

SOJO BUILDING GROUP, LLC

66 NE 107<sup>TH</sup> ST  
Miami, Florida 33161  
850.339.4201

226 Jefferson, Inc.  
226 Jefferson Ave.  
Miami Beach, Florida

Richard Cava – 305-776-1999

Project: Change of Use – R2 to R1

Apartment Hotel Improvements

Architect: Fanjul & Associates, LLC

Address: 226 Jefferson Ave., Miami Beach, FL

Pages: A-0.0, D-1.0, LS-1.0, A-1.0, E-1.0, E-2.0, M-1, P-1.0, P-2.0 and P-3.0.

Dated: 9/21/20

Specifications as listed below.

**SPECIFICATIONS:**

**General Conditions:**

- Permit fees and plan processing fees **are not included** in this proposal.
- Engineering / architectural plans if required by the building department, are not included in this proposal.
- Contractor is not responsible for items that are hidden behind walls, floor or ceiling that is not visible prior to demolition.
- Contractor is not responsible for existing items that are code violation and not directly mentioned in this proposal.
- Contractor to remove all trash generated from construction.
- General contractor to maintain workers compensation and general liability insurance.

**Scope of work limited to the following areas:**

**Unit # 2 to 9 - Interior:**

**Demolition:**

- Contractor to remove the following areas as per plans:
  - Existing bathroom
  - Existing bedroom
  - Flooring
  - Closets
  - Electrical panel, fixtures and outlets.
  - Contractor to remove existing concrete slab as required for new floor plan.

**Concrete Slab:**

- Contractor to form and pour new concrete slab at bathroom sanitary lines.

**Drywall, Cement Board and Framing:**

- Contractor to frame for new bathroom and bedroom layout as per floor plan.
- Contractor to supply and install cement board at shower wet area.
- Contractor to supply and install wood backing as required for installation of handicap bars at shower and toilet area.
- Contractor to supply and install wood backing as required for installation of wall hung lavatories.
- Contractor to patch drywall as required due to demolition.

**Plumbing:**

- Contractor to relocate existing sanitary lines as per new floor plan.
- Contractor to supply and install the following plumbing fixtures at new plumbing rough.
  - ADA wall hung lavatory set on new plumbing roughs.
  - ADA toilet set on new plumbing rough.
  - Shower pan
  - Shower valve with hand held personal shower.
- Fixtures to be supplied under an allowance of \$ 800.00. tax and delivery included.

**Tile:**

- Contractor to remove existing flooring and place in dumpster.
- Contractor to supply and install tile at the following areas:
  - Shower area walls to ceiling.
  - Shower floor.
  - Bathroom floors with base board.
  - Floors of Unit # 2
- Bid is based on a material allowance included in this proposal of \$ 3,000.00, tax and delivery included.

**Electrical:**

- Contractor to relocate electrical panel as per plans.
  - Re-feed existing circuits
  - Supply and install the following:
    - 6 – Switches
    - 3 – Receptacles
    - 1 – GFCI
    - 5 – Recessed Lights
    - 1 – Wall Light
    - 1 – Ceiling Light
    - 1 – Exhaust fan
  - Fixtures to be supplied under an allowance of \$ 900.00, tax and delivery included.

**HVAC:**

- Contractor to relocated existing exhaust fan and tie into existing roof vent.

**Accessories:**

- Contractor to supply and install shower rod. Shower Curtain by owner.

- Contractor to supply and install the following accessories:
  - 1 - Toilet paper holder
  - 1– 36” Handicap bar.
  - 1 – 42” Handicap bar.
  - 1 – 2 pcs. Handicap bar for shower area.
  - 1 – Pull down shower seat.
  - 1 – 30” x 36” mirror at lavatory.

**Millwork:**

- Contractor to supply and install the following:
  - 1- 36” x 80” pre-hung flush door with closer.
  - Base board throughout unit as required.
- Contractor to supply and install ADA approved lockset at bathroom entry door.

**EXTERIOR RAMP AND STEPS**

1. Contractor to demo existing stairs, landscaping and sidewalk as required for installation of new construction as per building plans.
2. Contractor to construct a 34’ x 3’ ramp with a 1:12 slope.
3. Contractor to construct landings with a maximum pitch of 2% as per plans.
4. Contractor to construct a 12’ x 18” sidewalk with footings with 2#5 continuous rebar as needed. Sidewalk to have a maximum pitch of 2 %.
5. Contractor to construct new steps as per drawings.
6. Contractor to construct new flood vents and regrade patio according to floodwater management drawings
7. Remove existing and install new landscaping as per drawings

**Contractor to supply and install all labor and materials as per the above specifications for a total sum of: \$524,839.50**

**Tax Included.**

We look forward to working with you on this project.

Sincerely,

Jonathan Leoni

**PROJECT: 226 Jefferson Ave Apartment Hotel**

SOHO BUILDING GROUP, LLC

ADDRESS: 226 Jefferson Ave, Miami Beach, FL. 33139

**Budget**

<b>GENERAL EXPENSES</b>	<b>\$ 53,125.00</b>
PERMIT AND IMPACT FEES	\$ 2,500.00
DEMOLITION	\$ 20,250.00
SUPERVISION	\$ 30,375.00
** Compliance with Florida Code requires additional \$43,125. in order to comply	
<b>SITE WORK</b>	<b>\$ 158,625.00</b>
HARDSCAPE & ACCESSIBILITY	\$ 141,750.00
LANDSCAPE	\$ 16,875.00
** Compliance with Florida Code requires additional \$135,125. in order to comply	
<b>STRUCTURAL WORK</b>	<b>\$ 12,487.50</b>
CONCRETE	\$ 12,487.50
** Compliance with Florida Code requires additional \$10,637.5 in order to comply	
<b>MECHANICAL WORK</b>	<b>\$ 74,787.50</b>
PLUMBING LABOR	\$ 29,362.50
FIRE SPRINKLER SYSTEM	\$ 31,250.00
HVAC	\$ 6,750.00
MATERIALS	\$ 7,425.00
** Compliance with Florida Code requires additional \$37,087.5 in order to comply	
<b>ELECTRICAL WORK</b>	<b>\$ 49,950.00</b>
ELECTRICAL LABOR	\$ 43,875.00
ELECTRICAL FIXTURES	\$ 6,075.00
** Compliance with Florida Code requires additional \$42,550. in order to comply	
<b>CARPENTRY WORK</b>	<b>\$ 7,492.50</b>
LABOR	\$ 4,050.00
WOOD BASE BOARD	\$ 1,350.00
DOORS	\$ 2,092.50
** Compliance with Florida Code requires additional \$6,382.5 in order to comply	
<b>INTERIOR FINISHES</b>	<b>\$ 80,898.75</b>
DRYWALL AND FRAMING	\$ 20,925.00
TILE LABOR	\$ 23,625.00
PAINTING LABOR	\$ 14,850.00
MATERIALS	\$ 21,498.75
** Compliance with Florida Code requires additional \$68,913.75 in order to comply	
<b>SUBTOTAL</b>	<b>\$ 437,366.25</b>
PROFIT	\$ 87,473.25
<b>TOTAL COST</b>	<b>\$ 524,839.50</b>

\*\* Compliance with Florida Code would require an additional total of  
\$412,585.5 in order for the entire project to comply