



4913 SW 75 Avenue
Miami, FL 33155
(305) 521-9090

April 13, 2020

Project: 4025 Indian Creek Suite Hotel
Location: 4025 Indian Creek
Miami Beach, FL

CODE	ITEM	TOTALS	DESCRIPTION
02 00 00	EXISTING CONDITIONS		
02 21 00	Surveys	\$ -	By owner.
02 26 23	Hazardous Material Assessment	\$ -	By owner.
02 30 00	Subsurface Investigation	\$ -	By owner.
02 32 13	Subsurface Drilling & Sampling	\$ -	By owner.
02 32 16	Material Testing	\$ -	By owner.
02 41 19	Selective Demolition	\$ 44,800	Demolition as per A1.01, A1.02, A1.03 & A1.04
02 41 30	Utility Demolition	\$ -	N/A
02 82 00	Asbestos Remediation	\$ -	N/A
02 85 00	Mold Remediation	\$ -	N/A
03 00 00	CONCRETE		
03 00 00	Concrete	\$ 12,500	Allowance - ADA ramp & masonry opening
03 01 00	Concrete Resotration & Maintenance	\$ 3,500	Allowance - exterior concrete spalling repairs
03 80 00	Concrete Cutting	\$ 800	Saw cut opening for new basement air conditioning unit & elevator machine room
04 00 00	MASONRY		
04 00 00	Masonry	\$ 15,000	Allowance - infill of existing airconditioning wall units masonry openings.
05 00 00	METALS		
05 52 00	Metal Railings	\$ 12,000	Allowance - revise (2) stairways handrails & guardrails to comply with current code.
06 00 00	WOOD, PLASTICS & COMPOSITES		
06 10 00	Rough Carpentry	\$ 10,000	Allowance - reinforce existing roof structure for new A/C units
06 46 00	Wood Trim	\$ 19,000	Allowance - wood baseboards & door casings typical to be selected by owner.
07 00 00	THERMAL & MOISTURE PROTECTION		
07 10 00	Dampproofing & Waterproofing	\$ -	N/A
07 14 00	Fluid-Applied Waterproofing	\$ -	Included in 09 91 13 Exterior Paint
07 18 00	Traffic Coatings	\$ -	Included in 07 50 00 Membrane Roofing
07 21 00	Thermal Insulation	\$ 9,200	Allowance - R-30 thermal insulation between 3rd floor ceiling & roof
07 50 00	Membrane Roofing	\$ 43,500	TPO membrane white applied, GAF everguard TPO bond, welded between laps & 1-1/2" insulation.
07 71 23	Gutters & Downspouts	\$ -	N/A
07 92 00	Joint Sealants	\$ -	Included in 09 91 13 Exterior Paint
08 00 00	OPENINGS		
08 10 00	Doors & Frames	\$ 28,600	Allowance - interior wood doors & frames to be selected by owner.
08 11 00	Metal Doors & Frames	\$ 27,000	New unit entry fire rated 36" metal doors with entry HT RFID satin chrome lock
08 31 00	Access Doors & Panels	\$ 900	Allowance - ceiling fire rated access panels (2) per floor.
08 35 00	Folding Doors & Grilles	\$ 3,500	Allowance - closet bi-fold louvered doors
08 55 00	Pressure-Resistant Windows	\$ -	Included in 08 40 00 Storefronts & Entrances
08 40 00	Storefronts & Entrances	\$ 12,000	Replace lobby entry door including transom & new windows as per drawings.
08 71 00	Door Hardware	\$ 7,800	Allowance - interior door hardware to be selected by owner.
08 83 00	Mirrors	\$ 2,300	By owner.
08 95 00	Vents	\$ 4,600	Bathroom exhaust penetrations & covers.
09 00 00	FINISHES		
09 20 00	Plaster & Gypsum Board	\$ 90,140	Framing, 5/8" gypsum board on walls & ceilings, level 5 finish
09 22 00	Light Guage Metal Framing	\$ -	Included in 09 20 00 Plaster & Gypsum Board
09 24 00	Cement Plastering	\$ 36,500	Smooth stucco finish to North & West elevations, stucco repairs to East & South elevations as required.
09 30 00	Tiling	\$ 85,800	Allowance - installation & tile to be selected by owner.
09 50 00	Ceilings	\$ -	Included in 09 20 00 Plaster & Gypsum Board
09 51 00	Acostical Ceilings	\$ -	N/A
09 60 13	Acoustic Underlayment	\$ 24,600	Allowance - flooring soundproofing.
09 61 00	Flooring Treatment	\$ -	Included in 09 67 00 Fluid-Applied Flooring
09 64 00	Wood Flooring	\$ -	N/A
09 65 00	Resilient Flooring	\$ -	N/A
09 72 00	Wall Coverings	\$ -	N/A
09 91 00	Interior Painting	\$ 54,920	Prep, prime & paint walls & ceilings, caulk trim, windows & doors.
09 91 13	Exterior Painting	\$ 13,400	Pressure clean, prep, prime & paint exterior & apply (2) coats elastomeric paint at eyebrows
10 00 00	SPECIALTIES		
10 14 00	Signage	\$ 2,565	Allowance - unit ADA braille number signage
10 26 00	Wall & Door Protection	\$ -	N/A
10 28 00	Toilet, Bath & Laundry Accessories	\$ 4,720	Allowance - toilet paper holders, towel bars & grab bars for ADA bathrooms to be selected by owner.
10 28 19	Tub & Shower Doors	\$ 7,015	Allowance - fixed-glass shower enclosure as per specs provided by owner.
10 44 16	Fire Extinguishers	\$ 4,020	Allowance - semi-recessed cabinets (12) 5 Lbs. fire extinguishers
10 57 00	Wardrobe & Closet Specialties	\$ 4,750	Allowance - closet (19) build-out to be selected by owner.
10 71 19	Flood Barriers	\$ 4,500	Allowance - floor barriers (6) at ground floor level.
11 00 00	EQUIPMENT		
11 31 13	Residential Kitchen Appliances	\$ 57,751	Allowance - kitchen appliances as per specs provided by owner.
11 31 23	Residential Laundry Appliances	\$ 24,681	Allowance - washer & dryer as per specs provided by owner.
11 34 00	Residential Ceiling Fans	\$ -	N/A
12 00 00	FURNISHINGS		
12 20 00	Window Treatments	\$ -	By owner.
12 23 00	Interior Shutters	\$ -	By owner.
12 24 00	Window Shades	\$ -	By owner.

12 30 00	Casework	\$	66,500	Allowance - kitchen cabinets & vanities to be selected by owner.
12 36 00	Countertops	\$	15,200	Allowance - kitchen cabinet countertops to be selected by owner.
14 00 00	CONVEYING EQUIPMENT			
14 20 00	Elevators	\$	-	N/A
14 42 00	Wheelchair Lifts	\$	-	N/A
14 80 00	Scaffolding	\$	-	N/A
14 81 00	Suspended Scaffolding	\$	-	N/A
21 00 00	FIRE SUPPRESSION			
21 13 00	Fire- Suppression Sprinkler Systems	\$	51,328	Allowance - revise existing fire sprinkler system including new heads, relocating heads & backflow preventor.
22 00 00	PLUMBING			
22 00 00	Plumbing	\$	114,700	Allowance - install sanitary lines, copper water lines, condensation lines, plumbing fixtures & water service.
22 31 00	Domestic Water Softeners	\$	-	N/A
22 34 00	Fuel-Fired Domestic Water Heaters	\$	10,500	Allowance - gas multi-unit water heaters as per specs provided by owner.
22 40 00	Plumbing Fixtures	\$	18,800	Allowance - kitchen & bath hardware to be selected by owner.
23 00 00	HVAC			
23 00 00	HVAC	\$	80,000	Allowance - (11) multi-split units, (4) fancoil units at (1) lobby & (3) floor hallways & (1) wall unit in basement
26 00 00	ELECTRICAL			
26 00 00	Electrical	\$	194,350	Allowance - Receptacles, switches, junction boxes, panels, wiring to FPL transformer & switch gear.
26 10 00	Fixtures	\$	19,000	Allowance - recessed lighting, fluorescent lighting, incandescent lighting wall & surface mounted.
26 20 00	Low-Voltage Electrical Transmission	\$	-	To be selected by owner.
26 32 00	Packaged Generator Assemblies	\$	-	N/A
26 36 00	Transfer Switches	\$	-	N/A
26 52 00	Emergency Lighting	\$	-	Included in 26 00 00 Electrical
26 53 00	Exit Signs	\$	-	Included in 26 00 00 Electrical
26 56 00	Exterior Lighting	\$	-	By owner.
27 00 00	COMMUNICATIONS			
27 20 00	Data Communications	\$	9,500	Allowance - data requirements to be selected by owner.
28 00 00	ELECTRONIC SAFETY & SECURITY			
28 31 00	Fire Detection & Alarm	\$	12,700	Allowance - fire detection & alarm system
31 00 00	EARTHWORK			
31 10 00	Site Clearing	\$	-	N/A
31 13 00	Selective Tree & Shrub Removal & Trimming	\$	-	N/A
32 84 00	Planting Irrigation	\$	1,500	Allowance - sprinkler system to be selected by owner.
32 90 00	Planting	\$	5,000	Allowance - landscaping to be selected by owner
32 92 00	Turf & Grasses	\$	-	N/A
32 92 33	Planters	\$	-	N/A
32 96 00	Transplanting	\$	-	N/A
33 00 00	UTILITIES			
33 10 00	Water Utilities	\$	-	Miami-Dade water & sewer connection by owner.
33 30 00	Sanitary Sewerage Utilites	\$	-	Miami-Dade water & sewer connection by owner.
32 40 00	Stormwater Utilites	\$	-	N/A
32 50 00	Fuel Distribution Utilites	\$	11,500	Allowance - meter connection & piping (3) gas water heaters
32 70 00	Electrical Utilites	\$	-	FPL connection by owner.
33 80 00	Communications Utilites	\$	-	Cable connection by owner.
	SUBTOTAL	\$	1,309,760	
	General Requirements	\$	163,255	
	Liability Insurance	\$	11,784	
	Contingency	\$	-	
	General Contractor's Fee	\$	148,480	
	TOTAL	\$	1,633,279	

NOTES:

This preliminary proposal is based on the drawings of Architecture Planning Interiors dated 02.17.2017 R12

All alterations or deviation from the above estimate involving extra costs will be executed only upon written notice and will become an extra charge.
This proposal is based on construction starting within 30 days of the date at the top of the page. Prices are subject to change beyond that time.

ADD ALTERNATES:

N/A

EXCLUSIONS:

Permit fees, special inspector fees, utility fees, processing fees or impact fees.
Temporary utilities.
FPL fees & piping.
Water & sewer connection fees.
Surveys.
Dewatering.
Window treatments.
Low voltage wiring & equipment
Gas meters.