



Construction Corporation

March 16, 2016

Red Development Group  
435 21<sup>st</sup>. Street  
Suite CU4  
Miami Beach, FL 33139

Attn.: Matteo Soldatini

Re: 3900 & 3920 Garden Avenue  
Miami Beach, FL 33140

Probability of Cost Proposal

Dear Mr. Soldatini,

We wish to thank you for the opportunity to offer you our probability of cost proposal for the above referenced 8 unit building excluding elevator work.

The total probability of cost for this work would be One Million Five Hundred Eighty Five Thousand Eight Hundred Seventy Dollars and Zero Cents (**\$ 1,585,870.00**).

**Inclusions:**

- Plan review as per preliminary design by: Espazio Design Corp.
  - Sheet A-01, A-02 and A-03 all dated 2/20/16
- Interior and exterior isolated demolition
- Trash containers and barricades
- Landscaping, irrigation
- Concrete work for handicap ramps/stairs
- Exterior railing renovations to meet ADA
- New cabinetry and counter tops
- Interior wire shelving
- Finish carpentry for: door installations, hardware installations and wood baseboard
- Roof repairs
- Interior wall / ceiling insulation as applicable
- Interior wall framing, drywall installations
- New exterior front entry doors
- New windows Impact Glass
- New bathroom mirrors
- New bathroom accessories

- New bathroom fiberglass tub/shower one piece
- Stucco patchwork due to exterior doors and windows
- Ceramic tile work in bathrooms and kitchen flooring
- Paint interior and exterior
- Carpet
- Signage for units
- Appliance packages
- Plumbing, electric waterless heaters, sinks, faucets
- Fire Sprinklers
- Fire Alarm
- Electrical rework
- FPL service
- Fire Extinguishers
- Light fixtures interior and exterior
- Low voltage wiring for internet and TV
- Burglar alarm wiring (no contacts)
- Temporary protection
- Dumpsters
- Continuous on site Supervision
- Permit

**Not included items:**

- Architectural, engineering design fees
- Payment and Performance Bond or associated costs.
- Interior window treatment
- Utility fee expenses of any kind (such as water, sewer, electrical).

Owner is to supply complete access to the site for contractor, contractor's vehicles and equipment during the duration of project.

This quote is valid for a period of 30 days as of this date. Turin Construction Corporation reserves the right to re-evaluate material and labor costs beyond that time frame due to market conditions.

Thank you for the opportunity to bid on your project and if we can be of assistance for any other future projects please feel free to contact us. We would look forward to hearing from you.

If you have any questions please call me at 954-512-8148.

Sincerely,

W. Chris Huzar  
Vice President Operations

Accepted by: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_