



Trebor Investment Corporation
CGCA15738
12976 SW 89th Ave.
Miami, Florida 33176
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Client: 226 Jefferson, Inc.
226 Jefferson Ave.
Miami Beach, Florida

Contact: 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: 9/15/20

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 8 new concrete slabs at bathroom sanitary lines.

Drywall, Cement Board and Framing:

- Contractor to frame for 8 new bathroom and bedroom layouts as per floor plans.
- Contractor to supply and install cement board at 8 shower wet area.
- Contractor to supply and install wood backing as required for installation of handicap bars at 8 shower and toilet area.
- Contractor to supply and install wood backing as required for installation of 8 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 handheld personal shower.
- Fixtures to be supplied under an allowance of \$ 6,400.00. 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 \$ 24,000.00, 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 \$ 7,200.00, 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:
 - 8 - Toilet paper holder
 - 8– 36” Handicap bar.
 - 8 – 42” Handicap bar.
 - 8 – 2 pcs. Handicap bar for shower area.
 - 8 – Pull down shower seat.
 - 8 – 30” x 36” mirror at lavatory.

Millwork:

- Contractor to supply and install the following:
 - 8- 36” x 80” pre-hung flush door with closer.
 - Base board throughout all units as required.
- Contractor to supply and install ADA approved lockset at bathroom entry doors.

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:

\$ 530,256.25 (Five Hundred Thirty Thousand Two Hundred Fifty-Six and 25/100 Dollars)

Tax Included.

We look forward to working with you on this project.

Sincerely,


Bob Oransky

PROJECT: Apartment Hotel Improvements

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

	Budget	NOTES
GENERAL CONDITIONS		
PERMIT FEES, C.O+B7:B41. FEES, IMPACT FEES	\$ 2,000.00	Allowance
PRODUCT APPROVAL FEES		
JOB PHONE		
ENGINEERING		
TEMPORARY ELECTRICAL / WATER		
FURNITURE SET UP		
SUPERVISION	\$ 8,000.00	\$6,000.00 in compliance costs
CONSTRUCTION CLEANING	\$ 3,750.00	\$1,750.00 in compliance costs
FINAL CLEANING	\$ 2,500.00	\$500.00 in compliance costs
DEMOLITION (INTERIOR AND EXTERIOR)	\$ 17,500.00	\$15,500.00 in compliance costs
TRASH HAUL / DUMPSTERS	\$ 6,000.00	\$4,000.00 in compliance costs
SITE WORK - EXTERIOR		
RAMP AND STEPS	\$ 45,400.00	\$25,900.00 in compliance costs
NEW DRY WELL	\$ 18,375.00	\$18,375.00 in compliance costs
STUCCO REPAIR	\$ 5,150.00	\$5,150.00 in compliance costs
FLOOD VENTS	\$ 10,720.00	\$10,720.00 in compliance costs
FLOOD WATER MANAGEMENT	\$ 24,655.00	\$24,655.00 in compliance costs
LANDSCAPING	\$ 32,500.00	\$32,500.00 in compliance costs
CONCRETE - INTERIOR		
CONCRETE CUTTING	\$ 5,200.00	\$4,950.00 in compliance costs
PRECAST CONCRETE	\$ 2,400.00	\$2,150.00 in compliance costs
CONCRETE PUMP	\$ 250.00	
CONCRETE FINISHING	\$ 2,800.00	\$2,550.00 in compliance costs
BACKFILL SLAB - DOWELS	\$ 1,250.00	\$1,000.00 in compliance costs
METALS		
STRUCTURAL STEEL		
RAILS	\$ -	Included in ramp
REBAR, WWM, VISQUEEN, EXPANSION JOINT		
WOODS AND PLASTIC		
CARPENTRY LABOR		
FINISH CARPENTRY LABOR	\$ 4,500.00	\$4,100.00 in compliance costs
THERMAL / MOISTURE PROTECTION		
INSULATION		
DOORS / WINDOWS - MATERIALS		
METAL DOORS AND FRAMES		

WOOD DOORS AND FRAMES	\$ 2,700.00	\$2,475.00 in compliance costs
WOOD BASE BOARD	\$ 975.00	\$840.00 in compliance costs
STOREFRONT - Entry doors		
MISC. GLASS AND GLAZING		
HARDWARE		
SKYLIGHTS		
FINISHES		
DRYWALL AND FRAMING	\$ 28,000.00	\$24,500.00 in compliance costs
INSULATION		
TILE - Bathroom		
LABOR		
Bathroom	\$ 17,040.00	\$14,910.00 in compliance costs
Floors	\$ 10,880.00	\$9,520.00 in compliance costs
Materials		
Bathroom	\$ 4,800.00	\$4,200.00 in compliance costs
Floors	\$ 9,600.00	\$8,400.00 in compliance costs
FLOOR DEMOLITION	\$ 5,200.00	\$4,550.00 in compliance costs
PAINTING	\$ 16,000.00	\$14,000.00 in compliance costs
ACOUSTICAL CEILING		
BATHROOM DOOR HARDWARE AND CLOSER	\$ 1,600.00	\$1,400.00 in compliance costs
VINYL FLOORING / BASE BOARD		
SPECIALITIES		
BATH ACCESSORIES		
INSTALLATION LABOR	\$ 2,000.00	\$1,750.00 in compliance costs
HC BARS - TOILET	\$ 600.00	\$525.00 in compliance costs
HC BARS - SHOWER	\$ 880.00	\$770.00 in compliance costs
SHOWER SEAT	\$ 2,600.00	\$2,275.00 in compliance costs
MIRROR	\$ 800.00	\$700.00 in compliance costs
TOILET PAPER DISPENSER	\$ 280.00	\$245.00 in compliance costs
EQUIPMENT		
ALARM / SECURITY SYSTEM		
SIGNAGE		
MECHANICAL		
PLUMBING	\$ 36,000.00	\$31,500.00 in compliance costs
FIXTURES	\$ 6,400.00	\$5,600.00 in compliance costs
FIRE SPRINKLER SYSTEM	\$ 24,900.00	
SPRINKLER DRAWINGS	\$ 3,200.00	
FIRE EXTINGUISHER	\$ 800.00	\$700.00 in compliance costs
HVAC	\$ 6,000.00	\$5,250.00 in compliance costs
ELECTRICAL		
ELECTRICAL WORK	\$ 42,800.00	\$37,450.00 in compliance costs
ELECTRICAL FIXTURES	\$ 7,200.00	\$6,300.00 in compliance costs
Electrical Demolition		
SUBTOTAL		
	\$ 424,205.00	
OVERHEAD AND PROFIT (20 %)		
TOTAL COST	\$ 530,256.25	\$426,075.00 in compliance costs