



**CONSTRUCTION MANAGER'S PROPOSAL**

**Dated:** December 4, 2024

**Project:** Marion County Fire Station 13 - Orange Springs  
INTERIOR DEMOLITION AND Interior Build Out

**Proposal:**

In an effort to fast track the delivery of this renovation project, CM has agreed to work with Marion County Facilities in a phased approach.

First Phase = Interior Selective Demolition  
Second Phase = Interior Build Out

We propose to furnish all construction management and general contractor's services, as identified within our original C.M. agreement with Marion County, including all subcontract labor, material, and equipment, etc. and all items required for a complete project.

**First Phase: Demolition Budget Shall not to exceed**

**Twenty-Five Thousand Dollars (\$25,000.00)**

CM expects Marion County to safe off electric and cap off plumbing so that demolition can commence per the attached schedule.

**Second Phase: Interior Build Out Budget not to exceed**

**Four Hundred Twenty-Five Thousand Dollars (\$425,000.00)**

It is expected that Marion County and the CM would work together for the best outcome and value of the project. It is expected that Marion County may elect to self-perform Mechanical, Electrical, and Plumbing trades. Actual cost shall be determined with an approved detailed schedule of values when available after competitive subcontractor bidding to be completed.

**Schedule:**

Mobilization shall be determined by mutual agreement of each party, and it is assumed to be consistent with the preconstruction schedule.

**General Exclusions:**

1. Temporary utilities include water, electricity, lighting, etc. Marion County shall maintain existing electrical services so temporary power and lighting is available at the project site.

Respectfully,

A handwritten signature in black ink that reads "Chap Dinkins". The signature is written in a cursive, flowing style.

Chap Dinkins, CGC 1519358  
As Manager for Dinkins Construction LLC

**SHEET NOTES - LIFE SAFETY**

1. ALTERATION - LEVEL 02
2. OCCUPANCY TYPE, SEPARATED OCCUPANCY, RESIDENTIAL (R-2) & STORAGE (S-2)
3. SPRINKLER SYSTEM, NO EXISTING
4. FIRE ALARMS, YES (SOUNDING)
5. ALL INTERIOR FINISH MATERIALS SHALL COMPLY WITH NFPA CHAPTER 10.
6. PROVIDE (1) TYPE-A AND FIRE EXTINGUISHER, NOT MORE THAN 13 FT APART

MIN. TRAVEL DISTANCE = 3'-0" (4'-0" FT)

**NOTES:**  
NO CHANGE TO EXISTING OCCUPANCY CLASSIFICATION  
NO CHANGE TO EXISTING CONSTRUCTION TYPE  
NO CHANGE TO THE FIRE PROTECTION  
NO CHANGE TO EXISTING DISHWASHER

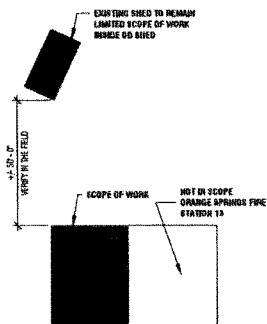
**TOTAL OCCUPANCY = 11**

**LIFE SAFETY SYMBOL LEGEND**

- ACCESSIBLE ROUTE
- LONGEST PATH OF TRAVEL
- CEILING MOUNTED EXIT LIGHT
- STAND-NOTICED FIRE EXTINGUISHER CABINET (FEC)
- SURFACE MOUNT FIRE EXTINGUISHER CABINET (FEC AM)
- FIRE RATED WALL 2HR

**LIFE SAFETY APPROACH LEGEND**

#	APPROACH DESCRIPTION	PERPENDICULAR TO EXISTING WALL	PARALLEL TO EXISTING WALL
A	FRONT APPROACH	0.5X	1.0X
B	FRONT APPROACH	0.5X	0.5X



**KEY PLAN**  
SCALE: 3/8" = 1'-0"

**AREA OCCUPANCY CALCULATION (FBC)**

NUMBER	ROOM NAME	OCCUPANCY GROUP	OCCUPANCY CLASSIFICATION	GROSS AREA	OCCUPANCY LOAD FACTOR	MIN. EXIT WIDTH (IN)	COMMENTS (FBC)
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PARKING GARAGE							
111	PARKING GARAGE	S-2	STORAGE	1304 SF	200	6.520833	OCCUPANT LOAD FACTOR BY FBC-B 11004.5
				1304 SF		6.520833	1,304/167

RESIDENTIAL							
101	KITCHEN / LIVING	R-2	RESIDENTIAL	448 SF	200	2.240455	OCCUPANT LOAD FACTOR BY FBC-B 11004.5
108	BEDROOM	R-2	RESIDENTIAL	219 SF	200	1.095577	OCCUPANT LOAD FACTOR BY FBC-B 11004.5
				219 SF		1.095577	0.767

UNOCCUPIED ACCESSORY AREAS (CORRIDORS, STAIRWAYS, RAMP, TOILET ROOM, MECHANICAL ROOM, AND CLOSETS)							
102	PANTRY	R-2	RESIDENTIAL	8 SF	0		OCCUPANT LOAD FACTOR BY FBC-B 11004.5
103	PANTRY	R-2	RESIDENTIAL	8 SF	0		OCCUPANT LOAD FACTOR BY FBC-B 11004.5
104	PANTRY	R-2	RESIDENTIAL	8 SF	0		OCCUPANT LOAD FACTOR BY FBC-B 11004.5
105	CORRIDOR	R-2	RESIDENTIAL	59 SF	0		OCCUPANT LOAD FACTOR BY FBC-B 11004.5
106	ADA RESTROOM	R-2	RESIDENTIAL	77 SF	0		OCCUPANT LOAD FACTOR BY FBC-B 11004.5
107	LAUNDRY	R-2	RESIDENTIAL	13 SF	0		OCCUPANT LOAD FACTOR BY FBC-B 11004.5
109	RESTROOM	R-2	RESIDENTIAL	39 SF	0		OCCUPANT LOAD FACTOR BY FBC-B 11004.5
110	MECH ROOM	R-2	RESIDENTIAL	10 SF	0		OCCUPANT LOAD FACTOR BY FBC-B 11004.5

Grand Total 11 2913 SF 12.854834 2,977.157

**AREA OCCUPANCY CALCULATION (NFPA)**

NUMBER	ROOM NAME	OCCUPANCY GROUP	OCCUPANCY CLASSIFICATION	GROSS AREA	OCCUPANCY LOAD FACTOR (NFPA)	OCCUPANT LOAD	MIN. EXIT WIDTH (IN)	COMMENTS (NFPA)
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PARKING GARAGE								
111	PARKING GARAGE	S-2	STORAGE	1304 SF	500	2.695539	0.521967	OCCUPANT LOAD FACTOR BY NFPA TABLE 7.3.1.2
				1304 SF		2.695539	0.521967	

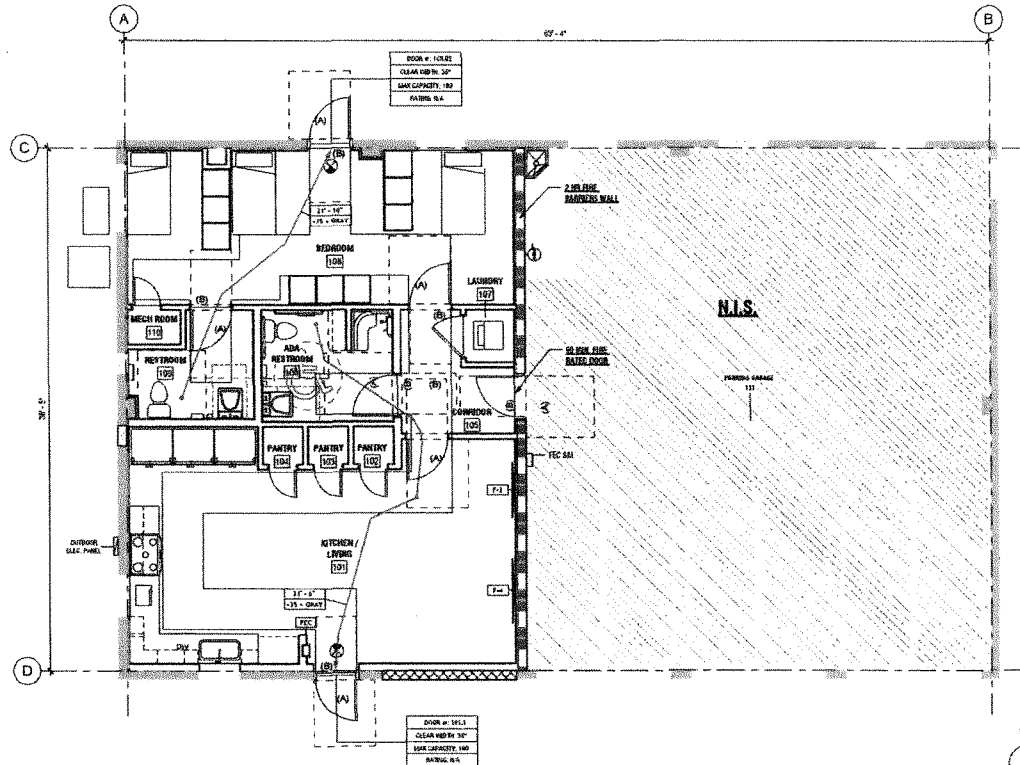
RESIDENTIAL								
101	KITCHEN / LIVING	R-2	RESIDENTIAL	448 SF	200	2.240455	0.448128	OCCUPANT LOAD FACTOR BY NFPA TABLE 7.3.1.2
108	BEDROOM	R-2	RESIDENTIAL	219 SF	200	1.095577	0.318671	OCCUPANT LOAD FACTOR BY NFPA TABLE 7.3.1.2
				219 SF		1.095577	0.767	

UNOCCUPIED ACCESSORY AREAS (CORRIDORS, STAIRWAYS, RAMP, TOILET ROOM, MECHANICAL ROOM, AND CLOSETS)								
102	PANTRY	R-2	RESIDENTIAL	8 SF	0			OCCUPANT LOAD FACTOR BY NFPA TABLE 7.3.1.2
103	PANTRY	R-2	RESIDENTIAL	8 SF	0			OCCUPANT LOAD FACTOR BY NFPA TABLE 7.3.1.2
104	PANTRY	R-2	RESIDENTIAL	8 SF	0			OCCUPANT LOAD FACTOR BY NFPA TABLE 7.3.1.2
105	CORRIDOR	R-2	RESIDENTIAL	59 SF	0			OCCUPANT LOAD FACTOR BY NFPA TABLE 7.3.1.2
106	ADA RESTROOM	R-2	RESIDENTIAL	77 SF	0			OCCUPANT LOAD FACTOR BY NFPA TABLE 7.3.1.2
107	LAUNDRY	R-2	RESIDENTIAL	13 SF	0			OCCUPANT LOAD FACTOR BY NFPA TABLE 7.3.1.2
109	RESTROOM	R-2	RESIDENTIAL	39 SF	0			OCCUPANT LOAD FACTOR BY NFPA TABLE 7.3.1.2
110	MECH ROOM	R-2	RESIDENTIAL	10 SF	0			OCCUPANT LOAD FACTOR BY NFPA TABLE 7.3.1.2

Grand Total 11 2913 SF 6.443334 1.289567

**FUNTION OF SPACE**

- PARKING GARAGE
- RESIDENTIAL
- UNOCCUPIED ACCESSORY AREAS (CORRIDORS, STAIRWAYS, RAMP, TOILET ROOMS, MECHANICAL ROOMS, AND CLOSETS)



**PROPOSED - PLAN - LIFE SAFETY**  
SCALE: 1/4" = 1'-0"

**MONARCH DESIGN GROUP**  
MONARCH DESIGN GROUP, LLC  
1855 37th Avenue  
Suite 100  
Coral Gables, FL 33134  
Phone: 305.442.7100  
Fax: 305.442.7101  
www.monarchdesign.com

Barnett Chenault  
2024.11.27  
14.11.20-05.00



**DESIGN PHASE: PERMIT DOCUMENTS**  
**REVISIONS**  
ORANGE SPRINGS FIRE STATION 13  
HANDS COUNTY FACILITIES NIGHT  
3300 HE HWY 315, FORT MCCOY, FL 32134

**LS100**  
PROPOSED - PLAN - LIFE SAFETY  
Project Number: 18-0006  
Date: 11/27/24  
Drawn By: BK  
Checked By: JC