



## HIPCC CEC GIA 2019 Proposal Description of Request

140 years ago Portuguese immigrants left their families, friends and homeland never to return to start a new life in a new land called the Kingdom of Hawaii. They called it, "Terra Nova." Island people, skilled in the production and processing of sugar cane, they came to become a part of the international work force that would shape Hawaii's culture and history thereafter. They also brought their food, music, dancing, love of animals and ranching and were instrumental in establishing towns and sharing their business acumen enabling them to flourish. Within this 140 year period of time, Hawaii's Portuguese culture has diminished and its history has not been recorded to capture their significant contribution to the Hawaii we know today.

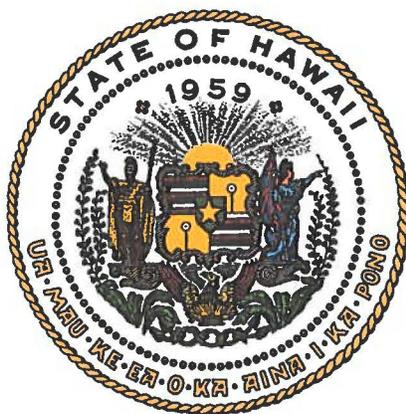
Beginning with a 501(c)(3) established in 2002 to an acre of land donated in 2007, to \$1.35 million in GIA funding from the Legislature in 2016, 2018 and 2019, to a community response of over \$1 million in volunteer time and services, with a blessing of the property in September of 2018, an initial timeline for completion of construction in July 2020, and new increased cost, that gave us "Sticker Shock", we are in great need to reach our financial goal, in partnership with the State, the Portuguese government and our Big Island community. This facility will document and preserve explorations of the Portuguese, their emigration from the Azores, Madeira and mainland Portugal and assimilation into Hawaii's communities. Theirs are stories that have not been documented and will soon be lost, along with their language that is no longer spoken or even recognized by today's Hawaii Portuguese.

## Application Submittal Checklist

The following items are required for submittal of the grant application. Please verify and check off that the items have been included in the application packet.

- 1) Certificate of Good Standing (If the Applicant is an Organization)
- 2) Declaration Statement
- 3) Verify that grant shall be used for a public purpose
- 4) Background and Summary
- 5) Service Summary and Outcomes
- 6) Budget
  - a) Budget request by source of funds ([Link](#))
  - b) Personnel salaries and wages ([Link](#))
  - c) Equipment and motor vehicles ([Link](#))
  - d) Capital project details ([Link](#))
  - e) Government contracts, grants, and grants in aid ([Link](#))
- 7) Experience and Capability
- 8) Personnel: Project Organization and Staffing

Marlene Hapai AUTHORIZED SIGNATURE      Marlene Hapai, President PRINT NAME AND TITLE      1/14/2020 DATE  
Executive Director



## Department of Commerce and Consumer Affairs

### CERTIFICATE OF GOOD STANDING

I, the undersigned Director of Commerce and Consumer Affairs of the State of Hawaii, do hereby certify that

**HAWAII ISLAND PORTUGUESE CHAMBER OF COMMERCE CULTURAL AND EDUCATIONAL CENTER**

was incorporated under the laws of Hawaii on 06/12/2002 ; that it is an existing nonprofit corporation; and that, as far as the records of this Department reveal, has complied with all of the provisions of the Hawaii Nonprofit Corporations Act, regulating domestic nonprofit corporations.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Department of Commerce and Consumer Affairs, at Honolulu, Hawaii.

Dated: January 11, 2020

Director of Commerce and Consumer Affairs



**DECLARATION STATEMENT OF  
APPLICANTS FOR GRANTS PURSUANT TO  
CHAPTER 42F, HAWAI'I REVISED STATUTES**

The undersigned authorized representative of the applicant certifies the following:

- 1) The applicant meets and will comply with all of the following standards for the award of grants pursuant to Section 42F-103, Hawai'i Revised Statutes:
  - a) Is licensed or accredited, in accordance with federal, state, or county statutes, rules, or ordinances, to conduct the activities or provide the services for which a grant is awarded;
  - b) Complies with all applicable federal and state laws prohibiting discrimination against any person on the basis of race, color, national origin, religion, creed, sex, age, sexual orientation, or disability;
  - c) Agrees not to use state funds for entertainment or lobbying activities; and
  - d) Allows the state agency to which funds for the grant were appropriated for expenditure, legislative committees and their staff, and the auditor full access to their records, reports, files, and other related documents and information for purposes of monitoring, measuring the effectiveness, and ensuring the proper expenditure of the grant.
- 2) If the applicant is an organization, the applicant meets the following requirements pursuant to Section 42F-103, Hawai'i Revised Statutes:
  - a) Is incorporated under the laws of the State; and
  - b) Has bylaws or policies that describe the manner in which the activities or services for which a grant is awarded shall be conducted or provided.
- 3) If the applicant is a non-profit organization, it meets the following requirements pursuant to Section 42F-103, Hawai'i Revised Statutes:
  - a) Is determined and designated to be a non-profit organization by the Internal Revenue Service; and
  - b) Has a governing board whose members have no material conflict of interest and serve without compensation.

Pursuant to Section 42F-103, Hawai'i Revised Statutes, for grants used for the acquisition of land, when the organization discontinues the activities or services on the land acquired for which the grant was awarded and disposes of the land in fee simple or by lease, the organization shall negotiate with the expending agency for a lump sum or installment repayment to the State of the amount of the grant used for the acquisition of the land.

Further, the undersigned authorized representative certifies that this statement is true and correct to the best of the applicant's knowledge.

HIPCC Cultural and Educational Center  
(Typed Name of Individual or Organization)

  
(Signature) 1/14/2020  
(Date)

Marlene Hapai President/Executive Director  
(Typed Name) (Title)

## **1. Public purpose and need to be served**

**First and foremost, the center will be a repository for archiving the rich history and legacy of the Portuguese in Hawaii. A preservation effort is needed now, before historic photos and documents are lost to ever changing societal and family priorities. Invaluable works such as "Portuguese Hawaiian Memories" by J.F. Freitas, originally published in 1930 and reprinted in 1992, and other historical documents must be preserved for future generations.**

**The second aim of the project is to create a place for fellowship and sharing, a sense of community, a hallmark of Portuguese values and tradition. The HIPCC has shown its sincerity in sharing the Portuguese culture by hosting an annual Portuguese Day in the Park in Hilo since 1995. Each year this event provides Portuguese Bean Soup and milk bread fresh from the stone oven to all as a gift from the Chamber to the community. A home of its own will enable it to offer so much more to the public instead of operating in a weather-dependent venue. \$114,000 has also been provided to date to Hawaii Island students to further their educations through the Chamber's Scholarship Fund, Its other 501(c)(3).**

**Finally, the humorous and gregarious nature of the Portuguese should not be allowed to overshadow their deep pride and dignity as a people. When the original Portuguese immigrants left their homeland, it was never to return. They left behind family and friends to find a new life. In their assimilation most did not pass on their language and it is said that when a language dies so does its culture.**

**This center will enable language classes and cultural experiences to share what the original Portuguese that came to Hawaii brought with them and let them interact with the new generations of families and friends left behind via today's technology.**

**This experience will be available to all other ethnic groups using the facility as well. This facility and its technology will also enable other electronic interactions between professional, educational, business and community organizations island-wide, statewide, nationally and internationally.**

		<p>use entitlements, permitting and other regulatory approvals, competitive bidding services and construction administration.</p> <ul style="list-style-type: none"> <li>*Develop project specific requests for proposals</li> <li>*Author design and constructing agreements</li> <li>* Emphasis on teamwork in all aspects of work</li> <li>*Provide architectural services that meet client needs and budget</li> </ul>	<p>Stadium, named after her grandmother</p> <ul style="list-style-type: none"> <li>*Planned and coordinated the 90<sup>th</sup> Anniversary celebration of the Andrade Building to share the Portuguese culture and history of the Andrade family</li> <li>*Coordinated HIPCC gifting the Honokaa Library with a fire-proof cabinet to preserve the original ship logs and manifests of the Portuguese immigrants to Hawaii from 1878-1913</li> </ul>
<p><b>*Frank DeLuz III</b> Real Estate Agent, Big Island Rancher and Landowner, Former Hawaii County Council Member and Chair</p>	<p><b>Frank DeLuz III</b> *Project Initiator/Philanthropist *Has kept project alive since its conception to present</p>	<p><b>Frank DeLuz III</b> *First HIPCC CEC President 2007-2016 *Vice President, HIPCC CEC, July 1, 2017 through 2018 *Founding Member, HIPCC, 1982-Present *President HIPCC, 1991-1992 *HIPCC CEC Honorary Founding President in Perpetuity</p>	<p><b>Fred Erskine:</b> The following education and culturally-related projects have been undertaken and completed by Erskine Architects, Inc. since 2013:</p> <ul style="list-style-type: none"> <li>*'Aha Punana Leo o Kauai Cost: \$344,000 Size: 3,570 sq.ft. Completed: 2013 Location: Lihue, Kauai</li> <li>*'Aha Punana Leo, "Hale Ho'okipa" at Nawahiokalani'opu'u Cost: \$1.1 million Size: 3,730 sq.ft. Completed: 2015 Location: Kea'au, HI</li> <li>*Aha Punana Leo</li> </ul>

			<p>Cost \$1.1million 5,000 sq.ft. Completion: end of 2018 Location: Keaau HI *Ke Kula O Samuel M. Kamakau Cost: \$400,000 1500 sq.ft. Completion scheduled end of 2019 Ha'iku Valley Oahu</p> <hr/> <p>* Frank De Luz III *Former Hawaii County Council Chair and Extensive knowledge of Portuguese heritage in Hawaii *Donator of property to HIPCC Cultural &amp; Educational Center</p>
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**2. Facilities**

This is a capital improvement proposal. Facilities do not yet exist, but a plan is appended to show the conceptual design of the building and surrounding landscaping, external requirements and enclosures. An Opinion of Probable Cost proposal is also provided to approximate the cost of the project.

**VI. Personnel: Project Organization and Staffing**

**1. Proposed Staffing, Staff Qualifications, Supervision and Training**

(Proposed staffing responsibilities will be performed as needed on a pro bono basis by interim staff, HIPCC and HIPCC CEC officers, directors and members until the center is in its operational phase.)

**Center Director:**

**Qualifications:**

- 2 or 4-year degree in Hospitality, Business, Museum Studies, Education or other programs related to managing cultural and educational centers or comparable experience
- Good interactive people skills

- Ability to write and manage grants and raise funds for center
- Ability to effectively represent center in all types of media: internet, newspaper, radio, television, social media, other
- Ability to create and manage center budget
- Ability to oversee center operations on a daily basis
- Ability to initiate new cultural and educational programs
- Ability to supervise other center personnel
- Knowledge of and interest in Portuguese culture
- Good IT skills

**Supervision:**

- Under HIPCC Cultural and Educational 501 (c)(3) Board Coordinators

**Training:**

- By former Imiloa Director or equivalent and through shadowing of and meeting with comparable personnel in other Hilo museums.

**Center Clerk:**

**Qualifications:**

- Certificate, 2 or 4 year degree in Business, Accounting or comparable field or equivalent experience
- Able to maintain records of all facility-related income and expenditures
- Able to assist Director in all grant-related or other fundraising record keeping
- Assists Director in correspondence
- Assists with "Gift Shop" and other purchases
- Assists with visitor admission and record keeping
- Proficient in current computer programs, good IT skills
- Interest in Portuguese culture

**Supervision:**

- Under Center Director

**Training:**

- By Center Director and shadowing comparable personnel in other Hilo museums

**Exhibit Planner/Archivist:**

**Qualifications:**

- 2-4 year degree or experience in Museum Studies, Graphic Arts, Computer Science or other programs and experience applicable to creating and maintaining exhibits
- Ability to search online to identify and acquire materials
- Ability to help create (research, write, graphics) exhibits
- Ability to communicate orally and in written form with others to obtain

Application for Grants

- permission to use information and photos for exhibits and negotiate prices
- Graphic Arts experience
- Responsible for exhibit maintenance
- Current IT skills
- Ability to set up a data base of Center information for Center use and visitor access
- Interest in Portuguese culture

**Supervision:**

Under Center Director

**Training:**

By Center Director and shadowing comparable personnel in other Hilo museums

**Volunteer Coordinator:**

**Qualifications:**

- Experience in coordinating volunteer activities
- Good interpersonal skills
- Able to train docents and volunteers
- Ability to do scheduling of events and people
- Ability to assist Director as needed
- Interest in Portuguese culture

**Supervision:**

Under Center Director

**Training:**

By Center Director and shadowing comparable personnel in other Hilo museums

**Janitor/Groundskeeper:**

**Qualifications:**

- Experience in caring for facilities to include general cleaning and maintenance
- Ability to maintain facility at highly clean and sanitary standards
- Knowledge of proper use of cleaning agents
- Experience in maintaining grounds
- Knowledge of proper use of pesticides and fertilizers
- Knowledge of and ability to use and maintain grounds-keeping equipme
- Ability to assist Director as needed
- Interest in Portuguese culture

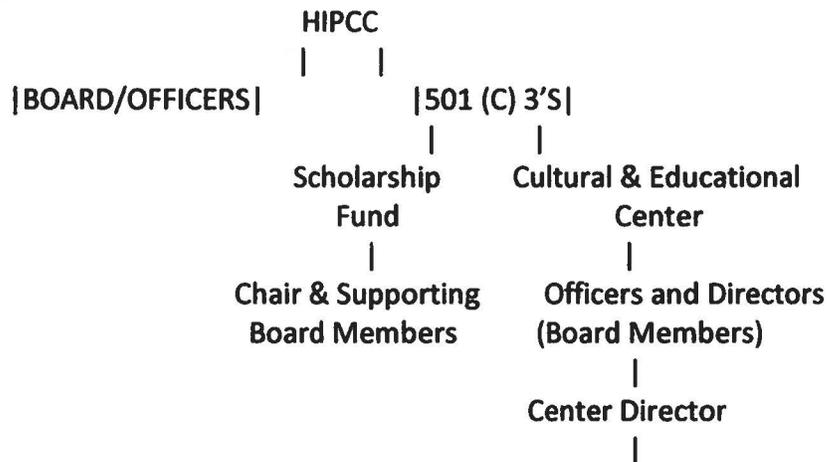
**Supervision:**

Under Center Director

**Training:**

By Center Director and shadowing comparable personnel in other Hilo museums

**2. Organization Chart**



Clerk – Volunteer Coordinator- Exhibit Planner/Archivist - Janitor/Groundskeeper

The HIPCC is managed by a Board with annually elected officers. HIPCC has formed two 501 (c)3's over the years to provide educational scholarships and to build and operate a cultural and educational center. The organizational chart provided above includes the separate chamber Board and its officers and the two 501 (c)3 entities. Each 501 (c)3 is registered with the State of Hawaii Department of Commerce and Consumer Affairs, has its own governing Officers and Board of Directors and reports to the Chamber Board at each monthly meeting. The Officers and Directors of the Cultural and Educational Center 501 (c)3 will supervise the Center Director once hired during the operational phase when funds are available. The Center Director will supervise all other Center employees.

**3. Compensation – Provide annual salaries of 3 highest paid officers:**

All positions listed below are at the half-time equivalent:

Director - \$20,000- 25,000/ year

Exhibit Planner/Archivist - \$10,000 – 15,000/year

Clerk -\$12,000/year

**VII. Other**

1. **Litigation** – Disclose any pending litigation – None
2. **Licensure or Accreditation:** Does HIPCC possess any prior to this request? None
3. **Private Educational Institutions:** Not Applicable

**4. Future Sustainability Plan**

Should all needed funds not be available in the 2019-2020 funding cycle to complete Phase 1 of the center, additional grants will be submitted to the County and State, private fundraising will continue (specifically seeking large donors and naming opportunities), other foundation grants and the request for and use of additional volunteer service via in-kind contributions will be sought. To date we have received pledges of almost \$961,000 of in-kind contributions. We will work diligently to receive more. Once open, hall and videoconferencing rentals will contribute to the Center operational budget, as well as entry fees, membership dues, selling of coffee and Portuguese desserts and annual fundraising events. As the kitchen opens, kitchen rental will be another source of funds as the need for a commercial kitchen is greatly needed.

In-kind volunteer services will continue to be provided to write additional grants and seek more private funding and a Volunteer Coordinator will be sought to make good use of those wanting to donate their time to share the Center with others as docents.

**HAWAII ISLAND PORTUGUESE CHAMBER OF COMMERCE**  
**CULTURAL AND EDUCATIONAL CENTER (HIPCC CEC)**  
**PHASE 1 BUDGET REQUEST BY SOURCE OF FUNDS**  
 Period: July 1, 2020 to June 30, 2021  
 Total Cost of Project: \$3,251,146

<b>BUDGET CATEGORIES</b>	<b>Total Funds Requested</b>	<b>State of Hawaii</b>	<b>Current Assets/Deffered In-Kind Cont.</b>	<b>Atherton Foundation</b>	<b>*State of HI 2019 GIA</b>	<b>*Other Grants/ Fundraising</b>
A. Personnel Salaries	0	0	\$53,600	0	0	0
B. Exhibits/IT/ Construction	0	0	0	0	0	0
C. Capital	\$3,251,146	\$1,350,000	\$532,967	\$25,000	\$300,000	\$989,579
<b>TOTAL (A+B+C)</b>	<b>\$3,251,146</b>	<b>\$1,350,000</b>	<b>\$586,567</b>	<b>\$25,000</b>	<b>\$300,000</b>	<b>\$989,579</b>
<b>FUNDING SOURCES</b>	<b>\$1,350,000</b>					
State of Hawaii						
Current Assets	\$221,742					
Deferred In-Kind Contributions	\$364,825					
Atherton Foundation	\$25,000					
*State of HI 2019 GIA	\$300,000					
*Other Grants	\$825,000					
*Fundraising	\$164,579					
<b>TOTAL BUDGET</b>	<b>\$3,251,146</b>					

Prepared By: Marlene Hapai, President/Executive Director HIPCC CEC (808) 966-9894 [mhapai@aol.com](mailto:mhapai@aol.com) 1/13/20 \*Seeking Funding

**BUDGET NARRATIVE:**

**Total Assets Available for Phase 1:**

State of Hawaii -	\$1,350,000	Grants in Aid Funded
Atherton Foundation Grant	25,000	
Current Assets (Checking/Savings) -	221,742	
Deferred In-Kind Contributions -	364,825+	
	<b>\$1,961,567+</b>	

**\*Grants: \$825,000**

To Be Submitted:	Amount	Date
County of Hawaii Contingency Grant	\$12,500	February 2020 (Not for CIP purposes)
First Hawaiian Bank	\$25,000	June 2020
Bank of Hawaii	\$50,000	August 2020
Matson Foundation	\$10,000	August 31, 2020 (Not for CIP purposes)
Endowment for Humanities	\$750,000	May 15, 2020

**\*In-Kind Donations/ - \$1,012,425+ (\$647,600 Already provided, \$364,825+ still available) -  
Services**

**In-Kind Contributions Pledged/Expended/Available**

Contributor	Donation/Services	Value	Pledged	Expended	Balance Available
Frank De Luz III	1 Acre Property in Hilo, HI	\$400,000	X	\$400,000	0
Island Survey	Surveying of Property: Topographic Survey, Staking, Property Descriptions	\$10,200	X	\$10,200	0
Hawaiian Sunshine Farms And Others	Land Clearing Grubbing, Poisoning	\$3,000	X	\$3,000	0

Erskine Architects, Inc.	Architectural Services	\$55,000	X	\$55,000	0
Oki Electrical Engineering	Electrical Engineering Services	\$40,000	X	0	\$40,000
Mattos Electric	Electrical Services	?	X	0	?
Administrative Consulting for Institutional Advancement	Administrative Services for Project, Grant Writing	\$208,000	X	\$156,000	\$52,000
KTL Design, LLC	Landscaping Design	\$6,225	X	0	\$6,225
Edwin De Luz Trucking& Gravel, LLC	Concrete & Gravel for Slabs/Walkways	\$65,000	X	0	\$65,000
Will Kill Termites	Termite Treatment	?	X	0	?
Hawaii Building & Construction Trades Council	Provide Labor to do Slab as Community Service	\$200,000		0	\$200,000 (MOA Pending)
Dr. Marlene Hapai	Travel Expenses HIPCC CEC President/ Interim Director (2016-2020)	\$25,000		\$23,400 (2016-2019)	\$1600 (2020-2021)
<b>Total</b>		<b>\$1,012,425</b>		<b>\$647,600</b>	<b>*\$364,825+</b>

In-Kind Donations and Services are valued at \$1,012,425 to date. Of these, \$647,600 have already been used for land acquisition, surveying and clearing, as well as architectural renderings, exhibit planning, administrative services, grant writing and travel. Deferred In-Kind Contributions remain with a balance of \$364,825+ (This figure is higher with addition of electrical and termite services) as of December, 2019. Available In-Kind Contributions are not included in Unrestricted Assets as of 12/31/19 as they have already been subtracted from Probable Opinion of Cost of Project.

**Fundraising: \$164,579**

Date	Event	Fundraising Goal
<b>2020</b>		
02/23/2020	Portuguese Day in the Park	\$5,000
06/13/2020	Malasada Shuffle 5K Radiothon	\$50,000
TBD	Founders Ball	\$45,000
<b>Total</b>		<b>\$100,000</b>
<b>2021</b>		
TBD	Portuguese Day in the Park	\$4,579
TBD	Malasada Shuffle 5K Radiothon	15,000
TBD	Founders Ball	\$45,000
<b>Total</b>		<b>\$64,579</b>





## BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES

Period: July 1, 2020 to June 30, 2021

HIPCC Cultural and Educational Center

DESCRIPTION EQUIPMENT	NO. OF ITEMS	COST PER ITEM	TOTAL COST	TOTAL BUDGETED
Not Applicable			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
<b>TOTAL:</b>			\$ -	
<b>JUSTIFICATION/COMMENTS:</b>				

DESCRIPTION OF MOTOR VEHICLE	NO. OF VEHICLES	COST PER VEHICLE	TOTAL COST	TOTAL BUDGETED
Not Applicable			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
<b>TOTAL:</b>			\$ -	
<b>JUSTIFICATION/COMMENTS:</b>				

## BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS

Period: July 1, 2020 to June 30, 2021

HIPCC Cultural and Educational Center

### FUNDING AMOUNT REQUESTED

TOTAL PROJECT COST	ALL SOURCES OF FUNDS RECEIVED IN PRIOR YEARS		STATE FUNDS REQUESTED	OF FUNDS REQUESTED	FUNDING REQUIRED IN SUCCEEDING YEARS	
	FY: 2018-2019	FY: 2019-2020	FY:2020-2021	FY:2020-2021	FY:2021-2022	FY:2022-2023
Plans	0					
LAND ACQUISITION	0					
DESIGN	250000					
CONSTRUCTION	750000	350000	300000	989579		
EQUIPMENT	0					
<b>TOTAL:</b>	<b>1000000</b>	<b>350000</b>	<b>300,000</b>	<b>989,579</b>		

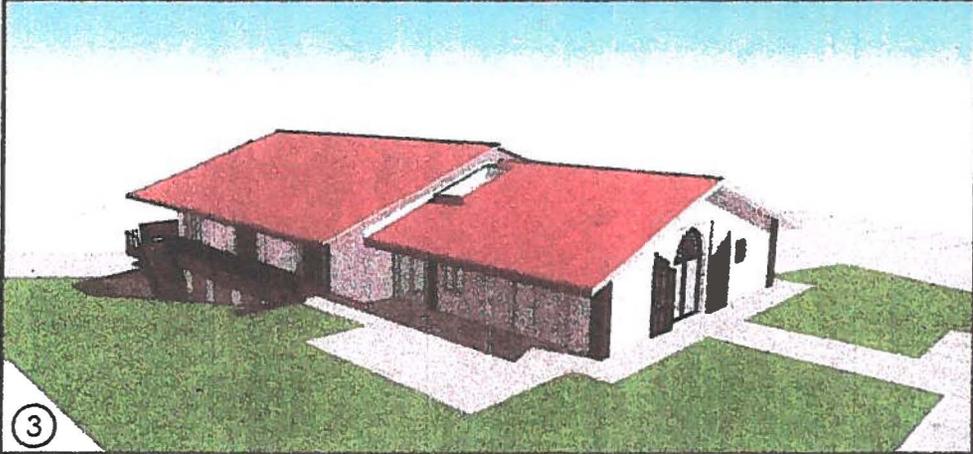
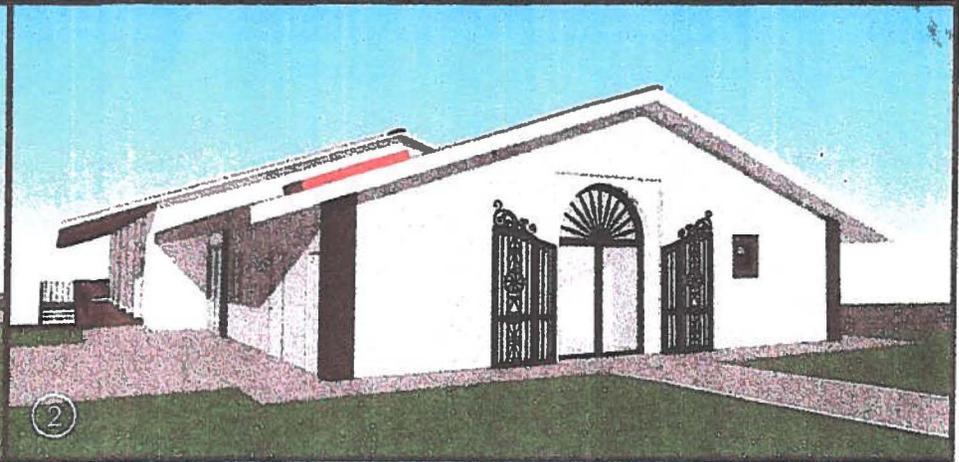
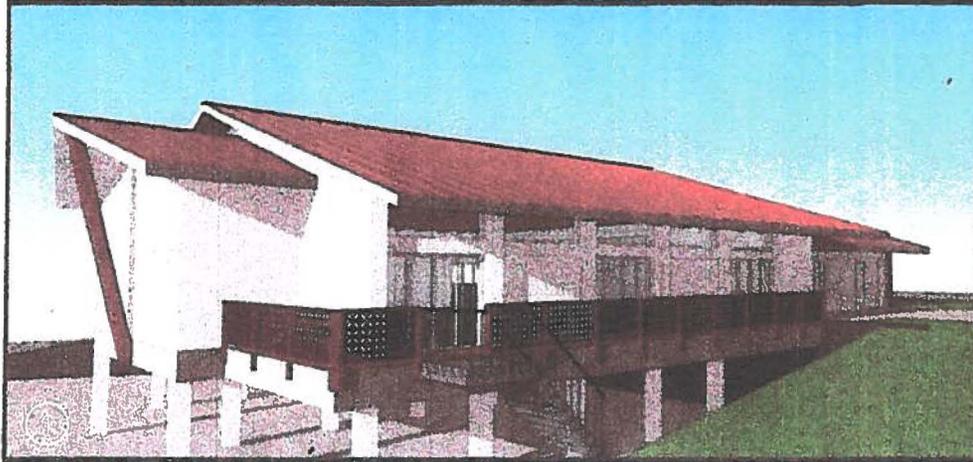
**JUSTIFICATION/COMMENT** Plans provided via probono service. Land donated. Substantial increase in cost of project. See Phase 1 Budget request by Source of Funds Narrative

**GOVERNMENT CONTRACTS, GRANTS, AND / OR GRANTS IN AID**

App: HIPCC Cultural and Educational Center

Contracts Total: 1,376,500

	<b>CONTRACT DESCRIPTION</b>	<b>EFFECTIVE DATES</b>	<b>AGENCY</b>	<b>GOVERNMENT ENTITY</b> (U.S. / State / Haw / Hon / Kau / Mau)	<b>CONTRACT VALUE</b>
1	State of Hawaii GIA	7/31/18-12/2020	DAGS	State of Hawaii	1,000,000
2	County of Hawaii	7/1/16-6/30/18	R & D	County of Hawai	10,000
3	State of Hawaii GIA	7/1/18-6/30/19	DAGS	State of Hawaii	200,000
4	County of Hawaii Contngency Grant	9/18-6/30/19	R & D	County of Hawai	9,500
5	County of Hawaii Contngency Grant	9/18-6/30/19	R & D	County of Hawai	7,000
6	State of Hawaii GIA	7/1/19-6/30/20	DAGS	State of Hawaii	150,000
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THE LONGING

# HIPCC CULTURAL AND EDUCATIONAL CENTER - CONCEPTUAL RENDERINGS

Prepared by:  
**ERSKINE ARCHITECTS, INC.**

DATE: 4/16/2019

# DESIGN DEVELOPMENT - OPINION OF PROBABLE COST

7/10/2019

<b>PROJECT:</b> HIPCC Cultural and Educational Center						
<b>LOCATION:</b> Hilo, Hawaii						
<b>JOB NO.:</b> 1410						
<b>PHASE:</b> Design Development Submittal (Resubmittal)						
Item No.	Description	Qty.	Unit	Unit Cost (\$)	Sub-Total	Totals
1	Contractor Mobilization	1	Lump Sum	10,000	10,000	10,000
<b>CIVIL &amp; LANDSCAPE WORK</b>						
1	Site Clearing & Grubbing*	1	Lump Sum	0	0	
2	Site Utilities: Individual Wastewater System*	1	Lump Sum	0	0	
3	Base course*	1	Lump Sum	0	0	
4	Slab on Grade*	1	Lump Sum	0	0	
5	Civil	1	Lump Sum	0	869,550	
6	Landscaping	1	Lump Sum	0	42,980	
	<b>Sub-Total:</b>				<b>912,530</b>	<b>912,530</b>
<b>ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL WORK</b>						
1	Displays, Decorative Tiling, & Exhibits**	0	Lump Sum	0	0	
2	Metal Gates**	0	Lump Sum	0	0	
3	Exterior Frame Walls - DEFS assembly	190	LF	100	19,000	
4	Interior Partitions (gyp. board on wood stud, typ)	190	LF	220	41,800	
5	Misc Carpentry (T&G, soffits, fascia)	1	Lump Sum	0	20,000	
6	Hard Ceiling	2050	SF	40	82,000	
7	Casework	34	LF	250	8,500	
8	Porcelain Floor & Wall Tile	1155	SF	34	39,270	
9	Stone Tile	886	SF	30	26,580	
10	Plank Vinyl Flooring and Base	3235	SF	20	64,700	
11	Paint - Interior	1	Lump Sum	0	20,000	
12	Paint - Exterior	1	Lump Sum	0	30,000	
13	Doors (4 Single HM, 1 Double HM, 1 Pocket)	1	Lump Sum	0	28,000	
14	Jalousie Windows	1	Lump Sum	0	10,000	
15	Window and Door Systems (Arcadia)	1	Lump Sum	0	100,000	
16	Coiling Window System	1	Lump Sum	0	2,500	
17	Skylights	1	Lump Sum	0	20,000	
18	Folding Partition (Not Used)	1	Lump Sum	0	0	
19	Veranda (Railing & Deck w/ elastomeric coating)	1	Lump Sum	0	30,000	
20	Prefab Aluminum Stair System	1	Lump Sum	0	20,000	
21	Coated Metal Tile Roof	2200	SF	22	48,400	
22	Standing Seam Metal Roof over Rigid Insulation	4556	SF	25	113,900	
23	Sheet Metal Flashing & Trim	1124	LF	40	44,960	
24	Gutters & Downspouts	290	LF	55	15,950	
25	Toilet Partitions	1	Lump Sum	0	10,000	
26	Signage	1	Lump Sum	0	5,000	
27	Structural	1	Lump Sum	0	725,000	
28	Mechanical Work	1	Lump Sum	0	35,000	
29	Plumbing Work	1	Lump Sum	0	31,700	
30	Fire Protection	1	Lump Sum	0	60,000	
31	Electrical Work (includes site electrical)	1	Lump Sum	0	248,628	
32	Chain Link Fence	163	LF	40	6,520	

# DESIGN DEVELOPMENT - OPINION OF PROBABLE COST

7/10/2019

Item No.	Description	Qty.	Unit	Unit Cost (\$)	Sub-Total	Totals
	<b>Sub-Total:</b>				<b>1,907,408</b>	<b>1,907,408</b>
<b>SUB-TOTAL All Work</b>						<b>2,829,938</b>
	Contingency			10%	282,994	
	<b>Sub-Total w/ Contingency</b>					<b>3,112,932</b>
	GE Tax			4.440%	138,214	
<b>GRAND TOTAL:</b>						<b>3,251,146</b>
<b>NOTES:</b>						
<p>1. We make no warranty, express or implied, that design fees, construction bid(s), and/or the negotiated cost of the work will not substantially vary from this opinion of probable cost (OPC). Should a higher level of confidence in predicting anticipated construction and design costs than that provided in this OPC be required, the Client should retain the services of a professional cost estimator for this purpose.</p> <p>2. This OPC does not include allowances for inflationary cost increases.</p> <p>3. This OPC does not include furnishings, fixtures and equipment (FFE).</p> <p>* In-kind donated materials and services.</p> <p>** Owner furnished and Owner installed item.</p>						