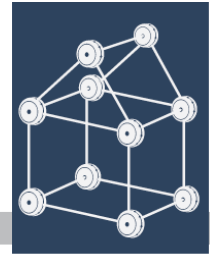


CBC 1251157
 1348 Washington Ave.
 Suite 184
 Miami Beach, FL 33139

R.G. FIFER INC.
 Building Contractors
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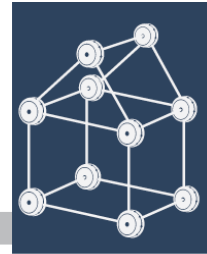
Name / Address
Greenbrier Partners LLC 3101 Indian Creek Dr Miami Beach, FL 33139

Date	Estimate #
8/29/17	1280

Project			
Hotel Remodel			
Description	Qty	Rate	Total
SCOPE OF WORK			
This is a General Budget based on seen and unseen conditions. Material allowances were used for fixtures and finishes. A more precise budget will be provided when final design and architectural plans are complete.			
DEMOLITION			
- Bathrooms			
- All flooring			
- Hallway railings			
- Windows			
- Haul Misc debris during project. A Dumpster in the parking area is figured into this proposal.			
TOTAL LABOR AND MATERIALS		120,000.00	120,000.00
ROUGH CARPENTRY, DRYWALL ETC.			
- Frame for 10 new bathrooms.			
		60,000.00	60,000.00
- Demising walls for 10 new units and to separate the existing 41 units.			
- New closets for the 10 new units and misc. units where they are needs to separate existing units.			
- New access doors to 29 new units.			
- Frame for 70 new lower bathroom ceilings to accommodate AC air handlers. WE WILL ONLY HAVE ONE SIDEWALL SUPPLY PER ROOM AND IF WANTED ONE DROP IN EACH BATHROOM.			
- New chase columns to accommodate HVAC fresh air.			
ELECTRIC			
		Total	

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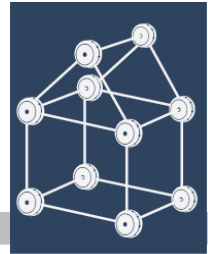
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Date	Estimate #
8/29/17	1280

Project			
Hotel Remodel			
Description	Qty	Rate	Total
New Electric for 10 new units. New extractor fans for all 70 units. New HVAC for all 70 units and common areas. New circuits and outlet locations as required for new units and bathrooms. Relocate misc. receptacles and lighting on existing 60 units. Raise and relocate basement electrical panels and outside service to above flood height. All the existing and new units share electrical panels. No individual panels are to be used in this project. ADD FIXTURE LOCATIONS IN COMMON AREAS, ROOM, POOL AREA AND EXTERIOR OF BUILDING.		350,000.00	350,000.00
HVAC - New HVAC for common areas & 70 rooms. Fresh air for all A/C units. Bathroom extractor fans and venting for all bathrooms.		500,000.00	500,000.00
FIRE ALARM - Additional fire alarm devices in all 70 bathrooms. - We have 41 existing room fire alarm devices. We need 29 new devices to complete the 70 rooms.		40,000.00	40,000.00
SPRINKLER The building has a full sprinkler system. - We need 29 new sprinkler heads to accommodate the new floor plan. - We need to relocate the sprinkler risers into the stair way to accommodate the current code. The floor branch lines with then be connected to the new risers.		70,000.00	70,000.00
PLUMBING			
		Total	

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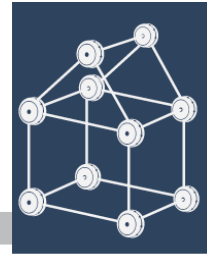
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Date	Estimate #
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Project			
Hotel Remodel			
Description	Qty	Rate	Total
- We have 60 existing bathrooms. - These bathrooms with new 60 new shower valves on the existing rough. - 60 tub drains to be changed to shower drains with shower pans. - 33 New kitchenette - We need 10 new bathrooms. - Each with a new shower, lavatory and sink. This new rough will be connected to the existing stacks and water risers since the new bathrooms are close to the existing. - We need 70 new AC condensate drains for the new HVAC system. - RELOCATE SINKS IN 29 ROOMS ON EXISTING ROUGH WHERE KITCHEN WAS (\$500 EACH) - Fire stopping at existing and new bathroom etc. New fire dampers at each level for new A/C fresh air make up. - New insulation on new walls - Windows and Doors - REPLACE EXTERIOR LOBBY DOORS WITH NEW TO SIMULATE ORIGINAL. - New drywall and Durock as required. Finish all new and repair all existing drywall finish. - New staircase hand railings. - NEW EXTERIOR HANDRAILS AT ENTRY - Install new sound proofing on all rooms - SINCE YOU OWN THE WHOLE BUILDING I DON'T BELIEVE ITS REQUIRED. HOWEVER WITHOUT IT WILL BE LOUD BELOW UNLESS YOU USE CARPET IN THE ROOMS.		214,500.00	214,500.00
		30,000.00	30,000.00
		8,000.00	8,000.00
		325,000.00	325,000.00
		140,000.00	140,000.00
		15,000.00	15,000.00
		57,000.00	57,000.00
		Total	

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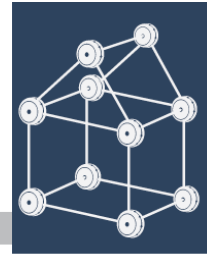
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Date	Estimate #
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Project			
Hotel Remodel			
Description	Qty	Rate	Total
- Purchase room flooring 19,000 sq ft - INCREASING THE MATERIAL BUDGET TO \$7.50 PER SQ FT		142,500.00	142,500.00
- Install new flooring in all rooms.		80,000.00	80,000.00
- Purchase new bathroom tile - INCREASING THE MATERIAL BUDGET TO \$7.50 PER SQ FT FOR 5425 SQ FT		40,687.50	40,687.50
- Install new tile on bathroom floor and shower walls. - LABOR IS ALREADY AT \$936 PER BATHROOM		65,000.00	65,000.00
- Install new padding and carpet in hallways approximately 555 sq yd - WE HAD CARPET AT \$30.63 PER YARD. INCREASING IT TO \$45 PER YARD.		24,975.00	24,975.00
- Custom build bed frames, headboards, shelving , desk/ drawer units.		525,000.00	525,000.00
- New shower panels		56,000.00	56,000.00
- New plumbing fixtures - WE WILL RAISE THE SINK FAUCET, TOILET AND SHOWER VAULVE BUDGET TO \$1000 PER BATHROOM		70,000.00	70,000.00
- New vanity tops - VANITY TOPS WE ASSUME TO BE IN GRANITE OR SIMILAR. THE VANITY IT SELF IS INCLUDED IN THE CUSTOM FURNITURE SECTION 3 ITEMS ABOVE.		28,000.00	28,000.00
		Total	

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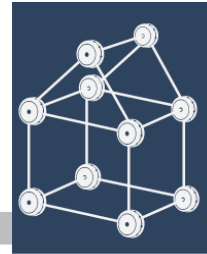
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- New light fixtures - INCREASING THE BUDGET TO \$1000 PER ROOM AND CHANGING COMMON AREA AND EXTERIOR LIGHT FIXTURES.		95,000.00	95,000.00
- New bathroom hardware/ mirrors		19,500.00	19,500.00
- Installation of bathroom hardware and mirrors.		4,000.00	4,000.00
- New doors to 10 new bathrooms - REFRAME 60 BATHROOM WALLS. PURCHASE AND INSTALL 60 NEW POCKET DOOR SYSTEMS. ADDITIONAL PRICE FOR 10 NEW BATHROOM POCKET DOOR SYSTEMS.		38,500.00	38,500.00
- New doors to 29 new units - SEE ENCLOSED INVOICE FROM PASEO ONE DOOR AT \$273 WHEN WE ORDER IN BULK OUR \$250 PER DOOR PRICE WILL BE \$7250		7,250.00	7,250.00
- Installation of 39 new doors. - \$100 INSTALLATION PRICE PER DOOR IS ADEQUATE. THRESHOLD INSTALLATION WILL BE PART OF TILE BUDGETS.		3,900.00	3,900.00
- New bathroom knobs, hinges and door closer. Entrance door peep hole, door closer and privacy latch (Key less entry system not included at this time) - I HAVE \$228 PER ROOM. REMEMBER KEYLESS ENTRY SYSTEM IS NOT INCLUDED IN THIS PROPOSAL.		16,000.00	16,000.00
- New baseboards in 70 room and hallways. - WE WERE FIGURING ON A SIMPLE WOOD BASE AT AROUND \$1.25 PER LINEAR FT PLUS LABOR. SELECTING A MORE EXPENSIVE ALTERNATIVE WILL COST MORE AS SHOWN.		30,000.00	30,000.00
		Total	

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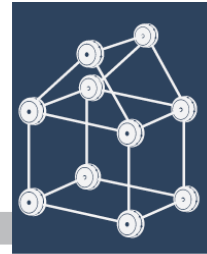
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Description	Qty	Rate	Total
- Paint the interior and exterior of the building. - YES MULTIPLE COLORS ARE INCLUDED IN THIS PROPOSAL.		110,000.00	110,000.00
SIGHT UNSEEN ESTIMATE - Misc. framing in partition walls after demolition. - Rotten bathroom framing. - Interior and exterior spauling. - Joist repair to the first floor section. - Improper wiring exposed during the project. - Improper of deteriorated plumbing exposed during the demolition phase. - Adjust the existing doors to close properly as required.		300,000.00	300,000.00
- Roof repairs and re roof the small roof section.		30,000.00	30,000.00
- Purchase and install front patio tile. - INCREASING THE MATERIAL COST TO \$7.50 PER FT AND THE LABOR ASSOCIATED WITH MORE EXPENSIVE FLOORING.		11,000.00	11,000.00
- Toilets / Temp power		5,000.00	5,000.00
ADDITIONS REQUIRED TO BUDGET 1. LOBBY BAR BUILD-OUT/ CASEWORK		50,000.00	50,000.00
2. BAR EQUIPMENT / COFFEE MACHINE		35,000.00	35,000.00
3. POOL AREA SERVICE STATION		5,000.00	5,000.00
4. ALLOCATION FOR GROUND FLOOR RESTROOMS FOR POOL AREA (PROBABLY CODE REQUIRED). (WE HAVE FIRST FLOOR LOBBY BATHROOMS WHICH ARE NEAR THE LOBBY/POOL DOOR).			
5. ROOM KITCHENETTE CABINETRY (IN OUR CUSTOM FURNITURE BUDGET WE'VE FIGURED ON A CABINET/ COUNTERTOP SYSTEM LIKE PASEO WHICH HOUSES THE MINI FRIDGE ETC).			
		Total	

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6. ROOM KITCHENETTE COUNTERTOPS AND BACKSPLASH (SAME RESPONSE AS NUMBER 5)			
7. ROOM KITCHENETTE UNDER- COUNTERTOP FRIDGE \$1000/KEY (RORY'S LEDGER)			
8. ROOM KITCHENETTE BUILT-IN MICROWAVE \$500/KEY		35,000.00	35,000.00
9. NEW POOL COPING		5,000.00	5,000.00
10. ADDITIONAL POOL AREA TILE PAVERS (AS NECESSARY) (IF ITS DECIDED TO CHANGE ALL THE POOL / PATIO PAVERS FOR NEW IT WILL BE APPROXIMATELY \$16,000)			
11. ENTRY AND POOL AREA EXTERIOR POT AND PLANTS		25,000.00	25,000.00
12. PATIO FURNITURE RORY'S LEDGER			
13. LOBBY FLOORING: ASSUME MATERIAL COST OF \$20/SF (APPROXIMATELY 1750 SQ FT. \$20 MATERIAL PLUS \$7 LABOR		47,250.00	47,250.00
14. LOBBY FINISHED CARPENTRY (SEEMS TO BE THE SAME CATEGORY AS NUMBER 1)			
15. CODE IDENTIFICATION SIGNAGE		5,000.00	5,000.00
16. BOAT DOCK (INCLUDING LIGHTING)		15,000.00	15,000.00
17. BOAT DOCK FF&E RORY'S LEDGER			
The Engineer may determine that a larger transformer will be needed from Florida Power and Light. The transformer is directly across the street on the pole. It is a short distance to the buildings service. This is an estimate.		9,000.00	9,000.00
- Project management		40,000.00	40,000.00
- Profit and overhead at 10%		385,406.25	385,406.25
		Total	\$4,288,468.75