A (i.e. page 11 of the Agreement entitled “Scope of Work and Budget”), the Budget Narrative for Selected Items of Cost schedule is hereby replaced as attached to reflect that City will reimburse Recipient in an amount equal to the lesser of (i) **\$2,527,000** or (ii) **75 percent** of the Project Budget and to reflect the detail for the total program budget of \$3,441,000.

16. Except as expressly here amended, all other terms and conditions of the Agreement shall remain unchanged and in full force and effect.

**[Remainder of page left blank intentionally; signatures on following page.]**

**IN WITNESS WHEREOF**, the parties hereto have duly executed this Second Amendment in triplicate the day and year first above written.

**ATTEST:**

**CITY OF JACKSONVILLE**

By \_\_\_\_\_  
James R. McCain, Jr.  
Corporation Secretary

By: \_\_\_\_\_  
Donna Deegan, Mayor

**WITNESS:**

**JACKSONVILLE HISTORICAL SOCIETY, INC.**

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

In compliance with the Ordinance Code of the City of Jacksonville, I do hereby certify that there is an unexpended, unencumbered, and unimpounded balance in the appropriation sufficient to cover the foregoing Agreement, and that provision has been made for the payment of the monies provided therein to be paid.

By: \_\_\_\_\_  
Director of Finance

Form Approved:

By: \_\_\_\_\_  
Office of General Counsel

PSG/ City Grant - Program Budget Detail

Lead Agency: Jacksonville Historical Society

Jacksonville Historical Society

Program Name: JHS Casket Factory Renovation / Jacksonville History Center

JHS Casket Factory Renovation / Jacksonville History Center

BUDGET

Categories and Line Items	Total Est. Cost of Program	Agency Provided Funding (1)	All Other Program Revenues	Funding Partners		
				City of Jacksonville (City Grant)	Federal/ State & Other Funding	Private Foundation Funding (2)
<b>I. Employee Compensation</b>						
<b>Personnel - 01201 (list Job Title or Positions)</b>						
1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
15	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
18	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
19	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Subtotal Employee Compensation</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Fringe Benefits</b>						
Payroll Taxes - FICA & Med Tax - 02101	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Health Insurance - 02304	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Retirement - 02201	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Dental - 02301	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Life Insurance - 02303	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Workers Compensation - 02401	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Unemployment Taxes - 02501	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Benefits - (Please describe)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Subtotal Taxes and Benefits</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Total Employee Compensation</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>II. Operating Expenses</b>						
<b>Occupancy Expenses</b>						
Rent - Occupancy -04408	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Telephone - 04181	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Utilities - 04301	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Maintenance and Repairs - 04603	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Insurance Property & General Liability - 04502	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other - (Please describe)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Office Expenses</b>						
Office and Other Supplies - 05101	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Postage - 04101	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Printing and Advertising - 04801	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Publications - 05216	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Staff Training - 05401	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Directors & Officers - Insurance - 04501	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Professional Fees & Services (not audit) - 03410	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Background Screening - 04938	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other - Equipment under \$1,000 - 06403	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other - (Please describe)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Travel Expenses</b>						
Local Mileage - 04021	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Parking & Tools - 04028	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Equipment Expenses</b>						
Rental & Leases - Equipment - 04402	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Vehicle Fuel and Maintenance - 04216	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Vehicle Insurance -04502	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other - (Please describe)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Direct Client Expenses - 08301</b>						
Client Rent	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Client Utilities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Client Food	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Client Medical	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Client Educational	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Client Personal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Client Other (Please describe)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Client Other (Please describe)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Operating Expenses</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>III. Operating Capital Outlay (OVER \$1,000)</b>						
Machinery & Equipment - 06402	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Computers & Software - 06427	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other - (Construction - See attached)	\$3,441,000.00	\$136,272.00	\$0.00	\$2,577,000.00	\$0.00	\$727,728.00
<b>Total Capital Outlay</b>	<b>\$3,441,000.00</b>	<b>\$136,272.00</b>	<b>\$0.00</b>	<b>\$2,577,000.00</b>	<b>\$0.00</b>	<b>\$727,728.00</b>
<b>Direct Expenses Total</b>						
<b>SEE PROGRAM BUDGET NARRATIVE for line item breakout of project costs</b>	<b>\$3,441,000.00</b>	<b>\$136,272.00</b>	<b>\$0.00</b>	<b>\$2,577,000.00</b>	<b>\$0.00</b>	<b>\$727,728.00</b>
<b>Percent of Budget</b>	<b>100%</b>	<b>4%</b>	<b>0%</b>	<b>75%</b>	<b>0%</b>	<b>21%</b>

Last Modified: 02/11/2020

All PSG items listed must be included in the narrative section of the budget.

Foot notes:

- (1) - Additional Agency funding needed to meet current cost estimates
- (2) - Private donations as of 1/23/24

**Budget Narrative for Selected Items of Cost  
City Grant Application  
Program Budget Narrative (Max. 2 Pages)  
Proposed Funding Period: FY 22/23 to FY 25/26  
COJ Funding Only**

<b>Agency:</b>	Jacksonville Historical Society	<b>Program Name:</b>	JHS Casket Factory Renovation/ Jacksonville History Center
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**EXPENSES: Please provide narrative description for all categories listed below for which you are seeking City Funding Only.**

We have included those required elements in the spaces below. See instructions when listing personnel expenses.  
Please feel free to add additional lines as necessary to provide explanations using the line insert feature.

**CITY WILL REIMBURSE FOR ~ 75% OF THE FOLLOWING PROJECT DISBURSEMENTS**

**JHS Casket Factory Renovation / Jacksonville History Center**

Phase I - Bid	
GENERAL CONDITIONS	\$ 80,719
DEMOLITION	\$ 25,400
EARTH WORK	\$ 20,650
AUTOMATIC GATE OPERATOR	\$ -
HANDICAP PARKING STRIPING & SIGNS	\$ -
CONCRETE SITE	\$ 4,580
CONCRETE BUILDING	\$ 211,829
ELEVATOR SUMP ALLOWANCE	\$ -
MASONRY & BRICK WORK	\$ 143,348
STRUCTURAL STEEL SUPPORTS/HAND RAILS	\$ 239,178
CARPENTRY REPAIRS/FILL INS	\$ 7,558
CABINETRY ALL PLASTIC LAMINATE	\$ -
ROOFING	\$ 37,500
CAULKING	\$ 5,000
ALUMINUM CANOPIES	\$ -
REPAIR VENT SCREENS	\$ -
DOORS & HARDWARE	\$ 31,426
STOREFRONT	\$ 132,900
DRYWALL	\$ 47,575
FLOORING/BASE	\$ -
WOOD FLOOR	\$ -
PAINTING	\$ 200
STUCCO	\$ 58,750
FIRE EXTINGUISHERS & SIGNS	\$ 1,315
ELEVATOR MODERNAZATION	\$ -
ELEVATOR CAB UPGRADE ALLOWANCE	\$ -
ELEVATOR CARD READER CAPABILITY ALLOWANCE	\$ -
HVAC	\$ -
PLUMBING ROUGH IN	\$ 34,000
FIRE PROTECTION	\$ 32,350
FIRE ALARM CODE MINIMUM- INC ELECTRIC	\$ -
ELECTRICAL ALLOWANCE	\$ 152,100
ACCESS CONTROLS	\$ -
PERMIT ALLOWANCE	\$ 10,346
LIABILITY INSURANCE	\$ 2,000
OVERHEAD/FEE	\$ 135,000
<b>Total Phase I</b>	<b>\$ 1,413,723</b>

Phase II - Estimate	
TBD	\$ 2,027,277
<b>Total Phase II - Estimate</b>	<b>\$ 2,027,277</b>

**JHS Casket Factory Renovation / Jacksonville History Center - Total**

City Funding (1)	\$ 2,577,000	75%
Other Funding	\$ 864,000	25%
	<u>\$ 3,441,000</u>	<u>100%</u>

**(1) City Funding Breakdown**

2020-115-E	\$ 35,000	(Previously Disbursed)
2020 Mayor's Contingency Fund	\$ 15,000	(Previously Disbursed)
2022-504-E	\$ 500,000	
2024 Appropriation	\$ 2,027,000	
	<u>\$ 2,577,000</u>	



<b>Bid Form</b>	
for	
<b>Florida Casket Company Shell Only</b>	
318 Palmetto Street	
Company Name: <b>CRABTREE CONSTRUCTION COMPANY</b>	
Date: <b>12/29/23</b>	
GENERAL CONDITIONS	80,719
DEMOLITION	25,400
EARTH WORK	20,650
AUTOMATIC GATE OPERATOR	0
HANDICAP PARKING STRIPING & SIGNS	0
CONCRETE SITE	4,580
CONCRETE BUILDING	211,829
ELEVATOR SUMP ALLOWANCE	0
MASONRY & BRICK WORK	143,348
STRUCTURAL STEEL SUPPORTS/HAND RAILS	239,178
CARPENTRY REPAIRS/FILL INS	7,558
CABINETRY ALL PLASTIC LAMINATE	0
ROOFING	37,500
CAULKING	5,000
ALUMINUM CANOPIES	0
REPAIR VENT SCREENS	0
DOORS & HARDWARE	31,426
STOREFRONT	132,900
DRYWALL	47,575
FLOORING/BASE	0
WOOD FLOOR	0
PAINTING	200
STUCCO	58,750
FIRE EXTINGUISHERS & SIGNS	1,315
ELEVATOR MODERNAZATION	0
ELEVATOR CAB UPGRADE ALLOWANCE	0
ELEVATOR CARD READER CAPABILITY ALLOWANCE	0
HVAC	0
PLUMBING ROUGH IN	34,000
FIRE PROTECTION	32,350
FIRE ALARM CODE MINIMUM- INC ELECTRIC	0



ELECTRICAL ALLOWANCE	152,100
ACCESS CONTROLS	0
PERMIT ALLOWANCE	10,346
LIABILITY INSURANCE	2,000
OVERHEAD/FEE	135,000
<b>TOTAL LUMP SUM AMOUNT</b>	<b>1,413,723</b>
<b>PROJECT DURATION: 180 DAYS</b>	
<b>Notes and voluntary alternates</b>	
We exclude any landscaping or grass	
We exclude the dumpster pad & walls	
We exclude any pavers or concrete sidewalks or parking areas.	
We include the ramp to the west side stair tower.	
Demolition includes exterior west concrete ramp, brick infill of old windows, existing windows, exterior elctrical and fencing	
We include saw cutting in 5 ea new 3 x 7 door openings for stair towers	
We exclude reinforcing new 3 x 7 openings as none shown but include \$2,000 for steel angles	
We exclude existing brick repair, fill in and pointing and patching and painting	
We include a minimum R-20 roof insulation on east tower and 1.5" insulation on west tower and slope is in steel	
Roof is a 60 mil TPO roof with a manufacturers 20 year warranty.	
We include the repair to 2 ea existing roof scuppers.	
We exclude the canopy	
We exclude repairing crawl space wall vents	
We include doors 104A, 104B, 104C, 104D 110A, 110B and 110C	
Interior doors are prefinished birch veneer doors	
Window frames are clear anodized aluminum. For white or bronze frames pls add \$1,500	
Storefront system is YKK Thermal Flush glaze	
Windows on the first floor have aluminum panels in lieu of glass.	
This is shell only with rough in plumbing only, no ac and electrical service and minimal lighting	
Plumbing includes rough in of 1 st floor and connecting to sanitary to existing sanitary.	
Plumbing water to be stubbed 5' outside new building line of east tower.	
HVAC is all excluded including roof condenser stands and any roof penetrations.	
Electrical includes new 1,200 amp service with aluminum conductors including ABB MDP, meter and main disconnect.	
All other new panels and receptacles are excluded.	
2 ea 4" site data conduits are included to same pole as power.	
Lighting in stairwells are included.	
6 ea generic inexpensive lights will be installed on each floor	
Exit/emergency lights will be included for code minimum. light	
We will use existing sub panels to power the lights.	
We include a code minimum fire alarm system.	
Fire alarm system to include control panel, 1 ea manual pull station, 1 ea smoke	



detector above control panel and 1 ea interior audio/visual alarm indicator, a fire sprinkler tamper switch	
and cellular communication monitoring for 12 months	
We include 6 ea fire extinguishers with wall hung brackets	
Stairs will not receive rubber treads & landings.	
See attached sketches for drywall included	
Drywall infill walls between stairs and existing building is included.	
Floors in the existing building will not be repaired, filled in openings and refinished.	
Wood floor infill excluded	
We exclude all floor finishes	
We exclude painting except exterior door	
Stucco includes first coat of Sto cmu moisture barrier, direct applied stucco with a Sto color finish coat.	
Elevator work is excluded	
Fire Protection includes turning up existing heads and adding new heads as required	
Existing fire mains and branches will remain at current elevations.	
Fire protection is excluded in West Stairway and excludes any future rooms	
We exclude a special fire sprinkler system for Archives floor	
We exclude strength test for Emergency Responder	
We exclude access controls	
Electrical is an allowance of \$152,100 but we have a bid from Beacon electric for \$91,800	
who we intend to use. Any dollars saved will be credited to owner at end of project	
The budget is based on our interpretation of what is allowed for a shell building. Drawings will be required	
to be updated for shell only and a revised building permit will be required prior to us starting construction	
We would propose to use AIA 101 Lump Sum contract.	