

Design Cost Data™

DCD

January-February 2015 \$17.00

The #1 Industry Source for Actual Square Foot Cost Data

**Handling Unexpected
Issues on a
Construction Project**

**Three Pillars
of Conceptual BIM**

*New Dover High School — Dover, Delaware
Construction Manager & Cost Estimator:
EDiS Company*

Ulele Restaurant

Tampa, Florida

Design/Builder

The Beck Group



Photos Courtesy of Michael Payne



The Beck Group recently completed its role in an expansive adaptive reuse project that transformed a historic water pumping station, brewery and beer garden situated on the edge of Tampa's Hillsborough River. The restaurant, Ulele (pronounced U-lay-lee), opened its doors on August 26 and embraces the region's rich Native American heritage. It is also the centerpiece of a larger, ongoing civic revitalization effort that includes a new waterfront park and playground, as well as winding pedestrian pathways, in an underutilized area just north of the downtown on the final leg of the Tampa Riverwalk.

The once abandoned, turn-of-the-century water works building is now a restored example of the area's architectural history, while also finding new functionality. The 9,800-square-foot brick building was built in the early 1900s and functioned as a potable water pumping station for Tampa until it was decommissioned in 1930. For a time after that, it was utilized for city office and storage space until falling into disuse.

Chosen to head up the architectural design and construction aspects, Beck renovated the water work's building adding both functional and aesthetic components to support the new restaurant, while also being careful to preserve the historic character and exterior red brick facade.

Among the interior modifications, the two-story building now houses a second floor loft for additional dining space. A wooden staircase leads to two wood-floor dining mezzanines that float over an oyster-shucking station and elaborate concrete bar embedded with arrowheads and seashells. In total, indoor seating is available for a maximum of 200 people, plus additional outdoor seating is for another 200 people. In fact, outdoor dining was an important component, since the seating extends around the restaurant's exterior so that guests can enjoy waterfront views that often include sightings of manatees, dolphins and other native wildlife. Ulele also has an expansive, state-of-the-art kitchen that features a 10-foot diameter barbacoa grill. Other notable design elements include the building's



refurbished cathedral ceiling constructed of whitewashed pine beams and polished concrete floor.

Outside, the restaurant grounds include a beer garden and brewhouse, as well as a natural spring that empties into a lagoon featuring a bronze statue of Ulele, the mythic Native American princess for whom the restaurant is named.

Ulele, which is owned by Columbia Restaurant owner Richard Gonzmart, joins seven other Columbia restaurants in Florida, including the iconic flagship location in Ybor City. It is located just north of downtown Tampa at 7th Avenue and Doyle Carlton Drive. The restaurant and brewery celebrate the vibrant fusion of ingredients from Florida waters and land once home to many Native Americans. Ulele specializes in intricately flavored, visually appealing dishes and spirits fused from a variety of North American and multicultural cuisines.

Beck's Tampa office is located next door to Ulele. To learn more about Ulele, visit www.ulele.com.

Product Information

Entrances & Storefronts: EuroWall,
YKK AP America
Concrete Stain: LM Scofield
Lighting: Lumastream



Design/Builder

The Beck Group
 220 W. 7th Avenue, #200, Tampa, FL 33602
 www.beckgroup.com

Project Team

Structural Engineer:

Master Consulting Engineers, Inc.
 5523 W. Cypress Street, #200, Tampa, FL 33607

Mechanical & Electrical Engineer:

Volt Air Consulting Engineers
 220 W. 7th Avenue, #210, Tampa, FL 33602

General Contractor & Cost Estimator:

The Beck Group
 220 W. 7th Avenue, #200, Tampa, FL 33602

Project General Description

Location: Tampa, Florida
Date Bid: Oct 2011*
Construction Period: Aug 2013 to Aug 2014
Total Square Feet: 8,905 **Site:** 1.21 acre.
Number of Buildings: One.
Building Sizes: First floor, 7,612; second floor, 1,293; total, 8,905 square feet.
Building Height: First floor, 9' 6"; second floor, 7' 3"; total, 30'.
Basic Construction Type: Adaptive Reuse/Historic Renovation
Foundation: Slab-on-grade.
Exterior Walls: Existing brick, CMU, curtain wall.
Roof: Asphalt shingles.
Floors: Concrete, wood.
Interior Walls: CMU, metal stud drywall.



| DIVISION | COST | % OF COST | SQ.FT. COST | SPECIFICATIONS |
|--------------------------------|--------------------|-------------|-----------------|---|
| PROCUREMENT & CONTRACTING REQ. | 798,182 | 20.72 | 89.63 | — |
| GENERAL REQUIREMENTS | 217,943 | 5.66 | 24.47 | — |
| CONCRETE | 300,475 | 7.80 | 33.74 | Forming & accessories, reinforcing, cast-in-place. |
| MASONRY | 35,081 | 0.91 | 3.94 | Unit. |
| METALS | 370,758 | 9.62 | 41.63 | Structural metal framing, joists, decking, fabrications, decorative. |
| WOOD, PLASTICS & COMPOSITES | 164,145 | 4.26 | 18.43 | Rough carpentry, finish carpentry, architectural woodwork. |
| THERMAL & MOISTURE PROTECTION | 62,021 | 1.61 | 6.96 | Dampproofing & waterproofing, thermal protection, weather barriers, roofing & siding panels, flashing & sheet metal, fire & smoke protection, joint protection. |
| OPENINGS | 154,445 | 4.01 | 17.34 | Doors & frames, entrances, storefronts & curtain walls, windows, hardware, glazing. |
| FINISHES | 261,198 | 6.78 | 29.33 | Plaster & gypsum board, tiling, ceilings, flooring, wall finishes, acoustic treatment, painting & coating. |
| SPECIALTIES | 17,838 | 0.46 | 2.00 | Information, interior, storage. |
| CONVEYING SYSTEMS | 21,083 | 0.55 | 2.37 | Lift (1). |
| FIRE SUPPRESSION | 40,245 | 1.04 | 4.52 | Water-based fire suppression system. |
| PLUMBING | 374,994 | 9.74 | 42.11 | Piping & pumps, equipment, fixtures. |
| HVAC | 448,198 | 11.63 | 50.34 | Piping & pumps, air distribution, air cleaning devices, central heating equipment, central cooling equipment, central HVAC equipment. |
| ELECTRICAL | 526,583 | 13.66 | 59.15 | Medium-voltage distribution, low-voltage transmission, facility electrical generating & storing equipment, electrical & cathodic protection, lighting, electronic access control & intrusion detection. |
| COMMUNICATIONS | 59,588 | 1.55 | 6.69 | Audio video. |
| TOTAL BUILDING COSTS | 3,852,777 | 100% | \$432.65 | |
| EARTHWORK | 272,218 | | | Site clearing, earth moving, earthwork methods. |
| EXTERIOR IMPROVEMENTS | 182,432 | | | Includes utilities: water, sanitary sewerage, storm drainage. |
| TOTAL PROJECT COST | \$4,307,427 | | | Site, irrigation, planting. (Excluding architectural and engineering fees) |

UPDATED ESTIMATE TO FEBRUARY 2015: \$469.92 PER SQUARE FOOT

* This was a developer competition. The AEC team was direct selected after the developer was awarded the project by the City of Tampa.

Regional Cost Trends

This project, updated to February 2015 in the selected cities of the United States.

| EASTERN U.S. | | | CENTRAL U.S. | | | WESTERN U.S. | | |
|---------------|------------|-------------|----------------|------------|-------------|----------------|------------|-------------|
| Sq.Ft. Cost | Total Cost | | Sq.Ft. Cost | Total Cost | | Sq.Ft. Cost | Total Cost | |
| Atlanta GA | \$540.41 | \$4,812,329 | Dallas TX | \$522.79 | \$4,655,405 | Los Angeles CA | \$699.01 | \$6,224,643 |
| Pittsburgh PA | \$681.38 | \$6,067,719 | Kansas City KS | \$704.88 | \$6,276,951 | Las Vegas NV | \$640.27 | \$5,701,564 |
| New York NY | \$869.35 | \$7,741,573 | Chicago IL | \$734.25 | \$6,538,490 | Seattle WA | \$699.01 | \$6,224,643 |

For more information on this project and similar projects visit www.dcdarchives.com