

8635 HARDING AVE, MIAMI BEACH, FL - CONSTRUCTION BUDGET

11/6/2017

SCOPE OF WORK:

COST

THIS SCOPE OF WORK IS BASED ON PLANS PREPARED BY NOVUS
ARCHETYPE DWGS. A-1.00, A1.01, A2.01:04, A3.01:03.

DEMOLITION

DEMOLITION AS SHOWN ON DWGS. A2.00 & A2.01 TO INCLUDE REMOVAL
OF ALL INTERIOR FINISHES, FIXURES, APPLIANCES, ETC. IN ALL BATHROOMS
AND KITCHENS. ALL TILE FLOORING THROUGHOUT. ALL INTERIOR DOORS
& HARDWARE. EXTERIOR WORK: REMOVE A/C WINDOW UNITS, REMOVE
ALL WINDOWS AND DOORS AND PREPARE OPENINGS FOR NEW BUCKS.
REMOVE ALL GUARDRAILS AND HANDRAILS. ALL CONSTRUCTION DEBRIS
TO BE REMOVED FROM SITE.

\$18,800

SITWORK

BUILD NEW ADA PARKING SPACE AND WALKWAY TO INCLUDE: CLEARING
AND GRUBBING, GRADING, PAVERS AND STRIPING

\$8,500

CONCRETE

BUILD NEW ADA RAMP AND PAD FOR A/C COMPRESSORS.

\$22,300

MASONRY & STUCCO

BLOCK UP EXISTING THRU-WALL A/C OPENINGS. PATCH ALL EXTERIOR
WALLS AS REQUIRED.

\$4,100

CARPENTRY

RAISE FLOOR IN BDRM. 2, AS SHOWN ON A3.00 & .01. NEW DOOR AND
WINDOW BUCKS. MISC. INTERIOR FRAMING.

\$24,500

RAILINGS & FENCING

NEW RAILINGS IN COMPLIANCE WITH FBC 2014 AT ALL WALKWAYS,
STAIRS, ADA RAMP, MISC. STEPS. NEW 6' HIGH PRIVACY FENCE WITH GATE
AND A/C SCREEN AS SHOWN ON A1.01.

\$15,000

INSULATION

NEW R-5 FOIL BACKED INSULATION ON EXTERIOR WALLS AND R-11 SOUND
INSULATION IN ALL INTERIOR WALLS AND R-30 CEILING INSULATION.

\$10,270

INTERIOR DOORS AND HARDWARE

NEW INTERIOR DOORS AND HARDWARE PER PLAN APPROX. 20 OPENINGS.
ALL OPENINGS TO HAVE WOOD JAMBS AND CASING.

\$9,600

EXTERIOR DOORS AND HARDWARE

NEW EXTERIOR DOORS AND HARDWARE PER PLAN APPROX. 8 OPENINGS.
ALL OPENINGS TO HAVE WOOD JAMBS AND CASINGS AND BRICKMOLD. \$5,250

EXTERIOR IMPACT RATED WINDOWS

NEW EXTERIOR WINDOWS PER PLAN APPROX. 46 OPENINGS. \$34,500

DRYWALL

NEW DRYWALL THRU-OUT PER PLAN. M.R. BOARD IN KITCHENS AND BATHROOMS. DUROROCK IN SHOWER AND TUB AREAS. LEVEL 4 FINISH. APPROX. 400 BOARDS. \$19,200

TILE FLOORING AND WALLS

NEW PORCELAIN TILE ON FLOORS THROUGHOUT. NEW WAINESCOTE TILE IN BATHROOMS AND KITCHENS AND FULL HEIGHT IN SHOWER AREAS. APPROX. 3,800 S.F. \$20,900

PAINTING

INTERIOR: ALL WALLS, CEILINGS, DOORS AND TRIM TO RECEIVE ONE COAT PRIMER AND TWO COATS FINISH PAINT. COLOR BY OWNER. EXTERIOR: PRESSURE WASH, CAULK ALL NEW WINDOWS AND DOORS AND PATCH CRACKS IN STUCCO PER PLANS. ONE COAT PRIMER AND TWO COATS FINISH PAINT. \$18,700

CABINETRY

NEW KITCHENETTES (4) AND NEW KITCHENS (2) AND NEW VANITIES (6) \$15,000

PLUMBING

COMPLETE NEW SANITARY PIPING AND WATER PIPING PER PLANS. NEW GAS FIRED, TANKLESS HOT WATER HEATERS. SUPPLY AND INSTALL ALL PLUMBING FIXTURES PER PLAN: WC - 6, VANITIES - 6, SHOWERS - 6, SINKS - 6. \$35,220

FIRE SPRINKLER

COMPLETE NEW FIRE SPRINKLER SYSTEM. APPROX. 34 HEADS. \$44,400

A/C

6 NEW MINI SPLIT A/C SYSTEMS TO INLCUDE ALL EQUIPMENT AND REFRIGERANT AND CONDENSATE PIPING. \$22,800

ELECTRICAL

COMPLETE NEW ELECTRICAL SYSTEM TO INCLUDE NEW PANELS, WIRING, DEVICES AND FPL REQUIREMENTS. \$27,890

FIRE ALARM

COMPLETE NEW FIRE ALARM SYSTEM TO INCLUDE ALL DEVICES, APPROX.
30, WIRING AND MAIN PANELS.

\$12,350

	SUB-TOTAL=	\$369,280
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	GENERAL CONDITIONS & CONTINGENCIES (10%)=	\$36,928
	ESTIMATED PERMIT FEES (5%)=	\$18,464
	OVERHEAD & FEE (20%)=	\$73,856
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	TOTAL CONSTRUCTION BUDGET =	\$498,528