



FLORIDA STATE CERTIFIED GENERAL CONTRACTOR CGC1508637

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## PRELIMINARY ESTIMATE

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**CLIENT:** Prestige Hotel Vero Beach, LLC.

**JOB #:** PHVB -012

**PROJECT:** East Building Renovations

**ADDRESS:** 1526 Ocean Drive  
Vero Beach, FL

**DATE ISSUED:** September 29, 2015

We propose to provide the construction services listed below. All work and approvals shall comply with the 2010 Florida Building Code, and all applicable safety codes, having jurisdiction over the work performed. Workmen skilled in each trade shall do all work.

The price quoted in this estimate is based on the architectural plans and on job site observation. Any alteration or deviation from the specifications outlined in this agreement, or additional work including hidden conditions or additional work ordered by the building inspectors, or by Prestige Hotel Vero Beach, LLC. (Prestige) involving extra costs and extra charges over and above the total contracted amount Rossel Construction Group, Inc. (RCG) will notify Prestige in the form of a written change order outlining the additional work and cost associated with that work. The change order will require approved from Prestige before the additional work will be performed.

All materials guaranteed to be as specified by manufacturer. All work to be completed in a workmanlike manner, according to standard practices. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

**EAST BUILDING RENOVATIONS  
PRELIMINARY BUDGET PREPARED WITHOUT APPROVED PLANS**

ITEM	COST
<b>PROJECT MANAGEMENT:</b> Supervise, direct, manage and control all aspects of interior remodeling and structural work.	\$ 15,000.00
<b>EXPEDITING OF PERMITS</b>	
Permit expediting plans and permits through the city of Vero Beach and Indian River County.	\$ 2,000.00
<b>PERMITS:</b> Will be billed net cost to owner	Billed Net to Owner
<b>DEMOLITION:</b>	
Demolition first, second and third floor:	\$ 18,780.00
Electrical demolition first second and third floors: (ALLOWNACE)	\$ 3,000.00
Mechanical demolition first, second and third floors (ALLOWNACE)	\$ 3,000.00
Plumbing demolition first, second and third floors (ALLOWNACE)	\$ 3,000.00
<b>STRUCTURAL WORK</b>	
Demo CMU walls pour columns and header for 7 door openings, 3 on second floor and 4 on third floor, Does not include pool bathroom.	\$ 5,250.00
Bathroom door way. This needs to be designed before it can be priced.	TBD
closing of slab where stairs are.	\$ 5,500.00
<b>FRAMING AND DRYWALL</b>	
New framing of all new partitions, Installation of two layers of type x 5/8" drywall on all demise walls regular 5/8 drywall installation on all other interior partitions, 1/2 " green board installed in all wet areas except showers, 1/2" cement board on all shower walls. Drywall finishing on all walls	\$ 90,800.00
Popcorn ceilings in all rooms, pool bathroom and gym.	\$ 6,570.00
<b>EXTERIOR DOOR</b>	
provide ten exterior fiberglass prehung doors (Allowance)	\$ 8,000.00
Installation of ten new fiberglass doors	\$ 6,000.00
Door Hardware and entry system	TBD
<b>INTERIOR DOORS</b>	
8 prehung solid core interior doors plus installation	\$ 4,600.00
10 bifold doors plus installation	\$ 2,250.00

Closet Wire shelf and rod plus installation	\$ 521.00
<b>FLOORING AND WALL TILE INSTALATION</b>	
AntiFragment underlayment and installation (OPTIONAL)	\$ 6,900.00
<b>OPTION A:</b> 3450 SQ.FT. 1/4" grout line installation following the contour of the floor set with thin set only. Installation of tile flooring in each of the following: first floor, pool bathroom and storage room, 2nd floor 4 units and east ex set withposure balconies, 3rd floor 4 units and east exposure balconies. (Tile and setting materials by owner.)	\$ 14,662.50
<b>OPTION B:</b> 3450 SQ. FT. Rectified level installation with no grout lines, set with mortar and thin set. Installation of tile flooring in each of the following: first floor, pool bathroom and storage room, 2nd floor 4 units and east ex set withposure balconies, 3rd floor 4 units and east exposure balconies. (Tile and setting materials by owner.)	
Gym Flooring: Rubber matt exercise flooring Material and installation	\$ 2,580.00
<b>SHOWER TILE WORK</b>	
Tiles by owner	By Owner
Tile setting for 8 bathrooms on three shower walls and shower floor Based on tiles shown to RCG by owner and adding a mosaic band around three walls.	\$ 6,300.00
<b>ELECTRICAL LABOR:</b> NO ELECTRICAL PLANS this is an ALLOWANCE ONLY	\$ 36,000.00
<b>ELECTRICAL LIGHT FIXTURES:</b> NO ELECTRICAL PLANS this is an ALLOWANCE ONLY a lighting plan needs to be done and Light fixtures need to be selected . ( based on 8 units, pool bath and gym. \$550.00 per unit)	\$ 5,500.00
<b>MECHANICAL:</b>	
Based on NO MECHANICAL PLANS this is an ALLOWANCE ONLY . ( based on 8 units, and gym)	\$ 30,000.00
<b>PLUMBING LABOR:</b>	
NO PLUMBING PLANS this is an ALLOWANCE ONLY ( based on 8 units, pool bath. per unit)	\$ 27,000.00
<b>PLUMBING FIXTURES:</b>	
Toilets: 9 KOHLER toilets. Needs to be selected (ALLOWANCE)	\$ 3,150.00
Sinks: 8 KOHLER sinks Needs to be selected (ALLOWANCE)	\$ 1,350.00
Faucets: 8 faucets for bathroom sinks. Needs to be selected (ALLOWANCE)	\$ 2,800.00
Faucets: 8 faucets for kitchenette . Needs to be selected (ALLOWANCE)	\$ 2,800.00
Shower controls 8 Koehler shower control system. Needs to be selected (ALLOWANCE)	\$ 3,200.00
ADA faucet Needs to be selected (ALLOWANCE)	\$ 400.00
ADA Sink Needs to be selected (ALLOWANCE)	\$ 400.00
ADA grab bars and accessories Needs to be selected (ALLOWANCE)	\$ 400.00



ADA Mirror Needs to be selected (ALLOWANCE)	\$ 200.00
<b>FURNITURE AND FIXTURES</b>	
8 Bathroom Vanities and tops Needs to be selected (ALLOWANCE)	\$ 6,000.00
Bathroom accessories Needs to be selected (ALLOWANCE)	\$ 1,000.00
Kitchen counters and cabinets Needs to be decided and selected or designed.(ALLOWANCE)	\$ 7,200.00
Kitchen appliances	TBD
<b>MIRROR WORK AND GLASS WORK</b>	
Bathroom mirror - Based on mirror above vanity ( based on 8 units)	\$ 900.00
Glass shower enclosures. ( based on 8 units)	\$ 6,300.00
<b>BASEBOARDS</b>	
Wood Baseboards: for eight room, gym, and pool bathroom.	\$ 7,750.00
<b>PAINTING</b>	
Primer plus two coats Benjamin Moore regal two coats all interior ceilings, walls and baseboards.	\$ 8,000.00
<b>PROTECTION</b>	
Covering bathrooms and kitchen with protective construction materials after installation to protect from rest of construction.	\$ 900.00
<b>TRASH REMOVAL and DAILY CLEAN-UP</b>	
Trash removal during all phases of demolition and construction ALLOWNACE FOR THREE DUMPSTERS	\$ 2,300.00
<b>FINAL CLEAN UP AND DETAILING OF RESIDENCE</b>	
final construction clean up	\$ 1,800.00
<b>DELIVERIES</b>	
Delivery construction materials purchased by Rossel	\$ 2,500.00
<b>ESTIMATED COST OF PROJECT</b>	<b>\$ 362,563.50</b>
<b>17% OVERHEAD AND PROFIT</b>	<b>\$ 61,635.00</b>
<b>TOTAL ESTIMATED COST OF CONSTRUCTION</b>	<b>\$424,171.50</b>

**NOTES:**

- 1 – Other work not outlined in this estimate requested or requiring the supervision of Rossel Construction Group, Inc. will be charged at cost plus a 17 % fee for overhead and profit.
- 2- Concealed or Hidden Conditions: This Agreement is based solely on the observations Contractor was able to make with the structure in its current condition at the time this Agreement was done. If additional concealed or hidden conditions are discovered once work has

*commenced which were not visible at the time the proposal was presented, Contractor will stop work and point out these unforeseen concealed conditions to Prestige so that Prestige and RCG can execute a Change Order for any Additional Work.*

**TERMS AND CONDITIONS:**

**1. Terms:**

**Construction Work**

- 50% of all estimated construction cost upon approval of contract and commencement of work.
- 30% of all estimated construction cost upon, installation of structural roofing system and , approval of inspections from the city on the following, structural, windows, framing, drywall, rough plumbing, rough mechanical and electrical.
- 10% upon completion of TPO roofing system and completion of flooring installation
- 10 % of all estimated construction cost upon approval of final city inspections and completion and acceptance of job by prestige.

**2. Conditions:**

Rossel Construction Group (RGC) agrees to obtain Prestige Hotel Vero Beach, LLC (Prestige) approval before exceeding this estimate. This estimate is effective as of the date issued and will remain so for 30 days, after which it is subject to change if Prestige has not yet authorized it. It is agreed that this estimate will change if specifications are altered. If specifications are altered a written change order will be submitted to Prestige for approval and shall be billed as change orders. Client authorizations are considered permission to initiate services and procure materials necessary to complete the job. Invoices not paid within 30 days will be assessed a monthly service charge of 1-1/2% of the amount invoiced (18% annual rate). If invoices for worked performed have to be collected through or on demand of an attorney, then client agrees to pay for reasonable attorney's fee for collection. The undersigned agree to the terms and conditions of this agreement.

**ROSSEL CONSTRUCTION**

**PRESTIGE HOTEL VERO  
BEACH LLC.**

**GROUP, INC.**

By: \_\_\_\_\_

By: \_\_\_\_\_

**Date Issued:** \_\_\_\_\_

**Date Authorized:** \_\_\_\_\_