

# MEMORANDUM

Agenda Item No. 8(F)(1)

**TO:** Honorable Chairman Anthony Rodriguez  
and Members, Board of County Commissioners

**DATE:** February 18, 2026

**FROM:** Geri Bonzon-Keenan  
County Attorney

**SUBJECT:** Resolution approving and authorizing the County Mayor to execute a change order in the amount of \$37,450,743.53 for producer price index escalation for the New Integrated Command and Communications Center (IC3) at the Lightspeed Facility located at 11500 NW 25 Street, Sweetwater, Florida, Project No. DB20-ISD-01, Contract No. I190038; and authorizing the County Mayor to exercise all rights contained in the change order

**This item was amended from the original version as stated in the County Mayor's memorandum.**

The accompanying resolution was prepared by the People and Internal Operations Department and placed on the agenda at the request of Prime Sponsor Commissioner Juan Carlos Bermudez.

  
\_\_\_\_\_  
Geri Bonzon-Keenan  
County Attorney

GBK/ks

MDC001

**Date:** February 18, 2026

**To:** Honorable Chairman Anthony Rodriguez  
and Members, Board of County Commissioners

**From:** Daniella Levine Cava *Daniella Levine Cava*  
Mayor

**Subject:** Resolution Approving Producer Price Index (PPI) Pursuant to the Terms of the Design-Build Agreement Contract

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**This item was amended at the February 4, 2026 Intergovernmental and Economic Impact Committee (IEIC) with the following changes to Attachment 1 to the Resolution, 1. Remove the reservation of rights in favor of Suffolk Construction Company, Inc., and, 2. To reduce the PPI Change Order total from \$37,551,504 to \$37,450,743.53 to match the amount set forth in the resolution and the accompanying memorandum.**

### **Executive Summary**

This item seeks approval of the funding necessary to support the Producer Price Index (PPI) adjustment contemplated and authorized by the Design-Build Agreement between Miami-Dade County (County) and Suffolk Construction Company, Inc (Suffolk) for the new Integrated Command and Communications Center (IC3) at the Lightspeed Facility located at 11500 NW 25 Street, Sweetwater, Florida, Project No. DB20-ISD-01, Contract No. I190038. The Design-Build Agreement was approved by the Board of County Commissioners (Board) on July 6, 2023, through Resolution No. R-595-23. The legislative item maintained fiscal transparency by referencing the PPI provisions and explained that these adjustments would be processed pursuant to the contract's terms and protect the project from material cost volatility.

The proposed upward adjustment of \$37,450,743.53 is based on a one-time, contractually negotiated mechanism established in Article 6.1(E) of the Design-Build Agreement. This provision references the U.S. Bureau of Labor Statistics' PPI as the basis for adjusting material costs subject to inflationary pressures. This inflation-based adjustment was explicitly negotiated for this project, structured to be applied only once, and fully embedded within the original contract scope. Suffolk's submitted schedule of values delineated the material categories eligible for this adjustment, providing a clear and pre-agreed framework to protect both the County and the contractor from extraordinary post-COVID construction market volatility.

Beyond the fiscal mechanics, the IC3 at the Lightspeed Facility represents a cornerstone investment in the County's public safety infrastructure. Currently, emergency management and public safety communications operations are dispersed across multiple facilities that lack the resiliency, co-location, and technological integration required to support continuity of government during major disasters or security events. The IC3 addresses these long-standing vulnerabilities by consolidating critical functions into a single, resilient facility designed to support County leadership and sustained emergency communications.

For residents, the IC3 strengthens the County's ability to deliver timely public information and a coordinated emergency response during hurricanes, severe weather, and other major incidents, when residents need it most. A centralized operations center reduces response delays and

enhances the County's capacity to protect lives and property while maintaining essential services during emergencies, including incidents shaped by broader national or global conditions that impact South Florida.

The Lightspeed facility reflects nationally recognized best practices in emergency management facility design, integrating hardened infrastructure, redundant systems, and centralized command functions to support County leadership during hurricanes, major disasters, and security incidents. By unifying mission-critical operations in a purpose-built environment, the County is advancing a forward-looking, resilient model for multi-agency coordination, positioning the County as a leader in emergency preparedness and setting a standard for peer jurisdictions.

### **Recommendation**

It is recommended that the Board approve the PPI increase in substantially the form attached to this item and that the Board further authorize the County Mayor or the County Mayor's designee to process a PPI adjustment between Suffolk and the County in the amount of \$37,450,743.53.

### **Scope**

The IC3 at the Lightspeed Facility is located at 11500 NW 25 Street, Sweetwater, Florida, which is within County Commission District 12 represented by Commissioner Juan Carlos Bermudez. However, the IC3 at the Lightspeed Facility is a countywide asset.

### **Delegation of Authority**

The authority of the County Mayor or County Mayor's designee to execute and implement this adjustment is consistent with those authorities granted under the County's Code. The only authority delegated under this item is to authorize the County Mayor or County Mayor's designee to execute the PPI adjustment in the amount of \$37,450,743.53 and to exercise all rights contained therein.

### **Fiscal Impact/Funding Source**

The fiscal impact for this item is \$37,450,743.53 consisting of the cumulative escalation costs for construction materials from 2021 through 2025. This will be funded with future financing proceeds, Program 2000001658 - Integrated Command and Communications Center. With the PPI adjustment, the new total contract amount will amount to \$249,465,427.97.

### **Track Record/Monitor**

PIOD Program Management Manager, Eddy Etienne will monitor and manage the project.

### **Background**

Under the Design-Build Agreement, Suffolk is providing all design, materials and construction for a new IC3 (Parking Garage/Office Building and Built-in Spaces) at the Lightspeed Facility. The facility will provide County staff with a hardened, secure environment while guaranteeing continuous operations during emergency events such as hurricanes, state or countywide mandatory evacuations, acts of terrorism or any other event that may interrupt the normal operations of the County. Beyond maintaining operations, the IC3 is intended to support coordinated County leadership and response during complex, multi-agency incidents that require sustained command, communication, and situational awareness.

To achieve this, the new facility will consist of a 12-story structure with nine levels of parking and three levels of mixed-use space, which will park 1,429 cars, and house critical mobile assets on the ground floor for various departments including, but not limited to, Miami-Dade Fire Rescue

(MDFR) and the Miami-Dade Sheriff's Office (MDSO). The new garage program includes approximately 150,000 square feet of office and support spaces to house the programmed areas for County Administration, the Board, MDSO Homeland Security Bureau, Department of Transportation and Public Works, training center, shared meeting spaces, cafeteria, radio equipment room, and shelled spaces for future expansion. The scope also includes a protected pedestrian bridge on the second floor to link the new parking garage/office building to the former Lightspeed Facility. The program for the existing Lightspeed Facility includes approximately 109,000 square feet of new space for the Emergency Operations Center and supporting spaces, Office of Emergency Management, MDFR Dispatch Center and Administration, and required supporting technology spaces necessitating a new second floor to be built inside the existing shell building. A new Communications Tower to house a minimum of 140 antennas will be installed on top of the new garage structure and a new rooftop Helipad structure will be constructed on the existing two-story building roof area. In addition, the existing site will be upgraded to enhance the perimeter security of the facility with new security fencing and walls, security gates and cameras, and other site hardening.

Together, these components support uninterrupted command, communications, and decision-making across County government and law enforcement agencies during emergency events. The IC3 enhances the County's operational readiness by reducing reliance on dispersed facilities, strengthening interagency coordination, and ensuring critical functions remain fully available during prolonged or complex incidents.

On July 6, 2023, the Board approved Resolution No. R-595-23, authorizing the County Mayor or County Mayor's designee to execute the Design-Build Agreement and exercise all rights contained therein. The Design-Build Agreement provides for a total contract amount of \$212,014,684.44, which is further broken down as follows:

Construction Cost	\$155,568,558.00
A&E Costs	\$ 10,329,442.00
Contingency Fees for Construction	\$ 15,556,855.80
Contingency Fee for A&E	\$ 1,032,944.20
Dedicated Allowance A	\$ 21,500,000.00
Dedicated Allowance Permitting Fees	\$ 4,667,056.74
Dedicated Allowance Reimbursable Expenses	\$ 182,487.80
Art in Public Places	\$ 3,177,339.90
<b>Total Contract Amount:</b>	<b>\$ 212,014,684.44</b>

This project was advertised and negotiated during the COVID-19 pandemic during which there were significant escalations in the construction industry, impacting the County's contracting partners. Because of the ongoing escalations, the County and Suffolk were only able to reach an agreement on a Design-Build Agreement that included a provision accommodating price escalations experienced in the construction industry.

The contractually defined PPI adjustment was therefore an integral and anticipated element of this Design-Build contract from its inception. Specifically, Article 6.1(E) of the executed Agreement with Suffolk provides a negotiated formula by which certain portions of the contract price, namely, material-intensive line items, may be subject to escalation or de-escalation, based on objective cost indices published by the U.S. Bureau of Labor Statistics. This risk-sharing mechanism was specifically tailored to the Lightspeed project due to its strategic urgency, procurement timeline, and prevailing inflationary market conditions during contract negotiation.

The PPI provision applies to Radio Antenna Tower Material and Construction Materials and only authorizes a one-time price adjustment using the total costs established on the schedule of values as the base price. The adjustment mechanism requires the use of PPI indices WPU10740554 and PCU236223236223.

Based on the published PPI data, the cumulative escalation for construction materials from 2021 through 2025 was 25.64%. The 2021 Schedule of Values reflected materials are valued at \$135,247,803 which are now subject to this escalation. The applicable escalation for the radio antenna tower material is 23.07%, applied to their original 2021 valuation of \$4,000,000. These escalations amount to \$35,606,335.36 plus corresponding increases to other related project components (which are determined as a function of the total contract price)—specifically, builder's risk insurance, general liability insurance, performance and payment bond, totaling \$1,844,408.17. Accordingly, the total amount of the PPI is \$37,450,743.53.

**Applicable Ordinances and Contract Measures**

- Small Business Enterprise Assigned Measures (see attached):  
SBE-Architectural/Engineering Sub-Consultant – 16%.  
SBE-Construction – 23.75%.  
SBE- Goods & Services – 2%
- Responsible Wages (Resolution R-54-10): Applicable.

Attachment



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Carladenise Edwards  
Chief Administrative Officer

# Memorandum



**Date:** January 9, 2026

**To:** Eddy Etienne, Program Management Manager  
People and Internal Operations Department

**From:** Alice Hidalgo-Gato, Section Chief   
Contract Monitoring and Compliance Section  
Strategic Procurement Department

**Subject:** Project No. DB20-ISD-01, Contract No. I190038, Design-Build Services for the New Integrated Command and Communications Center at the Lightspeed Facility

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Project No. DB20-ISD-01, Contract No. I190038, Design-Build Services for the New Integrated Command and Communications Center at the Lightspeed Facility was awarded to Suffolk Construction Company, Inc. (Suffolk) with a 16% Small Business Enterprise – Architecture and Engineering (SBE-A&E) goal, a 23.75% Small Business Enterprise – Construction (SBE-Con) goal and a 2% Small Business Enterprise – Services (SBE-Services) goal. Resolution No. R-1001-15 requires County contracts with small business measures meet at least 85 percent of the small business goals applicable to the portion(s) of the contract work performed to date before a change order or contract amendment is considered for Board approval.

On design-build projects, primes are required to submit Utilization Plans for SBEs subcontractors to perform on the construction portion of the contract as the trade scopes of work are identified to comply with the established goals. To date, Suffolk has submitted commitments to achieve 16.03% of the 23.75% SBE-Con goal and 0.63% of the 2% SBE-Services goal. Suffolk must continue to identify and submit SBE contractors to participate on the project until the goals are achieved.

For the design portion of the contract, Suffolk has performed \$8,347,401 requiring \$1,135,246 in SBE-A&E participation for compliance with Resolution No. R-1001-15. The SBE-A&E firms have performed \$1,744,219 in compliance with R-1001-15. For the construction portion of the contract, Suffolk has performed \$50,239,691 requiring \$10,142,137 in SBE-Con and \$854,075 in SBE-Services participation for compliance with the Resolution No. R-1001-15. The SBE-Con firms have performed \$8,461,424 and the SBE-Services firms \$159,640. The 85% threshold for the construction portion has not been achieved because the scopes to be performed by the approved SBE-Con and SBE-Services firms are scheduled later in the project.

On January 9, 2026, Suffolk explained that the project follows a rolling procurement schedule and several of the approved SBE subcontractors have not yet mobilized onsite. This timing makes the percentage billed by SBEs appear lower compared to the required threshold, despite the commitments across multiple scopes in both Construction and Goods & Services. Suffolk reported they continue to coordinate closely with the County and their subcontractors to ensure timely mobilization and participation. As the project progresses into 2026, significant construction activities will commence, including superstructure work on both buildings and interior rough-in, finish, and enclosure activities. These phases will involve a large number of additional SBE subcontractors, resulting in a substantial increase in billings. Suffolk stated they remain confident and committed to achieving the required targets and anticipates that the gap in SBE billing percentages will narrow significantly as these activities progress. For additional information, please contact me at (305) 375-3153.

c: Maria Casuscelli, Architecture and Engineering Section Manager, PIOD  
Samira Selah, Program Management Specialist, PIOD  
Rita Silva, Assistant Director, SPD

MDC006



**MEMORANDUM**  
(Revised)

**TO:** Honorable Chairman Anthony Rodriguez  
and Members, Board of County Commissioners

**DATE:** February 18, 2026

**FROM:**   
Gen Bonzon-Keenan  
County Attorney

**SUBJECT:** Agenda Item No. 8(F)(1)

Please note any items checked.

- \_\_\_\_\_ **“3-Day Rule” for committees applicable if raised**
- \_\_\_\_\_ **6 weeks required between first reading and public hearing**
- \_\_\_\_\_ **4 weeks notification to municipal officials required prior to public hearing**
- \_\_\_\_\_ **Decreases revenues or increases expenditures without balancing budget**
- \_\_\_\_\_ **Budget required**
- \_\_\_\_\_ **Statement of fiscal impact required**
- \_\_\_\_\_ **Statement of social equity required**
- \_\_\_\_\_ **Ordinance creating a new board requires detailed County Mayor’s report for public hearing**
- \_\_\_\_\_ **No committee review**
- \_\_\_\_\_ **Applicable legislation requires more than a majority vote (i.e., 2/3’s present \_\_\_\_, 2/3 membership \_\_\_\_, 3/5’s \_\_\_\_, unanimous \_\_\_\_, majority plus one \_\_\_\_, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, CDMP 2/3 vote requirement per 2-116.1(3) (h) or (4)(c) \_\_\_\_, CDMP 9 vote requirement per 2-116.1(4)(c) (2) \_\_\_\_)** to approve
- \_\_\_\_\_ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 8(F)(1)  
2-18-26

RESOLUTION NO. \_\_\_\_\_

RESOLUTION APPROVING AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE A CHANGE ORDER IN THE AMOUNT OF \$37,450,743.53 FOR PRODUCER PRICE INDEX ESCALATION FOR THE NEW INTEGRATED COMMAND AND COMMUNICATIONS CENTER (IC3) AT THE LIGHTSPEED FACILITY LOCATED AT 11500 NW 25 STREET, SWEETWATER, FLORIDA, PROJECT NO. DB20-ISD-01, CONTRACT NO. I190038; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXERCISE ALL RIGHTS CONTAINED IN THE CHANGE ORDER

**WHEREAS**, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that this Board approves and authorizes the County Mayor or County Mayor's designee to execute a change order in the amount of \$37,450,743.53, in substantially the form accompanying this item (Attachment 1), on behalf of Miami-Dade County for the new IC3 on County-owned property located at 11500 NW 25 Street, Sweetwater, Florida. This Board further authorizes the County Mayor or County Mayor's designee to exercise all rights contained in the change order.

The foregoing resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman  
Kionne L. McGhee, Vice Chairman

Marleine Bastien	Juan Carlos Bermudez
Sen. René García	Oliver G. Gilbert, III
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Vicki L. Lopez
Natalie Milian Orbis	Raquel A. Regalado
Micky Steinberg	

The Chairperson thereupon declared the resolution duly passed and adopted this 18<sup>th</sup> day of February, 2026. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County as  
to form and legal sufficiency.

MAG

Miguel A. Gonzalez

**SUFFOLK****TITLE:** PPI Increase per Article 6.1.E**DATE:** 4/30/2025**PROJECT:** 221114**JOB:** IC3 - Lightspeed Facility - RDBS# DB20-ISD-01**CHANGE****EVENT:** 038**TO:**Miami Dade County (MIAMI4)  
111 NW 1st Street  
Miami, Florida 33128**FROM:** Suffolk Construction Company, Inc.2 South Biscayne Boulevard  
Miami, Florida 33131**DESCRIPTION OF CHANGE****PPI Change Order per Article 6.1.E of the Design Build Contract.**

Suffolk is formally requesting a one-time price adjustment for the applicable line items as identified in Article 6.1.E of the Design Build Contract.

As outlined, the Contractor shall be entitled to this adjustment using the Total Cost from the Schedule of Values as the Base Price, subject to the Adjustment Process specified in Article 6.1.E. This adjustment will be based on the United States Department of Labor (USDOL) indices listed below, including preliminary indices:

- WPU10740554
- PCU236223236223

This proposal includes the allowable mark-ups as provided in Section 6.1.E.5 of the Design-Build Contract, which are Subcontractor Default Insurance (SDI), Builders Risk Insurance and Design-Builder's General Liability and Other Liability Insurances (collectively, Insurance Costs), and the P&P Bond. See also Sections 14.1(J)(2), 14.1(J)(3) and 15.1(H). However, pursuant to the same paragraph, the mark-up set forth in Section 15.1(F) for "Fee" has been excluded.

This proposal includes the at least one-time adjustment to the Schedule of Values.

This proposal excludes the costs of "PCO 4 – Additional Buildout & Reprogramming" which are detailed in a separate submission. The PPI adjustment from PCO 4 will be updated to match the index value as what is included herein.

#	Description	Cost Code	Type	Net Amount
1	PPI Change Order per Article 6.1.E of the Design Build Contract.	99-991050.000 - Escalation Contingency	OTHER	\$ 37,450,743.53

**Total: \$37,450,743.53**



**ACCEPTED:**

By: \_\_\_\_\_

Date: \_\_\_\_\_ **MDC011**



# Lightspeed IC3

10/9/2025

PPI Calculation from Contract SOV to Current PPI

CSI CODE	DESCRIPTION	Contract SOV	PPI Increase % (thru March 2025)	PPI Increase \$ (thru March 2025)	Revised SOV
	Communications - Radio Antenna Tower	4,000,000	23.07%	922,625	4,922,625
	Balance of COW	122,241,280	25.64%	31,348,245	153,589,524
<b>SUBTOTAL</b>		<b>\$ 126,241,280</b>		<b>\$ 32,270,869</b>	<b>\$ 158,512,149</b>
	General Conditions	9,566,952	25.64%	2,453,403	12,020,355
	Preconstruction Services	500,000	25.64%	128,223	628,223
	Inspector General	414,745	25.64%	106,360	521,105
<b>SUBTOTAL</b>		<b>\$ 136,722,977</b>		<b>\$ 34,958,855</b>	<b>\$ 171,681,832</b>
	Construction Contingency	2,524,826	25.64%	647,481	3,172,306
<b>SUBTOTAL</b>		<b>\$ 139,247,803</b>		<b>\$ 35,606,336</b>	<b>\$ 174,854,138</b>
	Design Cost	10,329,442	0.00%	-	10,329,442
	Miscellaneous Soft Cost	1,453,946	0.00%	-	1,453,946
<b>SUBTOTAL</b>		<b>\$ 151,031,191</b>		<b>\$ 35,606,336</b>	<b>\$ 186,637,526</b>
	Building Permit	By Owner	0.00%		By Owner
	Sub Guard	1,893,619	1.14%	405,912	2,299,531
	Builders Risk Insurance	2,090,000	1.79%	637,353	2,727,353
	General Liability Insurance	2,324,229	1.40%	498,489	2,822,718
	Performance and Payment Bond	1,330,000	0.85%	302,654	1,632,654
	Fee	7,228,961	0.00%		7,228,961
<b>TOTAL COST</b>		<b>\$ 165,898,000</b>		<b>\$ 37,450,743</b>	<b>\$ 203,348,744</b>
<b>PPI CHANGE ORDER TOTAL</b>		<b>\$ 37,450,743</b>			<b>Included Above</b>
<b>ADJUSTED TOTAL</b>		<b>\$ 203,348,744</b>			<b>\$ 203,348,744</b>



# Lightspeed IC3

10/9/2025

Schedule of Values with PPI Distributed

CSI CODE	DESCRIPTION	Contract SOV	PPI Distributed SOV
<b>DIVISION 01</b>			
10	General Requirements	3,498,580	4,457,291
192	Cranes & Hoists	264,610	3,118,260
<b>DIVISION 02</b>			
240	Demolition	248,519	300,102
250	Surveying	37,754	37,754
<b>DIVISION 03</b>			
330	Concrete	24,685,283	33,459,671
340	Precast Garage	7,065,855	12,725,000
<b>DIVISION 04</b>			
420	Masonry	2,896,284	3,025,000
<b>DIVISION 05</b>			
510	Structural Steel	1,774,039	2,165,000
550	Misc Metals	1,075,886	1,775,576
<b>DIVISION 06</b>			
610	Rough Carpentry	27,501	30,422
640	Architectural Millwork	130,986	460,050
<b>DIVISION 07</b>			
710	Waterproofing	1,397,612	1,092,431
740	Roofing	1,461,843	1,661,389
742	Metal Panel Facade	3,784,845	2,584,000
780	Fireproofing	392,241	802,500
<b>DIVISION 08</b>			
810	Doors, Frames & Hardware	2,397,911	2,597,963
833	OH Doors	75,188	290,500
844	Windows & Curtainwall	1,318,318	1,522,500
880	Interior Glass & Glazing	258,216	258,216
<b>DIVISION 09</b>			
920	Drywall	2,877,688	3,977,575
924	Stucco	1,209,741	1,078,113
930	Tile	380,470	562,112
951	ACT	994,326	1,699,918
965	Resilient Flooring	596,765	1,287,659
966	Terrazzo	168,357	-
968	Carpet	498,591	293,729
969	Access Flooring	813,749	735,570
990	Painting & Wallcovering	1,978,564	2,234,627
997	Sealers & Coatings	36,370	275,749
<b>DIVISION 10</b>			
1000	Specialties	688,040	961,403
<b>DIVISION 11</b>			
1100	Misc Equipment	N/A	N/A

1111	Laundry Equipment	25,440	25,440
1112	Parking Access Control	N/A	N/A
1124	Facade Maintenance (EBMS)	49,555	49,555
1140	Food Service Equipment - FF&E	By Owner	By Owner
1152	Appliances	14,045	14,045
<b>DIVISION 12</b>			
1220	Window Treatments	75,607	68,788
1230	Manufactured Casework	42,400	42,400
1248	Entrance Mats	13,833	17,400
<b>DIVISION 13</b>			
1300	Special Construction	792,881	795,500
<b>DIVISION 14</b>			
1420	Elevators & Escalators	2,167,903	2,254,670
<b>DIVISION 21</b>			
2110	Fire Protection	2,272,366	2,710,000
<b>DIVISION 22</b>			
2210	Plumbing	2,226,566	3,481,304
<b>DIVISION 23</b>			
2310	HVAC	8,659,864	9,550,000
<b>DIVISION 26</b>			
2610	Electrical	31,696,637	36,730,402
<b>DIVISION 27</b>			
2710	Communications - Radio Antenna Tower		
2710	Radio Antenna Tower - Material	4,000,000	3,314,326
2710	Radio Antenna Tower - Erection	1,758,072	1,553,724
<b>DIVISION 31</b>			
3110	Earthwork	2,070,138	3,106,000
3114	Dewatering System	29,400	57,220
3160	Deep Foundations	1,695,947	1,911,880
<b>DIVISION 32</b>			
3230	Site Furnishings	19,600	19,600
3231	Fencing	1,655,116	2,109,632
3291	Landscape	233,224	335,448
<b>DIVISION 33</b>			
3310	Fuel Filling Station and Storage Tanks	3,376,681	2,241,550
3311	Wells	331,875	268,524

<b>SUBTOTAL</b>	<b>\$</b>	<b>126,241,280</b>	<b>\$</b>	<b>156,127,487</b>
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General Conditions	9,566,952	12,412,618
Preconstruction Services	500,000	1,516,463
Inspector General	414,745	508,372

<b>SUBTOTAL</b>	<b>\$</b>	<b>136,722,977</b>	<b>\$</b>	<b>170,564,940</b>
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Construction Contingency	2,524,826	3,100,000
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<b>SUBTOTAL</b>	<b>\$</b>	<b>139,247,803</b>	<b>\$</b>	<b>173,664,940</b>
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Design Cost	10,329,442	10,629,442
Miscellaneous Soft Cost	1,453,946	1,453,946

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<b>SUBTOTAL</b>	<b>\$</b>	<b>151,031,191</b>	<b>\$</b>	<b>185,748,328</b>
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Building Permit	By Owner	By Owner
Sub Guard	1,893,619	2,321,706
Builders Risk Insurance	2,090,000	3,651,119
General Liability Insurance	2,324,229	2,749,441
Performance and Payment Bond	1,330,000	1,649,188
Fee	7,228,961	7,228,961

<b>TOTAL COST</b>	<b>\$</b>	<b>165,898,000</b>	<b>\$</b>	<b>203,348,743</b>
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<b>PPI CHANGE ORDER TOTAL</b>	<b>\$</b>	<b>37,450,743</b>	<b>Included Above</b>
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<b>ADJUSTED TOTAL</b>	<b>\$</b>	<b>203,348,743</b>	<b>\$</b>	<b>203,348,743</b>
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PPI Industry Data  
Original Data Value

SOURCE: <https://data.bls.gov/data/view/timeseries/PICU236223236223>

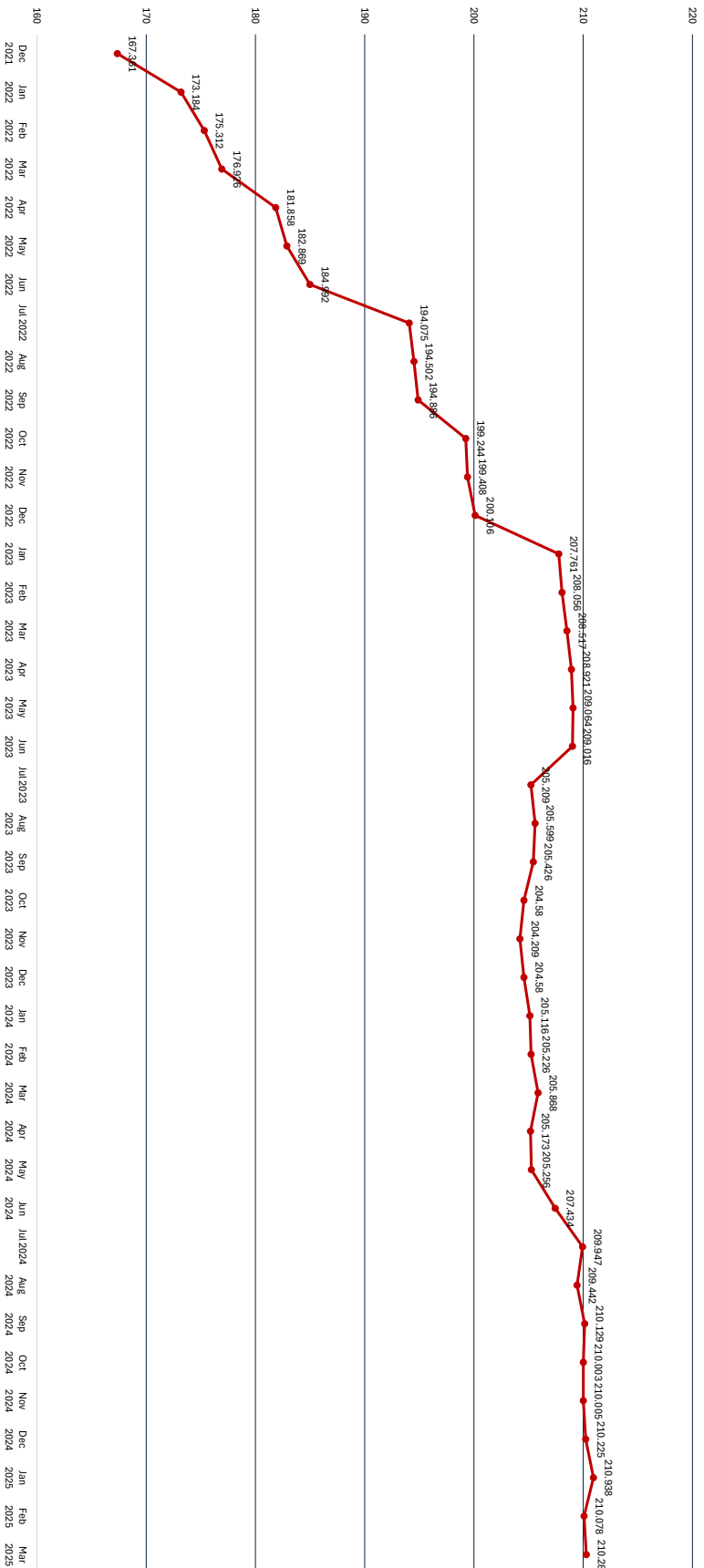
Series Id: PCU236223236223  
 Series Title: PPI Industry data for New office building construction, not seasonally adjusted  
 Industry: New office building construction  
 Product: New office building construction  
 Base Date: 200606  
 Years: 2021 to 2025

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2021												
2022	173,184	175,312	176,926	181,858	182,869	184,992	194,075	194,502	194,896	199,244	199,408	167,361
2023	207,761	208,056	208,517	208,921	209,064	209,016	205,209	205,599	205,426	204,580	204,209	204,580
2024	205,116	205,226	205,888	205,173	205,256	207,434	209,947	209,442	210,129	210,003	210,005	210,225
2025	210,938	210,078	210,280									

Current Increase ↑ 25.64%  
 Down from ATH ↓ -0.31%

25.64%

PCU236223236223



Series Id: WPU10740554  
 Series Title: PPI Commodity data for Metals and metal products-Other fabricated structural iron and steel, aluminum, and other metals; not seasonally adjusted  
 Group: Metals and metal products  
 Item: Other fabricated structural iron and steel, aluminum, and other metals  
 Base Date: 200606  
 Years: 2021 to 2025

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2021												149,092
2022	157,157	167,293	169,041	172,452	176,372	177,398	176,668	177,176	176,318	175,548	174,886	170,306
2023	170,964	172,425	173,850	174,491	168,741	169,171	169,026	169,535	170,632	169,665	170,567	172,418
2024	172,418	171,657	171,620	171,531	171,202	170,981	171,070	174,828	174,294	177,312	178,449	178,449
2025	178,212	180,136	183,481									

Current Increase ↑ 23.07%  
 Down from ATH ↓ 0.00%

WPU10740554

