

**REQUEST FOR WAIVER FROM ACCESSIBILITY REQUIREMENTS
OF CHAPTER 553, PART II, FLORIDA STATUTES**

Your application will be reviewed by the Accessibility Advisory Council and its recommendations will be presented to the Florida Building Commission. You will have the opportunity to answer questions and/or make a short presentation, not to exceed 15 minutes, at each meeting. The Commission will consider all information presented and the Council's recommendation before voting on the waiver request.

1. Name and address of project for which the waiver is requested.

Name: 1233 Collins Hotel

Address: 1233 Collins Avenue, Miami Beach, FL 33139

2. Name of Applicant. If other than the owner, please indicate relationship of applicant to owner and written authorization by owner in space provided:

Applicant's Name: 1223 Management, Inc., a Florida corporation

Applicant's Address: c/o Surfstyle, Attn: Yosef Lipkin, 1051 Washington Avenue, Miami Beach, FL 33139

Applicant's Telephone: (305) 538-2273 **FAX:** (305) 531-3104

Applicant's E-mail Address: lipkin67@aol.com

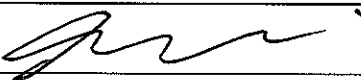
Relationship to Owner: Owner

Owner's/Tenant's Name: 1223 Management, Inc., a Florida corporation

Owner's Address: c/o Surfstyle, Attn: Yosef Lipkin, 1051 Washington Avenue, Miami Beach, FL 33139

Owner's Telephone: (305) 538-2273 **FAX** (305) 531-3104

Owner's E-mail Address: lipkin67@aol.com

Signature of Owner: 

By: Yosef Lipkin, President

3. Please check one of the following:

☐ New construction.

☐ Addition to a building or facility.

☒ Alteration to an existing building or facility.

☐ Historical preservation (addition).

☐ Historical preservation (alteration).

4. Type of facility. Please describe the building (square footage, number of floors). Define the use of the building (i.e., restaurant, office, retail, recreation, hotel/motel, etc.)

The subject property is a multifamily building with four (4) residential units and is being converted to a four (4) unit hotel. It has 2 floors, 6,874 SF, and sits on a 7,000 SF lot. The zoning for the property is commercial - mixed use entertainment.

5. Project Construction Cost (Provide cost for new construction, the addition, or the alteration):

\$20,000.00

6. Project Status: Please check the phase of construction that best describes your project at the time of this application. Describe status.

☐ Under Design ☐ Under Construction*

☒ In Plan Review ☐ Completed*

* Briefly explain why the request has now been referred to the Commission.

No renovation is required for the conversion of apartment to hotel except for vertical accessibility to one unit. A new ramp and exterior door is being provided at ground level along with altered bathroom and kitchen to conform to ADA standards. ADA sleeping area, as well as bathroom and kitchen, is on ground floor. A Lula elevator to the mezzanine would be cost prohibitive and will require more than 20% value of construction, per 28 C.F.R. s. 36.403(f)(1). The local building governing entity, the City of Miami Beach Building Department, has required the applicant/owner to either provide accessibility per Section 201.1.1, (2010) Florida Accessibility Code or obtain a waiver for this requirement.

7. Requirements requested to be waived. Please reference the applicable section of Florida law. Only Florida-specific accessibility requirements may be waived.

Issue

1: Compliance with Section 553.509, Florida Statutes.

Issue

2: _____

Issue

3: _____

8. Reason(s) for Waiver Request: The Florida Building Commission may grant waivers of Florida-specific accessibility requirements upon a determination of unnecessary, unreasonable or extreme hardship. Please describe how this project meets the following hardship criteria. Explain all that would apply for consideration of granting the waiver.

☐ The hardship is caused by a condition or set of conditions affecting the owner which does not affect owners in general.

☒ Substantial financial costs will be incurred by the owner if the waiver is denied.

The applicant/owner is requesting for a waiver pursuant to Section 553.512, Florida Statutes, with the reasoning as defined in 28 C.F.R. s. 36.403(f)(1), that compliance with Section 553.509, Florida Statutes, would exceed 20% of the total value of construction. Currently, 80% of renovation is for ADA (ramp, entrance, bathroom, kitchen, sleeping area) and 20% is for Life Safety.

☐ The owner has made a **diligent investigation** into the costs of compliance with the code, but cannot find an efficient mode of compliance. Provide detailed cost estimates and, where appropriate, photographs. Cost estimates must include bids and quotes.

9. Provide documented cost estimates for each portion of the waiver request and identify any additional supporting data which may affect the cost estimates. For example, for vertical accessibility, the lowest documented cost of an elevator, ramp, lift or other method of providing vertical accessibility should be provided, documented by quotations or bids from at least two vendors or contractors.

a. See attached G.C. proposals for cost to add Lula elevator and hoistway.

b. _____

c. _____

10. Licensed Design Professional: Where a licensed design has designed the project, his or her comments **MUST** be included and certified by signature and affixing of his or her professional seal. The comments must include the reason(s) why the waiver is necessary.

A lift from ground level to mezzanine would become an unfair burden considering 80% of the work is geared towards ADA.



Signature

Printed Name Charles H. Benson, Architect
Charles H. Benson & Associates, Architects, P.A.
FL License #AR0014022
1665 Washington Avenue, 2nd Floor
Miami Beach, FL 33139
Fax number (305) 532-6151
E-mail carkitect@aol.com

Phone number (305) 532-6161

(SEAL)

CERTIFICATION OF APPLICANT:

I hereby declare that the applicable documents in support of this Request for Waiver are attached for review by the Florida Building Commission and that all statements made in this application are to the best of my knowledge true and correct.

Dated this 27th day of June, 2013



Signature

Yosef Lipkin, President of 1223 Management, Inc., a Florida corporation

Printed Name

I understand that if I falsify, misrepresent, or omit any material information on this document, the Commission may revoke any order and will notify the building official of the permitting jurisdiction.

KNOWINGLY MAKING A FALSE STATEMENT IN WRITING WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OFFICIAL DUTY IS A MISDEAMEANOR OF THE SECOND DEGREE PURSUANT TO SECTION 837.06 F.S. AND SECTION 775.083, F.S.

REVIEW AND RECOMMENDATION BY LOCAL BUILDING DEPARTMENT.

Please state why the issue is being referred to the Florida Building Commission as well as a recommendation for disposition. The Building Official or his or her designee should review the application and indicate that to the best of his or her knowledge, all information stipulated herein is true and accurate. Further, if this project is complete, explain why it is being referred to the Commission. The Building Official or his or her designee should sign a copy of the plans accompanying this application as certification that such plans are the same as those submitted for building department review. Please reference the applicable section of the Accessibility Code.

- a. Applicant/owner is required to comply with Section 553.509, Florida Statutes, (2010) Florida Accessibility Code 201.1.1.
- b. _____
- c. _____

Has there been any permitted construction activity on this building during the past three years? If so, what was the cost of construction?

☒ Yes ☐ No Cost of Construction \$20,000.00

Comments/Recommendation The cost of providing vertical accessibility to the second floor will exceed 20% of the proposed cost of construction and will disproportionate in accordance with (2010) Florida Accessibility Code Section 202.4.1. The first floor was designed to meet all requirements of the (2010) Florida Accessibility Code.

Jurisdiction City of Miami Beach Building Department

Building Official or Designee

Signature

Gladys N. Salas, P.E., Chief Accessibility Inspector

Printed Name

PX1401

Certification Number

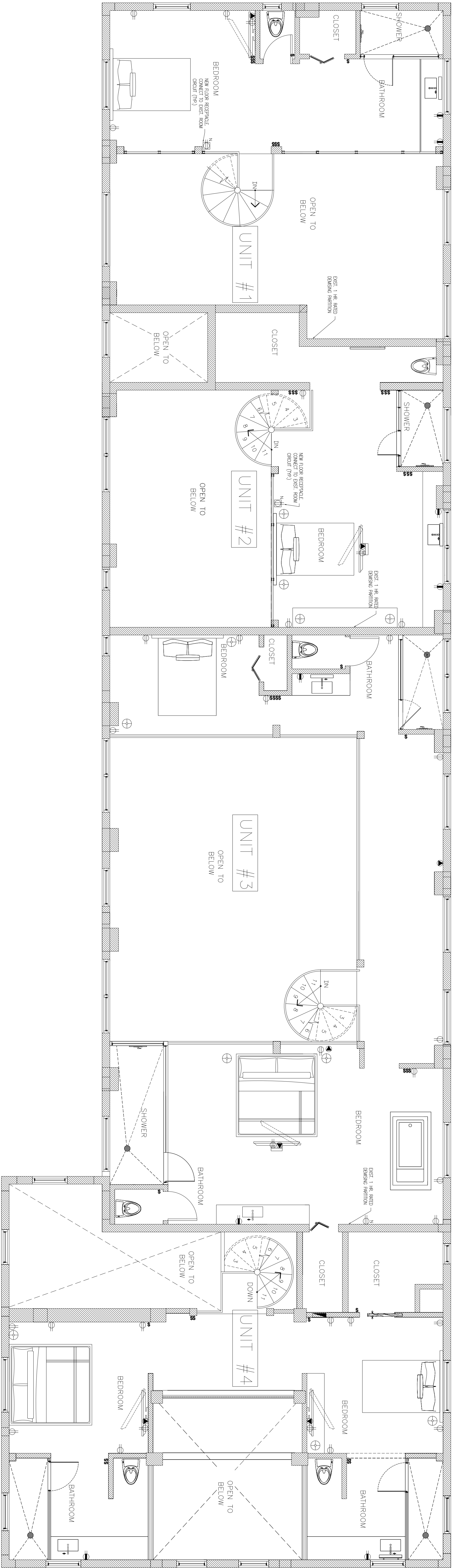
(305) 673-7610 ext 6888 Fax (305) 673-7264

Telephone/FAX

GladysSalas@miamibeachfl.gov

Email Address

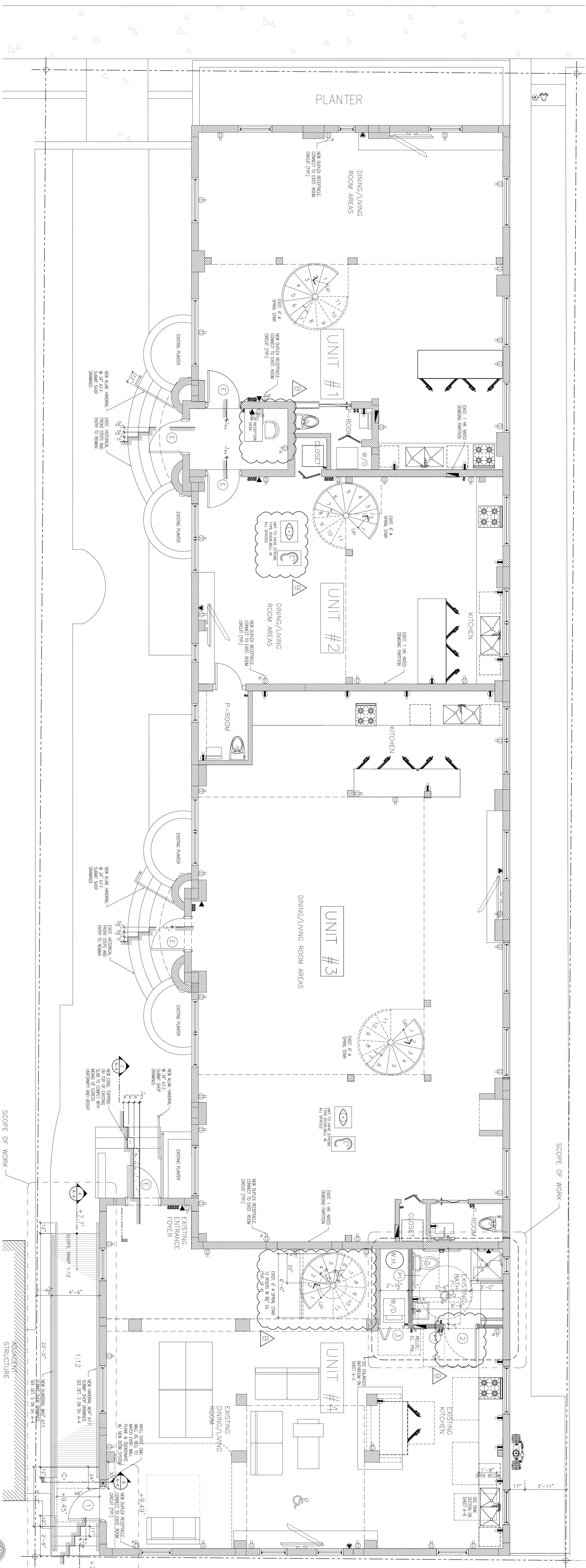
Address: 1700 Convention Center Drive, Miami Beach, FL 33139



NOTE: ALL RECEPTACLES SHALL COMPLY WITH NEC 2008 ART. 406.11(TAMPER RESISTANT) AS SPECIFIED IN ART. 210.52.

NOTE: THE SMOKE DETECTORS SHALL BE INTERCONNECTED AND LOCATED 36" MIN. FROM ANY SUPPLY GRILLE.

EXISTING SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS, OR OMISSIONS SHOULD BE ENCOUNTERED ON FIELD, CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY ARCHITECT IN WRITING. NO FIELD CORRECTIONS OR CONNECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO CORRECTING OF THE WORK, THE CONTRACTOR SHALL BEAR ALL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

This drawing and contents thereof are created by the Architect and are not to be used for any other project without the written consent of the Architect. The Architect is not responsible for any errors or omissions in this drawing or any part thereof. The Architect is not responsible for any errors or omissions in this drawing or any part thereof. The Architect is not responsible for any errors or omissions in this drawing or any part thereof.

APARTMENTS TO HOTEL CONVERSION FOR:
E.D.T. Inc
1233 COLLINS AVENUE
MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect
planner
interiors
1665 WASHINGTON AVE., 2nd. FLOOR, MIAMI BEACH, FLORIDA 33139
ARCHITECTURE LICENSE # ARI 4022
PG. 305-532-6161 • FAX: 305-532-6151
NCARB CERTIFICATE # 42.136

DRAWN BY
FLORENCIA W.
SCALE
AS SHOWN
DATE
8/7/2012
PROJECT NUMBER
21216
A=2
OF
6

SCOPE OF WORK
5-7-13
EXISTING GROUND FLOOR PLAN
SCALE: 1/4"=1'-0"
10-23-13
ISSUED FOR PERMIT
ISSUED FOR BIDDING
ISSUED FOR CONSTRUCTION



BERCOW RADELL & FERNANDEZ

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6236
E-Mail: MAMster@BRZoningLaw.com

VIA OVERNIGHT DELIVERY & EMAIL

June 27, 2013

Ms. Mary-Kathryn Smith
Department of Business and Professional Regulation
Florida Building Commission
1940 North Monroe Street
Tallahassee, Florida 32399-0772

Re: Accessibility Waiver for Property Located at 1233 Collins Avenue, Miami Beach,
Florida - Letter of Justifications for Waiver Request

Dear Ms. Smith:

This firm, along with Charles Benson¹, the project architect, represents 1223 Management, Inc. ("Applicant"), the owner of the property located at 1233 Collins Avenue ("Property"). The purpose of this letter is to provide justifications for the Applicant's request to waive accessibility requirements for the Property, specifically vertical accessibility to the second floor.

Description of Property. The Property is an approximately 7,000 square foot parcel, located mid-block on the east side of Collins Avenue, between 12th Street and 13th Street. The Property is located in the MXE, Mixed Use Entertainment Zoning District, and is also part of the Ocean Drive/Collins Avenue Historic District and the National Register Historic District.

The Property contains a two-story building designed by renowned architect L. Murray Dixon in the streamline modern style and originally constructed in 1934 with 8 apartment units. An addition built in 1947 added 4 apartment units for a total of 12 units. The City's Historic Properties Database indicates that the building is a historically contributing structure. In 2008 and 2009, units were combined to create a 4-unit apartment building.

The area surrounding the Property is one of the oldest sections of Miami Beach and contains a mix of hotels and multifamily residential buildings. The Islander

¹ Charles H. Benson & Associates, Architects, P.A., 1665 Washington Avenue, 2nd Floor, Miami Beach, Florida 33139

Condominium, a 9-story building with 64 units, is located to the north, a 2-story apartment building is located to the south and there are hotels and other multifamily buildings to the west.

Description of the Alterations. Through Miami Beach Building Permit Process No. B1300656 ("Building Permit"), the Applicant seeks to convert the 4-unit apartment building into a 4-unit hotel. See Exhibit A. The purpose of the renovations in the Building Permit is to achieve the necessary change of use from apartment to hotel. Such change requires that the building be brought up to the present Florida Building Code and Life Safety Code standards for hotel use. The Applicant will provide accessibility to the ground floor of unit #4 located at the east end of the building. The accessibility features, include but are not limited to a new ramp on the south side of the building leading to a new entrance to the unit, and fully accessible bathroom, kitchen and sleeping areas, all meeting ADA standards. Please see the plans included with the application for more details. The Applicant will also be upgrading and adding life safety elements to the building, such as the required fire sprinkler system. The Applicant estimates that the cost for this modest conversion is approximately \$20,000.

City's Request for Vertical Accessibility. During review of the Building Permit, the City's Building/ Accessibility Section has required either vertical accessibility to the second floor or the issuance of a waiver from the Florida Building Commission. See Exhibit B.

Justifications for Request for Waiver of Vertical Accessibility. The entire scope of work for the conversion of the building from apartment to hotel use arises from compliance with accessibility and life safety standards. The Applicant estimates that approximately 80% of the cost of the project concerns accessibility items and the remaining 20% concerns life safety. Federal regulations provide that an estimate of 20% or more of the alteration amount is a disproportionate cost. The cost of providing the accessibility elements to the building already exceeds 20% of the total cost. Providing a limited access limited use (LULA) elevator would subject the Applicant to an unreasonable and disproportionate cost. The two attached cost estimates for LULA elevators are \$47,493.37 and \$61,176.57, which are over two and three times the cost of the proposed project, respectively. See Exhibit C. As the cost of an elevator greatly exceeds the minimum necessary to be deemed disproportionate, requiring vertical accessibility to the second floor would impose an extreme hardship on the Applicant and completely prohibit the proposed minor improvements.

Conclusion. The Applicant proposes a straightforward conversion of the existing apartment building to hotel use, maintaining the same number of units. The scope of work substantially concerns modifications to make one unit accessible. Imposing

Ms. Mary-Kathryn Smith
June 27, 2013
Page 3

vertical accessibility to the second floor creates a substantial financial cost and places an undue burden on the Applicant. Based on the foregoing reasons, we respectfully request your recommendation of approval of the Applicant's waiver. If you have any questions or comments with regard to the application, please call me at 305-377-6236.

Sincerely,



Matthew Amster

Acknowledged by,

Charles Benson, Architect
Charles H. Benson & Associates, P.A.
1665 Washington Avenue, 2nd Floor
Miami Beach, Florida 33139

Attachments

cc: Gladys Salas, P.E., Chief Accessibility Inspector, City of Miami Beach
Mr. Yosef Lipkin
Michael W. Larkin, Esq.

Ms. Mary-Kathryn Smith
June 27, 2013
Page 3

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Sincerely,



Matthew Amster

Acknowledged by,



Charles Benson, Architect
Charles H. Benson & Associates, P.A.
1665 Washington Avenue, 2nd Floor
Miami Beach, Florida 33139

Attachments

cc: Gladys Salas, P.E., Chief Accessibility Inspector, City of Miami Beach
Mr. Yosef Lipkin
Michael W. Larkin, Esq.

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Permit Manager



Welcome to Miami Beach, Florida



City of Miami Beach Building Department

Detail

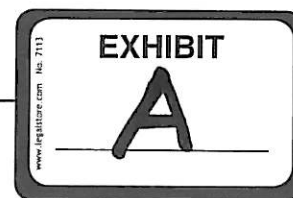
[Info](#)
[Inspections](#)
[Status](#)
[Payment History](#)

Case / Application / Permit Number	B1300656
Type / Classification	BUILD
	ALTRMD: Alteration/Remodeling
	BLDG: Building
Address	1233 COLLINS AV
	Miami Beach, FL 33139
Parcel Number	32340080460
File Date	2012-11-02
Status	INREVIEW
Status Date	N/A
Valuation	\$20,000.00
Fees	\$1,887.81
Payments	\$230.00
Balance	\$1,657.81
	Online Payment
	There is an outstanding balance. You can make online payment here by clicking on the link above.
	This agency accepts:
	 
Description	Change of use from existing apartments R2 to hotel R1 conversion with the addition of a handicap ramp entrance and a powder room conversion to a full handicap bathroom.

[View Map](#) (Click the "Back" button on the browser to return to Permit Manager.)

Contacts

Name	TO BE ASSIGNED
Business	N/A
Relationship	CONTRACTOR
Phone	N/A
Name	1223 MGMT INC
Business	N/A
Relationship	OWNER
Phone	N/A
Name	CHARLES H. BENSON
Business	N/A
Relationship	ARCHITECT
Phone	N/A
Name	ENGINEER NOT APPLICABLE
Business	N/A
Relationship	ENGINEER
Phone	N/A
Name	TO BE ASSIGNED
Business	N/A
Relationship	APPLICANT
Phone	N/A

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City of Miami Beach Building Department

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2: Building/Accessibility Section for B1300656

Task	Historical
Assign Date	5/28/2013
Due Date	5/28/2013
Status Date	5/28/2013
Status Time	12:00:00AM
Status	CO: CO=Correction Notice
Record By	BUILANDM
Assign To	mra
Comment	<p>*2.-Provide vertical accessibility to all levels. FAC201.1.1. *PROVIDE A WAIVER EXCEPTION DOES NOT APPLY *3.-Need two hearing impaired units other than fully accessible unit. *FULLY ACCESSIBLE UNIT #4 MUST COMPLY WITH COMMUNICATION FEATURES *4.-Handrail extensions on ramp must be at least 18" long. Also show the distance between the bottom handrail extension and finish floor. *STILL NEED THE DISTANCE BETWEEN THE BOTTOM HANDRAIL EXTENSION AND FINISH FLOOR FOR PROTUDING OBJECTS. *6.-Show cement board at wet areas. FBC 2509.2 *MR DRYWALL NOT APPRVED ON WET AREAS *7.-Show existing smoke detectors. *ALL SLEEPING ROOMS MUST HAVE A SMOKE ALARM</p>

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City of Miami Beach Building Department

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2: Building/Accessibility Section for B1300656

Task	Historical
Assign Date	6/21/2013
Due Date	6/21/2013
Status Date	6/21/2013
Status Time	12:00:00AM
Status	INFO: INFO=Information
Record By	BUILSALG
Assign To	GS
Comment	Review and Recommendation by Local Building Department form was process and sent to the Florida Building Commission.

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HALLORAN CONSTRUCTION

DESIGN • BUILD • RENOVATE

PROPOSAL
ADA Lift with Installation
1233 Collins Ave, Miami Beach Fl

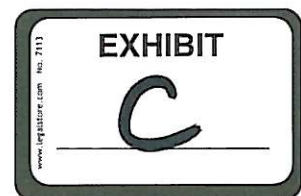
Attn, Benson Architects, Miami Beach Fl

Halloran Construction hereby submits this proposal for the installation of a vertical platform type lift at the above addressed property at Miami Beach fla. The lift shall allow for the passage of pedestrians from the first to second floors. We have visited the property and verified all heights and clearances. Included in this proposal is the removal, reinforcing and replacement of the existing flooring, the construction of the hoistway with all labor and materials, the lift made by Access Lift, the electrical connection, and final start-up of the lift. All permit fees will be additional to this quote. All work will be done as per local building codes and inspected by City of Miami Beach Elevator Department.

Please see attached Exhibit 'A' which includes an excel file which shows the cost breakdown.

Thank you for considering Halloran Construction Corp.

Andrew Halloran



804 NW 7TH STREET RD • MIAMI, FL 33136 • CGC1510980

PH: 305 545 0405 • FX: 305 324 3798

Estimate for Construction

Prepared for: **1233 Collins Ave**
Access Lifts and Elevators Inc.

Date: June 27, 2013

No.	Category	Description	Rate	Quantity	Cost	Totals
1	General Requirements	Markup and overhead	1	\$ 9,373.37	9,373.37	
		Equipment rental rates	1		0.00	
		Supervisor	1		0.00	
		General labor	1		0.00	
		Debris removal	1		0.00	
		Misc hardgoods	1		0.00	
			1		0.00	\$ 9,373.37
2	Site Work	Site clearing and demolition	1		0.00	
		Excavation and grading	1		0.00	
		Landscaping	1		0.00	
		Concrete cutting	1		0.00	
		Paving and walkways	1		0.00	
		Soil test	1		0.00	
			1		0.00	
			1		0.00	\$ 0.00
3	Concrete	Remove slab&re enforce foundation	1		0.00	
			1		0.00	
			1		0.00	
			1		0.00	
			1		0.00	\$ 0.00
4	Masonry	Blockwork	1		0.00	
			1		0.00	
			1		0.00	
			1		0.00	\$ 0.00
5	Metals	Interior metal framing	1		0.00	
		Metal fabrication	1		0.00	
			1		0.00	
			1		0.00	
			1		0.00	\$ 0.00
6	Wood and Plastic	Carpentry/wood framing	1		0.00	
		Bucking/furring	1		0.00	
		Millwork	1		0.00	
		Rough carpentry/framing	1		0.00	
		Reinforcement of floor joist for added loa	1	2649	2,649.00	
			1		0.00	
			1		0.00	\$ 2,649.00
7	Thermal and Moisture Protection	Roofing	1		0.00	
		Fire stopping	1		0.00	
			1		0.00	
			1		0.00	
			1		0.00	\$ 0.00
8	Doors and Windows	Doors and Windows	1		0.00	

	Exterior doors	1		0.00	
	Interior doors	1		0.00	
		1		0.00	
		1		0.00	\$ 0.00
9	Finishes				
	Interior and misc. finishes	1		0.00	
	Painting	1		0.00	
	Drop Ceiling	1		0.00	
	Drywall (with finish)	1		0.00	
	build shaft way framing/drywall reinforce	1	8,300	8,300.00	
		1		0.00	
		1		0.00	
		1		0.00	\$ 8,300.00
10	Specialties				
	Exterior signage	1		0.00	
	Wall covering (FRP)	1		0.00	
	Bathroom partitions	1		0.00	
		1		0.00	
		1		0.00	\$ 0.00
11	Equipment				
	Vertical Platform lift type by Access Lifts	1	25471	25,471.00	
		1		0.00	
		1		0.00	
		1		0.00	\$ 25,471.00
12	Furnishings				
		1		0.00	
		1		0.00	
		1		0.00	\$ 0.00
13	Special Construction				
	Access for the disabled	1		0.00	
		1		0.00	
		1		0.00	\$ 0.00
14	Conveying Systems				
		1		0.00	
		1		0.00	
		1		0.00	
		1		0.00	\$ 0.00
15	Mechanical				
	Plumbing contractor	1		0.00	
	Plumbing fixtures	1		0.00	
	Heating/venting/A.C.	1		0.00	
		1		0.00	\$ 0.00
16	Electrical				
	Electrical for LULA lift	1	1700.00	1,700.00	
	Data lines (POS)	1		0.00	
	Fire alarm	1		0.00	
	Lighting package	1		0.00	
	Computer network cabling systems	1		0.00	
	Sound system	1		0.00	
	Security system	1		0.00	
	Phone system	1		0.00	
		1		0.00	
		1		0.00	
		1		0.00	\$ 1,700.00
TOTAL COST					\$ 47,493.37

****This estimate is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.**

HALLORAN CONSTRUCTION

DESIGN • BUILD • RENOVATE

PROPOSAL

ADA Lift with Installation
1233 Collins Ave, Miami Beach Fl

Attn, Benson Architects, Miami Beach Fl

Halloran Construction hereby submits this proposal for the installation of a LULA type lift at the above addressed property at Miami Beach fla. The lift shall allow for the passage of pedestrians from the first to second floors. We have visited the property and verified all heights and clearances. Included in this proposal is the removal, reinforcing and replacement of the existing flooring, the construction of the hoistway with all labor and materials, the lift made by Garavanta USA, the electrical connection, and final start-up of the lift. All permit fees will be additional to this quote. All work will be done as per local building codes and inspected by City of Miami Beach Elevator Department.

Please see attached Exhibit 'A' which includes an excel file which shows the cost breakdown.

Thank you for considering Halloran Construction Corp.

Andrew Halloran

804 NW 7TH STREET RD • MIAMI, FL 33136 • CGC1510980

PH: 305 545 0405 • FX: 305 324 3798

Estimate for Construction

Prepared for: **1233 Collins Ave LULA LIFT**
Garaventa USA, Inc.

Date: June 26, 2013

No.	Category	Description	Rate	Quantity	Cost	Totals
1	General Requirements	Markup and overhead	1	\$ 9,373.37	9,373.37	
		Equipment rental rates	1		0.00	
		Supervisor	1		0.00	
		General labor	1		0.00	
		Debris removal	1		0.00	
		Misc hardgoods	1		0.00	
			1		0.00	\$ 9,373.37
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		Excavation and grading	1		0.00	
		Landscaping	1		0.00	
		Concrete cutting	1		0.00	
		Paving and walkways	1		0.00	
		Soil test	1		0.00	
			1		0.00	
			1		0.00	\$ 0.00
3	Concrete	Remove slab&re enforce foundation	1		0.00	
			1		0.00	
			1		0.00	
			1		0.00	
			1		0.00	\$ 0.00
4	Masonry	Blockwork	1		0.00	
			1		0.00	
			1		0.00	
			1		0.00	\$ 0.00
5	Metals	Interior metal framing	1		0.00	
		Metal fabrication	1		0.00	
			1		0.00	
			1		0.00	
			1		0.00	\$ 0.00
6	Wood and Plastic	Carpentry/wood framing	1		0.00	
		Bucking/furring	1		0.00	
		Millwork	1		0.00	
		Rough carpentry/framing	1		0.00	
		Reinforcement of floor joist for added loa	1	2649	2,649.00	
			1		0.00	
			1		0.00	\$ 2,649.00
7	Thermal and Moisture Protection	Roofing	1		0.00	
		Fire stopping	1		0.00	
			1		0.00	
			1		0.00	
			1		0.00	\$ 0.00
8	Doors and Windows	Doors and Windows	1		0.00	

	Exterior doors	1		0.00	
	Interior doors	1		0.00	
		1		0.00	
		1		0.00	\$ 0.00
9	Finishes				
	Interior and misc. finishes	1		0.00	
	Painting	1		0.00	
	Drop Ceiling	1		0.00	
	Drywall (with finish)	1		0.00	
	build shaft way framing/drywall reinforce	1	8,300	8,300.00	
		1		0.00	
		1		0.00	
		1		0.00	\$ 8,300.00
10	Specialties				
	Exterior signage	1		0.00	
	Wall covering (FRP)	1		0.00	
	Bathroom partitions	1		0.00	
		1		0.00	
		1		0.00	\$ 0.00
11	Equipment				
	LULA elevator by Garaventa USA, INC	1	39,154.20	39,154.20	
		1		0.00	
		1		0.00	
		1		0.00	\$ 39,154.20
12	Furnishings				
		1		0.00	
		1		0.00	
		1		0.00	\$ 0.00
13	Special Construction				
	Access for the disabled	1		0.00	
		1		0.00	
		1		0.00	\$ 0.00
14	Conveying Systems				
		1		0.00	
		1		0.00	
		1		0.00	
		1		0.00	\$ 0.00
15	Mechanical				
	Plumbing contractor	1		0.00	
	Plumbing fixtures	1		0.00	
	Heating/venting/A.C.	1		0.00	
		1		0.00	\$ 0.00
16	Electrical				
	Electrical for LULA lift	1	1700.00	1,700.00	
	Data lines (POS)	1		0.00	
	Fire alarm	1		0.00	
	Lighting package	1		0.00	
	Computer network cabling systems	1		0.00	
	Sound system	1		0.00	
	Security system	1		0.00	
	Phone system	1		0.00	
		1		0.00	
		1		0.00	
		1		0.00	\$ 1,700.00
TOTAL COST					\$ 61,176.57

****This estimate is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.**