

Statement of Probable Construction Cost

Island Coconut Grove Office w/o Lift

2950 S.W. 28 Lane, Coconut Grove, FL

February 21, 2023

Division	Sections	Description	Unit	Quantity	Cost per Unit	Cost
Division 1 - General Requirements						
	See at bottom before Project Total					
Division 2 - Site Construction & Demolition						
	Existing VCT flooring removal		S.F.	2,735	\$1.25	\$3,419
	Existing Ceramic Tile Floor removal		S.F.	65	\$3.50	\$228
	Existing millwork removal & disposal		L.F.	36	\$25.00	\$900
	Doors & frames demolition		Each	9	\$50.00	\$450
	Shoring for new OH door opening		L.S.	1	\$2,300.00	\$2,300
	Existing plumbing fixtures demolition		Each	5	\$175.00	\$875
	Remove and cap exist. Waste & water supply piping		L.S.	1	\$2,800.00	\$2,800
	Existing partition demolition		S.F.	2,060	\$3.75	\$7,725
	Site remediation of construction activities		L.S.	1	\$1,500	\$1,500
Division 3 - Concrete						
	Concrete repair for new flooring, plumbing, leveling floors, overhead door		L.S.	1	\$4,200	\$4,200
Division 4 - Masonry						
	Not Used					
Division 5 - Metals						
	Chainlink fencing		L.F.	32	\$54	\$1,728
	Chainlink gates		Ea.	2	\$440	\$880
	Custom Steel Lobby Stair		L.S.	1	\$41,330	\$41,330
Division 6 - Wood & Plastics						
	Rough Carpentry	Grounds, misc. bucks, furring	L.S.	1	\$3,400	\$3,400
	Kitchen Base Cabinetry		L.F.	10	\$348	\$3,480
	Cabinetry Countertops		L.F.	10	\$148	\$1,480
	Wall Cabinets		L.F.	8	\$200	\$1,600
	Storage Cabinets		L.F.	89	\$325	\$28,925
	Storage Countertops		L.F.	89	\$51	\$4,539
Division 7 - Thermal and Moisture Protection						
	Patch & flash roofing at new penetrations		L.S.	1	\$2,400.00	\$2,400
	Perimeter R-5.0 Wall Insulation		L.S.	1	\$2,800.00	\$2,800
	Partition Sound Insulation		S.F.	1,648	\$1.40	\$2,307
Division 8 - Doors & Windows						
	Alum/GL Storefront Partitions		S.F.	644	\$68	\$43,792
	Wood doors & frames w/ hardware		Each	4	\$585	\$2,340
	New Rollup Overhead Door		L.S.	1	\$3,400	\$3,400
	New Ext. Side Gate:		Each	1	\$665	\$665
Division 9 - Finishes						
	New VCT Flooring:		S.F.	2,240	\$4.85	\$10,864
	New Wood Base		L.F.	434	\$5.45	\$2,365
	New partitions (framing and drywall)		S.F.	2,580	\$8.10	\$20,898
	Interior painting (all walls)		S.F.	1,770	\$1.35	\$2,390
	Painting overhead beams and slabs		S.F.	4,900	\$0.70	\$3,430
	Painting doors and frames		Each	4	\$158.00	\$632
	Ceramic tile flooring		S.F.	182	\$16.25	\$2,958
	Cove base		L.F.	64	\$14.00	\$896
	Ceramic wall tile		S.F.	196	\$12.00	\$2,352
Division 10 - Specialties						
	Fire Extinguishers & Cabinets		Each	3	\$265	\$795
	Toilet Accessories		L.S.	3	\$2,600	\$7,800
	Signage		Ea.	18	\$65	\$1,170
Division 11 - Equipment						
	Not Used					
Division 12 - Furnishings						
	Not Used					
Division 13 - Special Construction						
	Not Used					
Division 14 - Conveying Systems						
	Not Used					
Division 15 - Mechanical						
	Plumbing:		S.F.	2800	\$8.00	\$22,400
	Mechanical:		S.F.	2800	\$17.00	\$47,600
	Testing, adjusting, balancing		L.S.	1	\$4,628.00	\$4,628
Division 16 - Electrical						
	Electrical Demolition		L.S.	1	\$4,000	\$4,000
	Electrical		S.F.	2800	\$18	\$50,400
	Sub-Total:					\$355,040
Division 1 - General Requirements						
	General Conditions	10%	L.S.			\$35,504
	Overhead	13%	L.S.			\$46,155
	Profit	10%	L.S.			\$35,504
	Project Total:					\$472,203

red design group

1000 South Red Road, Suite 202, West Miami, Florida 33144