

**BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA
OFFICE OF THE COUNTY MANAGER
AGENDA ITEM COVER SHEET**

DATE: 01/14/2025

TO: Jennifer Barker, County Manager

THRU:

BY: Nova Atkinson, Paralegal

SUBJECT: Agreement between Lake County and Seminole County for Medical Examiner

MEETING DATE: 1/21/2025

ITEM TYPE: Consent Item

ITEM ID: 34546

RECOMMENDATION/REQUIRED ACTION: Approve

Recommend approval of an Interlocal Agreement between Lake County and Seminole County for Cost Share of Medical Examiner Services and Related Matters and authorization to petition the Florida Medical Examiner's Commission for a redistricting change to add Lake County to District 24. The fiscal impact is unable to be determined at this time.

BACKGROUND SUMMARY: Seminole County is the sole county within the District 24 Medical Examiner District. Currently, District 24 partners with District 5 (Marion, Lake, Hernando, Sumter, Citrus) for medical examiner services provided by a private firm, Medicus Forensics, P.A. Marion County is the administrator of this contract.

Medical Examiner services are provided for both districts in a facility that is located in Leesburg and is currently owned by Marion County as the administrator. The current facility will revert back to the ownership of Lake County if it ceases to be used for as the Medical Examiner's Facility.

Due to differences in the vision for the future of the District 24/5 consortium, a desire was expressed to work with Seminole County to negotiate an agreement for Lake County to join District 24 pending approval of the State's Florida Medical Examiners Commission and subsequent approval by the Governor.

An Interlocal Agreement was negotiated by Lake and Seminole County staff that is based upon a fee for direct service used model instead of the current population model used in the consortium. The agreement also provides for direct ownership of the current facility upon its reversion. Additionally, it establishes Seminole County as the administrator and also creates a funding mechanism for future building expansion or a new facility.

The Agreement if approved by both the Lake BCC and the Seminole BCC will only take effect upon the approval of the re-districting by the State.

Fiscal Impact:

Account No.:

Advertised Date:

Paper:

Attachments:

1.	Seminole Lake Interlocal Agreement for Medical Examiner Services
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STAFF APPROVALS AND DATES:

Nova Atkinson	Created/Initiated - 1/14/2025
Melanie Marsh	Approved - 1/14/2025
Ron Falanga	Approved - 1/14/2025
Kandace Pourbaix	Approved - 1/14/2025
Allison Tesla	Approved - 1/14/2025
Melanie Marsh	Approved - 1/14/2025
Jennifer Barker	Approved - 1/14/2025
Misty Spahn	Final Approval - 1/14/2025

ACTION TAKEN BY BOARD:

Action: New

Continued/Deferred Until:

Other:

**INTERLOCAL AGREEMENT BETWEEN LAKE COUNTY & SEMINOLE COUNTY
FOR COST SHARE OF MEDICAL EXAMINER SERVICES AND
RELATED MATTERS**

THIS INTERLOCAL AGREEMENT is made and entered into by and between LAKE COUNTY (in this Agreement referred to as “LAKE”) and SEMINOLE COUNTY (in this Agreement referred to as “SEMINOLE”), (collectively referred to as “the Parties”) both of which are political subdivisions of the State of Florida.

W I T N E S S E T H:

WHEREAS, section 163.01, Florida Statutes (2024), authorizes local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner (and pursuant to forms of governmental organization) that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, LAKE and SEMINOLE are “public agencies” within the meaning of chapter 163, Florida Statutes, Intergovernmental Program, Part I, section 163.01, the Florida Interlocal Cooperation Act of 1969; and

WHEREAS, Florida Medical Examiner District 5 currently consists of CITRUS, HERNANDO, LAKE, MARION and SUMTER, that is, the DISTRICT 5 COUNTIES; and

WHEREAS, Florida Medical Examiner District 24 currently consists only of SEMINOLE; and

WHEREAS, LAKE desires to leave the current Florida Medical Examiner District 5 and join SEMINOLE in District 24; and

WHEREAS, at the next available meeting of the Florida Medical Examiner Commission (“Commission”), LAKE and SEMINOLE intend to formally request that the Commission begin

the process of redistricting to allow LAKE to leave District 5 and join SEMINOLE in District 24; and

WHEREAS, the new District 24 intends to use the existing medical examiner facility located at 809 Pine Street, Leesburg, Florida 34748, as the new District 24 Medical Examiner Facility upon the property reverting to LAKE from MARION; and

WHEREAS, LAKE and SEMINOLE find that it is to the public benefit and in the public interest to enter into this Agreement; and

NOW, THEREFORE, for and in consideration of the promises, mutual covenants and agreements contained in this Agreement by and between the Parties and for the mutual benefit of the Parties, and their respective citizens, should the Commission approve the aforementioned redistricting request, the Parties agree as follows:

Section 1. Recitals. The foregoing recitals are true and correct and form a material part of this Agreement upon which the parties have relied.

Section 2. Purpose and Intent. It is the purpose and intent of the parties to this Interlocal Agreement to provide for the operation of the new District 24 Medical Examiner's Offices in accordance with chapter 406, Florida Statutes (2024), as this statute may be amended from time to time.

Section 3. Medical Examiner Building.

(a) The Parties intend to use the existing Medical Examiner Facility located at 809 Pine Street, Leesburg, Florida 34748, as the new District 24 Medical Examiner Facility;

(b) The Parties agree that title to the existing Medical Examiner Facility located at 809 Pine Street, Leesburg, Florida 34748 (Parcel Numbers 26-19-24-3900-064-01501 and 26-19-24-3900-064-01601), will revert from Marion County to LAKE upon termination of the Interlocal

Agreement between Citrus County, Hernando County, Lake County, Marion County, Seminole County, and Sumter County for Cost Share of Medical Examiners Services and Related Matters dated September 24, 2024. A copy of the County Deed recorded in O.R. Book 5702, Page 1561, public records of Lake County, Florida, is attached as **Exhibit A**;

(c) The Parties agree that the existing Medical Examiner Facility located at 809 Pine Street, Leesburg, Florida 34748 (Parcel Numbers 26-19-24-3900-064-01501 and 26-19-24-3900-064-01601), will be retitled upon reversion, and LAKE and SEMINOLE will hold joint title to the property;

(d) Upon the Commission's approval of the Parties redistricting request, LAKE shall obtain an updated appraisal of the building located at 809 Pine Street, Leesburg, Florida 34748 (Parcel Numbers 26-19-24-3900-064-01501 and 26-19-24-3900-064-01601). Within 60 days of completion of the updated appraisal, SEMINOLE hereby agrees to pay LAKE the following: (1) fifty (50) percent of the sum of the updated appraisal value; (2) fifty (50) percent of the cost of the necessary building improvements identified in the CMI Report attached to this Agreement as **Exhibit B**; and (3) fifty (50) percent of the cost of the aforementioned appraisal services obtained by LAKE;

(e) The Parties agree to each contribute sixteen (16) percent of the annual operating cost each year this Agreement is in place into a building improvement fund. The Parties further agree that these funds will be placed in an interest-bearing account to be used exclusively for the expansion of the existing building located at 809 Pine Street, Leesburg, Florida 34748, or the construction of a new Medical Examiner Facility located within District 24.

Section 4. Responsibilities of the Parties.

(a) The parties hereby designate SEMINOLE as the Administrative Coordinator for the purpose of carrying out this Interlocal Agreement. The Administrative Coordinator shall provide support services for District 24 including but not limited to: managing the building maintenance, account payable and receivable for utilities, insurance and other operational invoices or revenues, reporting of district services utilized by each county, and any other items necessary for the administrative operation of the District, as well as provide the staffing necessary to carry out the same.

(b) LAKE shall pay SEMINOLE, as Administrative Coordinator, three (3) percent of annual contract value for each year it provides such administrative services;

(c) The Parties agree to meet annually during the month of February and on an as needed basis to address any issues that may arise in the administration of this Agreement and to give such direction to the contracted medical examiner in the operation of the office as is necessary or appropriate under the terms of the contract with the contracted medical examiner;

(d) In the event of emergency or unbudgeted expenses, including legal services outside the normal course of business (e.g., litigation), the Parties shall agree to an equal split for any reasonably necessary and unforeseen expenses.

Section 6. Cost Share for Medical Examiner Services

(a) Upon the Commission's approval of the Parties redistricting request, the Parties shall obtain mutually agreeable medical examiner services through all the procurement methods and approvals as authorized and required by federal, state, and local law;

(b) The Parties agree to each pay the costs associated with services provided for their specific county specific to the following Medical Examiner Services as they are requested and provided: (1) autopsies; (2) external exams; (3) remote external exams; and (4) cremations;

(c) The Parties agree that any services not identified in Section 6, Paragraph (b) above will be split equally between SEMINOLE and LAKE.

Section 7. Indemnification. Each party to this Agreement, its officers, employees, and agents do not assume and specifically disclaim any liability for the acts, omissions, or negligence of the other party, its officers, employees, or agents, arising from or related to this Agreement except as otherwise provided by this Agreement or any other agreement between the Parties.

Section 8. Employee Status. Persons employed by one party in the performance of services and functions pursuant to this Agreement are deemed not to be the employees or agents of the other party, nor do these employees have any claims to pensions, workers' compensation, unemployment compensation, civil service, or other employee rights or privileges granted to such other party's officers and employees either by operation of law or by such other party.

Section 9. Notice. Any notice delivered with respect to this Agreement must be in writing and will be deemed to be delivered (whether or not actually received) when (i) hand-delivered to the persons designated below, or (ii) when deposited in the United States Mail, postage prepaid, certified mail, return-receipt requested, addressed to the person at the address for the party as set forth below, or such other address or to such other person as the party may have specified by written notice to the other party delivered according to this section:

As to LAKE:

315 West Main Street
Suite 430
Tavares, Florida 32778

As to SEMINOLE:

Seminole County Services Building
1101 East 1st Street

Sanford, Florida 32771

Section 10. Governing Law, Jurisdiction, and Venue. The laws of the State of Florida govern the validity, enforcement, and interpretation of this Agreement. The sole jurisdiction and venue for any legal action in connection with this Agreement will be in the courts of Lake County, Florida.

Section 11. Parties Bound. This Agreement is binding upon and inures to the benefit of the Parties and their successors and assigns.

Section 12. Conflict of Interest.

(a) The Parties shall not engage in any action that would create a conflict of interest in the performance of its obligations pursuant to this Agreement with the other party or that would violate or cause third parties to violate the provisions of Part III, chapter 112, Florida Statutes (2024), as this statute may be amended from time to time, relating to ethics in government;

(b) The Parties hereby certify that no officer, agent, or employee has any material interest (as defined in section 112.312(15), Florida Statutes (2024), as this statute may be amended from time to time, either directly or indirectly, in the business of the other party to be conducted here, and that no such person will have any such interest at any time during the term of this Agreement;

(c) Each party has the continuing duty to report to the other party any information that indicates a possible violation of this Section.

Section 13. Dispute Resolution. Either party to this Agreement may notify the other party that it wishes to commence formal dispute resolution with respect to any unresolved problem under this Agreement. The Parties agree to submit the dispute to a Florida Certified Circuit Court Civil Mediator for mediation, within sixty (60) days following the date of this notice. In the event

that any dispute cannot be resolved by mediation, it may be filed as a civil action in the Circuit Court of the Fifth Judicial Circuit of Florida, in and for Lake County, Florida. The Parties further agree that any such action will be tried by the Court, and the Parties hereby waive the right to jury trial as to such action. For any legal action to enforce the terms of this Agreement, the prevailing party will be entitled to its reasonable costs, but each party shall bear its own attorney's fees, except where authorized under section 57.105, Florida Statutes (2024), as this statute may be amended from time to time.

Section 14. Entire Agreement

(a) Except for any contract for private providers of medical examiner services it is understood and agreed that the entire agreement of the Parties is contained in this Agreement, which supersedes all oral agreements, negotiations, and previous agreements between the parties relating to the subject matter of this Agreement;

(b) Any alterations, amendments, deletions, or waivers of the provisions of this Agreement will be valid only when expressed in writing and duly signed by both Parties, except as otherwise specifically provided in this Agreement.

Section 15. Assignment. This Agreement may not be assigned by either party without the prior written approval of the other party.

Section 16. Severability. If any provision of this Agreement or the application of this Agreement to any person or circumstance is held invalid, it is the intent of the Parties that the invalidity will not affect other provisions or applications of this Agreement that can be given effect without the invalid provision or application, and to this end the provisions of this Agreement are declared severable.

Section 17. Public Records Law.

(a) The Parties acknowledge each other's obligations under article 1, section 24, Florida Constitution and chapter 119, Florida Statutes (2024), as this statute may be amended from time to time, to release public records to members of the public upon request. The Parties acknowledge that each is required to comply with article 1, section 24, Florida Constitution and chapter 119, Florida Statutes (2024), as this statute may be amended from time to time, in the handling of the materials created under this Agreement and that this statute controls over the terms of this Agreement;

Section 18. Equal Opportunity Employment. The Parties shall not discriminate against any employee or applicant for employment for work under this Agreement because of race, color, religion, sex, age, disability, or national origin. The Parties shall take steps to ensure that applicants are employed, and employees are treated equally during employment, without regard to race, color, religion, sex, age, disability, or national origin. Equal treatment includes, but is not limited to, the following: employment; upgrading, demotion or transfer; recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

Section 19. Headings and Captions. All headings and captions contained in this Agreement are provided for convenience only, do not constitute a part of this Agreement, and may not be used to define, describe, interpret, or construe any provision of this Agreement.

Section 20. Effective Date. The Effective Date of this Agreement will be the date when the last party has properly executed this Agreement as determined by the date set forth immediately below the respective signatures of the parties and upon the redistricting approval by the Commission.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

GARY J. COONEY, CLERK

By: _____
LESLIE CAMPIONE, CHAIRMAN

Date: _____

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

Melanie Marsh
County Attorney

[Balance of this page intentionally blank]

ATTEST:


GRANT MALOY, CLERK

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: 
JAY ZEMBOWER, CHAIRMAN

Date: JAN 14 2025

For the use and reliance of
Seminole County only.

Approved as to form and
legal sufficiency.


County Attorney

As authorized for execution by the Board of
County Commissioners at its _____,
2025, regular meeting.

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EXHIBIT A

INSTRUMENT#: 2021061984 OR BK 5702 PG 1561 PAGES: 1 5/5/2021 10:54:52 AM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA
REC FEES: \$10.00

Parcel IDs 26-19-24-3900-064-01501
26-19-24-3900-064-01601

This Instrument Prepared By:
Melanie Marsh (mw)
County Attorney
Lake County, Florida
P.O. Box 7800
Tavares, Florida, 32778



COUNTY DEED

Section 125.411, Florida Statutes

THIS DEED, made this 13th day of April, 2021, by LAKE COUNTY, FLORIDA, a political subdivision of the State of Florida, P.O. Box 7800, Tavares, FL 32778-7800, party of the first part, and MARION COUNTY, a political subdivision of the State of Florida, 601 SE 25th Avenue, Ocala, Florida 34471, party of the second part.

WITNESSETH that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00), to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second part, his heirs and assigns forever, all the rights, title and interest (including all interest as provided for in F. S. 270.11), of the party of the first part in the following described land lying and being in Lake County, Florida:

Parcel 1: The South 1/2 of Lot 16, Block 64, CITY OF LEESBURG, FLORIDA, according to the map or plat thereof as recorded in Plat Book 2, Page(s) 19, Public Records of Lake County, Less the West 70 feet thereof and also less the North 25 feet thereof.

Parcel 2: The East 150 feet of Lot 15, Block 64, CITY OF LEESBURG, FLORIDA, according to the map or plat thereof as recorded in Plat Book 2, Page 19, Public Records of Lake County, Florida.

(a/k/a Alternate Keys # 1266319 and 1266297)

REVERTIONARY CLAUSE:

This property is being transferred to Marion County as part of an Interlocal Agreement between Citrus County, Hernando County, Lake County, Marion County, Seminole County and Sumter County related to the Provisions of Operating Costs, Facility Use Fees, and Capital Expenditures for the Medical Examiner. Provided; however, that in the event this property ceases to be used for as the Medical Examiner's Facility, then fee title shall revert to Lake County, a political subdivision of the State of Florida. In the event of a reversion, Marion County shall return the building in as good or better condition than when received, reasonable wear and tear excepted.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its BOARD OF COUNTY COMMISSIONERS acting by the Chairman or Vice Chairman of said Board, the day and year aforesaid.

ATTEST:

Gary J. Cooney, Clerk
Board of County Commissioners
of Lake County, Florida



LAKE COUNTY, through its
BOARD OF COUNTY COMMISSIONERS

Sean M. Parks, Chairman

Approved as to form and legality:

Melanie Marsh
County Attorney

S:\DOCUMENT\2021\COUNTY PROPERTY\Medical Examiner Facility\County Deed_3-31-21.docx

22 August 2024

LAKE COUNTY GOVERNMENT
DISTRICT 5 LAKE COUNTY
MEDICAL EXAMINER'S BUILDING
LEESBURG, FLORIDA

**FACILITIES CONDITION ASSESSMENT &
ROUGH ORDER OF MAGNITUDE ESTIMATE**

Prepared for:

*Seminole County Government
1101 E. First Street
Sanford, FL 32771*

Prepared by:

*CMI
158 Terra Mango Loop
Suite B
Orlando, FL 32835
Tel: (407) 293-4168
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CMI No. J-969



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VII. ABBREVIATIONS

NARRATIVE

TASK DESCRIPTION

CMI is retained to prepare this Facilities Condition Assessment on the basis of typical useful life of the various systems within the facility. Systems were visually inspected and there were no tests conducted for this assessment. Additionally, a Rough Order of Magnitude (ROM) estimate is prepared to compliment the conditions assessment. The estimate is prepared on the basis of fair market value for construction and assumes that there will be at least six general contractors and at least three subcontractors competing for the project and each major trade, respectively. The pricing structure does not allow for onerous contract terms nor drastic changes in the construction market.

BUILDING DESCRIPTION

Constructed in year 2000, the building currently houses the District 5 Medical Examiner. The facility consists of a single-story building with an auxiliary generator and HVAC equipment located at the south and east ends of the building. The building is approximately 8,770 sf of enclosed floor area and a garage of approximately 1,265 sf. The space includes offices (including Doctor's), cooler, morgue, storage and supply rooms. It is assumed that the building walls rest upon spread footings and the interior structural columns rest upon isolated concrete column bases. There are no signs of damage or settlement. Exterior walls consist of a combination of pre-cast panels and concrete masonry units and are generally in very good condition. The exterior doors and windows are glazed in metal frames. The corrugated metal roof deck is supported by steel bar joists and structural members. The roof is a low slope, membrane on insulation system which was reported to have been recently replaced. The building is fully sprinkled.



OBSERVATION HIGHLIGHTS

1. In general, the major building systems appeared to be in good to average condition.
2. Doors (at pedestrian entry and service) were observed to be and are reported to be in good condition.
3. Windows / glazing are original, limited in size, number and location, and are in good condition.
4. The exterior walls were observed to be in good condition. Based on the age of the building, exterior painting is recommended, including caulking the perimeter of windows. There is an exterior porch at the west entry to the building which appeared to be in good condition.
5. The overhead doors in the garage (at the east end of the building) are in fair condition (replaced approximately ten years ago). The garage is also used for storage.
6. There is an area at the underside of the roof deck in the garage (near the area heater) that has surface rust. It is recommended that it should be cleaned, brushed, primed and repainted.
7. The membrane roof system and associated flashings are generally in good condition. Some minor issues requiring attention were observed. The roof areas slope from north to south with internal crickets and roof

drains along the south side. The two western-most drains on the main roof are partially blocked and have vegetation growing from them. Ponding was observed along the south side of both roof levels. It is recommended that the roof drains be cleared of debris and vegetation. Minor cracks in the cap sheet were observed throughout the field of the main roof, with some severe alligating noted along the crickets. An accumulation of leaves was observed at several locations and miscellaneous fasteners (screws, nails, etc.) were observed scattered about the field of the main roof. It is recommended that the field of the roof be cleaned of debris and repairs be completed to preserve the life of the roof cap sheet.

8. The roof parapet walls and metal coping are in fair condition. The roof side of the parapet walls and the rusting metal parapet coping should be cleaned, prepped and refinished.
9. There is one roof hatch located in the interior of the building. The hatch is accessed via a ladder located within an interior janitorial room. The ladder and hatch are in good condition.
10. There are two skylights located above the interior east/west building corridor. There is currently no visible indication of leaks. However, the caulking between aluminum frames and plexiglass lite domes is failing and should be addressed to avoid future issues.
11. The interior of the building is in fair condition. It is recommended that the carpet be replaced. VCT (assuming original to the construction of the building) appears to be in fair condition, though it is beyond its typical useful life. It is recommended that the VCT be replaced or at minimum, conduct minor replacement in select locations (assume about 50% of the area) and clean and wax the remainder.
12. Interior painting is recommended throughout.
13. Acoustic ceiling tiles show water marks presumably from previous roof leak(s) that are now remedied. It is recommended that ceiling tiles should be replaced in rooms where these water marks exist.
14. Ceramic tiles in restrooms are to be cleaned but in general are in good condition.
15. The paint on the roof drain assembly and associated piping in the garage area was observed to be in poor condition. It should be cleaned of chipped, flaking paint, prepped and repainted. The roof drain assembly within the mechanical roof is wrapped with insulation and is in good condition. It is assumed the other three (3) roof drain assemblies above ceilings (within the building interior) are also wrapped with insulation and in similar condition.
16. There are four (4) Greenheck rooftop centrifugal exhaust fans (EF's), all were operational and appear to be in good condition. There is one (1) ICP roof top HVACR exhaust fan (EF). It was not operational at the time of observation and appears to be in poor to fair condition with significant rust present on the electric motor housing, belt/pulley cover and the EF unit. This EF should be serviced, including removal of rust from, and painting of, the external component coverings.
17. There are two (2) pad-mounted Heatercraft Larkin cooler/freezer refrigeration units provided for support of the morgue walk-in cooler operation. These units, manufactured in 2019, were operational and appear to be in good condition.



18. There is one (1) pad-mounted GREE 18000 Btu split system air conditioner. It was operational and appeared to be in good condition.
19. The facility is equipped with an exterior pad-mounted Munters integrated custom air handler (ICA) desiccant dehumidifier to pretreat the outside makeup air. The ICA was operational, and no major issues were observed or reported.
20. There are two (2) pad-mounted Trane Odyssey compressor units. The 10-ton compressor unit supplies the Munters ICA desiccant dehumidifier. The 12.5-ton compressor unit supplies the matched Trane Odyssey AHU in the mechanical room. The 12.5-ton AHU is fitted with a 37 Kw electric heat strip. These Trane units, manufactured in 2017, were operational and appear to be in good condition.
21. The exterior supply air duct from the Munters ICA is comprised of exposed sheet metal sections until it transitions into the building. The interior duct work is fiberglass wrapped sheet metal. The exterior sections of the duct work have considerable surface rust that should be removed, and the duct system then refinished.
22. The fire protection sprinkler heads visible throughout the building appear to be in good condition. Sprinkler pipes within the electrical room, mechanical room and janitor room were observed with no problems noted. The piping above the ceiling is concealed. There were no visible signs of leakage and no reported issues. The sprinkler heads and pipes within the garage area should be cleaned, inspected and refinished.
23. Service & Distribution: The electrical service is 120/208 volt, three phase, 4 wire, solid neutral, 400 amp from an electrical utility pad mounted transformer on the west side of the parking lot. The electrical service entrance includes underground conduits to the main electrical service entrance switchboard MDP located in the main electrical room. The electrical distribution system includes Square D brand 120/208-volt switchboards and panelboards for lighting, large HVAC loads, specialty medical equipment and general convenience outlets. The electrical distribution is in good condition and many of the components remain in current manufacturing allowing for new replacement components as needed. There are no spare circuit breakers on site to allow for replacement of failed breakers without probable significant delays. A spare 400-amp main circuit breaker and a spare 250-amp circuit breaker for the chiller are included in the list of priority one items.

The electrical service includes a diesel generator with automatic transfer switch and base fuel tank that will provide electrical power when the utility source is not available. The generator and outdoor enclosure appear relatively new and in very good condition. The generator was not exercised in this site visit to confirm proper operation and transfer of power. The diesel generator is connected to the electrical distribution system by a Generac Industrial Power automatic transfer switch that appears in very good condition but was not operated to demonstrate proper operation, and records were not available to confirm a regular exercise program to assure performance during an electrical outage.



There is no additional source of electrical power available in the event of an electrical utility outage combined with a diesel generator failure. A roll-up temporary generator switch is included in the list of items to be considered for additional electrical system reliability.

There is no evidence of an electrical testing or maintenance program for the electrical system. The main switchboard, electrical panelboards and circuit breakers should be included in a preventative maintenance program to assure proper operation and avoid unplanned electrical outages that would hinder normal operations, which may prove to be very expensive.

There are no existing electrical documents or drawings that define the existing electrical power system and there is no electrical power system study to identify the available incident energy at each electrical device for personal safety in violation of OSHA requirements. An Electrical Power System Study should be performed on the electrical system with Arc Flash Labels attached to all switchboards, panelboards and safety switches to comply with OSHA requirements. The Electrical Power System Study should include a single-line diagram of the electrical system displayed in the main electrical room.

24. Lighting & Power: The existing lighting fixtures are typically T12 fluorescent in recessed, ceiling mounted lighting fixtures, and are generally in poor condition. It appears the glare from the existing lighting fixtures affects each workstation differently. It is recommended that new LED lighting fixtures be installed with independent lighting controls and dimming capability for each workstation. It is also recommended that new wall-mounted LED lighting fixtures be installed on the exterior of the building.

The outdoor electrical safety/disconnect switches are in serviceable condition but will need to be replaced within five years due to rust and other physical deterioration of the operating mechanism.

25. The special systems included in this project are:

Fire Alarm System – an allowance is included to bring the existing Fire Alarm System up to current codes.

Voice & Data Communications – this system is part of the county communications department and is not included in this report.

Security Systems – this system is part of the county communications department and is not included in this report.

Lightning Protection System – There is no lightning protection system for this facility. A new lightning protection system should be installed to protect from an extended electrical outage due to a lightning strike to the facility.

26. Asphalt paving (at the east and west parking lots) is in poor condition and needs replacement including pavement markings and signs. Additional paving is recommended for the east parking lot to relieve grass parking at the south-east corner of the building.
27. In general, the landscaping (trees, brush, shrubs, sod) are in need of maintenance with the need for replacement of some trees. The wood slats forming the screen and gate for the dumpster enclosure needs to be replaced and the dumpster pad is to be pressure washed.



SUMMARY

The building is in good condition overall and generally sufficiently maintained.

The building structure has no observed or reported major issues.

The overall building exterior wall systems require cleaning/painting, and possibly caulking and sealing. The roof side of the parapet walls and the rusting metal parapet coping should also be cleaned, prepped and refinished.

It is recommended that the roof drains be cleared of debris and vegetation. It is also recommended that the field of the roof be cleaned of debris and minor repairs be completed to preserve the life of the roofing cap sheet. The caulking between the skylights' aluminum frames and plexiglass lite domes should be replaced.

The plumbing system is assumed original to the building and remains in good condition with no observed or reported major issues. The garage area roof drain assembly and piping should be cleaned of scaling paint, prepped and then repainted.

Several major mechanical equipment components, including the Trane compressors, Trane AHU and Heatcraft Larkin cooler compressors have been replaced over the years. These Trane and Heathcraft Larkin units, the Munters ICA, and the Greenheck roof-top exhaust fans are in good condition, with no observed or reported major issues.

The ICP roof top HVACR exhaust fan unit should be serviced, including removal of rust from, and painting of, the external component coverings (the electric motor housing, belt/pulley cover and the EF unit itself). Additionally, the exterior duct work between the Munters ICA and the building should have the surface rust removed and be resealed and repainted.

The electrical distribution is in good condition. A spare 400-amp main circuit breaker and a spare 250-amp circuit breaker should be provided to avoid potential long term service outages. It is recommended that an Electrical Power System Study be performed on the electrical system with Arc Flash Labels attached to all switchboards, panelboards and safety switches. The study should include a single-line diagram of the electrical system displayed in the main electrical room. A roll-up temporary generator switch should be considered for additional electrical system reliability. It is recommended that new LED lighting fixtures be installed with independent lighting controls and dimming capability for each workstation.

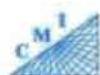
Fire Alarm System – The existing Fire Alarm System should be updated to meet current codes.

Lightning Protection System – There is no lightning protection system for this facility. A new lightning protection system should be installed.

The site is comprised of asphalt paved parking areas (east and west), concrete sidewalks, and landscaping and lawn areas that need to be maintained. At the southeastern corner of the site is an area used for grass parking. The asphalt pavement areas are in poor condition. The paved parking areas should be reconstructed and expanded to include the grass parking area to the south. Restriping of the pavement markings will be required.

RECOMMENDATIONS

Priority 1 deferred maintenance items, including those related to code-compliance, those pertaining to life safety must be dealt with by the Owner as soon as possible to minimize potential damage and future repair costs, as well as



improve accessibility and occupant safety. Building systems and components listed as Priority 2 and 3 should be prioritized and budgeted for repair or replacement as soon as practical. Please refer to the *Facilities Condition Assessment Checklist* in the next section of this report for a list of the Priority 1, 2 & 3 items.

Note: Often related items will have a range of observed conditions and corresponding assigned priority values noted on the *Facilities Assessment Checklist*. When planning and budgeting the work, related items should be bundled to achieve complete systems and to avoid incomplete work scopes or improperly sequenced repairs. In some cases, repairing or replacing a priority 1 or 2 item will necessitate the inclusion of some better condition subordinate items. For example, replacing a critical condition roof membrane will necessitate the replacement of related flashings, copings and edge metals that may be in poor or even good condition.

The Owner should prioritize all issues and prepare a budget to address the priority items as identified within the *Estimate Inclusions and Assumptions* below.

ESTIMATE STRUCTURE

The estimate is separated into the following:

DESCRIPTION	AREA (sf)
Estimate	8,770

ESTIMATE INCLUSIONS AND ASSUMPTIONS (Based on Priorities 1~3 Items)

General

Cost escalation is included based on the following anticipated construction start and end dates:

Priority 1: 01July 2025 - 31 December 2025.

Priority 2: 01April 2026 - 31 December 2026.

Priority 3: 01July 2027 - 31 December 2027.

Building Envelope

Pressure wash, clean, seal, caulk and repaint exterior walls and columns.

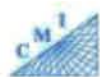
Caulk perimeter of windows.

Repair cracks and apply sealants at the south exterior walls (near the mechanical room).

Clean, prime and paint double doors and frames at the mechanical room.

Roof

The field of the roof should be cleared of vegetation and the loose fasteners removed before resulting in punctures to the cap sheet. The cap sheet should be cleaned, areas of minor cracks spot-filled and larger cracks repaired as necessary to prolong the life of the roof membrane. Clean rust from area of underside of roof deck within the garage, prime and repaint. Clean, seal and refinish the rusting parapet metal coping and roof-side parapet walls. Pressure wash, clean, seal, caulk and repaint exterior walls at roof side of parapet. Caulk skylight domes and frames. Clear roof drains of debris and vegetation.



Interior Finishes

Walls: Clean, prime and paint the interior face of all exterior walls. Clean, prime and paint both sides of all interior partition walls.

Floor: Clean and polish ceramic floor tiles. Clean and wax approximately 50% of existing vinyl composition tile flooring. An allowance is included for the replacement of approximately 50% of existing vinyl composition tile flooring. Remove and replace existing carpet flooring.

Ceiling: An allowance has been included for the replacement of approximately 40% of the acoustical ceiling tiles and grid.

Plumbing

Roof drain assembly and piping in the garage to be cleaned, prepped and refinished.

Mechanical

Service and repair/restore the roof top ICP HVACR exhaust fan, including rust removal and painting of the external component coverings.

Exterior duct work sections between the Munters ICA and the building should be cleaned of surface rust, resealed and refinished (or painted).

Fire Protection

Fire sprinkler piping and heads within the garage area should be cleaned of accumulated dust and cobwebs, prepped and refinished as necessary.

Electrical

Power and Lighting: Provide a spare 400-amp main circuit breaker and a spare 250-amp circuit breaker.

Perform an Electrical Power System Study on the electrical system with Arc Flash Labels attached to all switchboards, panelboards and safety switches. The study should include a single-line diagram of the electrical system displayed in the main electrical room. Perform infrared scan of switchboards and panelboards.

Perform circuit breaker testing – secondary injection method. Provide a roll-up temporary generator switch for additional electrical system reliability. Install new LED lighting fixtures with independent lighting controls and dimming capability for each workstation. Install new wall-mounted LED fixtures on the exterior of the building.

Electrical Systems: Add lightning protection system. An allowance is included to bring the existing Fire Alarm System up to current codes.

Site Work

Building Demolition: Remove carpet flooring. Remove vinyl composition tile flooring. Remove acoustical ceiling tiles and grid.

Site Demolition: Remove asphalt pavement, base and subbase at east parking area. Remove asphalt pavement, base and subbase at west parking area.

Site Improvements



Parking Lots: New asphalt paving, base and subbase at east parking area. New asphalt paving, base and subbase at west parking area (note: base and subbase are assumed to be replaced as the condition is not known). New asphalt paving, base and subbase at south grass parking area. Striping and pavement markings, handicap parking signage, pavement symbol and striping at new pavement.

Walks, Steps, Ramps, Terraces: Add accessible sidewalk connection from existing ROW public sidewalk to the building entrance sidewalk.

Site Development: Clean and pressure wash dumpster pad and enclosure walls. Clean perimeter chain link and metal fence of overgrown vines. New wood pickets at the dumpster enclosure double gate. Provide an allowance to maintain existing landscaping, prune trees and shrubs.

Site Utilities

Upgrade exterior lighting on existing poles with new LED fixtures.

EXCLUSIONS

General Exclusions

- i. Soft costs, e.g., fees for land acquisition, real estate, professional services, etc.
- ii. Local/State/Federal Governmental fees and charges; traffic, utility and other similar impact assessments.
- iii. Costs usually in Owner's separate budget, e.g., field inspection, testing, threshold inspection, etc.
- iv. Drastic changes in material and labor prices; long term service agreement costs; code upgrades.
- v. Purchase, delivery and installation of furniture, fittings and equipment (F, F&E) items.
- vi. Asbestos, lead paint or other hazardous material removal.
- vii. Items marked on the drawings as "not in contract", "NIC", "by others", "future" or similar language.
- viii. Construction contingency; acceleration costs; overtime.
- ix. Double-handling; remote staging of materials; remote dumpsters.

Project-specific Exclusions

- i. Structural work.

INFORMATION USED TO PREPARE THIS ESTIMATE

This estimate was produced from the following documents and conversations with members of the project team:

TITLE	DATE RECEIVED
Copy of Fire Evacuation Plan, District 5 Medical Examiner's Office	7/23/2024

CONSTRUCTION COST RESPONSIBILITY

Requests for modifications of any apparent errors or omissions in this document must be made to CMI within five (5) days of the date of this estimate, or else it will be taken that the contents have been concurred with and accepted.



CMI's statement of probable construction cost estimate is made on the basis of experience, qualifications, and best judgment as a professional construction cost consultant. CMI can not and does not warrant, guarantee or represent that proposals, bids or actual costs will not vary from a statement of probable construction cost.

NOTES AND QUERIES

The following pages are photographs used in preparation of this estimate. The *Facility Condition Assessment Checklist*, also used in preparation of this estimate, is included in the next section of this report.



Site Visit Photos – Site



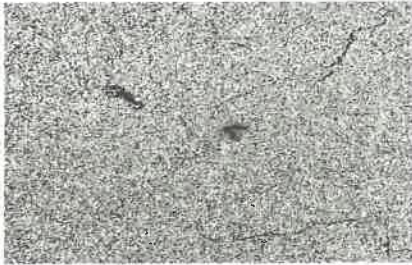
Site Visit Photos – Site Cont.



Site Visit Photos – Building Envelope



Site Visit Photos – Building Envelope Cont.



Site Visit Photos – Interior Construction



Site Visit Photos – Interior Construction Cont.



Site Visit Photos – Mechanical & Electrical



FACILITY CONDITION ASSESSMENT CHECKLIST

FACILITY CONDITION ASSESSMENT CHECKLIST - SITE CIVIL

		Evaluation Considerations										Lake County Medical Examiner's Office		FACILITY
		Age of Component										809 Pine Street		ADDRESS
		Expected Service Life										Leesburg, Florida 34748		CITY, ZIP
		Maintenance Records										Tuesday, July 23 & Tuesday Aug. 6, 2024		SURVEY DATE
		Visual Inspection Condition										GJ, PB, WT & GP		SURVEYOR
		S = Survey, D = Drawing, O = Other												
		Source												
		Condition												
		S	D	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION			
CIVIL														
C1.1	Garage (porte-cochere)	X				X						The porte-cochere is afforded drive-through access via the north and south overhead doors. This area is primarily for sheltered, dignified transfer of human remains. It also includes some storage space and a washer/dryer work area.		
C1.2	Access Gates	X				X						Metal security fence and gate with electronic opener at east (employee) parking entrance.		
C1.3	Perimeter Fencing	X					X					Chain link fence with overgrown vines at most locations.		
C1.4	Equipment / Stormwater Fencing	X								X		Mechanical equipment is within the secure, fenced portion of the site (see C1.3 above). The stormwater detention area is not fenced (see C 4.5 below).		
C1.5	On-Site Sidewalks	X				X						Sidewalk paving at the following locations is in good condition, but in need of cleaning: 1. east (employee) parking lot to the south garage apron area 2. west (visitor) parking lot		
C1.6.1	Paving / Parking Lot (Asphalt - West)	X							X			Asphalt paving is worn and cracked and in need of replacement.		
C1.6.2	Parking Lot (Asphalt - East)	X							X			Asphalt paving is worn and cracked and in need of replacement.		
C1.6.3	Pavement / Sidewalks (Concrete)	X				X						Driveway aprons to Garage - in good condition, but needs cleaning.		
C1.6.4	Grass Parking (back of building)	X					X					Grass parking area is located south of the building. It appears additional paved parking is needed.		
C1.7	Striping / Pavement Markings / Speed Bumps	X							X			East & west parking lots are in need of new striping and pavement markings. There are no speed bumps or wheel stops (see C6.1 below).		
C1.8	Curbing	X				X						No curb at the east (employee) parking lot. The curb at the west (visitor) parking lot & entry drive is in good condition, but in need of cleaning.		
C1.9	On-Site Signage	X				X						Good condition.		
C1.10	Pedestrian Access to the Building (ADA & Safety)	X				X						On-site pedestrian access is provided. However, there is no sidewalk access from the existing public sidewalks on the ROW to the building.		
LANDSCAPE														
C2.1	Exterior Furniture											NIS Not included in scope.		
C2.2	Irrigation System (Condition or Needed)											NIS Not included in scope.		
C2.3	Landscape Vegetation (Condition & Type)	X										NIS Trees and shrubs along south & west property lines are in need of thinning/trimming.		
C2.4	Landscape Turf											NIS Not included in scope.		
C2.5	Landscape Walls / Structures											NIS Not included in scope.		
C2.6	Trees (Proximity to Bldg.) and Mechanical and Electrical Equipment	X							X			Trees and shrubs should be trimmed to avoid conflicts with building systems and mechanical equipment.		
C2.7	Patio System (Paver, Brick, etc.)											NIS Not included in scope.		
C2.8	Other Amenities											NIS Not included in scope.		
SITE FACILITIES														
C3.1	Walkway Canopies	X									X			
C3.2	Pavilion	X									X			
C3.3	Loading Dock	X									X			
C3.4	Dumpster (Apron, pad, enclosure)	X							X			Dumpster pad and enclosure are in need of cleaning and painting. Wood pickets on enclosure gates should be replaced.		
C3.5	Compactor	X									X			
C3.6	Other Amenities	X									X			
SITE UTILITIES														
C4.1	Electrical Service			X	X							Generator was replaced in 2023.		
C4.2	Gas Distribution										X			
C4.3	HVAC / AHU	X									X	There is no central energy plant for this facility; and no chilled water distribution.		
C4.4	Sanitary Collection/ Septic System			X							X	There is no on-site septic system. Sanitary sewer is connected to municipal utilities.		
C4.5	Stormwater Management	X			X						X	Existing stormwater detention area is located at the western end of the site.		
C4.6	Water Distribution System										X	Potable water is provided by municipal utility.		
C4.7	Backflow Preventer			X	X							New backflow valve was installed in early August 2024.		
C4.8	Lift Stations	X									X	There are no on-site lift stations. Sanitary sewer is connected to municipal utilities.		
C4.9	Voice / Data System										NIS	Not included in scope.		
C4.10	Lighting						X				X	There are pole-mounted lights in both (employee and visitor) parking areas. It is recommended that the fixtures be replaced with LED fixtures.		
C4.11	Other Utilities										X			
SITE REGULATORY														
C5.1	Natural Resource Protection (Existing)										NIS	Not included in scope.		
C5.2	NPDES Compliance (Potential Need)										NIS	Not included in scope.		
ADA COMPLIANCE														
C6.1	Handicap Parking	X							X			East (employee) parking lot does not have a designated handicap parking space. West (visitor) parking lot is in need of new pavement HC parking designation.		
C6.2	Passenger Loading Zones	X									X			
C6.3	Accessible Entry	X				X						Both parking lots provide an accessible route to the respective building entryways.		
C6.4	Exterior Stairs and Railings	X									X			
C6.5	Exterior Ramps and Walks	X				X						Both parking lots provide an accessible route to the respective building entryways.		
C6.6	Barrier Free Route (ROW - sidewalk to Bldg. Entry)	X									X	There is no sidewalk access from the existing public sidewalks on the ROW to the building.		
C6.7	Building Entry	X				X						Accessible routes are provided to the visitor and employee building entryways.		

FACILITY CONDITION ASSESSMENT CHECKLIST - BUILDING ENVELOPE

		Evaluation Considerations										Lake County Medical Examiner's Office		FACILITY
		Age of Component										809 Pine Street		ADDRESS
		Expected Service Life										Leesburg, Florida 34748		CITY
		Maintenance Records										Tuesday, July 23 & Tuesday, Aug. 6, 2024		SURVEY DATE
		Visual Inspection Condition										GJ, PB, WT & GP		SURVEYOR
		S = Survey, D = Drawing, O= Other												
		Source			Condition									
		S	D	O	5	4	3	2	1	N/A				
EXTERIOR BUILDING ENVELOPE														
FOUNDATION / FOOTINGS														
B1.1	Structure	X				X					No defects or issues observed or reported.			
B1.2	Damp proofing / Dewatering	X				X					No defects or issues observed or reported.			
B1.3	Slab On Grade	X				X					No defects or issues observed or reported.			
B1.4	Floor Framing									X				
COLUMNS / BEAMS / WALLS														
B2.1	Structure	X				X					No defects or issues observed or reported.			
B2.2	Applied Fireproofing Systems									X				
B2.3	Entry porch, (connected to structure)	X				X					West (visitor) entryway has an architectural covered area.			
ROOFING														
B3.1	Condition Rating	X		X			X				New roof was installed approximately six years ago.			
B3.2	Membrane	X						X			Roof is generally in fair condition. However, cracks, blisters and rippling were observed in the cap sheet. There is some severe alligatoring on the crickets between roof drains along the lower level, south area. Loose fasteners (screws, nails, etc.) and other debris were noted at numerous locations. Piles of leaves with growing vegetation were also observed.			
B3.3	Roof Openings (Access)	X				X					Roof hatch and ladder is located in the janitor room and is in good condition.			
B3.4	Roof Openings (Skylights, etc.)	X						X			Skylights are located above the east/west office corridor. There are no visible signs of leakage in the ceiling at this time, however, recaulking is recommended.			
B3.5	Roof Equipment Curbing	X				X					No defects or issues observed or reported.			
B3.6	Leakage	X				X					No defects or issues observed or reported.			
B3.7	Ponding Water	X						X			There is ponding water along the south side of both the lower level (main building) roof and the upper level (garage) roof. It appears the crickets and diamonds formed with the tapered insulation, are not functioning as intended.			
B3.8	Roof Drains	X							X		Roof drains are filled with debris and SW drain has vegetation growing in it.			
B3.9	Gutters / Downspouts	X								X	There are no external gutter or downspouts.			
B3.10	Flashings / Copings	X					X				The metal coping at the top of the parapet wall (east, north and west elevations) is showing signs of rusting and refinishing is recommended.			
B3.11	Expansion Joints	X				X					No defects or issues observed or reported.			
B3.12	Parapet Walls	X						X			Roof side of parapet walls should be pressure washed, sealed and repainted.			
B3.13	Edge Metal / Fascia	X				X					No defects or issues observed or reported.			
B3.14	Roof Deck (Metal)	X					X				Underside of metal deck and supporting steel is rusted (small area near garage heater unit). Remove rust, clean, prep and repaint.			
EXTERIOR WALLS														
B4.1	Exterior Finish	X					X				The south elevation has been partially repainted. Schedule completion of exterior painting after repair and proper prep.			
B4.2	Sealants	X					X				Repair cracks and apply sealants prior to exterior painting. (See B4.1 above)			
B4.3	Expansion / Control Joints	X				X								
B4.4	Thermal Condition	X				X								
B4.5	Soffits	X								X	There are no soffits.			
B4.6	General Appearance	X				X								
DOORS / WINDOWS / LOUVERS														
B5.1	Windows	X					X				Caulk perimeter of windows in conjunction with exterior painting. (See B4.1 above)			
B5.2	Louvers and Vents	X				X								
B5.3	Main Entry Doors	X				X								
B5.4	Main Entry Door Hardware	X				X								
B5.5	Secondary Entry Doors	X				X								
B5.6	Secondary Entry Door Hardware	X				X								
B5.7	OH Roll Up or Coiling Doors (Garage)	X				X					Garage doors were replaced approximately ten years ago.			
B5.8	Other Exterior Doors	X					X				Mechanical room doors need to be repainted (See B4.1 above).			
B5.9	Other Exterior Door Hardware	X				X								

FACILITY CONDITION ASSESSMENT CHECKLIST - INTERIOR CONSTRUCTION

		Evaluation Considerations											
		Age of Component											
		Expected Service Life											
		Maintenance Records											
		Visual Inspection Condition											
		S = Survey, D = Drawing, O= Other											
		Source			Condition								
		S	D	O	5	4	3	2	1	N/A			
		INTERIOR CONSTRUCTION										COMMENTS / RECOMMENDED ACTION	
PARTITIONS / OPENINGS													
I1.1	Drywall Partitions	X				X						No defects or issues observed or reported.	
I1.2	Restrooms	X				X						No defects or issues observed or reported.	
I1.3	Interior Doors, Frames and Hardware / Windows	X				X						No defects or issues observed or reported.	
I1.4	Cooler Doors	X				X						Stainless steel cooler doors.	
INTERIOR FINISHES													
I2.1	Wall Finishes (paint)	X					X					Prep and paint interior walls throughout the building.	
I2.2	Floor Finishes	X					X						
I2.2.1	Type Carpet						X					Carpet flooring throughout office areas show signs of wear. Recommend scheduling removal and replacement of existing carpeting.	
I2.2.2	VCT Flooring						X					VCT flooring in corridor, breakroom, electrical room & janitor room. VCT is beyond its typical useful life. It is recommended that the VCT be replaced or at minimum, conduct minor replacement in select locations and clean and wax throughout.	
I2.2.3	Ceramic Tile						X					Ceramic tile in restrooms and showers. Ceramic tiles are in good condition, in general. Restoration cleaning is recommended.	
I2.2.4	Other	X	X		X							Non-slip, impervious flooring in morgue. Concrete floor in mechanical room and garage.	
I2.3	Ceiling Finishes	X	X				X					It was noted that the County remediated a mold issue approximately twelve years ago.	
I2.3.1	Type Acoustical Ceiling Tile (ACT)						X					Acoustical tile ceiling in office areas, morgue area and related rooms. It is recommended that stained/damaged acoustical ceiling tiles and grid be removed and replaced.	
I2.3.2	Hard Ceiling (gypsum board, etc.)	X				X						Gypsum board, painted ceilings at corridor (partial area).	
I2.3.3	Exposed (open)	X				X						Exposed ceiling in electrical, mechanical and janitor rooms.	
I2.3.4	Other	X									X		
SPECIALTIES													
I3.1	Fire extinguishers and cabinets	X				X						No defects or issues observed or reported.	
I3.2	Toilet / janitor accessories	X				X						No defects or issues observed or reported.	
I3.3													
EQUIPMENT													
I4.1	Morgue equipment		X		X							No defects or issues reported or observed in owner provided photos.	
I4.2	Cooler equipment		X		X							Fans were replaced within the last year per Director of Operations. (Also see M8.2)	
I4.3													
CONVEYIN SYSTEM													
I5.1											X	None.	

FACILITY CONDITION ASSESSMENT CHECKLIST - PLUMBING

		Evaluation Considerations										Lake County Medical Examiner's Office		FACILITY
		Age of Component										809 Pine Street		
		Expected Service Life										Leesburg, Florida 34748		CITY, ZIP
		Maintenance Records										Tuesday, July 23 & Tuesday, Aug. 6, 2024		SURVEY DATE
		Visual Inspection Condition										GJ, PB, WT & GP		SURVEYOR
		S = Survey, D = Drawing, O= Other												
		Source			Condition									
		S	D	O	5	4	3	2	1	N/A				
PLUMBING SYSTEMS														
GENERAL PLUMBING														
P1.1	Custodial Closets (mop sinks)	X			X							No defects or issues observed or reported.		
P1.2	Lab or Production Area Sinks			X	X							Noted in County provided photos of Morgue area. No reported issues.		
P1.3	Eyewash / Emergency Shower (floor drains / tepid water)			X	X							Noted in County provided photos of Morgue area. No reported issues.		
P1.4	Showers (self metering, shutoff)										X			
P1.5	Kitchenettes (POU Grease Trap)										X			
P1.6	Roof Drain Piping (pipe coupling weight, insulated)						X					Roof drain assembly and piping in the garage should be repainted.		
P1.7	Grease Traps (indoor / outdoor)										X			
P1.8	Water Fountains (self contained water cooler)				X							No defects or issues observed or reported.		
P1.9	Lift Stations / Septic System										X			
P1.10	Dilution Tanks (chemical disposal system)										X			
RESTROOMS														
P2.1	Water Closets	X			X							No defects or issues observed or reported.		
P2.2	Urinals	X									X			
P2.3	Lavatories / Sinks	X			X							No defects or issues observed or reported.		
P2.4	ADA Fixture Provisions (space / dimensions)	X			X							No defects or issues observed or reported.		
WATER DISTRIBUTION														
P3.1	Supply Piping (any galvanized abv grade)	X			X							No defects or issues observed or reported.		
P3.2	Sanitary Piping	X			X							No defects or issues observed or reported.		
P3.3	Water Heaters (separate from bldg., heating / kitchen)	X			X							See M3.3 No defects or issues observed or reported.		
P3.4	Tanks	X			X							No defects or issues observed or reported.		
P3.5	Booster Pumps (vented interior regulators)										X			
GAS SYSTEM														
P4.1	Piping										X			
P4.2	Other (vented interior regulators)										X			
P4.3	Gas PRV (proximity to OA intakes)										X			
P4.4	Lab or Production Area Emergency Off Switch										X			
FOOD SERVICE														
P5.1	Stainless Steel Sinks										X			
P5.2	Mop Sinks	X			X							Floor type mop sink is located in the Janitor's Room/Closet.		
P5.3	Service to Equipment										X			
P5.4	Dishwasher (chemical sanitizing or 140F water)										X			
P5.5	Equipment Drains (air gap)										X			
P5.6	Handwashing Stations										X			
FIRE PROTECTION														
P6.1	Riser	X			X							Fire sprinkler riser is located in the corner of garage. Quarterly inspection test was completed on 05/14/2024 per tag.		
P6.2	Monitor, Controls, Valves	X			X							No defects or issues observed or reported		
P6.3	Zone Piping and Sprinkler Heads	X					X					Sprinkler heads and pipes with in the garage area should be cleaned, inspected and refinished.		
P6.4	Other System Components										X			

FACILITY CONDITION ASSESSMENT CHECKLIST - MECHANICAL

			Evaluation Considerations										Lake County Medical Examiner's Office		FACILITY
			Age of Component										809 Pine Street		ADDRESS
			Expected Service Life										Leesburg, Florida 34748		CITY
			Maintenance Records										Tuesday, July 23 & Tuesday, Aug. 6, 2024		SURVEY DATE
			Visual Inspection Condition										GJ, PB, WT & GP		SURVEYOR
			S = Survey, D = Drawing, O= Other												
			Source			Condition									
5	New	New or like-new condition; no issues to report; no expected failures: Plan 8 to 10 Yrs.	S	D	O	5	4	3	2	1	N/A				
4	Good	Good condition; no reported issues or concerns; consider replacement 6 to 8 Yrs.													
3	Average	Average wear for building age; not new but no issues to report: replace within 4 to 6 Yrs.													
2	Poor	Worn from use - end of expected lifecycle. Replace within 2 to 4 Yrs.													
1	Critical	Extremely worn or damaged; replace in next 2 Yrs.													
MECHANICAL SYSTEMS															
COOLING PLANT															
M1.1	Distribution Piping (2 pipe or 4 pipe)											X			
M1.2	Chiller (age, refrigerant, heat rejection method)											X			
M1.3.1	Cooling Tower (age, materials, VFD, sufficiency)											X			
M1.3.2	Age & Condition of Tower Fill											X			
M1.4.1	TES Heat Exchanger (age)											X			
M1.4.2	Ice Storage Tanks (Capacity, LBs)											X			
M1.5.1	Pumps VFD / Sound/ Suction Pressure											X			
M1.5.2	CHW Pump Volute Insulation Type (foamglass, Armaflex, phenolic foam, fiberglass, mineral wool)											X			
M1.6.1	Plant Piping & Valves (Corroded? Isolation valves?)											X			
M16.2	Chilled Water Pipe Insulation & Jacket (foamglass, Armaflex, phenolic foam, fiberglass, mineral wool)														
M1.7.1	Campus Piping & Valves (Corroded? Isolation valves?)											X			
M1.7.2	Chilled Water Pipe Insulation & Jacket (foamglass, Armaflex, phenolic foam, fiberglass, mineral wool)														
M1.8	Glycol Make-Up Station											X			
M1.9	Water Treatment											X			
M1.10	Refrigeration Room Monitoring and Ventilation											X			
M1.11	Makeup Water: Secondary Backflow Preventer											X			
HEATING PLANT															
M2.1	Boilers (age, fuel type, input/output)											X			
M2.2	Pumps VFD / Sound/ Suction Pressure											X			
M2.3	Plant Piping & Valves (Corroded? Isolation valves?)											X			
M2.4	Campus Piping & Valves (Corroded? Isolation valves?)											X			
M2.5	Water Treatment											X			
M2.6	Boiler Room E-Stop											X			
M2.7	Makeup Water: Secondary Backflow Preventer											X			
DOMESTIC WATER HEATING															
M3.1	Water Heaters (dedicated or part of building)		X				X								
M3.2	Water Heaters Dedicated for Kitchen		X									X			
M3.3	Water Heaters (age / fuel type / tankless / capacity)		X				X						Rheem/Rudd Commercial Heavy Duty 85 gallon, 36Kw water heater		
M3.4	Tanks (age / size)														
M3.5	Recirculation Pump (operating - yes or no)														
DEDICATED AIRSIDE HEATING SYSTEMS															
M4.1	Heating Only Air Handling Units (age)											X			
M4.2	Duct Furnaces (fuel. Type, age, mission)											X			
M4.3	Unit Heaters (fuel, type, age, condition, mission)											X			
M4.4	Heating Only Unit Ventilators (age, condition)											X			
AIR DISTRIBUTION															
M5.1	Outside Air Units (age, HR type, ERV, Unitary, VAV)					X							The facility is equipped with a Munters ICA desiccant dehumidifier for pre-treatment of the makeup (intake) outside air. The unit was operational and there were no observed or reported issues with the unit.		
M5.2	Roof-top ACUs (age, gas, heat or heat pump)											X			
M5.3	Central Station AHUs (age, type/geometry, VAV, SAT, dual path unit)					X							There is one AHU located in the mechanical room. The unit was operational. There were no observed or reported issues with the AHU or associated pre-filter unit.		
M5.4	Ventilation Airflow Monitoring (last calibrated)											X			
M5.5	Return Air Path (plenum or ducted)														
M5.6	Ducting (material, internal lining, fabric)						X						External supply air duct from the Munters ICA is exposed sheet metal until it transitions into the building. Interior duct work is fiberglass wrapped sheet metal. The external portion of the duct work has considerable surface rust that should be removed and then refinished.		
M5.7	Terminal Units (VAV, VAV/reheat, heat source, close-off)											X			

FACILITY CONDITION ASSESSMENT CHECKLIST - MECHANICAL

			Evaluation Considerations										Lake County Medical Examiner's Office		FACILITY
			Age of Component										809 Pine Street		ADDRESS
			Expected Service Life										Leesburg, Florida 34748		CITY
			Maintenance Records										Tuesday, July 23 & Tuesday, Aug. 6, 2024		SURVEY DATE
			Visual Inspection Condition										GI, PB, WT & GP		SURVEYOR
			S = Survey, D = Drawing, O = Other												
			Source			Condition									
			S	D	O	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION			
MECHANICAL SYSTEMS															
DISTRIBUTED AIR HANDLING / AIR CONDITIONING															
M6.1	Unit Ventilators						X							There are four rooftop exhaust fans - three up-blast and one down-blast units. All were operational and appear to be in good condition.	
M6.2	Water Source Heat Pumps (age, zoning)												X		
M6.3	Split Systems (age, service)						X							Three pad mounted condenser units serve the facility. All were operational, with no observed or reported issues.	
M6.4	Unitary System (age, type, service, mission)												X		
M6.5	Bard-type Units (age, fuel, type, mission)												X		
M6.6	Unit Heaters (fuel, type, age, condition, mission)						X								
M6.7	Other (age, mission)												X		
M6.8	Return Air Path (plenum or ducted)														
M6.9	Ducting (material, internal lining, fabric)							X						See M5.6 above.	
EXHAUST SYSTEMS															
M7.1	Restrooms						X								
M7.2	Locker Rooms												X	Locker room is located within the morgue area and was not accessed.	
M7.3.1	Kitchen Hood Systems (grease or heat only, Ansul system, heat sensor start)												X		
M7.3.2	Exhaust Fan Outlet Height (< 40 in.)												X		
M7.4.1	Hazard Room Emergency Exhaust (operation)												X	The morgue was not accessed; the existence of an emergency exhaust system is unknown.	
M7.4.2	Fume Exhaust (latest year certified, sash height, manifolded, VAV, fan location)												X		
M7.4.3	Stack Outlet Height (< 10 ft.)												X		
M7.5	Special Exhaust Fan / Exhaust Hood								X					There is one ICP HVACR exhaust fan system located on the roof that was not operational at time of observation. There were no reported issues, however the external condition of the unit's components is poor.	
REFRIGERATION SYSTEMS															
M8.1	Freezer Systems (age, location, refrigerant)												X		
M8.2	Cooler Systems (age, location, refrigerant)						X							Two pad-mounted Heatcraft Larkin cooler refrigeration units serve the morgue walk-in cooler room. The units were operational and there were no observed or reported issues.	
M8.3	Ice Machine Systems (age, location, refrigerant)												X		
MISCELLANEOUS MECHANICAL ISSUES															
M9.1	Condensate Drain Lines												X		
M9.2	Other												X		
M9.3	Other												X		

FACILITY CONDITION ASSESSMENT CHECKLIST - ELECTRICAL

		Evaluation Considerations											
		Age of Component											
		Expected Service Life											
		Maintenance Records											
		Visual Inspection Condition											
		S = Survey, D = Drawing, O = Other											
		Source		Condition									
		S	D	O	5	4	3	2	1	N/A			
												COMMENTS / RECOMMENDED ACTION	
ELECTRICAL SYSTEMS													
ELECTRICAL SUPPLY													
E1.1	Service Switchboard	X				X						No defects or issues observed or reported.	
E1.2	Utility Owned Site Transformer - 500KVA	X				X						No defects or issues observed or reported.	
E1.3	Electrical Power Systems Study w/ Arc Flash Labels	X								X			
E1.4													
E1.5													
E1.6													
E1.6													
E1.7													
ELECTRICAL DISTRIBUTION													
E2.1	Electrical panelboards	X				X						No defects or issues observed or reported.	
E2.2	Spare main breaker & chiller breaker	X								X		Provide spare 400-amp breaker.	
E2.3	Spare main breaker	X								X			
E2.4	Spare chiller breaker	X								X		Provide spare 250-amp breaker.	
E2.5	Electrical switchboard & circuit breaker testing & maintenance	X								X			
E2.6	Outdoor electrical safety switches	X				X						No defects or issues observed or reported.	
E2.7	Transformers												
LIGHTING													
E3.1.1	Room Offices (administrative, clerical)	X								X			
E3.1.2	Corridor / Common Areas	X								X			
E3.1.3	Restrooms	X								X			
E3.1.4	High Bay Areas	X								X			
E3.1.5	Production Areas	X								X			
E3.2	Occupancy Sensors (motion detection)	X									X		
E3.3	Emergency Lighting (condition & compliance)	X								X			
E3.4	Exterior Walkway Lighting	X									X		
E3.5	Exterior Perimeter (building mounted)	X					X					Upgrade existing fixtures with new LED fixtures.	
E3.6	Lighting Controls (building level)	X								X			
ELEVATOR													
E4.1	Machine Room Equipment										X		
E4.2	Interior Cab / signage / Emergency Phone										X		
E4.3	Hoist Way Pit										X		
E4.4	Hall Fixtures										X		
E4.5	Operating Condition										X		
E4.6	Other										X		
OTHER SYSTEMS / EQUIPMENT													
E5.1	Lightning Protection	X								X		No lightning protection system.	
E5.2	Kitchen Equipment Supply										X		
E5.3	Lift Stations										X		
E5.4	Emergency Generator	X				X						No defects or issues observed or reported.	
E5.5	Intercom / PA System										X		
E5.6	Performance Sound System										X		
E5.7	Fire Alarm System	X								X			
E5.8	Annunciator Panels	X									X		
E5.9	Operable Retractable Screens										X		
E5.10	Equipment Shut-off (gas & electric)										X		
E5.11	Security - Cameras										NIS	Not Included in Scope	
E5.12	Security - Perimeter Alarm System (intrusion)										NIS	Not Included in Scope	
E5.13	Voice and Data Communications										NIS	Not Included in Scope	

SUMMARY OF COST

SUMMARY OF COSTS

Description	Total Construction Cost with Prime Contractor Markups (\$)
Priority 1	150,950
Priority 2	472,561
Priority 3	264,368
TOTAL COST FOR PRIORITIES 1 ~ 3	887,879

PRIORITY 1

- *Prime Contractor Summary Report (with Prime Contractor Markups)*
 - *Level 2 Summary Report (without Prime Contractor Markups)*
 - *Level 2 Detail Report (without Prime Contractor Markups)*
 - *Detail Report (without Prime Contractor Markups)*

PRIME CONTRACTOR SUMMARY REPORT

Project Element: LAKE COUNTY MEDICAL EXAMINER'S BUILDING
Prime Contractor: (PRIORITY 1)
Prime Contractor

*Lake County Government
Leesburg, Florida
District 5 Medical Examiner's Building (Priority 1)
Facilities Condition Assessment & Rough Order of Magnitude Est*

Markup Description	Markup	Total
LAKE COUNTY MEDICAL EXAMINER'S BUILDING		
(PRIORITY 1)		\$100,803
Cost to Prime for GC-P1 Prime Contractor		
1 - Design and Estimating Contingency	15.000%	\$15,121
2 - General Conditions	12.000%	\$13,911
3 - Overhead and Fee	8.000%	\$10,387
4 - Bond	2.000%	\$2,804
5 - Escalation (5% per annum)	5.540%	\$7,924
<hr/>		
Total Estimate with Prime Contractor Markups	49.747%	\$150,950

CMI No. J-969

<u>LEVEL DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
<u>LAKE COUNTY MEDICAL EXAMINER'S BUILDING</u>	8,770	sf	\$11.49	\$100,803
<u>(PRIORITY 1)</u>				
+ BI-01: BUILDING	8,770	sf	\$11.33	\$99,403
+ BI-02: SITEWORK	1.30	ac	\$1,076.92	\$1,400

<u>LEVEL DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
<u>LAKE COUNTY MEDICAL EXAMINER'S BUILDING</u>	8,770	sf	\$11.49	\$100,803
<u>(PRIORITY 1)</u>				
BI-01: BUILDING	8,770	sf	\$11.33	\$99,403
+ 04 ROOFING	8,770	sf	\$0.17	\$1,500
+ 11 ELECTRIC POWER & LIGHTING	8,770	sf	\$8.41	\$73,786
+ 12 ELECTRICAL SYSTEMS	8,770	sf	\$2.75	\$24,118
BI-02: SITEWORK	1.30	ac	\$1,076.92	\$1,400
+ 18 SITE IMPROVEMENTS	1.30	ac	\$1,076.92	\$1,400

<u>LEVEL</u>	<u>QTY</u>	<u>UNIT COST</u>	<u>TOTAL</u>
<i>Estimate Tree Structure Rollups</i>			
BI-01: BUILDING			\$99,403
04 ROOFING			\$1,500
Roofing			\$1,500

Roof Deck

Tree Depth= 4

099000	clean area of the garage roof deck underside of rust, and then refinish	1 loc	\$500.00	\$500
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TOTAL Roof Deck	8,770.00	sf	\$0.06	\$500
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<i>Estimate Tree Structure Rollups</i>			
BI-01: BUILDING			\$99,403
04 ROOFING			\$1,500
Roofing			\$1,500

Roof Openings & Supports

Tree Depth= 4

077000	clean roof drain of debris and growing vegetation	5 ea	\$200.00	\$1,000
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TOTAL Roof Openings & Supports	8,770.00	sf	\$0.11	\$1,000
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<i>Estimate Tree Structure Rollups</i>			
BI-01: BUILDING			\$99,403
11 ELECTRIC POWER & LIGHTING			\$73,786

Service & Distribution

Tree Depth= 3

260000	power system study	1 ea	\$20,000.60	\$20,001
260000	switchboard mdp 250 amp, 208 volt chiller circuit breaker	1 ea	\$8,540.00	\$8,540
260000	switchboard mdp 400 amp, 208 volt main circuit breaker	1 ea	\$14,670.00	\$14,670
260000	infrared scan of switchboards & panelboards	1 ea	\$6,575.00	\$6,575
260000	circuit breaker testing - secondary injection method	1 ea	\$5,500.00	\$5,500
260000	temporary generator connection assembly	1 ea	\$18,500.24	\$18,500

TOTAL Service & Distribution	8,770.00	sf	\$8.41	\$73,786
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<i>Estimate Tree Structure Rollups</i>			
BI-01: BUILDING			\$99,403
12 ELECTRICAL SYSTEMS			\$24,118
Communication, Security, & Alarm Systems			\$24,118

Lightning Protection

Tree Depth= 4

280000	lightning protection system	8,770 sf	\$2.75	\$24,118
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TOTAL Lightning Protection	8,770.00	sf	\$2.75	\$24,118
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Lake County Government
 Leesburg, Florida
 District 5 Medical Examiner's Building (Priority 1)
 Facilities Condition Assessment & Rough Order of Magnitude Est

DETAIL REPORT NO.4A
 Reported From: LAKE COUNTY MEDICAL EXAMINER'S B
 Report Total: \$100,803

<u>LEVEL</u>	<u>QTY</u>	<u>UNIT COST</u>	<u>TOTAL</u>
<i>Estimate Tree Structure Rollups</i>			
BI-02: SITEWORK			\$1,400
18 SITE IMPROVEMENTS			\$1,400
Walks, Steps, Ramps, & Terraces			\$1,400
<u>Paved Surfaces</u>			
Tree Depth= 4			
321300	add sidewalk access from existing public sidewalk to the "ROW" of the building (p1)	175 sf	\$8.00 \$1,400
TOTAL Paved Surfaces		1.30 ac	\$1,076.92 \$1,400

PRIORITY 2

- *Prime Contractor Summary Report (with Prime Contractor Markups)*
 - *Level 2 Summary Report (without Prime Contractor Markups)*
 - *Level 2 Detail Report (without Prime Contractor Markups)*
 - *Detail Report (without Prime Contractor Markups)*

PRIME CONTRACTOR SUMMARY REPORT

Project Element: LAKE COUNTY MEDICAL EXAMINER'S BUILDING
Prime Contractor: (PRIORITY 2)
Prime Contractor

*Lake County Government
Leesburg, Florida
District 5 Medical Examiner's Building (Priority 2)
Facilities Condition Assessment & Rough Order of Magnitude Est*

Markup Description	Markup	Total
LAKE COUNTY MEDICAL EXAMINER'S BUILDING		
(PRIORITY 2)		\$302,999
Cost to Prime for GC-P2 Prime Contractor		
1 - Design and Estimating Contingency	15.000%	\$45,450
2 - General Conditions	12.000%	\$41,814
3 - Overhead and Fee	8.000%	\$31,221
4 - Bond	2.000%	\$8,430
5 - Escalation (5% per annum)	9.920%	\$42,647
<hr/>		
Total Estimate with Prime Contractor Markups	55.961%	\$472,561

CMI No. J-969

<u>LEVEL DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
<u>LAKE COUNTY MEDICAL EXAMINER'S BUILDING</u> <u>(PRIORITY 2)</u>	8,770	sf	\$34.55	\$302,999
+ BI-01: BUILDING	8,770	sf	\$22.21	\$194,779
+ BI-02: SITEWORK	1.30	ac	\$83,246.15	\$108,220

<u>LEVEL DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
<u>LAKE COUNTY MEDICAL EXAMINER'S BUILDING</u>	8,770	sf	\$34.55	\$302,999
<u>(PRIORITY 2)</u>				
BI-01: BUILDING	8,770	sf	\$22.21	\$194,779
+ 04 ROOFING	8,770	sf	\$8.16	\$71,599
+ 09 H.V.A.C.	8,770	sf	\$0.05	\$400
+ 11 ELECTRIC POWER & LIGHTING	8,770	sf	\$10.75	\$94,278
+ 12 ELECTRICAL SYSTEMS	8,770	sf	\$3.25	\$28,503
BI-02: SITEWORK	1.30	ac	\$83,246.15	\$108,220
+ 17 SITE PREPARATION	1.30	ac	\$14,980.77	\$19,475
+ 18 SITE IMPROVEMENTS	1.30	ac	\$68,265.38	\$88,745

<u>LEVEL</u>	<u>QTY</u>	<u>UNIT COST</u>	<u>TOTAL</u>
<u>Estimate Tree Structure Rollups</u>			
BI-01: BUILDING			\$194,779
04 ROOFING			\$71,599
Roofing			\$71,599

Roof Coverings

Tree Depth= 4

075000	general roof cleaning of debris (screws, nails, etc. pile of leaves and growing vegetation)	8,945 sf	\$0.15	\$1,342
075000	patch / repair roof cap sheet (cracks, blisters, rippling)	7,505 sf	\$4.00	\$30,020
075000	repair area of severe alligatoring on the crickets / tapered insulation / ponding water between roof drains along the lower level, south area and above the garage	1,780 sf	\$20.00	\$35,600

TOTAL Roof Coverings	8,770.00	sf	\$7.64	\$66,962
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BI-01: BUILDING
04 ROOFING
Roofing

Estimate Tree Structure Rollups

\$194,779
\$71,599
\$71,599

Flashings & Trim

Tree Depth= 4

099000	refinish parapet wall interior face (pressure wash, sealed & paint)	1,375 sf	\$2.50	\$3,438
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TOTAL Flashings & Trim	8,770.00	sf	\$0.39	\$3,438
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BI-01: BUILDING
04 ROOFING
Roofing

Estimate Tree Structure Rollups

\$194,779
\$71,599
\$71,599

Roof Openings & Supports

Tree Depth= 4

077000	clean skylight domes and recaulk perimeter, between aluminum frames and plexiglass lite domes	2 ea	\$600.00	\$1,200
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TOTAL Roof Openings & Supports	8,770.00	sf	\$0.14	\$1,200
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BI-01: BUILDING
09 H.V.A.C.

Estimate Tree Structure Rollups

\$194,779
\$400

HVAC

Tree Depth= 3

230000	clean rust, prep and repaint icp hvac exhaust fan system top roof	1 ls	\$400.00	\$400
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TOTAL HVAC	8,770.00	sf	\$0.05	\$400
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<u>LEVEL</u>	<u>QTY</u>	<u>UNIT COST</u>	<u>TOTAL</u>
<i>Estimate Tree Structure Rollups</i>			
BI-01: BUILDING			\$194,779
11 ELECTRIC POWER & LIGHTING			\$94,278
Lighting & Branch Wiring			\$94,278

Lighting Equipment

Tree Depth= 4

260000	interior led lighting	8,770 sf	\$10.75	\$94,278
TOTAL Lighting Equipment		8,770.00 sf	\$10.75	\$94,278

<i>Estimate Tree Structure Rollups</i>			
BI-01: BUILDING			\$194,779
12 ELECTRICAL SYSTEMS			\$28,503
Communication, Security, & Alarm Systems			\$28,503

Fire Alarm Systems

Tree Depth= 4

280000	fire alarm system upgrade	8,770 sf	\$3.25	\$28,503
TOTAL Fire Alarm Systems		8,770.00 sf	\$3.25	\$28,503

<u>LEVEL</u>	<u>QTY</u>	<u>UNIT COST</u>	<u>TOTAL</u>
<i>Estimate Tree Structure Rollups</i>			
BI-02: SITEWORK			\$108,220
17 SITE PREPARATION			\$19,475

Site Demolition

Tree Depth= 3

024100	remove asphalt pavement, base & subbase (east parking lot)	13,040 sf	\$1.25	\$16,300
024100	remove asphalt pavement, base & subbase (west parking lot)	2,540 sf	\$1.25	\$3,175
TOTAL Site Demolition		1.30 ac	\$14,980.77	\$19,475

BI-02: SITEWORK
18 SITE IMPROVEMENTS
Parking Lots

Estimate Tree Structure Rollups

\$108,220
\$88,745
\$83,445

Paved Surfaces

Tree Depth= 4

323100	asphalt pavement, base & subbase (east parking lot)	13,040 sf	\$5.00	\$65,200
323100	asphalt pavement, base & subbase (west parking lot)	2,540 sf	\$5.00	\$12,700
TOTAL Paved Surfaces		1.30 ac	\$59,923.08	\$77,900

BI-02: SITEWORK
18 SITE IMPROVEMENTS
Parking Lots

Estimate Tree Structure Rollups

\$108,220
\$88,745
\$83,445

Marking & Signage

Tree Depth= 4

321700	striping & pavement markings (east parking lot)	13,040 sf	\$0.25	\$3,260
321700	striping & pavement markings (west parking lot)	2,540 sf	\$0.25	\$635
321700	add for handicap parking stall (east parking lot - post sign, handicap pavementsymbol, pavement striping, etc.)	2 ea	\$550.00	\$1,100
321700	add for handicap parking stall (west parking lot - post sign, handicap pavementsymbol, pavement striping, etc.)	1 ea	\$550.00	\$550
TOTAL Marking & Signage		1.30 ac	\$4,265.38	\$5,545

BI-02: SITEWORK
18 SITE IMPROVEMENTS
Site Development

Estimate Tree Structure Rollups

\$108,220
\$88,745
\$2,800

Fencing & Gates

Tree Depth= 4

323100	wood pickets at dumpster enclosure double gate	2 ea	\$1,200.00	\$2,400
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<u>LEVEL</u>	<u>QTY</u>	<u>UNIT COST</u>	<u>TOTAL</u>
<i>Estimate Tree Structure Rollups</i>			
BI-02: SITEWORK			\$108,220
18 SITE IMPROVEMENTS			\$88,745
Site Development			\$2,800

Fencing & Gates

Tree Depth= 4

TOTAL Fencing & Gates	1.30	ac	\$1,846.15	\$2,400
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BI-02: SITEWORK
18 SITE IMPROVEMENTS
Site Development

Estimate Tree Structure Rollups

\$108,220
\$88,745
\$2,800

Miscellaneous Structures

Tree Depth= 4

323100	clean / pressure wash dumpster pad	200	sf	\$0.50	\$100
323100	clean / pressure wash dumpster enclosure walls	600	sf	\$0.50	\$300

TOTAL Miscellaneous Structures	1.30	ac	\$307.69	\$400
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BI-02: SITEWORK
18 SITE IMPROVEMENTS

Estimate Tree Structure Rollups

\$108,220
\$88,745

Landscaping

Tree Depth= 3

329000	allowance for landscaping (trees & shrubs)	1	ls	\$2,500.00	\$2,500
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TOTAL Landscaping	1.30	ac	\$1,923.08	\$2,500
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PRIORITY 3

- *Prime Contractor Summary Report (with Prime Contractor Markups)*
 - *Level 2 Summary Report (without Prime Contractor Markups)*
 - *Level 2 Detail Report (without Prime Contractor Markups)*
 - *Detail Report (without Prime Contractor Markups)*

PRIME CONTRACTOR SUMMARY REPORT

Project Element: LAKE COUNTY MEDICAL EXAMINER'S BUILDING
Prime Contractor: (PRIORITY 3)
Prime Contractor

*Lake County Government
Leesburg, Florida
District 5 Medical Examiner's Building (Priority 3)
Facilities Condition Assessment & Rough Order of Magnitude Est*

Markup Description	Markup	Total
LAKE COUNTY MEDICAL EXAMINER'S BUILDING		
(PRIORITY 3)		\$161,264
Cost to Prime for GC-P3 Prime Contractor		
1 - Design and Estimating Contingency	15.000%	\$24,190
2 - General Conditions	12.000%	\$22,254
3 - Overhead and Fee	8.000%	\$16,617
4 - Bond	2.000%	\$4,486
5 - Escalation (5% per annum)	15.540%	\$35,557
<hr/>		
Total Estimate with Prime Contractor Markups	63.935%	\$264,368

CMI No. J-969

<u>LEVEL DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
<u>LAKE COUNTY MEDICAL EXAMINER'S BUILDING</u> <u>(PRIORITY 3)</u>	8,770	sf	\$18.39	\$161,264
+ BI-01: BUILDING	8,770	sf	\$8.91	\$78,172
+ BI-02: SITEWORK	1.30	ac	\$63,917.27	\$83,092

<u>LEVEL DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
LAKE COUNTY MEDICAL EXAMINER'S BUILDING (PRIORITY 3)	8,770	sf	\$18.39	\$161,264
BI-01: BUILDING	8,770	sf	\$8.91	\$78,172
+ 03 EXTERIOR CLOSURE	8,770	sf	\$2.12	\$18,600
+ 04 ROOFING	8,770	sf	\$0.19	\$1,650
+ 06 INTERIOR FINISHES	8,770	sf	\$6.23	\$54,602
+ 08 PLUMBING	8,770	sf	\$0.03	\$300
+ 09 H.V.A.C.	8,770	sf	\$0.08	\$720
+ 10 FIRE PROTECTION SYSTEMS	8,770	sf	\$0.06	\$500
+ 11 ELECTRIC POWER & LIGHTING	8,770	sf	\$0.21	\$1,800
BI-02: SITEWORK	1.30	ac	\$63,917.27	\$83,092
+ 17 SITE PREPARATION	1.30	ac	\$4,445.50	\$5,779
+ 18 SITE IMPROVEMENTS	1.30	ac	\$53,702.31	\$69,813
+ 20 SITE ELECTRICAL UTILITIES	1.30	ac	\$5,769.46	\$7,500

<u>LEVEL</u>	<u>QTY</u>	<u>UNIT COST</u>	<u>TOTAL</u>
<i>Estimate Tree Structure Rollups</i>			
BI-01: BUILDING			\$78,172
03 EXTERIOR CLOSURE			\$18,600

Exterior Walls

Tree Depth= 3

099100	clean, prep and paint exterior wall	7,520 sf	\$2.25	\$16,920
071000	repair cracks and apply sealants to south exterior wall near mechanical equipment	30 lf	\$5.00	\$150
071000	caulking perimeter of windows	226 lf	\$5.00	\$1,130
TOTAL Exterior Walls		8,770.00 sf	\$2.08	\$18,200

<i>Estimate Tree Structure Rollups</i>			
BI-01: BUILDING			\$78,172
03 EXTERIOR CLOSURE			\$18,600

Exterior Personnel Doors

Tree Depth= 3

099000	clean, prime and paint mechanical room double door and frame	1 pr	\$400.00	\$400
TOTAL Exterior Personnel Doors		8,770.00 sf	\$0.05	\$400

<i>Estimate Tree Structure Rollups</i>			
BI-01: BUILDING			\$78,172
04 ROOFING			\$1,650
Roofing			\$1,650

Flashings & Trim

Tree Depth= 4

099000	refinish metal coping top of the parapet wall	275 lf	\$6.00	\$1,650
TOTAL Flashings & Trim		8,770.00 sf	\$0.19	\$1,650

<i>Estimate Tree Structure Rollups</i>			
BI-01: BUILDING			\$78,172
06 INTERIOR FINISHES			\$54,602

Wall Finishes

Tree Depth= 3

099100	clean, prime and paint interior face of exterior wall	2,735 sf	\$1.50	\$4,103
099100	clean, prime and paint interior walls	16,565 sf	\$1.35	\$22,363
TOTAL Wall Finishes		8,770.00 sf	\$3.02	\$26,465

<i>Estimate Tree Structure Rollups</i>			
BI-01: BUILDING			\$78,172
06 INTERIOR FINISHES			\$54,602

Flooring & Floor Finishes

Tree Depth= 3

093000	clean & polish ceramic tile flooring	515 sf	\$1.05	\$541
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<u>LEVEL</u>	<u>QTY</u>	<u>UNIT COST</u>	<u>TOTAL</u>
<i>Estimate Tree Structure Rollups</i>			
BI-01: BUILDING			\$78,172
06 INTERIOR FINISHES			\$54,602

Flooring & Floor Finishes

Tree Depth= 3

096500	new vct flooring	1,215 sf	\$2.50	\$3,038
096500	clean & wax existing vct flooring	1,215 sf	\$1.05	\$1,276
096800	carpet flooring	3,830 sf	\$4.00	\$15,320
TOTAL Flooring & Floor Finishes		8,770.00 sf	\$2.30	\$20,174

BI-01: BUILDING
06 INTERIOR FINISHES

Estimate Tree Structure Rollups

\$78,172
\$54,602

Ceiling & Ceiling Finishes

Tree Depth= 3

098000	act ceiling & grid system	2,275 sf	\$3.50	\$7,963
TOTAL Ceiling & Ceiling Finishes		8,770.00 sf	\$0.91	\$7,963

BI-01: BUILDING
08 PLUMBING

Estimate Tree Structure Rollups

\$78,172
\$300

Plumbing

Tree Depth= 3

220000	roof drain assembly and piping in the garage to be cleaned of chipped, flaking paint, then prep and repaint	1 ea	\$300.00	\$300
TOTAL Plumbing		8,770.00 sf	\$0.03	\$300

BI-01: BUILDING
09 H.V.A.C.

Estimate Tree Structure Rollups

\$78,172
\$720

HVAC

Tree Depth= 3

230000	clean rust, prep and repaint external supply air duct from the munter ica unit, that transitions into the building	240 sf	\$3.00	\$720
TOTAL HVAC		8,770.00 sf	\$0.08	\$720

BI-01: BUILDING
10 FIRE PROTECTION SYSTEMS

Estimate Tree Structure Rollups

\$78,172
\$500

Fire Protection Systems

Tree Depth= 3

210000	clean, prep and refinish fire sprinkler pipe and heads underside the garage roof deck	2 ea	\$250.00	\$500
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<u>LEVEL</u>	<u>QTY</u>	<u>UNIT COST</u>	<u>TOTAL</u>
BI-01: BUILDING			\$78,172
10 FIRE PROTECTION SYSTEMS			\$500

Fire Protection Systems

Tree Depth= 3

TOTAL Fire Protection Systems	8,770.00	sf	\$0.06	\$500
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BI-01: BUILDING			\$78,172
11 ELECTRIC POWER & LIGHTING			\$1,800
Lighting & Branch Wiring			\$1,800

Lighting Equipment

Tree Depth= 4

260000	exterior led lighting on the exterior wall (east & south)	4 ea	\$450.00	\$1,800
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TOTAL Lighting Equipment	8,770.00	sf	\$0.21	\$1,800
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<u>LEVEL</u>	<u>QTY</u>	<u>UNIT COST</u>	<u>TOTAL</u>
<i>Estimate Tree Structure Rollups</i>			
BI-02: SITEWORK			\$83,092
17 SITE PREPARATION			\$5,779

Building Demolition

Tree Depth= 3

024100	remove carpet flooring	3,830 sf	\$0.38	\$1,455
024100	remove vct flooring	1,215 sf	\$0.75	\$911
024100	remove act ceiling & grid system	2,275 sf	\$1.50	\$3,413
TOTAL Building Demolition		8,770.00 sf	\$0.66	\$5,779

BI-02: SITEWORK
18 SITE IMPROVEMENTS
Parking Lots

Estimate Tree Structure Rollups

\$83,092
\$69,813
\$68,985

Paved Surfaces

Tree Depth= 4

323100	asphalt pavement, base & subbase (to offset grass parking)	13,140 sf	\$5.00	\$65,700
TOTAL Paved Surfaces		1.30 ac	\$50,538.46	\$65,700

BI-02: SITEWORK
18 SITE IMPROVEMENTS
Parking Lots

Estimate Tree Structure Rollups

\$83,092
\$69,813
\$68,985

Marking & Signage

Tree Depth= 4

321700	striping & pavement markings (asphalt area to offset grass parking)	13,140 sf	\$0.25	\$3,285
TOTAL Marking & Signage		1.30 ac	\$2,526.92	\$3,285

BI-02: SITEWORK
18 SITE IMPROVEMENTS
Site Development

Estimate Tree Structure Rollups

\$83,092
\$69,813
\$828

Fencing & Gates

Tree Depth= 4

323100	clean perimeter fence of overgrown vines	920 lf	\$0.90	\$828
TOTAL Fencing & Gates		1.30 ac	\$636.92	\$828

BI-02: SITEWORK
20 SITE ELECTRICAL UTILITIES

Estimate Tree Structure Rollups

\$83,092
\$7,500

Exterior Lighting

Tree Depth= 3

260000	exterior led lighting on existing poles	5 ea	\$1,500.06	\$7,500
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CMI No. J-969

08/22/2024

Success Estimating and Cost Management System

Page No. 4

Lake County Government
 Leesburg, Florida
 District 5 Medical Examiner's Building (Priority 3)
 Facilities Condition Assessment & Rough Order of Magnitude Est

DETAIL REPORT NO.4A
 Reported From: LAKE COUNTY MEDICAL EXAMINER'S B
 Report Total: \$161,264

<u>LEVEL</u>	<u>QTY</u>	<u>UNIT COST</u>	<u>TOTAL</u>
<i>Estimate Tree Structure Rollups</i>			
BI-02: SITEWORK			\$83,092
20 SITE ELECTRICAL UTILITIES			\$7,500

Exterior Lighting

Tree Depth= 3

TOTAL Exterior Lighting	1.30	ac	\$5,769.46	\$7,500
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ABBREVIATIONS

ABBREVIATIONS USED IN ESTIMATE

@	at	ewc	electric water cooler	pi	pipe
ac	air condition; air conditioning	exc	excavation	pt	paint
act	acoustical ceiling tile	exp	expansion	ptd	paper towel dispenser
ahu	air handling unit	ext	exterior	ptn	partition
alt	alternate	extl	external	pvc	polyvinyl chloride
alum	aluminum	extg	existing	qt	quarry tile
al	allowance	fa	fire alarm	qty	quantity
amp	ampere	f/o	furnish only	rcp	reinforced concrete pipe
apt	apartment	fdn	foundation	recept	receptacle
AS	Alaska Airlines	flr	floor, flooring	reg	regular
ats	automatic transfer switch	fp	fire protection	reinf	reinforcement
avg	average	fr	frame	rpz	reduced pressure backflow preventer
b/fill	backfill	ftg	footing	r/r	restroom
bf	board feet	fwk	formwork	rsr	riser
BHS	Baggage Handling System	galv	galvanized	rom	rough order of magnitude
bitum	bituminous; bitumen	gfc	ground fault circuit interruptor	sa	supply air
bldg	building	gl	glass	sf	square feet
bkr	breaker	gnd	ground	sgl	single
blk	block	grp	group	sog	slab on grade
bm	beam	grs	galvanized rigid steel	somd	slab on metal deck
bo	bottom	gwb	gypsum wallboard	sprk	sprinkler
brg	bearing	h/c	handicap	ss	stainless steel
brkr	circuit breaker	hb	hose bib	stl	steel
brk	brick	hd	head	struct	structure; structural
calc	calculated	hdwr	hardware	surf	surface
cap	capacity	horiz	horizontal	susp	suspended
CCC	Central Control Center	hgt	height	tb	terminal block
cctv	closed circuit television	hm	hollow metal	T/C	Ticket Counter
cem	cement	hvac	heating, ventilating and air conditioning	thk	thick
cf	cubic feet	hyd	hydraulic	toil	toilet
ci	cast iron	ig	isolated ground	uon	unless otherwise noted
cip	cast in place	i/o	install only	ur	urinal
circ	circuit	incl	include; including	vav	variable air volume unit
clf	hundred linear feet	incl	include; including	vct	vinyl composition tile
cmp	corrugated metal piping	inst	install; installation	vert	vertical
cmu	concrete masonry unit	insul	insulation	vfd	variable frequency drive
col	column	int	interior	vin	vinyl
conc	concrete	intl	internal	vwc	vinyl wall covering
cpt	carpet	lab	laboratory	wc	water closet
ct	ceramic tile	lav	lavatory	wd	wood
DAL	Delta Airlines	loc	location	wdw	window
dbl	double	mcc	motor control center	wwf	welded wire fabric
DDC	Direct Digital Controls	mdp	main distribution panel	thwn-thn	nylon insulated wire
dia	diameter	med	medium	tot	total
dip	ductile iron pipe	mes	mitered end section	tvss	transient voltage surge suppression
disp	disposal	misc	miscellaneous	vert	vertical
dispen	dispenser	mtd	mounted	vlf	vertical linear foot
dr	door	mtl	metal	w/	with
ea	each	mult	multiply	wh	water heater
edh	electric duct heater	nema	national electrical manufacturer's Association	wp	weather proof
ef	exhaust fan	nf	non fused	xp	explosion proof
eifs	exterior insulation finish system	nhci	no hub cast iron		
el	elevation	oau	outside air unit		
elev	elevator	oc	on center		
emt	electric metallic tubing	opng	opening		
EPDM	Ethylene Propylene Diene Monomer (M-class) Rubber	orn	ornamental		
est	estimate(d); estimator	ovhd	overhead		
		ph	phase		

REPRESENTATIVE PROJECTS

Accommodation

Hyatt Hotel Renovation; Shades of Green Hotel
600 Biscayne Bay; Modello

Assembly

Most Precious Blood Catholic Church
St. Isaac Jogues Catholic Church
Orange County Convention Center – Phases I ~ V
Palm Beach Convention Center

Aviation

Orlando International Airport
Tampa International Airport
Miami International Airport
Southwest Florida International Airport
Fort Lauderdale-Hollywood International Airport
Palm Beach County Airport
Jacksonville International Airport
Newark Liberty International Airport, NJ
Asheville Regional Airport, NC
Indianapolis International Airport, IN
San Diego International Airport, CA
San Francisco International Airport, CA
Louisville International Airport, KY

Disaster / Emergency

GOAA Hurricane Charley Clean Up
GOAA Hurricane Rehabilitation & Restoration
Seminole State College Hurricane Repairs
Krome Processing Center Hurricane Damages
Orange County Hazard Mitigation Grant Program

Educational (K-12)

Orange County Public School
Miami-Dade County Public Schools
Seminole County Public School
St. Lucie County Public Schools
Volusia County Schools

Educational (Colleges & Universities)

Rollins College
IRCC / FAU Joint Use Facility
SCC / UCF Joint Use Facility
Seminole Community College
Valencia Community College
Florida Agricultural & Mechanical University
Florida International University
University of Central Florida
University of Florida
University of Miami
University of South Florida

Entertainment

Carver Theater
Daytona Intl. Speedway - Expanded Visitors Center
Disney's Magic Kingdom Parade Storage Building
Dr. P. Phillips Performing Arts Center
Universal Studios Expansion
Walt Disney World

Facilities Improvement

Animal Services Building – Orange County
Amory SRT HVAC & Space Renovation – Orange County
IOC HVAC Upgrade – Orange County
Admin Center Power & Emergency Power Upgrade – Orange County
Fire Alarm System Upgrade – Orange County Courthouse
Facilities Assessment – Orange County Convention Center
Roof Replacement – Orange County Convention Center
West Bldg. Fire Alarm Upgrade – Orange County Convention Center
Building 830 Facility Improvement – Orlando Int'l Airport
OOC HVAC & Generator Upgrade – City of Orlando

Contact: gj@cminc.biz

Tel: 407-293-4168

Healthcare

Boca Raton Community Hospital
Central Florida Blood Bank
Health Central Hospital Cancer Center
Hillsborough County Medical Examiners Facility
North Broward Hospital District Master Plan
VA Hospital Miami Renovation of ER, Urology & Mental Health
University of Miami, JMH Campus Clinical Research Building

Infrastructure

Dames Point Marine Terminal
Oakland Park – Phases 1A & 1B
SFWMD Lakeside Ranch Stormwater Treatment Areas

Judicial

Alachua County Courthouse
Charlotte Federal Courthouse, NC
Duval County Courthouse
Ft. Pierce Federal Courthouse
Jacksonville Federal Courthouse
Lake County Judicial Center
Okaloosa County Courthouse
Orange County Courthouse; Orange County Juvenile Justice Center
Orange County Intake, Release, Medical/Mental Health & Housing
Seminole County Courthouse

LEED & Sustainability

Alachua County Court Support Services
Newark Liberty International Airport - Terminal A, NJ
University of Florida – Graduate Studies Building (Hough Hall)

Parking Garages

Seminole Community College; VA Hospital, Gainesville
Lake County Judicial Center; University of Miami

Parks and Recreation

City of Kissimmee - Lakefront Park
City of Orlando - Eagle Nest Park
Orange County - Dr. Phillips Community Park
Orange County Parks - Little Econ Greenway Ph 2
City of S. Miami - Murray Park Multipurpose Center
St. Lucie County - Skateboard Park
Streetscape – Events Center

Public Safety

Public Safety Building - City of Stuart
Call Center - Orange County
Sheriff Central Complex - Orange County
Fire Stations - Orange County
EOC Buildings - Sarasota County
Center for Public Safety & Forensic Science – UCF
Public Safety Building - Valencia Community College

Special Services (Auditing, Claims, etc.)

Metropolis Phases 1 & 2; 900 Biscayne Bay
Quantum on The Bay; The Radius; Pero Farms; Artecity
Lake County Judicial Complex (GMP Analysis)
Palm Beach County- Solid Waste Transfer Facility
University of Central Florida - Engineering Building III

Transportation

Oak Street Widening – City of Kissimmee
Florida High Speed Rail
Florida Turnpike Enterprise – Toll Plazas
Fourth Runway Program – Orlando International Airport

US Armed Forces, etc.

Camp Blanding Ammunition Supply Point, FL
Fort Sill Commissary, OK
New Orleans NAS-JRB-DECA and Navy Exchange, LA
Randall Hall Michie Stadium Athletic Complex, NY
West Point Rugby Training & Sports Complex, NY

Website: www.cminc.biz

