

1

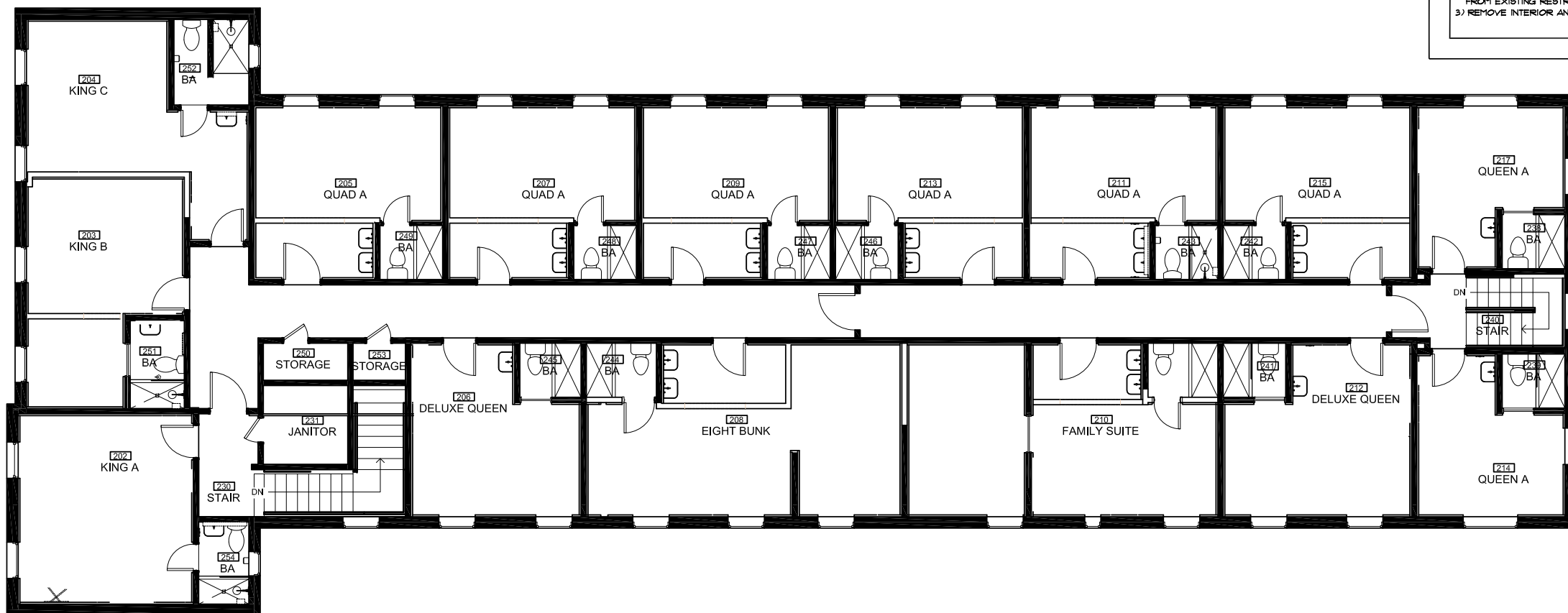
PROPOSED FIRST FLOOR EXISTING/DEMOLITION PLAN

scale: 3/16" = 1'=0"



SCOPE OF WORK FOR DEMOLITION

- 1) REMOVE PLUMBING FIXTURES AND NON-BEARING PARTITION FROM KITCHEN AND DINING ROOM.
- 2) REMOVE PLUMBING FIXTURES AND NON-BEARING PARTITIONS FROM EXISTING RESTROOM.
- 3) REMOVE INTERIOR AND EXTERIOR DOORS AS SHOWN ON PLANS.



2

PROPOSED SECOND FLOOR EXISTING/DEMOLITION PLAN

scale: 3/16" = 1'=0"

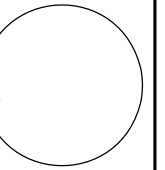


REVISIONS

JOSE R. MERLO
license no. AR0012119
AA26003491

SEZENAVE.
DESIGN STUDIO, L.L.C.
711 NW 23rd Street | Miami, Florida 33127 | 786.251.9488

PROJECT NAME
LIFE HOUSE - Renovations
Miami Beach
321 Collins Avenue
Miami Beach, Florida 33139



Date Issued: 08-28-18

D/E-1



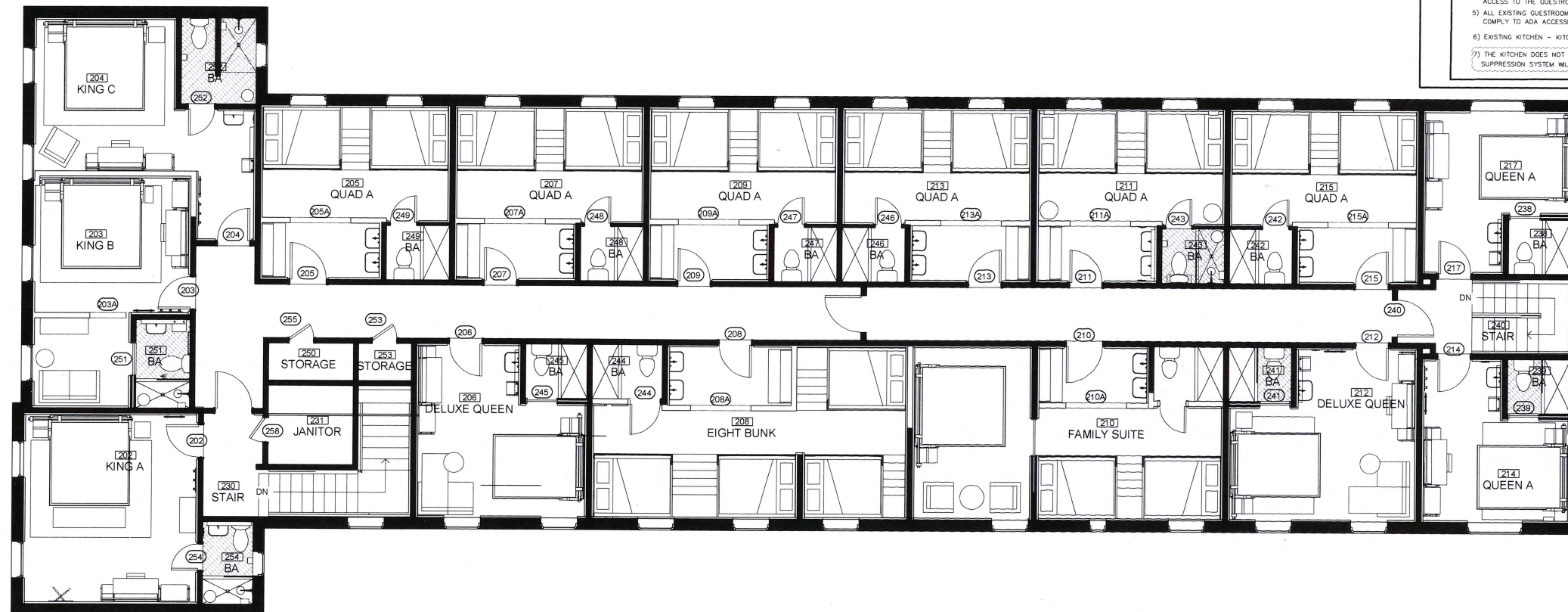
1

PROPOSED RENOVATIONS FIRST FLOOR

scale: 3/16" = 1'-0"

= ADA IMPROVEMENTS (NEW)

- SCOPE OF WORK FOR GROUND AND SECOND FLOOR
- 1) ALL GUEST ROOMS ARE EXISTING - ROOMS 106 AND 107 WILL BE ALTERED TO PROVIDE ADA RESTROOMS. THE BED WILL BE ACCESSIBLE.
 - 2) LOBBY AREA - NEW FURNISHING, EXISTING BAR REFURBISHING, SELECTIVE LIGHTING CHANGES, PER SHEET A-2
 - 3) EXISTING CORRIDOR RESTROOM - THE EXISTING CORRIDOR RESTROOM WILL BE ALTERED AND A NEW ONE WILL BE ADDED TO COMPLY WITH ADA STANDARDS.
 - 4) A NEW EXTERIOR ADA RAMP WILL BE ADDED TO THE PROJECT, PROVIDING ADA ACCESS TO THE GUESTROOMS AND CORRIDOR RESTROOMS ON THE GROUND FLOOR.
 - 5) ALL EXISTING GUESTROOM DOORS ON THE GROUND FLOOR WILL BE MADE TO COMPLY TO ADA ACCESSIBILITY (36" WIDE DOORS)
 - 6) EXISTING KITCHEN - KITCHEN RENOVATIONS AND NEW KITCHEN EQUIPMENT
 - 7) THE KITCHEN DOES NOT REQUIRE A KITCHEN HOOD. NO KITCHEN SUPPRESSION SYSTEM WILL BE REQUIRED.



2

PROPOSED RENOVATIONS SECOND FLOOR

scale: 3/16" = 1'-0"

NO.	DATE	REVISIONS

JOSE R. MERLO
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SEVEN AVE.
DESIGN STUDIO, LLC.

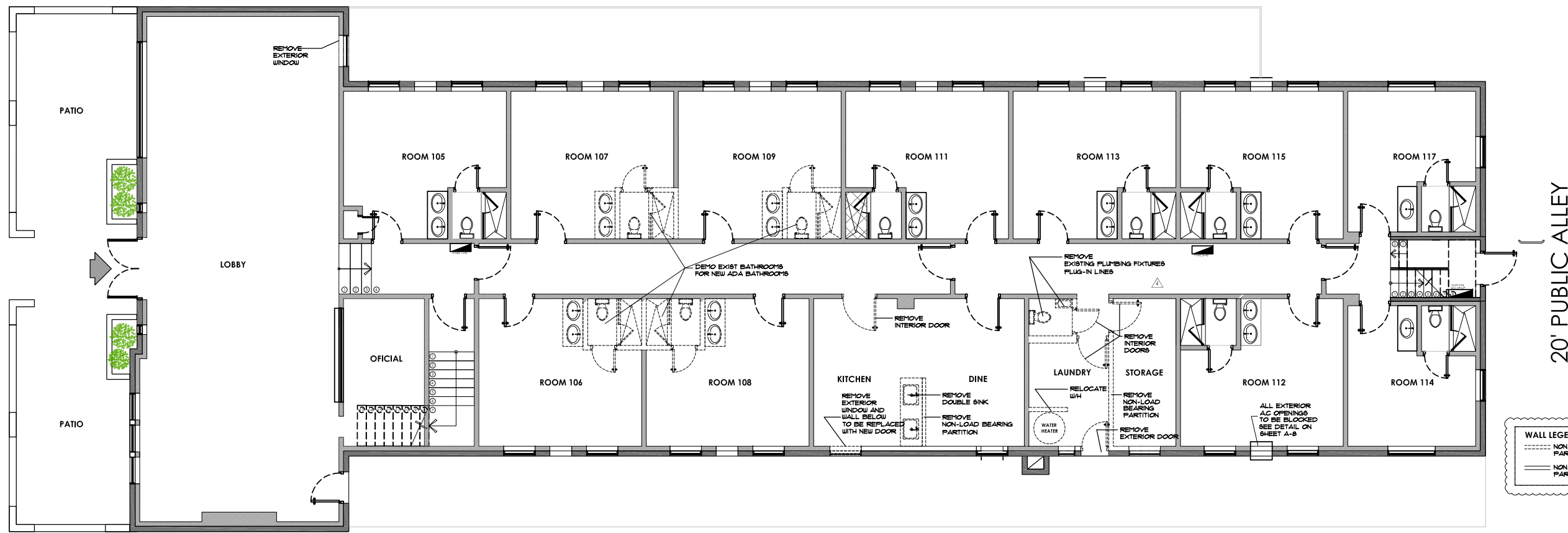
PROJECT NAME
LIFE HOUSE - Renovations
Miami Beach
321 Collins Avenue

SEAL

REV 8/28/18

Date Issued: 05-10

A-1



1

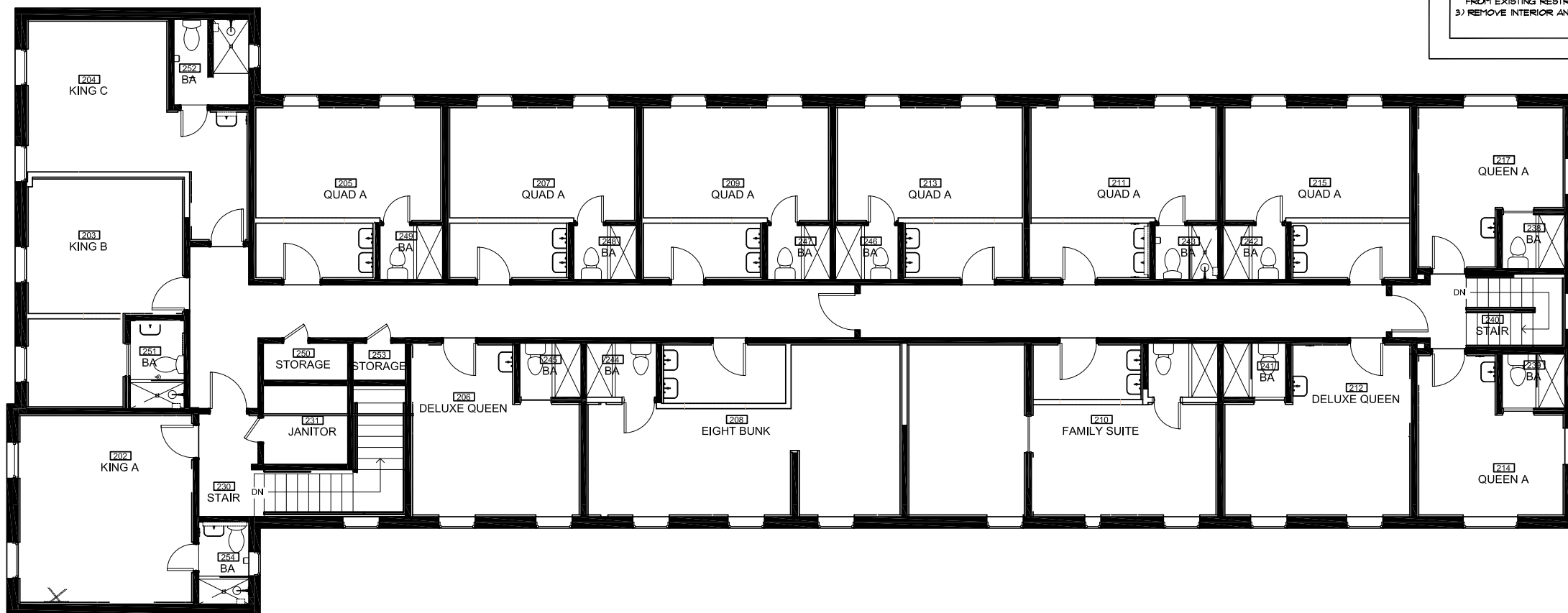
PROPOSED FIRST FLOOR EXISTING/DEMOLITION PLAN

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SCOPE OF WORK FOR DEMOLITION

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2

PROPOSED SECOND FLOOR EXISTING/DEMOLITION PLAN

scale: 3/16" = 1'=0"

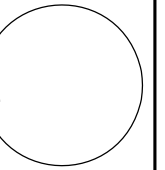


REVISIONS

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Miami Beach
321 Collins Avenue
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D/E-1

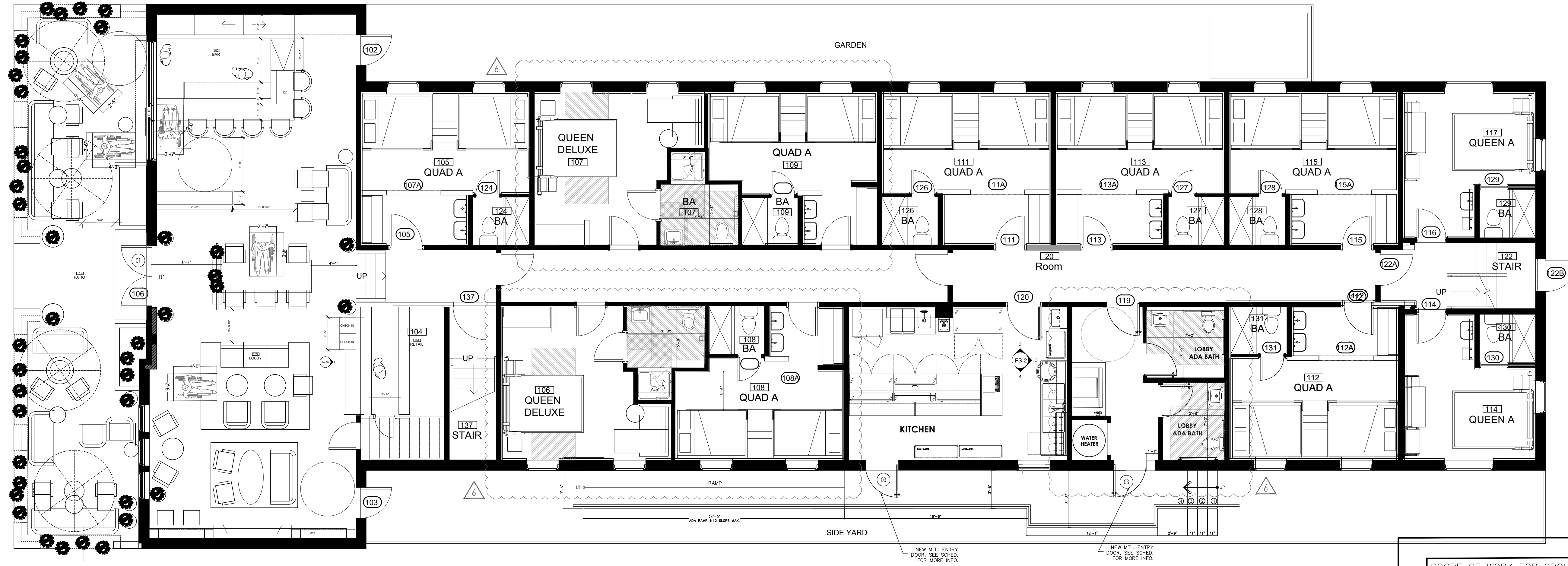
NO.	DATE	DESCRIPTION
02-24-18		
1		CONTRACT REQUEST
2		
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5		

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SE7ENAVE.
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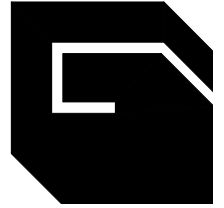
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Miami Beach
321 Collins Avenue

SEAL
Date Issued: 05-10
A-1



Giller & Giller, Inc.

The Giller Building
975 Arthur Godfrey Road
Miami Beach, Florida 33140
(305) 538-6324 fax/modem (305) 538-5921
Reg. #AA C001364



August 30, 2018

Mr. Chip Sellers
Accessibility Council
Florida Building Commission
Dept. of Business & Professional Regulation
2601 Blair Stone Rd.
Tallahassee, FL 32399

Re: **Life House Renovations - Miami Beach**
321 Collins Ave.
Miami Beach, FL 33139

Mr. Sellers:

Per your communications with Steve Bernard of this office, Giller & Giller Inc. has been retained by the owner of the above referenced project to assist their architect, Seven Ave. Design Studio LLC in obtaining an accessibility waiver for this project.

The project is an existing 2 story hotel building constructed in the 1930's and is a contributing building in the Ocean Beach Historic District. Typical of the Miami Beach historic structures, the project has constraints in all of its renovation aspects.

I have attached the Cost Analysis from the general contractor, Happy Home Services of SWFL, Inc. which shows total project cost of \$779,220.

The proposed project scope of work will include making the 1st floor accessible in conformity with the Florida Building Code and the ADA. Work will include: a new ramp, new accessible room doors, two accessible rooms, and accessible public toilets. The total cost of this accessibility work is \$65,72967 according to the contractor's cost analysis. This amounts to 8.3% of the construction cost.

In order to provide accessibility on the 2nd floor, vertical accessibility will be required. The contractor has provided a cost breakdown to add an elevator, make the necessary structural changes, provide shaft enclosure and roofing, and provide upgrades to the electrical to the building for a total cost of \$127,140. This 16.3% of the total construction cost.

Giller & Giller, Inc.

In aggregate, the total cost of full accessibility improvements for both the 1st and 2nd floors will be \$192,869. This is almost 25% of the construction cost. Since this exceeds the maximum obligation of 20% of the construction budget, the owner has elected to seek a waiver for the vertical accessibility to the 2nd floor.

This letter and the contractor's cost breakdown support the application previously filed with you.

If you have any questions, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Ira D. Giller". The signature is fluid and cursive, with the first letter of each word being capitalized and prominent.

Ira D. Giller, A.I.A.
President

Happy Home Services of SWFL Inc, Its Subsidiaries and Holdings

3702 W Promontory Drive, Beverly Hills, FL 34465
 Miami Area Lic Numbers CGC 1508774- CCC 1326397
 Alan Krinsky, President
 352-566-0139

Life House South Beach (Jazz Hotel) Cost Analysis and Structure
321 Collins Ave., Miami Beach, FL33139

COST PLUS							
Bathroom	Labor	Material	Admin	Conditions	Profit	Total	
Title	\$ 700.00	\$ 737.64				\$ 1,437.64	Same \$ 1,437.64
Electrical	\$ 200.00	\$ 54.16	\$ 10.17	\$ 10.17	\$ 40.67	\$ 315.16	Increase \$ 437.31
Lighting	\$ 84.03	\$ 30.00	\$ 4.56	\$ 4.56	\$ 18.24	\$ 141.40	Increase \$ 235.21
Toilet	\$ 40.00	\$ 11.00	\$ 2.04	\$ 2.04	\$ 8.16	\$ 63.24	Same \$ 63.24
Shower Drain	\$ 32.41	\$ 50.04	\$ 3.30	\$ 3.30	\$ 13.19	\$ 102.24	Same \$ 102.24
Shower valve and head kit	\$ 150.00	\$ 356.19	\$ 20.25	\$ 20.25	\$ 80.99	\$ 627.68	Increase \$ 784.21
Shower glass	\$ 75.00	\$ 359.54	\$ 17.38	\$ 17.38	\$ 69.53	\$ 538.83	Same \$ 538.83
Door Lock	\$ 15.00	\$ 50.07	\$ 2.60	\$ 2.60	\$ 10.41	\$ 80.69	Same \$ 80.69
Curtains	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 209.98 New Item Venting Fan
Accessories (TP Holder, Floating Shelf, Soap Dispenser, 2 Hooks)	\$ 32.41		\$ 1.30	\$ 1.30	\$ 5.19	\$ 40.19	Same \$ 40.19
Saddle	\$ -	\$ 38.52	\$ 1.54	\$ 1.54	\$ 6.16	\$ 47.76	Same \$ 47.76
Re-wire Ceiling light	\$ 35.00	\$ 39.11	\$ 2.96	\$ 2.96	\$ 11.86	\$ 91.90	Increase \$ 195.35
Ceiling Trim & Paint	\$ 40.00	\$ 46.08	\$ 3.44	\$ 3.44	\$ 13.77	\$ 106.74	Same \$ 106.74
Waterproofing	\$ 15.00	\$ 25.18	\$ 1.61	\$ 1.61	\$ 6.43	\$ 49.82	Same \$ 49.82
Threshold	\$ 35.00	\$ 30.00	\$ 2.60	\$ 2.60	\$ 10.40	\$ 80.60	Same \$ 80.60
	\$ 1,453.85	\$ 1,827.53	\$ 73.75	\$ 73.75	\$ 295.00	\$ 3,723.88	\$ 4,409.81 Building Total Average Bedroom \$ 114,655.06

Room							
	Labor	Material	Admin	Conditions	Profit	Total	
Bedding Structure Transport into building	\$ -		\$ -	\$ -	\$ -	\$ -	Increase \$ - This is not assigned yet
Bedding structure assembly	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Increase \$ -
Installation of Mattresses in room	\$ 35.00		\$ 1.40	\$ 1.40	\$ 5.60	\$ 43.40	Same \$ 43.40
Screens For Windows	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Increase \$ 2,000.00 New Windows apx est.
Remove AC patch interior (Not Exterior)	\$ 139.00	\$ 51.19	\$ 7.61	\$ 7.61	\$ 30.43	\$ 235.84	Increase \$ 298.53
Frame Rear Wall	\$ 194.46	\$ 142.43	\$ 13.48	\$ 13.48	\$ 53.90	\$ 417.74	Same \$ 417.74
Drywall & Painting (Exterior wall and bunk headboard walls)	\$ 248.48	\$ 167.40	\$ 16.64	\$ 16.64	\$ 66.54	\$ 515.69	Different \$ 492.32 New Scope
Ply Coat Ceiling (8" beadboard)	\$ 259.28	\$ 329.20	\$ 23.54	\$ 23.54	\$ 94.16	\$ 729.72	Different \$ 829.83 New Scope
Ply Coat All Walls (4" beadboard)	\$ 259.28	\$ 529.20	\$ 31.54	\$ 31.54	\$ 126.16	\$ 977.72	Different \$ 793.26 New Scope
Wood Trim Design Walls (vertical & horizontal casing, door casing, window casing, locker fills)	\$ 259.28	\$ 248.16	\$ 20.30	\$ 20.30	\$ 81.19	\$ 629.23	Same \$ 629.23 New Scope
Paint all Ply and design wood	\$ 129.64	\$ 94.30	\$ 8.96	\$ 8.96	\$ 35.83	\$ 277.69	Different \$ 373.21 New Scope
Locker Structure Build	\$ 275.00	\$ 194.51	\$ 18.78	\$ 18.78	\$ 75.12	\$ 582.19	Same \$ 582.19
Locker Structure Install	\$ 140.00	\$ 51.84	\$ 7.67	\$ 7.67	\$ 30.69	\$ 237.88	Same \$ 237.88
Shipping Items from shop to site	\$ 20.00	\$ -	\$ 0.80	\$ 0.80	\$ 3.20	\$ 24.80	Same \$ 24.80
Gutting (removing old items and materials)	\$ 140.00	\$ 23.00	\$ 6.52	\$ 6.52	\$ 26.08	\$ 202.12	Increase \$ 253.23 Difference caused by Dump Fees
Construct Wing Wall	\$ 64.82	\$ 46.96	\$ 4.47	\$ 4.47	\$ 17.88	\$ 138.61	Same \$ 138.61
Construct plumbing wall behind sinks	\$ 64.82	\$ 46.96	\$ 4.47	\$ 4.47	\$ 17.88	\$ 138.61	Increase \$ 296.90
Electrical	\$ 600.00	\$ 286.27	\$ 35.45	\$ 35.45	\$ 141.80	\$ 1,098.97	Increase \$ 1,434.29 New Feeds to Room
Rough Plumbing	\$ 160.00	\$ 41.18	\$ 8.05	\$ 8.05	\$ 32.19	\$ 249.46	Same \$ 249.46
P-trap	\$ 15.00	\$ 47.37	\$ 2.49	\$ 2.49	\$ 9.98	\$ 77.34	Same \$ 77.34
Faucet	\$ 64.82	\$ 197.14	\$ 10.48	\$ 10.48	\$ 41.91	\$ 324.83	Same \$ 324.83
Sink	\$ 60.00	\$ 256.00	\$ 12.64	\$ 12.64	\$ 50.56	\$ 391.84	Same \$ 391.84
NEW AC (Sub)** (includes all room and rooftop units + condensate/refrigerant lines, excludes electric)	\$ 1,766.00		\$ 70.64	\$ 70.64	\$ 282.56	\$ 2,189.84	Same \$ 2,189.84
Entry Door Saddle	\$ 35.00	\$ 38.52	\$ 2.94	\$ 2.94	\$ 11.76	\$ 91.16	Same \$ 91.16
Bathroom Door with standard hinges	\$ 162.05	\$ 185.00	\$ 13.88	\$ 13.88	\$ 55.53	\$ 430.34	Same \$ 430.34
Door Stop	\$ 10.00	\$ 15.00	\$ 1.00	\$ 1.00	\$ 4.00	\$ 31.00	Same \$ 31.00
New entry door core with 2 spring hinges and 1 standard hinge (prepped for OFCI hardware)	\$ 97.23	\$ 207.40	\$ 12.19	\$ 12.19	\$ 48.74	\$ 377.74	Different \$ 440.87 Building Room Total Average \$ 338,746.20
	\$ 5,199.16	\$ 3,199.03	\$ 335.93	\$ 335.93	\$ 1,343.71	\$ 10,413.75	\$ 13,028.70

Hallways based on 1400 sq. feet							
	Labor	Material	Admin	Conditions	Profit	Total	
Ceiling (hard with supports)	\$ 1,120.00	\$ 1,027.84	\$ 85.91	\$ 85.91	\$ 343.65	\$ 2,663.32	Different \$ 3,869.87 Scope Change
Ceiling Finishing	\$ 1,050.00	\$ 397.51	\$ 57.90	\$ 57.90	\$ 231.60	\$ 1,794.91	Same \$ 1,794.91
Gut (Removal of existing)	\$ 500.00	\$ 160.00	\$ 26.40	\$ 26.40	\$ 105.60	\$ 818.40	Different \$ 1,472.34 Dump Charges Changed
AC (Done by Sub) 2 per floor**	\$ 4,096.00		\$ 163.84	\$ 163.84	\$ 655.36	\$ 5,079.04	Same \$ 5,079.04
Electric General Lights	\$ 1,100.00	\$ 300.00	\$ 56.00	\$ 56.00	\$ 224.00	\$ 1,736.00	Different \$ 1,736.00 Kept same price but points are changing
Wall Repair removal of texture with painting	\$ 2,100.00	\$ 790.51	\$ 115.62	\$ 115.62	\$ 462.48	\$ 3,584.23	Different \$ 5,000.00 No Idea on New Scope
	\$ 9,966.00	\$ 2,675.86	\$ 505.67	\$ 505.67	\$ 2,022.70	\$ 15,675.91	\$ 18,952.16

Average Hall is 700 sq. feet o 1400 sq. feet total
 Average sq. Feet of Hall Wall 2 sides/2 floors 4480 total
 \$ 18,952.16

	Labor	Materials	Admin	Conditions	Profit	Total			
Kitchen									
Baseboard	\$ 74.82	\$ 234.68	\$ 12.38	\$ 12.38	\$ 49.52	\$ 383.78	Same	\$ 49.52	
FRP and Adhesive	\$ 1,625.18	\$ 1,449.16	\$ 122.97	\$ 122.97	\$ 491.89	\$ 3,812.18	Same	\$ 3,812.18	
Washable Tiles	\$ 162.05	\$ 569.75	\$ 29.27	\$ 29.27	\$ 117.09	\$ 907.43	Same	\$ 907.43	
Door	\$ 2,278.00	\$ 834.75	\$ 124.51	\$ 124.51	\$ 498.04	\$ 3,859.81	Same	\$ 3,859.81	
Materials for door		\$ 227.90	\$ 9.12	\$ 9.12	\$ 36.46	\$ 282.60	Different	\$ 782.69 Scope Changes	
Exterior steps/ramp/hand rail		\$ 6,215.00	\$ 248.60	\$ 248.60	\$ 994.40	\$ 7,706.60	Different	\$ 9,639.62 Scope Changes	
Electric								\$ 11,362.51 Main Power Scope Change, Maybe lower	
Plumbing								\$ 4,952.90 Drainage Tie-in Changes	
Kitchen Wall Framing								\$ 2,500.00	
								\$ 37,866.66	
								\$ 37,866.66	
ADA Bathrooms Raising Floor	This is a price based on very basic alterations realized								\$ 15,000.00
ADA Bedroom Increases	Please Note some of bedroom is covered under room budget								\$ 4,000.00
Sprinkler and Alarm System									\$ 120,000.00
Stair Rails	No Defined Scope this is not a firm price								\$ 7,000.00
Lobby	No Defined Scope this is not a firm price								\$ 25,000.00
Roof									\$ 40,000.00
Closets	There is closest etc. that will need minor workings								\$ 1,000.00
Stair area repair	The areas around the stairs have extensive damage								\$ 5,000.00
Repair Front Poarch									\$ 3,000.00
Front Door	No Current Bids as of this budget exercise								\$ 4,000.00
Front Windows	No Current Bids as of this budget exercise								\$ 10,000.00 New Scope
Building Painting with stucco repair									\$ 35,000.00
								\$ 269,000.00	
								\$ 269,000.00	
This is an apx building total not including FFE or equipment								\$ 779,220.08	
								\$ 779,220.08	

Life House South Beach (Jazz Hotel) Cost Analysis and Structure
321 Collins Ave., Miami Beach, FL33139

Item	Description	Cost	Percentage
ADA IMPROVEMENTS PROPOSED:			
ADA Bathrooms Raising Floor	This is a price based on very basic alterations realized	\$ 15,000.00	
ADA Bedroom Increases	Please Note some of bedroom is covered under room budget	\$ 4,000.00	
ADA Public Toilets (2)	Based on design provided and taking into account normal schedule 10 items and fixtures	\$ 12,000.00	
ADA Rooms & Baths (2)	Based on current design	\$ 17,542.14	
ADA Ramp & Railing	Previously Bid	\$ 9,857.61	
ADA Doors -1st floor rooms entry	Per Door Est 8 @ \$541.24 each	\$ 4,329.92	
ADA Doors @ lobby to ramp, ramp to laundry, ADA toilets	Waiting for Design basic electronic open door X2	\$ 3,000.00	
TOTAL ADA IMPROVEMENTS PROPOSED		\$ 65,729.67	8.3% OF CONSTRUCTION COST
ADDITIONAL ADA WORK FOR VERTICAL ACCESSIBILITY:			
ADA Elevator		\$ 62,584.00	
Elevator Structure - Foundation, shaft walls enclosure, roof, roofing		\$ 49,571.00	
ADA Electric Upgrades - Additional service & power distribution		\$ 14,985.00	
TOTAL ADA WORK FOR VERTICAL ACCESSIBILITY		\$ 127,140.00	16.3% OF CONSTRUCTION COST
TOTAL ADA IMPROVEMENTS		\$ 192,869.67	24.6 % OF CONSTRUCTION COST EXCEEDS MAX. 20% REQD.