POYNTER
CONTRACTING

1913 Highland Drive, Fernandina Beach FL 32034

Basis for claim for Disproportionate Costs (FAC 202.4.1) in support of application for waiver of vertical accessibility.

Renovation Construction Budget for: Duckpin Bowling at 25 N. 3rd Street, Fernandina Beach, FL 32034

CONSTRUCTION ITEM PER APPLICABLE SPECIFICATION DIVISION   COST
General Requirements (portalets, dumpsters, etc.)……………………………………………….$15,000
Concrete…………………………………………………………………………………………….$15,000
Metals (railings, mesh panels, etc.)……………………………………………………………….$21,000
Wood & Plastics (wall framing, rough carpentry, decks)……………………………………...…$55,900
Thermal & moisture protection……………………………………………………………………..$5,000
Openings (doors & windows)………………………………………………………………………$35,000
Finishes……………………………………………………………………………………………..$27,500
Exterior Stucco……………………………………………………………………………………….$5,000
Plumbing…………………………………………………………………………………………….$27,000
HVAC………………………………………………………………………………………………..$20,000
Electrical $25,000

TOTAL CONSTRUCTION BUDGET:………………………………………………………………$251,400

COST OF NEW ELEVATOR / LIFT…………………………………………………………………$20,223
Note: see attached quotes from 2 separate vendors.
The least expensive option is listed in this cost recap.

COST OF OTHER ITEMS CONTRIBUTING TO PROJECT ACCESSIBILITY IMPROVEMENTS
1. Cost of 2 *(interior)* restrooms, including:
   a. Hard construction items………………………………………………………………$12,000
      (wall framing, plumbing, exhaust, electrical, finishes)
   b. Restroom fixtures & accessories………………………………………………….…..$3,000
      (sink, toilet, grab bars, etc.)
2. Cost of 2 *(exterior)* restrooms, including:
   a. Hard construction items………………………………………………………………$35,000
      (wall framing, plumbing, exhaust, electrical, finishes, concrete slab, roof)
   b. Restroom fixtures & accessories………………………………………………………$3,000
      (sink, toilet, grab bars, etc.)
3. Collateral costs associated with interior lift installation:
   a. Replacing existing slab with new as required for loads of the new lift…………………...$3,000
   b. New opening in second floor structure to accommodate new lift…………………………$3,000
   c. Electrical supply for new lift…………………………………………………………….$2,000
   d. Architecture & Engineering for all the above $4,500

COST OF OTHER ACCESSIBILITY CONTRIBUTIONS: …………………………………………… $65,500

FINAL COST ANALYSIS
$20,223 (new elevator / lift) + $65,500 (other accessibility contributions)……………………………… $85,723 (accessibility upgrades)

$85,723 (accessibility upgrades) / $251,400 (construction budget)…………………………………….…..34%

34% > 20%, so "Disproportionate Costs" apply. Applicant requests waiver of vertical accessibility (elevator or lift) on this basis.