



## 241 77<sup>th</sup> Street – Construction Costs

Construction Cost - Elevator		Comments
Elevator Equipment	38,250.00	These are the associated costs that will be incurred with the installation of an elevator.
Helical Pilings & Foundation	12,000.00	
Plumbing	1,500.00	
Electrical	9,650.00	
Fire Alarm	6,000.00	
Structural	22,500.00	
Concrete Ramp	6,500.00	
Board of Adjustments - Variance Required	8,500.00	
Plans, Specifications, Calculations	12,500.00	
Permit Processing & Fees (Estimate)	5,000.00	
<b>Sub Total</b>	<b>122,400.00</b>	
<b>Fire Department Construction Requirements</b>		
Upgraded Fire Alarm System - Entire Building	15,000.00	Since the building does not have a fire sprinkler system, as an alternative allowed by NFPA, construction alterations need to be made since we are doing a change of use from apartment building to hotel/short term rental. These construction alterations were already incorporated in the plans and approved by the City of Miami Beach Fire Department.
2nd Floor Egress Improvements (Framing & Drywall)	6,500.00	
Remove & Replace Doors	3,500.00	
AHU Closet		
Storage Closet		
Unit 3 Door		
North Stair Door		
Unit 2 Door		
South Stair Door		
Install Self-Closing Mechanisms (8 Doors)	6,000.00	
Exterior Railing Improvements - To Meet Current Code (Change of Use)	3,500.00	
Interior Railing Improvements - To Meet Current Code (Change of Use)	6,500.00	
Change All Hardware - Lever Type (Interior & Exterior) ADA Requirement	800.00	
<b>Sub Total</b>	<b>41,800.00</b>	
<b>Construction/Improvements Performed Past Three Years</b>		
AC Replacement	3,500.00	
Painted Interior / All Units	3,600.00	
Removed & Replaced Kitchen Cabinetry Doors / All Units	4,500.00	
Cap Existing Mica Countertops w/Granite Countertops / All Units	12,000.00	
Refinish Wood Floors - Second Floor Unit	4,000.00	
Steam Clean and Re-Grout Ceramic Tile Floor - Second Floor Unit	2,000.00	
Remove & Replace Padding & Carpeting - First Floor Unit	6,000.00	
Removed & Replaced All Electrical Switches & Outlet Covers / All Units	2,500.00	
Removed & Replaced Appliances / All Units	9,000.00	
Removed & Replaced Furniture / All Units	30,000.00	
Upgraded Landscaping Around Building	5,000.00	
<b>Sub Total</b>	<b>82,100.00</b>	
<b>Construction Proposed For 2017/2018</b>		
Remove & Replace Windows & Exterior Doors	45,000.00	
Pressure Wash, Scrape, Waterproof & Paint Exterior	15,000.00	
Construction Exterior Balcony	12,500.00	
<b>Sub Total</b>	<b>72,500.00</b>	
<b>TOTAL COST</b>	<b>318,800.00</b>	