



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

**Project:** 4025 Indian Creek Suite Hotel - ADA Improvements  
**Location:** 4025 Indian Creek , Miami Beach, FL

CODE	ITEM	TOTALS	DESCRIPTION
<b>02 00 00</b>	<b>EXISTING CONDITIONS</b>		
02 21 00	Surveys	\$ 3,500	ADA ramp benchmarks, corner points & final survey.
02 32 16	Material Testing	\$ 750	Density & concrete testing.
02 41 19	Selective Demolition	\$ 1,400	Demolition of existing sidewalk for new ADA ramp.
<b>03 00 00</b>	<b>CONCRETE</b>		
03 00 00	Concrete	\$ 1,950	ADA entry ramp
03 80 00	Concrete Cutting	\$ 800	Saw cut existing sidewalk for removal.
<b>05 00 00</b>	<b>METALS</b>		
05 52 00	Metal Railings	\$ 3,400	ADA ramp guardrails
<b>06 00 00</b>	<b>WOOD, PLASTICS &amp; COMPOSITES</b>		
06 46 00	Wood Trim	\$ 3,050	Allowance - wood baseboards & door casings typical to be selected by owner.
<b>08 00 00</b>	<b>OPENINGS</b>		
08 10 00	Doors & Frames	\$ 7,150	Allowance - interior wood doors & frames to be selected by owner.
08 11 00	Metal Doors & Frames	\$ 9,450	New unit entry fire rated 36" metal doors with entry HT RFID satin chrome lock
08 71 00	Door Hardware	\$ 1,950	Allowance - interior door hardware to be selected by owner.
08 83 00	Mirrors	\$ 2,100	Allowance - bathroom frameless mirrors
<b>09 00 00</b>	<b>FINISHES</b>		
09 20 00	Plaster & Gypsum Board	\$ 18,047	Revise existing (20) door rough openings for 36" ADA compliant doors, framing & drywall for ADA guestroom
09 22 00	Light Guage Metal Framing	\$ -	- Included in 09 20 00 Plaster & Gypsum Board
09 24 00	Cement Plastering	\$ 500	Smooth stucco finish to new ADA ramp as required.
09 30 00	Tiling	\$ 9,450	Allowance - ADA bathroom tile & installation to be selected by owner.
09 50 00	Ceilings	\$ -	- Included in 09 20 00 Plaster & Gypsum Board
09 91 00	Interior Painting	\$ 2,925	Prep, prime & paint ADA bathrooms & new ADA guest room walls & ceilings, caulk trim, windows & doors.
<b>10 00 00</b>	<b>SPECIALTIES</b>		
10 14 00	Signage	\$ 2,565	Allowance - ADA unit braille number signage
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.
<b>12 00 00</b>	<b>FURNISHINGS</b>		
12 30 00	Casework	\$ 6,500	Lobby ADA service counter & ADA guest room kitchen cabinets
12 36 00	Countertops	\$ 1,200	Lobby ADA service quartz countertop
<b>14 00 00</b>	<b>CONVEYING EQUIPMENT</b>		
14 20 00	Elevators	\$ -	N/A
<b>21 00 00</b>	<b>FIRE SUPPRESSION</b>		
21 13 00	Fire-Suppression Sprinkler Systems	\$ 1,050	Revise existing fire sprinkler system ifor new ADA guest room including new heads & relocating heads.
<b>22 00 00</b>	<b>PLUMBING</b>		
22 00 00	Plumbing	\$ 5,850	Replace existing bathroom fixtures as per ADA guidelines.
22 40 00	Plumbing Fixtures	\$ 4,200	Toilets & pedestal sinks as per ADA guidelines.
<b>23 00 00</b>	<b>HVAC</b>		
23 00 00	HVAC	\$ 3,875	ADA guest room mini-split unit & bathroom exhaust fan
<b>26 00 00</b>	<b>ELECTRICAL</b>		
26 00 00	Electrical	\$ 3,300	ADA guest room receptacles, switches, junction boxes & lighting installation.
26 10 00	Fixtures	\$ 780	Allowance - recessed lighting, fluorescent lighting, incandescent lighting wall & surface mounted.
<b>27 00 00</b>	<b>COMMUNICATIONS</b>		
27 20 00	Data Communications	\$ 2,500	Hearing & visual impaired communication as per ADA guidelines.
<b>28 00 00</b>	<b>ELECTRONIC SAFETY &amp; SECURITY</b>		
28 31 00	Fire Detection & Alarm	\$ 350	Allowance - fire detection & alarm system
	<b>SUBTOTAL</b>	<b>\$ 151,132</b>	
	General Requirements	\$ 20,375	
	Liability Insurance	\$ 1,372	
	Contingency	\$ -	
	General Contractor's Fee	\$ 17,288	
	Permit & Inspection Fees	\$ 5,500	
	Architect & Engineering	\$ 20,000	
	<b>TOTAL</b>	<b>\$ 215,667</b>	

**NOTES:**

Proposal is based on the drawings of Modis Architects dated 03.05.20

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.