



VAUGHN ESTIMATING SERVICES, LLC

BASIS OF THE ESTIMATE

Carlota at South Beach / 511 16th Street ADA Access Study

PURPOSE

The purpose of the attached estimate is to determine the cost impact of incorporating an elevator and ADA access ramp into the current Carlota at South Beach project design.

PROJECT SCOPE

The elevator construction requires a foundation mat, CMU shaft walls, modification to the existing structure, elevator cab and systems, electrical service, roofing and finishes. The access ramp requires concrete foundations and parapet walls, stone fill, hand rails, lighting and landscaping.

COST BASIS

Costs are developed with RSMeans data regionally adjusted to Miami, on-line cost sources and estimator judgment.

ALLOWANCES

Several allowances are included: structural modifications to the floor and roof, architectural finishes and landscaping around the access ramp.

ASSUMPTIONS AND EXCLUSIONS

The elevator is assumed to be a pit-less traction type. It is also assumed that only one access ramp is needed and is located in the rear of the building. The estimate excludes any air conditioning in the elevator shaft.

RISK

Based on AACE cost estimate classification standards, the estimate is considered to be Class 3: 10% to 40% design and an estimate confidence of between -20% and +30%.

511 16th Street ADA Access Study

Opinion of Probable Construction Cost / Estimate Summary

LINE	LEVEL 1	LEVEL 2	LEVEL 3	DESCRIPTION	TOTAL
1	A - SUBSTRUCTURE				\$ 13,639
2		A10 - FOUNDATIONS AND CRAWL SPACE			\$ 13,639
3		A1010 - STANDARD FOUNDATIONS			\$ 13,639
4					
5	B - SHELL				\$ 18,778
6		B10 - SUPERSTRUCTURE			\$ 2,406
7		B1010 - FLOOR CONSTRUCTION			\$ 1,203
8		B1020 - ROOF CONSTRUCTION			\$ 1,203
9		B20 - EXTERIOR ENCLOSURE			\$ 12,232
10		B2010 - EXTERIOR WALLS (ELEVATOR SHAFT STRUCTURE)			\$ 12,133
11		B2050 - EXTERIOR DOORS AND GRILLES			\$ 99
12		B30 - ROOFING			\$ 4,140
13		B3010 - ROOF COVERING			\$ 4,140
14					
15	C - INTERIORS				\$ 3,927
16		C10 - INTERIOR CONSTRUCTION			\$ 2,353
17		C1010 - PARTITIONS			\$ 2,353
18		C30 - INTERIOR FINISHES			\$ 1,574
19		C3010 - WALL FINISHES			\$ 972
20		C3030 - CEILING FINISHES			\$ 602
21					
22	D - SERVICES				\$ 6,871
23		D50 - ELECTRICAL			\$ 6,871
24		D5010 - ELECTRICAL SERVICE & DISTRIBUTION			\$ 3,863
25		D5020 - WIRING			\$ 2,000
26		D5040 - LIGHTING			\$ 1,008
27					
28	E - EQUIPMENT & FURNISHINGS				\$ 93,935
29		E10 - EQUIPMENT			\$ 93,935
30		E1010 - COMMERCIAL EQUIPMENT			\$ 93,935
31					
32	F - SPECIAL CONSTRUCTION & DEMOLITION				\$ 1,161
33		F20 - SELECTIVE BUILDING DEMOLITION			\$ 1,161
34		F2010 - BUILDING ELEMENTS DEMOLITION			\$ 1,161
35					
36	G - BUILDING SITEWORK				\$ 7,880
37		G20 - SITE IMPROVEMENTS			\$ 7,880
38		G2030 - PEDESTRIAN WALK WAY			\$ 7,880
39		G2080 - LANDSCAPING			\$ 2,727
40					
41	DIRECT COST TOTALS				\$ 148,918
42					
43	Z - GENERAL				\$ 31,273
44					
45	ESTIMATE OF PROBABLE COST				\$ 180,191
46					
47					

511 16th Street ADA Access Study

Opinion of Probable Construction Cost / Detailed Estimate

LINE	LEVEL 1	LEVEL 2	LEVEL 3	DESCRIPTION	QUANTITY	UNIT	MATERIAL UNIT	MATERIAL	AVERAGE HOURLY RATE	CREW SIZE	CREW HOURLY RATE	CREW HOURS	PRODUCTIO N RATE PER DAY	LABOR UNIT PRICE	LABOR	EQUIPMENT/ SUBCONTRACT PRICE	EQUIPMENT/ SUBCONTRACT	TOTAL UNIT PRICE	TOTAL
1	A - SUBSTRUCTURE																		
2	A10 - FOUNDATIONS AND CRAWL SPACE																		
3	A1010 - STANDARD FOUNDATIONS																		
4				Elevator mat foundation, 1'-4" thick	5.6	cy		\$ 220.56 \$ 1,240	\$ 73.72	5	\$ 368.61	2.81	2.00	\$ 184.30	\$ 1,036	\$ 0.77	\$ 5	\$ 405.63	\$ 2,281
5				Elevator shaft foundation walls, 8" thick	3.2	cy		\$ 180.14 \$ 570	\$ 73.72	5	\$ 368.61	5.06	5.00	\$ 589.77	\$ 1,865	\$ 19.46	\$ 62	\$ 789.37	\$ 2,497
6				ADA ramp continuous strip foundations, 1'-6"x1'	3.6	cy		\$ 167.00 \$ 594	\$ 73.72	5	\$ 368.61	2.84	10.00	\$ 294.89	\$ 1,049	\$ 12.56	\$ 45	\$ 474.45	\$ 1,688
7				ADA ramp side walls, 8" thick	6.9	cy		\$ 180.14 \$ 1,235	\$ 73.72	5	\$ 368.61	10.96	5.00	\$ 589.77	\$ 4,041	\$ 19.46	\$ 134	\$ 789.37	\$ 5,410
8				Stone infill for ramp and front stoop	5.8	cy		\$ 34.95 \$ 203	\$ 48.23	2	\$ 96.45	1.85	25.00	\$ 30.87	\$ 179	\$ 9.63	\$ 56	\$ 75.45	\$ 438
9				Excavation	37.5	cy		\$ - \$ -	\$ 48.23	2	\$ 96.45	4.00	75.00	\$ 10.29	\$ 386	\$ 9.26	\$ 347	\$ 19.55	\$ 733
10				Backfill	16.9	lcy		\$ - \$ -	\$ 48.23	2	\$ 96.45	1.42	95.00	\$ 8.12	\$ 137	\$ 7.31	\$ 124	\$ 15.43	\$ 261
11				Remove spoils	33.7	lcy		\$ - \$ -	\$ 48.23	2	\$ 96.45	1.80	150.00	\$ 5.14	\$ 174	\$ 4.63	\$ 157	\$ 9.77	\$ 331
12																			
13				A1010 - STANDARD FOUNDATIONS TOTALS				\$ 3,842							\$ 8,867		\$ 930		\$ 13,639
14																			
15				A10 - FOUNDATIONS AND CRAWL SPACE TOTALS				\$ 3,842							\$ 8,867		\$ 930		\$ 13,639
16																			
17				A - SUBSTRUCTURE TOTALS				\$ 3,842							\$ 8,867		\$ 930		\$ 13,639
18																			
19	B - SHELL																		
20	B10 - SUPERSTRUCTURE																		
21	B1010 - FLOOR CONSTRUCTION																		
22				Structural modifications	1	alw		\$ 500.00 \$ 500	\$ 43.89	2	\$ 87.77	8.00	1.00	\$ 702.16	\$ 703	\$ -	\$ -	\$ 1,202.16	\$ 1,203
23																			
24				B1010 - FLOOR CONSTRUCTION TOTALS				\$ 500							\$ 703		\$ -		\$ 1,203
25																			
26	B1020 - ROOF CONSTRUCTION																		
27				Structural modifications	1	alw		\$ 500.00 \$ 500	\$ 43.89	2	\$ 87.77	8.00	1.00	\$ 702.16	\$ 703	\$ -	\$ -	\$ 1,202.16	\$ 1,203
28																			
29				B1020 - ROOF CONSTRUCTION TOTALS				\$ 500							\$ 703		\$ -		\$ 1,203
30																			
31				B10 - SUPERSTRUCTURE TOTALS				\$ 1,000							\$ 1,406		\$ -		\$ 2,406
32																			
33	B20 - EXTERIOR ENCLOSURE																		
34	B2010 - EXTERIOR WALLS (ELEVATOR SHAFT STRUCTURE)																		
35				Temporary shoring	300	sf		\$ 2.95 \$ 885	\$ 43.89	2	\$ 87.77	9.23	260.00	\$ 2.70	\$ 811	\$ -	\$ -	\$ 5.65	\$ 1,696
36				CMU elevator shaft, 8" block	752	sf		\$ 5.56 \$ 4,182	\$ 43.89	4	\$ 175.54	24.06	250.00	\$ 5.62	\$ 4,225	\$ -	\$ -	\$ 11.18	\$ 8,407
37				Stucco finish for second level elevator shaft	44	sy		\$ 8.69 \$ 382	\$ 43.89	4	\$ 175.54	8.77	40.00	\$ 35.11	\$ 1,540	\$ 2.45	\$ 108	\$ 46.25	\$ 2,030
38																			
39				B2010 - EXTERIOR WALLS (ELEVATOR SHAFT STRUCTURE) TOTALS				\$ 5,449							\$ 6,576		\$ 108		\$ 12,133
40																			
41	B2050 - EXTERIOR DOORS AND GRILLES																		
42				Elevator shaft louver	1	ea		\$ 75.00 \$ 75	\$ 43.89	2	\$ 87.77	0.27	30.00	\$ 23.41	\$ 24	\$ -	\$ -	\$ 98.41	\$ 99
43																			
44				B2050 - EXTERIOR DOORS AND GRILLES TOTALS				\$ 75							\$ 24		\$ -		\$ 99
45																			
46				B20 - EXTERIOR ENCLOSURE TOTALS				\$ 5,524							\$ 6,600		\$ 108		\$ 12,232
47																			
48	B30 - ROOFING																		
49	B3010 - ROOF COVERING																		
50				Patch roof at elevator shaft	32	lf		\$ 15.63 \$ 500	\$ 43.89	2	\$ 87.77	8.00	32.00	\$ 21.94	\$ 703	\$ -	\$ -	\$ 37.57	\$ 1,203
51				Flat roof on top of elevator shaft, complete	64	sf		\$ 8.16 \$ 523	\$ 43.89	2	\$ 87.77	27.50	12.00	\$ 37.71	\$ 2,414	\$ -	\$ -	\$ 45.87	\$ 2,937
52																			
53				B3010 - ROOF COVERING TOTALS				\$ 1,023							\$ 3,117		\$ -		\$ 4,140
54																			
55				B30 - ROOFING TOTALS				\$ 1,023							\$ 3,117		\$ -		\$ 4,140
56																			
57				B - SHELL TOTALS				\$ 7,547							\$ 11,123		\$ 108		\$ 18,778
58																			

Carlota at South Beach
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Opinion of Probable Construction Cost / Detailed Estimate

LINE	LEVEL 1	LEVEL 2	LEVEL 3	DESCRIPTION	QUANTITY	UNIT	MATERIAL UNIT	MATERIAL	AVERAGE HOURLY RATE	CREW SIZE	CREW HOURLY RATE	CREW HOURS	PRODUCTIO N RATE PER DAY	LABOR UNIT PRICE	LABOR	EQUIPMENT/ SUBCONTRACT UNIT PRICE	EQUIPMENT/ SUBCONTRACT	TOTAL UNIT PRICE	TOTAL		
59	C - INTERIORS																				
60	C10 - INTERIOR CONSTRUCTION																				
61		C1010 - PARTITIONS																			
62				Fur-out wall around elevator shaft, interior	752	sf		\$ 0.56	\$ 422	\$ 43.89	2	\$ 87.77	22.00	188.00	\$ 2.57	\$ 1,931	\$ -	\$ -	\$ 3.13	\$ 2,353	
63																					
64				C1010 - PARTITIONS TOTALS				\$ 422							\$ 1,931	\$ -	\$ -	\$	\$ 2,353		
65																					
66	C30 - INTERIOR FINISHES																				
67		C3010 - WALL FINISHES																			
68				Paint fur-out wall	752	sf		\$ 0.12	\$ 91	\$ 43.89	2	\$ 87.77	10.03	600.00	\$ 1.17	\$ 881	\$ -	\$ -	\$ 1.29	\$ 972	
69																					
70				C3010 - WALL FINISHES TOTALS				\$ 91							\$ 881	\$ -	\$ -	\$	\$ 972		
71																					
72		C3030 - CEILING FINISHES																			
73				Architectural finish allowance at ceiling repair	1	alw		\$ 250.00	\$ 250	\$ 43.89	2	\$ 87.77	4.00	2.00	\$ 351.08	\$ 352	\$ -	\$ -	\$ 601.08	\$ 602	
74																					
75				C3030 - CEILING FINISHES TOTALS				\$ 250							\$ 352	\$ -	\$ -	\$	\$ 602		
76																					
77				C30 - INTERIOR FINISHES TOTALS				\$ 341							\$ 1,233	\$ -	\$ -	\$	\$ 1,574		
78																					
79				C - INTERIORS TOTALS				\$ 763							\$ 3,164	\$ -	\$ -	\$	\$ 3,927		
80																					
81	D - SERVICES																				
82	D50 - ELECTRICAL																				
83		D5010 - ELECTRICAL SERVICE & DISTRIBUTION																			
84				Elevator disconnect	1	ea		\$ 348.81	\$ 349	\$ 63.97	2	\$ 127.94	2.00	4.00	\$ 255.87	\$ 256	\$ -	\$ -	\$ 604.68	\$ 605	
85				Elevator panel	1	ea		\$ 2,404.95	\$ 2,405	\$ 63.97	2	\$ 127.94	6.67	1.20	\$ 852.90	\$ 853	\$ -	\$ -	\$ 3,257.85	\$ 3,258	
86																					
87				D5010 - ELECTRICAL SERVICE & DISTRIBUTION TOTALS				\$ 2,754							\$ 1,109	\$ -	\$ -	\$	\$ 3,863		
88																					
89		D5020 - WIRING																			
90				Elevator feeder	25	lf		\$ 14.00	\$ 350	\$ 63.97	2	\$ 127.94	2.22	90.00	\$ 11.37	\$ 285	\$ -	\$ -	\$ 25.37	\$ 635	
91				Ramp lighting feeder	100	lf		\$ 8.50	\$ 850	\$ 63.97	2	\$ 127.94	4.02	199.00	\$ 5.14	\$ 515	\$ -	\$ -	\$ 13.64	\$ 1,365	
92																					
93				D5020 - WIRING TOTALS				\$ 3,954							\$ 1,909	\$ -	\$ -	\$	\$ 2,000		
94																					
95		D5040 - LIGHTING																			
96				Additional exterior lights for ramp, recessed in parapet walls	6	ea		\$ 82.55	\$ 496	\$ 63.97	2	\$ 127.94	4.00	12.00	\$ 85.29	\$ 512	\$ -	\$ -	\$ 167.84	\$ 1,008	
97																					
98				D5040 - LIGHTING TOTALS				\$ 1,696							\$ 1,312	\$ -	\$ -	\$	\$ 1,008		
99																					
100				D50 - ELECTRICAL TOTALS				\$ 4,450							\$ 2,421	\$ -	\$ -	\$	\$ 6,871		
101																					
102				D - SERVICES TOTALS				\$ 4,450							\$ 2,421	\$ -	\$ -	\$	\$ 6,871		
103																					
104	E - EQUIPMENT & FURNISHINGS																				
105	E10 - EQUIPMENT																				
106		E1010 - COMMERCIAL EQUIPMENT																			
107				Elevator, two sided openings, two stops, pitless, traction	1	ea		\$ 91,565.00	\$ 91,565	\$ 103.67	2	\$ 207.34	11.43	0.70	\$ 2,369.57	\$ 2,370	\$ -	\$ -	\$ 93,934.57	\$ 93,935	
108																					
109				E1010 - COMMERCIAL EQUIPMENT TOTALS				\$ 91,565							\$ 2,370	\$ -	\$ -	\$	\$ 93,935		
110																					
111				E10 - EQUIPMENT TOTALS				\$ 91,565							\$ 2,370	\$ -	\$ -	\$	\$ 93,935		
112																					
113				E - EQUIPMENT & FURNISHINGS TOTALS				\$ 91,565							\$ 2,370	\$ -	\$ -	\$	\$ 93,935		
114																					

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115	F - SPECIAL CONSTRUCTION & DEMOLITION																			
116	F20 - SELECTIVE BUILDING DEMOLITION																			
117	F2010 - BUILDING ELEMENTS DEMOLITION																			
118				Remove walls and roof at second floor	130	sf		\$ -	\$ 43.89	2	\$ 87.77	5.20	200.00	\$ 3.51	\$ 457		\$ -	\$ 3.51	\$ 457	
119				Create floor opening for elevator shaft	64	sf		\$ -	\$ 43.89	2	\$ 87.77	4.00	128.00	\$ 5.49	\$ 352		\$ -	\$ 5.49	\$ 352	
120				Create opening for elevator shaft	64	sf		\$ -	\$ 43.89	2	\$ 87.77	4.00	128.00	\$ 5.49	\$ 352		\$ -	\$ 5.49	\$ 352	
121																				
122				F2010 - BUILDING ELEMENTS DEMOLITION TOTALS				\$ -						\$ 1,161		\$ -		\$ 1,161		
123																				
124				F20 - SELECTIVE BUILDING DEMOLITION TOTALS				\$ -						\$ 1,161		\$ -		\$ 1,161		
125																				
126				F - SPECIAL CONSTRUCTION & DEMOLITION TOTALS				\$ -						\$ 1,161		\$ -		\$ 1,161		
127																				
128	G - BUILDING SITEWORK																			
129	G20 - SITE IMPROVEMENTS																			
130	G2030 - PEDESTRIAN WALK WAY																			
131				ADA ramp slab and stoop slab, 4" thick	450	sf		\$ 2.27	\$ 43.89	4	\$ 175.54	12.00	300.00	\$ 4.68	\$ 2,107	\$ 0.05	\$ 23	\$ 7.00	\$ 3,152	
132				Handrails, at 3'-6", on side walls	128	lf		\$ 26.63	\$ 48.23	2	\$ 96.45	12.80	80.00	\$ 9.65	\$ 1,235	\$ 0.65	\$ 84	\$ 36.93	\$ 4,728	
133																				
134				G2030 - PEDESTRIAN WALK WAY TOTALS				\$ 4,431						\$ 3,342		\$ 107		\$ 7,880		
135																				
136	G2080 - LANDSCAPING																			
137				Landscaping allowance around ramps	1	ls		\$ 100.00	\$ 43.89	2	\$ 87.77	4.00	2.00	\$ 351.08	\$ 352	\$ -	\$ -	\$ 451.08	\$ 452	
138				ADA parking space paving, 6"	180	sf		\$ 3.11	\$ 43.89	4	\$ 175.54	3.60	400.00	\$ 3.51	\$ 632	\$ 1.76	\$ 316	\$ 8.38	\$ 1,508	
139				Stone base for ADA parking space paving, 6"	180	sf		\$ 0.70	\$ 43.89	2	\$ 87.77	1.80	800.00	\$ 0.88	\$ 158	\$ 0.44	\$ 79	\$ 2.02	\$ 363	
140				Striping for ADA stall and hatch	1	ea		\$ 50.00	\$ 43.89	2	\$ 87.77	1.60	5.00	\$ 140.43	\$ 141	\$ -	\$ -	\$ 190.43	\$ 191	
141				Handicap sign and post	1	ea		\$ 125.00	\$ 43.89	2	\$ 87.77	1.00	8.00	\$ 87.77	\$ 88	\$ -	\$ -	\$ 212.77	\$ 213	
142																				
143				G2080 - LANDSCAPING TOTALS				\$ 961						\$ 1,371		\$ 395		\$ 2,727		
144																				
145				G20 - SITE IMPROVEMENTS TOTALS				\$ 4,431						\$ 3,342		\$ 107		\$ 10,607		
146																				
147				G - BUILDING SITEWORK TOTALS				\$ 5,392						\$ 4,713		\$ 502		\$ 10,607		
148																				
149				DIRECT COST TOTALS				\$ 108,167						\$ 29,106		\$ 1,038		\$ 138,311		
150																				
151	Z - GENERAL																			
152				ADD-ONS																
153				Sales tax	<i>included in units prices</i>															
154				Contingency	10.00%	on		\$ 148,918											\$ 14,892	
155				Overhead and profit	10.00%	on		\$ 163,810											\$ 16,381	
156																				
157				ADD-ONS TOTAL															\$ 31,273	
158																				
159				ESTIMATE OF PROBABLE COST															\$ 180,191	
160																				