



Hell 'N Blazes Phase II

July 1st, 2016





This is a conceptual estimate only, based upon information provided by client.

Final Cost to be determined when site is selected and 100% Drawings are developed.

Drawing Provided: MeID Studio Life Safety Plan

Project: Hell 'N Blazes - Ph. II (2nd Floor Renovation)

Dated: 9/14/15

Location: 1002 E New Haven Ave, Melbourne, FL 32901

2nd Floor 8000.00 SF

Date: 6/29/16

Scope: Renovation of Existing Building - 2nd Floor

Activity	Unit	Quantity	Unit Cost	Cost	Total
GENERAL CONDITIONS					
Superintendent	Weeks	14	\$ 1,600.00	\$ 22,400.00	
Project Management	Weeks	14	\$ 285.00	\$ 3,990.00	
Blue Printing	LS	1	\$ 500.00	\$ 500.00	
Temporary Signage	LS	1	\$ 100.00	\$ 100.00	
Gas/Tolls/Truck	Weeks	14	\$ 100.00	\$ 1,400.00	
Temporary Electric				By Owner	
Temporary Water				By Owner	
Temporary Toilet	Weeks	14	\$ 30.00	\$ 420.00	
Trash Containers	EA	10	\$ 350.00	\$ 3,500.00	
Daily Clean Up	Weeks	14	\$ 120.00	\$ 1,680.00	
Final Cleaning of Building	SF	8,000	\$ 0.25	\$ 2,000.00	
Safety	LS	1	\$ 250.00	\$ 250.00	
Equipment Rental	LS	1	\$ 2,500.00	\$ 2,500.00	
Facility Protection	LS	1	\$ 2,500.00	\$ 2,500.00	
BUILDING PACKAGE					
DEMOLITION					
Demo Existing Space as needed for renovation	LS	1	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
MASONRY					
Cut Openings for 3 New Windows at offices (Including Lift)	EA	3	\$ 1,500.00	\$ 4,500.00	\$ 11,180.00
Brick Veneer - Interior of South Wall (Match Existing)	SF	220	\$ 24.00	\$ 5,280.00	
Infill 3 Misc. Holes/Openings Throughout space	LS	3	\$ 400.00	\$ 1,200.00	
Concrete Testing	LS	1	\$ 200.00	\$ 200.00	
ROOFING & SHEET METAL					
Cut/Patch/Flash/Dry-In New Openings for RTU's	EA	4	\$ 1,500.00	\$ 6,000.00	
RTU Steel Frames	EA	4	\$ 1,200.00	\$ 4,800.00	
METAL FRAMING & DRYWALL (INTERIOR)					
Metal Framing, Insulation, & Drywall - 10'-0"	LF	342	\$ 65.00	\$ 22,230.00	
Perimeter Wall Furring, Insulation, Drywall	LF	441	\$ 48.00	\$ 21,168.00	
Patch & Repair Drywall (Perimeter of Brewery Opening)	LF	94	\$ 15.00	\$ 1,410.00	
Hard Lid Restroom Ceilings	PER BD	19	\$ 55.00	\$ 1,032.97	
Misc. Lumber	LS	1	\$ 1,500.00	\$ 1,500.00	
<i>Note: No Work on Storage Area Walls</i>					
FINISH CARPENTRY					
Remove, Strip, Re-Install Wood T&G Siding	LF	154	\$ 50.00	\$ 7,700.00	\$ 7,700.00
INSULATION					
Provide & Install Closed Cell Foam Insulation at Storage Roof Deck Underside	SF	2,233	\$ 3.45	\$ 7,703.85	\$ 9,680.70
Batt Insulation above Bead Board Ceilings	SF	4,393	\$ 0.45	\$ 1,976.85	
OPENINGS					
Exterior HM Doors, Frames, Hardware	EA	1	\$ 1,250.00	\$ 1,250.00	\$ 24,750.00
Interior - SCWD, Frames, Hardware	EA	10	\$ 850.00	\$ 8,500.00	
New Windows (Impact-Rated Low E) Operable 4'-0" x 6'-0"	EA	6	\$ 2,500.00	\$ 15,000.00	
EIFS/STUCCO					
Patch/Repair Around 3 New Openings	LS	1	\$ 995.00	\$ 995.00	\$ 995.00
PAINTING					
Interior - Paint All Finishes	SF	8,000	\$ 1.85	\$ 14,800.00	\$ 14,800.00
ACOUSTICAL CEILING TILE					
					\$ 752.40

Activity	Unit	Quantity	Unit Cost	Cost	Total
Ceiling Tile & Grid (Standard Armstrong Commercial Grade)	SF	456	\$ 1.65	\$ 752.40	
<i>Note: No Ceiling work at Bead Board Ceilings</i>					
FLOORCOVERING					\$ 22,689.00
Restrooms - Tile Flooring	SF	601	\$ 4.50	\$ 2,704.50	
Restrooms - Wall Tile (4'-0")	SF	768	\$ 4.50	\$ 3,456.00	
Refinish Existing Wood Floors (Match 1st Floor)	SF	4,393	\$ 3.00	\$ 13,179.00	
Plywood Sheathing on Existing Floor - Storage Area	SF	2,233	\$ 1.50	\$ 3,349.50	
DIVISION 10 ITEMS					\$ 9,100.00
Fire Extinguishers	EA	3	\$ 200.00	\$ 600.00	
Bathroom Accessories	EA	2	\$ 1,500.00	\$ 3,000.00	
Bath Partitions	EA	2	\$ 2,750.00	\$ 5,500.00	
SERVICES					\$ 143,240.00
HVAC - RTU's With Exposed Insulated Spiral Ductwork	TONS	32	\$ 1,600.00	\$ 51,200.00	
Electrical Package (Outlets, Conduit, Emergency Lighting, Etc.)	SF	8,000	\$ 6.43	\$ 51,440.00	
Light Fixture Package - Allowance	LS	1	\$ 14,000.00	\$ 14,000.00	
Plumbing Package	PER FIXTURE	26	\$ 500.00	\$ 13,000.00	
Fire Sprinkler Modifications - Modify Existing Per New Layout (Center in ACT)	SF	8,000	\$ 0.25	\$ 2,000.00	
Fire Alarm Package	SF	8,000	\$ 1.45	\$ 11,600.00	
BUILDING PACKAGE					\$ 346,768.07
CONSTRUCTION FEE'S					\$ 37,176.81
Contractor's OH&P				\$ 34,676.81	
Liability Insurance				\$ 2,500.00	
Builder's Risk Insurance				By Owner	
COMPLETE PROJECT COST					\$ 383,944.88
				BUILDING COST PER SF	\$ 47.99