

## PRELIMINARY ESTIMATE 221 COLLINS AVENUE

Date:

Bid Bond:

Project Info: 

221 COLLINS AVE
221 COLLINS AVENUE
MIAMI BEACH, FL 33139

Municipality:

Duration:

A/C Floor Area:

Owner:	JASPER COLLINS LLC	CELL:
	801 S. MIAMI AVENUE APT 5004	EMAIL:
	MIAMI, FL 33130	

Non A/C Floor Area:

Total Floor Area:

Architect:	WHAA ARCHITECTURE	OFFICE: 305-770-6100
	2920 PONCE DE LEON BLVD	CELL:
	CORAL GABLES, FL 33134	EMAIL: INFO@WHAIV.US

Estimator:

P&P Bond:

GC:	iBuild, Inc.	Office: 305-233-9445
	8747 SW 129 ST	Cell: 786-298-7825
	Miami, FL 33176	Email: seacoastent@gmail.com

License No:

**Notes & Qualifications:**

Please note, all surveying, city connection fees, FPL fees, municipality fees, permit costs and all other fees not stated in the line items below are By Owner. All items "By Owner" are supply and install by owner, supervision and coordination by GC. All additional work

**THIS ESTIMATE IS BASED ON UNAPPROVED DRAWINGS (PENDING BULDING DEPARTMENT COMMENTS)**

**Time and Material:**

(Includes workers comp, liability, and small tools.)

Carpenters	\$	50.00 /HR
Carpenters Helper	\$	35.00 /HR
Laborers	\$	25.00 /HR
Electrician	\$	85.00 /HR
Plumbers	\$	85.00 /HR

## PROJECT BID SUMMARY

<b>Division Totals</b>
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1000 - DIVISION 1 - GENERAL CONDITIONS	\$ 120,876
2000 - DIVISION 2 - EXTERIOR & SITE	\$ 10,000
3000 - DIVISION 3 & 4 - CONCRETE & MASONRY	\$ 71,000
5000 - DIVISION 5 - METALS & RAILINGS	\$ 10,000
6000 - DIVISION 6 - CARPENTRY	\$ 82,840
7000 - DIVISION 7 - ROOFING & WATERPROOFING	\$ 118,558
8000 - DIVISION 8 - WINDOWS & DOORS	\$ 12,879
9000 - DIVISION 9 - FINISHES	\$ 307,900
10000 - DIVISION 10 - SPECIALTIES	\$ 14,100
11000 - DIVISION 11 - EQUIPMENT	\$ 18,400
12000 - DIVISION 12 - FURNISHINGS	\$ -
13000 - DIVISION 13 - SPECIAL CONSTRUCTION	\$ -
14000 - DIVISION 14 - CONVEYING SYSTEMS	\$ -
15000 - DIVISION 15 - MECHANICAL	\$ 278,243
16000 - DIVISION 16 - ELECTRICAL	\$ 128,469

Subtotal:	\$ 1,173,265
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Contractors Fee: 15%	\$ 175,990
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<b>Total Project Cost:</b>	<b>\$1,349,255</b>
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**BASE BID/COST BREAKDOWN**

**Duration: 6 MO**

DIVISION 1 - GENERAL CONDITIONS		MATERIAL		UNIT COST/SUB	TOTAL
		QTY	UNIT		
Permit Fees and Processing	By Owner				\$ -
Surveying	By Owner	1	LS		\$ -
Dumpster (20 Yd + 20% Franchise Fee)		18	EA	725	\$ 13,050
Weekly Clean-up		26	WKS	300	\$ 7,800
Rough & Final Clean (Interior)		1	LS	4000	\$ 4,000
Temporary Toilet ( 6 Months)		1	LS	1800	\$ 1,800
Temporary Toilet Permit + Processing		1	LS	250	\$ 250
Temporary Site Fence	NIC				\$ -
Temporary Protection		1	LS	1500	\$ 1,500
Temporary Electric	Allowance	1	LS	4000	\$ 4,000
Temporary Electric Permit + Processing	Allowance	1	LS	300	\$ 300
Temporary Water	Allowance	6	MO	200	\$ 1,200
Temporary Water Permit + Processing	Allowance	1	LS	300	\$ 300
Site Supervision - Superintendent		26	WKS	1000	\$ 26,000
Site Supervision - Project Manager/Asst. PM - 50%		26	WKS	500	\$ 13,000
Inspections & Coordination By GC	Included Above				\$ -
Insurance (General Liability) 1.2%		1	LS	16176	\$ 16,176
Plans Printing		1	LS	500	\$ 500
Misc Tools and Equipment Rentals		1	LS	1500	\$ 1,500
Exterior Demolition		1	LS	3500	\$ 3,500
Interior Structural Demolition (For Structural Repairs)		1	LS	8000	\$ 8,000
Monthly Parking (10 Spaces)		6	MO	3000	\$ 18,000
<b>Subtotal</b>					<b>\$ 120,876</b>

DIVISION 2 - EXTERIOR & SITE		MATERIAL		UNIT COST/SUB	TOTAL
		QTY	UNIT		
MOT- Maintenance of Traffic Deliveries		1	LS	1000	\$ 1,000
Landscaping	Allowance	1	LS	5000	\$ 5,000
Handicap Ramps (A601)		1	LS	3500	\$ 3,500
"Clean-up" Existing Exterior Areas to Remain ( Pressure Clea		1	LS	500	\$ 500
<b>Subtotal</b>					<b>\$ 10,000</b>

DIVISION 3 & 4 - CONCRETE & MASONRY	MATERIAL		UNIT COST/SUB	TOTAL	
	QTY	UNIT			
Structural Repairs (Includes Below)	Allowance	1	LS	\$ 60,000	\$ 60,000
Closing Existing AC Penetrations					
Remove & Replace Damaged Studs at Demising Partitions (approx. 75 %)					
Remove & Replace Existing Joists under Existing Bathrooms (approx. 80)					
Slab & Bollards at Backflow Preventer		1	LS	5000	\$ 5,000
1 Door to Window		1	LS	1000	\$ 1,000
Modifications at Rear Entry Door		1	LS	5000	\$ 5,000
Subtotal					\$ 71,000

DIVISION 5 - METALS & RAILINGS	MATERIAL		UNIT COST/SUB	TOTAL	
	QTY	UNIT			
Handrails (43 Linear Feet)	Allowance	1	LS	10000	\$ 10,000
Guardrail (53 Linear Feet)	Included Above				
Handicap Ramps	Included Above				
Interior Stairs (2)	Included Above				
2 Entrances ( 20 Linear Feet)	Included Above				
Subtotal					\$ 10,000

DIVISION 6 - CARPENTRY	MATERIAL		UNIT COST/SUB	TOTAL	
	QTY	UNIT			
Cabinetry (Kitchen, Bath, Bar, Pantry)	GARAY KITCHEN	8	EA	3475	\$ 27,800
Kitchen Counter Tops (Wood)	Supply & Install	8	EA	1500	\$ 12,000
Kitchen Backsplash (Subway Tile)	Labor and Materials	8	EA	500	\$ 4,000
Bathroom Stone Tops	Included Above				\$ -
Closet Interiors- Metal Shelving	NIC				\$ -
Interior Solid Core Doors 1 3/8	Labor and Materials	32	EA	500	\$ 16,000
Interior Hardware	\$25 MAT/ \$25 LAB	32	EA	50	\$ 1,600
Fire Rated Entry Doors		8	EA	600	\$ 4,800
Entry Door Hardware	\$150 MAT/ \$25 LAB	8	EA	175	\$ 1,400
Corridor Fire Doors		2	EA	600	\$ 1,200
Corridor Hardware		2	EA	300	\$ 600
Interior Baseboard & Trim Throughout		4480	LF	3	\$ 13,440
Existing Doors	Owner to Re-Key				\$ -
Subtotal					\$ 82,840

DIVISION 7 - ROOFING & WATERPROOFING	MATERIAL		UNIT COST/SUB	TOTAL
	QTY	UNIT		
Roofing	CODA REV 11/14	1	LS	76450: \$ 76,450
Insulation Batt	RY Insulation	1	LS	37908: \$ 37,908
Gutters	NIC			\$ -
Caulking & Waterproofing		1	LS	3000: \$ 3,000
Roof Hatch		1	LS	1200: \$ 1,200
Subtotal				\$ 118,558

DIVISION 8 - WINDOWS & DOORS	MATERIAL		UNIT COST/SUB	TOTAL
	QTY	UNIT		
Impact Doors (2 Double & 1 Single)	Hurricane	1	LS	12878.6: \$ 12,879
Window Permit & Processing	By Owner			
Subtotal				\$ 12,879

DIVISION 9 - FINISHES	MATERIAL		UNIT COST/SUB	TOTAL
	QTY	UNIT		
Framing & Drywall	Empire - NEED BID	1	LS	120000: \$ 120,000
Firestopping	ALLOWANCE	1	LS	10000: \$ 10,000
Paint - Interior & Exterior		1	LS	60000: \$ 60,000
Interior Flooring (Subfloor + Sound)	\$4 Labor and \$4 Materials	8300	SF	8: \$ 66,400
Bathroom Walls & Floors Tile Labor		16	EA	1000: \$ 16,000
Bathroom Walls & Floors Material		3300	SF	3: \$ 9,900
Prep & Level Floors		8300	SF	2: \$ 16,600
Stucco ( Includes Below)		1	LS	9000: \$ 9,000
Stucco at New Entry				
Stucco Repairs (Gas Line Removal & Repair)				
Stucco at 14 Parapet Caps				
Stucco Repairs (A/C Opening)				
Subtotal				\$ 307,900

DIVISION 10 - SPECIALTIES	MATERIAL		UNIT COST/SUB	TOTAL
	QTY	UNIT		
Bathroom Accessories	Allowance	8	EA	200: \$ 1,600
Shower Enclosures	Allowance	1	LS	12500: \$ 12,500
Interior & Exterior Signage	By Owner			
Misc. Furnishings	By Owner			\$ -
Subtotal				\$ 14,100

DIVISION 11 - EQUIPMENT	MATERIAL		UNIT COST/SUB	TOTAL
	QTY	UNIT		

Appliances (Supply \$2000 & Install \$300)	Allowance	8	EA	2300	\$ 18,400
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Subtotal				\$	18,400
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DIVISION 12 - FURNISHINGS	MATERIAL		UNIT COST/SUB	TOTAL
	QTY	UNIT		

Furnishings	NIC				\$ -
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Subtotal				\$	-
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DIVISION 13 - SPECIAL CONSTRUCTION	MATERIAL		UNIT COST/SUB	TOTAL
	QTY	UNIT		

Pool	NIC				\$ -
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Subtotal				\$	-
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DIVISION 14 - CONVEYING SYSTEMS	MATERIAL		UNIT COST/SUB	TOTAL
	QTY	UNIT		

Conveying Systems	NIC				\$ -
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Subtotal				\$	-
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DIVISION 15 - MECHANICAL	MATERIAL		UNIT COST/SUB	TOTAL
	QTY	UNIT		

Plumbing Rough and Fixture Install	All Bright	1	LS	116300	\$ 116,300
Plumbing Fixtures, Equipment & Trim	Allowance	8	EA	2000	\$ 16,000
Gas	Allowance	1	LS	4000	\$ 4,000
HVAC (DAIKEN)	Air Mike	1	LS	108063	\$ 108,063
Water Heaters- Existing	NIC				\$ -
Fire Sprinklers & New Backflow Preve	FIRE PROTECTION SYSTEMS	1	LS	33880	\$ 33,880
Water Heaters- Existing	NIC				\$ -

Subtotal				\$	278,243
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DIVISION 16 - ELECTRICAL	MATERIAL		UNIT	TOTAL
	QTY	UNIT	COST/SUB	

Electrical	Gleisy	1	LS	112169.2	\$ 112,169
Exit Signage & Emergency Lighting	INSTALL INCL IN ELECTRICAL	FIXTURES BY OWNER			\$ -
Fire/ Smoke Damper	Triangle Fire - NEED BID				
Electrical Fixtures & Fans	By Owner				\$ -
Hi-hats (Incl. Cans, Trims, Lamps)	IN UNITS ONLY	INCLUDED IN ELECTRICAL			
Life Safety- Fire Alarm	Triangle Fire - NEED BID	1	LS	10000	\$ 10,000
FPL Connection Fees	By Owner				\$ -
Low Voltage Systems - Phone, Data, Internet	Allowance	1	LS	4000	\$ 4,000
Buzzer	Per Owner	1	LS	2300	\$ 2,300
Time Clock	INCL IN ELECTRICAL				\$ -
Wireless System- LAN	By Owner				\$ -

Subtotal					\$ 128,469
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