

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
	EXISTING CONDITIONS		
02 21 00			By owner.
	Hazardous Material Assessment		By owner.
	Subsurface Investigation		By owner.
	Surbsurface Drilling & Sampling		By owner.
	Material Testing		By owner.
	Selective Demolition		Demolition as per A1.01, A1.02, A1.03 & A1.04
	Utility Demoltion Asbestos Remediation		N/A N/A
	Mold Remediation		N/A
	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	•	\$ 15,000	Allowance - infill of existing airconditioning wall units masonry openings.
05 00 00			
	Metal Railings	\$ 12,000	Allowance - revise (2) stairways handrails & guardrails to comply with current code.
	WOOD, PLASTICS & COMPOSITES	¢ 10.000	
	Rough Carpentry		Allowance - reinforce existing roof structure for new A/C unints
	Wood Trim THERMAL & MOISTURE PROTECTION	\$ 19,000	Allowance - wood baseboards & door casings typical to be selected by owner.
		¢	N/A
	Dampproofing & Waterproofing Fluid-Applied Waterproofing		N/A Included in 09 91 13 Exterior Paint
	Traffic Coatings		Included in 07 50 00 Membrane Roofing
	Thermal Insulation		Allowance - R-30 thermal insulation between 3rd floor ceiling & roof
	Membrane Roofing		TPO membrane white applied, GAF everguard TPO bond, welded between laps & 1-1/2" insulation.
	Gutters & Downspouts		N/A
	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		Allowance - ceiling fire rated access panels (2) per floor.
	Folding Doors & Grilles	. ,	Allowance - closet bi-fold louvered doors
	Pressure-Resistant Windows		Included in 08 40 00 Storefronts & Entrances
	Storefronts & Entrances		Replace lobby entry door including transom & new windows as per drawings.
	Door Hardware		Allowance - interior door hardware to be selected by owner.
08 83 00			By owner.
08 95 00	FINISHES	\$ 4,600	Bathroom exhaust penetrations & covers.
	Plaster & Gypsum Board	\$ 90,140	Framing, 5/8" gypsum board on walls & ceilings, level 5 finish
	Light Guage Metal Framing		Included in 09 20 00 Plaster & Gypsum Board
	Cement Plastering		Smooth stucco finish to North & West elevations, stucco repairs to East & South elevations as required.
09 30 00			Allowance - installation & tile to be selected by owner.
09 50 00	-		Included in 09 20 00 Plaster & Gypsum Board
	Acostical Ceilings		N/A
09 60 13	Acoustic Underlayment	\$ 24,600	Allowance - flooring soundproofing.
	Flooring Treatment		Included in 09 67 00 Fluid-Applied Flooring
	Wood Flooring		N/A
	Resilient Flooring		N/A
	Wall Coverings		N/A
	Interior Painting		Prep, prime & paint walls & ceilings, caulk trim, windows & doors.
	Exterior Painting	\$ 13,400	Pressure clean, prep, prime & paint exterior & apply (2) coats elastomeric paint at eyebrows
	SPECIALTIES	¢ 0.505	Allewance unit ADA braille number signage
10 14 00	Signage Wall & Door Protection		Allowance - unit ADA braille number signage N/A
	Toilet, Bath & Laundry Accessories		Allowance - toilet paper holders, towel bars & grab bars for ADA bathrooms to be selected by owner.
	Tub & Shower Doors		Allowance - fixed-glass shower enclosure as per specs provided by owner.
	Fire Extinguishers		Allowance - semi-recessed cabinets (12) 5 Lbs. fire extinguishers
	Wardrobe & Closet Specialties		Allowance - closet (19) build-out to be selected by owner.
	Flood Barriers	,	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		Allowance - washer & dryer as per specs provided by owner.
	Residential Ceiling Fans	\$-	N/A
	FURNISHINGS		
	Window Treatments		By owner.
	Interior Shutters		By owner.
12 24 00	Window Shades	\$-	By owner.

12 800 Countertops \$ 15.200 Milwance - Michan cabinet countertops to be selected by owner. 14 200 Elevators \$ - N/A 14 200 Scaffolding \$ - N/A 14 800 Scaffolding \$ - N/A 14 800 Scaffolding \$ - N/A 11 800 Files Suppression Sprinkler Systems - 20 000 Plumbing \$ 1.1.4.70 21 800 Files Suppression Sprinkler Systems \$ 1.1.4.70 22 8100 Plumbing \$ 11.4.70 Allowance - revise existing fire sprinkler system including new heads,relocating heads & backflow prever 22 8100 Punching Fistures \$ 10.200 Allowance - revise existing fire sprinkler system including new heads,relocating heads & backflow prever 22 8100 Demestic Water Solutions \$ 11.4.700 Allowance - revise existing fire sprinkler system including new heads,relocating heads & backflow prever 22 8100 Demestic Water Solutions \$ 10.4.700 Allowance - revise existing fire sprinkler system including new heads,relocating heads & backflow prever 22 800 Demestic Water Solutions \$ 10.4.000 Allowance -	40.00.00	O	¢	00 500	All success of the base of the second state of the
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Contingency \$ - General Contractor's Fee \$ 148,480		General Requirements	\$	163,255	
General Contractor's Fee \$ 148,480		Liability Insurance	\$	11,784	
				-	
TOTAL \$ 1,633,279		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.