



Current Project Status of Women's Club



403 Magnolia St,
New Smyrna Beach, FL



Timeline

START OF WOMEN'S CLUB PROJECT	May 2018
ECHO GRANT	July 2019
STATE GRANT	July 2021
DESIGN CONTRACT APPROVED BY COMMISSION	10/12/21
CONSTRUCTION BEGINS	June 5 th , 2023



Scope of Work Phase I

<u>Type of Service Contract</u>	<u>COST</u>
Architect/Engineer Contract	\$88,779.17
Construction Contract	\$1,128,795.00
TOTAL-	\$1,217,574.17



FUNDING PHASE I

<u>NAME</u>	<u>AMOUNT</u>
CITY OF NEW SMYRNA BEACH	\$360,074.17
ECHO GRANT	\$257,500
STATE GRANT	\$600,000
TOTAL-	\$1,217,574.17



Scope of Work Phase II

<u>Type of Service Contract</u>	<u>COST</u>
Architect/Engineer Estimate	\$100,000
Construction Estimate	\$650,000
TOTAL-	\$750,000



FUNDING PHASE II

<u>NAME</u>	<u>AMOUNT</u>
CITY OF NEW SMYRNA BEACH	\$750,000
GRANT'S	UNKNOWN



SUMMARY OF PHASE I

<u>Type of Service Contract</u>	<u>COST</u>
Architect/Engineer Contract	\$88,779.17
Construction Contract	\$1,128,795.00
Total-	\$1,217,574.17

SUMMARY OF PHASE II

<u>Type of Service Contract</u>	<u>COST</u>
Architect/Engineer Estimate	\$100,000
Construction Estimate	\$650,000
Total-	\$750,000

GRAND TOTAL - \$1,967,574.17



FUNDING OF PHASE I

<u>NAME</u>	<u>AMOUNT</u>
CITY OF NEW SMYRNA BEACH	\$360,074.17
ECHO GRANT	\$257,500
STATE GRANT	\$600,000
TOTAL-	\$1,217,574.17

FUNDING OF PHASE II

<u>NAME</u>	<u>AMOUNT</u>
CITY OF NEW SMYRNA BEACH	\$750,000
GRANT'S	UNKNOWN

COMBINED CITY MATCH- \$1,110,074.17

GRAND TOTAL - \$1,967,574.17

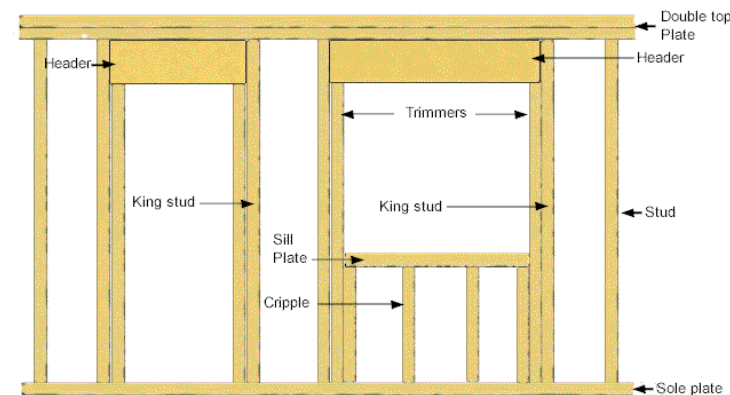


NEW FINDINGS

Rot and Termite Damage

In the Beginning of Phase I of clearing shoring to support the building and replacement of the Brick Stem Wall there has been a discovery of an extensive amount of Rot and Termite Damage on Exterior Framing of the building.

- ▶ 80%-Framing Rot and Termite Damage
 - ▶ Rim Beams, Joists, Sill Plates, Studs, Headers, Wall Plates, Jacks and King studs, Saddles and Cripples, and possible Trusses and Top Plate
- ▶ 50%- Floor Damage From being between Sole Plate and Rim Beam



Components of a Bearing Wall
Showing rough door and window openings



CONTINUED NEW FINDINGS

Failing Stucco



ADDITIONAL COSTS

- ▶ Stucco Removal and Replacement-\$100,000
- ▶ Replacing Framing-\$105,000
 - ▶ Rim Beams, Joists, Sill Plates, Studs, Headers, Wall Plates, Jacks and King studs, Saddles and Cripples, and possible Trusses and Top Plate
- ▶ Termite Treatment-\$20,000
- ▶ Damaged Floor Removal and Replacement-\$80,000
- ▶ Window and Frame Replacement-Historic and Custom-\$70,000
- ▶ Permits-\$3,000
- ▶ Additional Engineering Possible Code Upgrade-\$90,000
- ▶ Interior Support for Rafters- \$50,000

ADDITIONAL COSTS TOTAL - \$518,000
GRAND TOTAL - \$2,485,574.17



POTENTIAL DAMAGE

<u>ITEM</u>	<u>COST</u>
ROOF REPAIR/REPLACEMENT WITH POSSIBLE FIRE CODE	\$100,000
CEILING AND WALL PLASTER REMOVAL WITH DRYWALL REPLACEMENT	\$150,000
TRIM WITH MILL WORK AND BLOCKING	\$12,000
ELECTRICAL	\$15,000
TOTAL-	\$277,000



Grand Total with Additional Costs and
Potential Damage - \$2,762,574.17



Option I

CONTINUE WITH RENOVATION

TOTAL-\$2,762,574.17



FUNDING

<u>NAME</u>	<u>AMOUNT</u>
CITY OF NEW SMYRNA BEACH	\$1,905,074.17
ECHO GRANT	\$257,500
STATE GRANT	\$600,000
TOTAL-	\$2,762,514.17



OPTION II

REPLACE STRUCTURE WITH NEW FACILITY WITH HISTORIC FEATURES

<u>COSTS</u>	<u>AMOUNT</u>
SATISFY TERMS OF CURRENT CONTRACT	\$250,000
DEMOLITION (Only to DEMO and Haul)	\$60,000
ARCHITECT/ENGINEER	\$500,000
CONSTRUCTION	\$1,840,000
TOTAL-	\$2,650,000



REVENUE IMPACTS

<u>NAME</u>	<u>AMOUNT</u>
ECHO GRANT	\$257,500
STATE GRANT	\$600,000
TOTAL PAID TO DATE-	\$246,343.87
CONTRACT PAYOFF	\$250,000