

November 22, 2021

via Email: RCasals@cutlerbay-fl.gov

Rafael Casals, ICMA-CM, CFM
Town Manager
Town of Cutler Bay
10720 Caribbean Boulevard, Suite 105
Cutler Bay, Florida 33189

RE: New Government Center
Town of Cutler Bay

Dear Mr. Casals:

Pursuant to our telephone conversation last week regarding the potential for the Town's future Government Center, to be located in an undeveloped 16-acre site directly adjacent to Old Cutler Bay Road, we understand the project to include the following:

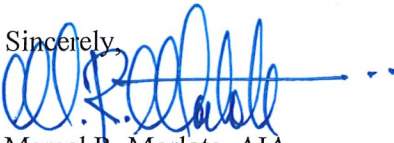
- Total gross area of facility to be approximately 50,000 S.F.
- Building will house common functions associated with a Government Center including Administration, Council Chambers, Council member offices, Building Department, Police Department and an E.O.C./Command Center.
- Building shall resist a Category 5 Hurricane, and be designed to accommodate sea rise levels.
- LEED Gold Certified (at a minimum).
- Provisions for emergency operations.
- On grade parking.
- Parks improvements not included.
- Excludes soft costs.

Based on our experience and in consultation with other design professionals with experience with these same project types, we are of the opinion that a budget of \$450.00 to \$500.00/S.F. should be adequate to cover construction costs. This includes approximately \$25.00/S.F. for F.F.&E. As I am sure you are aware, construction, equipment, and furniture costs have escalated significantly recently, although projections are for more stability in the future. There are other unknown factors at this time which could materially affect construction costs, such as existing soils conditions, foundation design, and off-site improvements.

Nonetheless, the design of the project, including selected finishes, intricacy of design elements, systems selection, etc. can be modified to meet the Town's projected budget.

I trust you find the above informative and to your satisfaction. Should it be necessary, please feel free to contact us.

Sincerely,



Marcel R. Morlote, AIA
President