

March 6, 2017

DBPR - Florida Building Commission
2601 Blair Stone Road
Tallahassee, Florida 32399-0772
FBC Waiver #: 231-R0

Project: Change of Use for:
1311 West Avenue
Miami Beach, FL 33139

Architect's Cost Estimate

Attention DBPR reviewer,

Based on our experience in a number of projects of this construction size, type, and with similar characteristics, I would like to submit for your consideration a cost estimate of the following components that we deem necessary to satisfy the Accessibility requirement:

- A subsoil investigation report from a licensed engineering company.
- A complete elevator system with an elevator machine room.
- 3-phase power.
- New foundations and piles.
- Reconfiguring existing exterior walls and foundations.
- Re-engineering floor and roof joist systems.
- Altering the existing roof.

Cost Estimate of materials and labor.....\$115,000 - \$145,000

In addition to the above-mentioned items, it is worth noting that the existing site and building will generate conditions that are far more challenging than there would be if this were new construction. The site logistics, maneuverability, and building configuration will inevitably place a greater burden upon the General Conditions of this contract.

If you have any questions, please feel free to contact me at your earliest convenience.

Thank you.



Anthony Leon
President