

SUBMITTED BY: Clayton Sims



PROJECT:

MaxLiving HQ
6404 Old Winter Garden Rd.
Orlando, FL 32835



ATTN: NELSON IRENE

APPX SQUARE FOOTAGE: 6000

COST PROPOSAL 5/16/2024

COST PROPOSAL

SUMMARY

Standard Construction Costs		\$603,750.50	80%
Accessibility Associated Construction Costs		\$147,386.50	20%
ADA - Demo & Installation of Footer for Lift	1 LOT	\$7,797.00	
ADA - Supply ADA Bathroom Accessories	1 LOT	\$4,255.00	
ADA - Install ADA Bathroom Accessories	1 LOT	\$350.00	
ADA - Powdercoated 14' LU/LA	1 LOT	\$98,000.00	
ADA - Install Backing Support for Lift	1 LOT	\$2,045.00	
ADA - Extend Ramp at Lift to Meet Code Req's	1 LOT	\$1,452.00	
ADA - Supply & Install LU/LA Controls & Power Supply	1 LOT	\$13,800.00	
ADA - (2) Sinks, (2) Lavs, New Plumbing Lines, (1) InstaHot	1 LOT	\$19,687.50	
TOTAL CONSTRUCTION BUDGET		\$751,137.00	100%

DIVISION 1 - GENERAL REQUIREMENTS :

01300 - Administrative Requirements					
Project Manager	1 LOT	\$0.00	\$0.00	\$11,250.00	\$11,250.00
Superintendent	1 LOT	\$0.00	\$0.00	\$30,000.00	\$30,000.00
Project administrator & Accounting	1 LOT	\$0.00	\$0.00	\$0.00	Not Included
General Liability & Worker's Comp.	1 LOT	\$0.00	\$0.00	\$2,670.00	\$2,670.00
Performance Bond	1 LOT	\$0.00	\$0.00	\$0.00	Not Included
Cell Phones / Laptops / Broadband, vehicle	3 MONTHS	\$0.00	\$0.00	\$900.00	\$900.00
TOTAL		\$0.00	\$0.00	\$44,820.00	\$44,820.00

01500 - Temporary Facilities & Controls					
Flooring Protection	1 LOT	\$845.00	\$845.00	\$0.00	\$845.00
Temporary Labor	1 LOT	\$2,500.00	\$2,500.00	\$0.00	\$2,500.00
Equipment Rental	1 LOT	\$3,640.00	\$3,640.00	\$0.00	\$3,640.00
Portable Toilets	1 LOT	\$3,500.00	\$3,500.00	\$525.00	\$4,025.00
Dumpster Pulls	13 PULLS	\$380.00	\$4,940.00	\$741.00	\$5,681.00
Rough Clean	1 LOT	\$2,400.00	\$2,400.00	\$360.00	\$2,760.00
Final Clean	1 LOT	\$1,900.00	\$1,900.00	\$285.00	\$2,185.00
Flooring Protection for Stairwell	1 LOT	\$600.00	\$600.00	\$90.00	\$690.00
TOTAL		\$19,725.00	\$19,911.00	\$21,636.00	\$3.61

01500 - Temporary Facilities & Controls					
Permit: Allowance (No Impact Fees)	1 LOT	\$8,500.00	\$8,500.00	\$0.00	\$8,500.00
TOTAL		\$8,500.00	\$8,500.00	\$0.00	\$1.42

DIVISION 2 - SITE CONSTRUCTION :

02000 - Demolition					
Demo walls per Sheet XA-101 Mark 01	1 LOT	22200.00	\$22,200.00	\$3,330.00	\$25,530.00
Remove existing doors per Sheet XA-101 Mark 02	1 LOT	Included	Included	\$0.00	Included
Remove existing plumbing fixtures per Sheet XA-101 Mark 03	1 LOT	Included	Included	\$0.00	Included
Demo interior wall to expose existing exterior windows per Sheet XA-101 Mark 04	1 LOT	Included	Included	\$0.00	Included
Remove all existing floor and wall finishes per Sheet XA-101 Mark 05	1 LOT	Included	Included	\$0.00	Included
Remove exterior roll-up door per Sheet XA-101 Mark 06	1 LOT	Included	Included	\$0.00	Included
TOTAL		\$22,200.00	\$22,200.00	\$3,330.00	\$25,530.00

DIVISION 3 - CONCRETE :

03000 - Concrete					
ADA - Addition of F2 Footer for Lift	1 LOT	\$7,797.00	\$7,797.00	\$0.00	\$7,797.00
Slab Demolition	1 LOT	Included	Included	Included	Included
Backfill & Pour Back	1 LOT	Included	Included	Included	Included
Termite Treatment	1 LOT	Included	Included	Included	Included
TOTAL		\$7,797.00	\$7,797.00	\$0.00	\$7,797.00

DIVISION 6 - WOOD & PLASTICS

06100 - Rough Carpentry					
ADA -Supply and install all needed wall backing for LU/LA Spine	1 LOT	\$2,045.00	\$2,045.00	\$0.00	\$2,045.00
ADA - Extend Access Ramp for LU/LA to Meet Code Req's	1 LOT	\$1,452.00	\$1,452.00	\$0.00	\$1,452.00
Supply and install all 2"x12"x14" Mounting Board for Traction Arm Bracing	1 LOT	400.00	\$400.00	\$60.00	\$460.00
Supply and install 3/4" Plywood for X-Ray Bracing	1 LOT	400.00	\$400.00	\$60.00	\$460.00
Supply and install 3/4" Plywood for Vibe Plate Bracing	1 LOT	400.00	\$400.00	\$60.00	\$460.00
Supply and install all #10 Tek Screws and 3/8" Wood Lag Screws for Bracing	1 LOT	250.00	\$250.00	\$37.50	\$288.00
TOTAL		\$4,947.00	\$4,947.00	\$218.00	\$5,165.00

06400 - Architectural Woodwork:

Product Display

P-Lam Base, Countertop, Floating Shelves, Standard Hardware

1 LOT \$17,700.00 \$17,700.00 \$0.00 \$17,700

CA Area

Grommets, In-Wall Brackets 24", Laminate Countertop

1 LOT Included Included Included Included

X-Ray

Laminate Countertop PL-02

1 LOT Included Included Included Included

Front Desk

P-Lam Base, Countertop, Open Shelves, File Cabinet, Standard Hardware

1 LOT Included Included Included Included

TOTAL \$17,700.00 \$0.00 \$17,700 \$2.95

DIVISION 7 - THERMAL & MOISTURE PROTECTION :

07000 - Roofing

Allowance - Repair Penetrations

1 LOT 3000.00 \$3,000.00 \$0.00 \$3,000

TOTAL \$3,000.00 \$0.00 \$3,000 \$0.50

DIVISION 8 - DOORS & WINDOWS

08000 - Metal Door Frames & Wood Doors

Relocate Door Frames

1 LOT \$1,600.00 \$1,600.00 \$240.00 \$1,840

Install door frames

1 LOT \$2,000.00 \$2,000.00 \$300.00 \$2,300

Install doors

1 LOT \$2,000.00 \$2,000.00 \$300.00 \$2,300

3/0 x 7/0 x 5 7/8 DWKD Frames

7 EACH \$182.00 \$1,274.00 \$191.10 \$1,465

3/0 x 7/0 x 5 7/8 DWKD Frames with Custom Locations (Relocated Doors)

10 EACH \$228.00 \$2,280.00 \$342.00 \$2,622

3/0 x 7/0 x 6" Welded HM Frame with Lead Lining

1 LOT \$921.00 \$921.00 \$138.15 \$1,059

Lead Lined Borrowed Lite 18 x 18 x 6

1 LOT \$630.00 \$630.00 \$94.50 \$725

Lead Glass for Borrowed Lite

1 LOT \$850.00 \$850.00 \$127.50 \$978

3/0 x 7/0 Flush Birch Door Prep Cyl. Lock & Hinges

5 EACH \$268.00 \$1,340.00 \$201.00 \$1,541

3/0 x 7/0 Full Lite Door Prep Cyl. Lock & Hinges with Wood Bead (Less Glass)

2 EACH \$587.00 \$1,174.00 \$176.10 \$1,350

3/0 x 7/0 Lead Lined Door with 1/16" Thick Lead

1 LOT \$2,610.00 \$2,610.00 \$391.50 \$3,002

4/0 x 7/0 Barn Door with 30" x 64" Lite Cutout and Flush Wood Bead

1 LOT \$648.00 \$648.00 \$97.20 \$745

Prefinish Doors

5 EACH \$140.00 \$700.00 \$105.00 \$805

Prefinish Full Lite Doors

3 EACH \$200.00 \$600.00 \$90.00 \$690

Exterior Roll-Up Doors

1 LOT \$7,030.00 \$7,030.00 \$0.00 \$7,030

TOTAL \$25,657.00 \$2,795.00 \$28,452 \$4.74

08700 - Hardware

Relocate Hardware

1 EACH 1100.00 \$1,100.00 \$165.00 \$1,265

Hardware Set @ Doors 114, 115

2 EACH 364.00 \$728.00 \$109.20 \$837

Hardware Set @ Door 110A

1 LOT 521.00 \$521.00 \$78.15 \$599

Hardware Set @ Doors 116A, 117A

2 EACH 219.00 \$438.00 \$65.70 \$504

Hardware Set @ Doors 111A, 112A

1 LOT 327.00 \$327.00 \$49.05 \$376

Hardware Set @ Door 117

1 LOT 435.00 \$435.00 \$65.25 \$500

Hardware Set 207A

1 LOT 1270.00 \$1,270.00 \$190.50 \$1,461

Hardware Set @ Relocated Doors on 2nd Floor

10 EACH 8.00 \$80.00 \$12.00 \$92

TOTAL \$4,899.00 \$735.00 \$5,634 \$0.94

08800 - Windows and Glass

Supply and Install 3/8" Temp. Glass 108" x 82" at Conference Room 117

1 LOT \$7,600.00 \$7,600.00 \$0.00 \$7,600

Supply and Install 1/4" Temp. Glass 30"x60" Set in Barn Door

1 LOT Included Included \$0.00 Included

Supply and Install 12"x12" 5.7-7.0mm x 1.6mm Leaded Glass at Xray Room

1 LOT Included Included \$0.00 Included

TOTAL \$7,600.00 \$735.00 \$7,600 \$1.27

DIVISION 9 - FINISHES :

09200 - Plaster and Gypsum Board

Supply all metal studs, drywall, drywall mud per construction drawings.

1 LOT \$55,185.00 \$55,185.00 \$2,759.25 \$57,944

Provide all labor to frame all walls, hang all drywall, finish all drywall per construction plans

1 LOT Included Included Included Included

Supply & Install Lead Lined 5/8" Gyp Type X to 7" AFF

1 LOT Included Included Included Included

Drywall finish shall be taped & finished "level 4"

1 LOT \$3,935.00 \$3,935.00 \$0.00 \$3,935

Insulation in all walls

1 LOT Included Included Included Included

TOTAL \$59,120.00 \$2,759.00 \$61,879 \$10.31

09500 - Ceilings:

Supply/install new ACT ceiling with 2x2 lay-ins

1 LOT	\$22,985.00	\$22,985.00	\$0.00	\$22,985	
TOTAL		\$22,985.00	\$0.00	\$22,985	\$3.83

09600 - Flooring:

Supply & Install LVT-01 Patcraft LVT 20 MIL
 Supply & Install New Rubber Base
 Supply & Install New Transitions
 Scarify Floor for New LVT
 Floor Prep Allowance

5632 SQFT	\$5.65	\$31,820.80	\$4,773.12	\$36,594	
1440 LF	\$2.26	\$3,254.40	\$488.16	\$3,743	
24 LF	\$3.50	\$84.00	\$12.60	\$97	
1 LOT	\$4,900.00	\$4,900.00	\$735.00	\$5,635	
1 LOT	\$1,900.00	\$1,900.00	\$285.00	\$2,185	
TOTAL		\$41,959.20	\$6,294.80	\$48,254	\$8.04

09900 - Paints & Coatings:

Paint Walls - Primer & 2 Coats of Latex Satin
 Paint hollow metal door frames
 Repaint Stair Rails
 Re-Paint Salvaged Doors
 Paint Exterior Patches After Rolling Door Demo

1 LOT	\$16,995.00	\$16,995.00	\$2,549.25	\$19,544	
1 LOT	Included	Included	Included	Included	
1 LOT	800.00	\$800.00	\$120.00	\$920	
1 LOT	1950.00	\$1,950.00	\$292.50	\$2,243	
1 LOT	1500.00	\$1,500.00	\$225.00	\$1,725	
TOTAL		\$21,245.00	\$3,187.00	\$24,432	\$4.07

DIVISION 10 - SPECIALTIES :

10520 - Fire Protection Specialties

Supply/Install fire extinguishers

3 EACH	200.00	\$600.00	\$0.00	\$600	
TOTAL		\$600.00	\$0.00	\$600	\$0.10

10800 - Toilet, Bath & Laundry Specialties:

ADA - Supply All Bath Accessories
 ADA - Install Bathroom Accessories

1 LOT	\$4,255.00	\$4,255.00	\$0.00	\$4,255	
1 LOT	\$350.00	\$350.00	\$0.00	\$350	
TOTAL		\$4,605.00	\$0.00	\$4,605	\$0.77

DIVISION 11 - EQUIPMENT :

11450 - Appliances

NIC NIC NIC

DIVISION 13 - SPECIAL CONSTRUCTION :

13850 - Detection and Alarm

Fire Alarm Scope Pending Permit Review

NIC NIC NIC

13800 - Lift - See Alternate*

Block Fill CMU for Support Structure
 ADA - 2-Stop Lift with 42"x60" Cab, Surface Mounted Remote

1 LOT	Included	Included	Included	Included	
1 LOT	98000.00	\$98,000.00	\$0.00	\$98,000.00	
TOTAL		\$98,000.00	\$0.00	\$98,000	\$16.33

DIVISION 15 - MECHANICAL :

15300 - Fire Protection Piping

Fire Sprinkler Scope

NIC NIC NIC

15400 - Plumbing Fixtures & Equipment:

Replace Fixtures on First Floor (EWC to Remain)
 ADA - Provide New Fixtures on Second Floor
 Supply & Install LAV H Wall Hung Sinks
 Supply and Install Insta-Hots (1 Per 2 Lavs)
 New Sanitary Waste & Vent to be SCH 40 PVC
 New Domestic Water to be Type L Copper

1 LOT	\$19,687.50	\$19,687.50	\$0.00	\$19,688	
1 LOT	\$19,687.50	\$19,687.50	\$0.00	\$19,688	
1 LOT	Included	Included	Included	Included	
1 LOT	Included	Included	Included	Included	
1 LOT	Included	Included	Included	Included	
1 LOT	Included	Included	Included	Included	
TOTAL		\$39,375.00	\$1.00	\$39,376	\$6.56

15700 - HVAC Equipment:

Safe Off Existing Equipment for Demo
 Utilize (5) Existing Duct Mounted Smoke Detectors w/ Remote Stations & Thermostats
 Install (5) New Split Systems per Plan (Owner Supplied)
 Utilize Existing Refrigeration Piping for New Equipment Where Possible
 Supply and Install (2) New Aprilaire Dehumidifiers per Plan
 Supply and Install (5) New Ceiling Mounted Exhaust Fans
 Supply and Install (76) New Air Distributors per Plan
 New Supply & Return Ductwork to be Fiberglass Ductboard
 New Exhaust Ductwork to be Galvanized Sheet Metal Un-Insulated
 Test & Balance
 Warranty, Taxes, and Permit Fees

1 LOT	\$110,000.00	\$110,000.00	\$0.00	\$110,000	
1 LOT	Included	Included	Included	Included	
1 LOT	Included	Included	Included	Included	
1 LOT	Included	Included	Included	Included	
1 LOT	Included	Included	Included	Included	
1 LOT	Included	Included	Included	Included	
1 LOT	Included	Included	Included	Included	
1 LOT	Included	Included	Included	Included	
1 LOT	Included	Included	Included	Included	
1 LOT	Included	Included	Included	Included	
1 LOT	Included	Included	Included	Included	
TOTAL		\$110,000.00	\$0.00	\$110,000	\$18.33

DIVISION 16 - ELECTRICAL :

16200 - Electrical Power:					
Complete Electrical Scope:	1 LOT	\$148,372.00	\$148,372.00	\$0.00	\$148,372
Supply and Install Duplex Receptacles per Plan	1 LOT		Included	Included	Included
Supply and Install GFCI Receptacles per Plan	1 LOT		Included	Included	Included
Supply and Install Low Volt Stubs	1 LOT		Included	Included	Included
Supply and Install Disconnect for Mechanical Equipment	1 LOT		Included	Included	Included
Supply and Install Flat Panel 2x4 Lights per Plan	1 LOT		Included	Included	Included
Supply and Install Exit Signs per Plan	1 LOT		Included	Included	Included
Supply and Install Wall Mounted Emergency Lights per Plan	1 LOT		Included	Included	Included
Supply and Install Recessed LED Light Fixtures per Plan	1 LOT		Included	Included	Included
Supply and Install Vanity Fixtures per Plan	1 LOT		Included	Included	Included
Lighting Controls Package (Wall Mounted Occ. Sensors, Ceiling Mounted Occ. Sensors, Power Packs)	1 LOT		Included	Included	Included
ADA - Supply and Install necessary Lift Controls & Power Supply	1 LOT	\$13,800.00	\$13,800.00	\$0.00	\$13,800.00
TOTAL			\$162,172.00	\$0.00	\$162,172
					\$27.03

15300 - Low-Voltage Distribution			NIC	NIC	NIC
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CONTINGENCY:					
Construction Contingency per Client	1 LOT	3000.00	\$3,000.00	\$0.00	\$3,000
TOTAL			\$3,000	\$0.00	\$3,000
					\$0.50

Total Estimated Cost of Work: (Including General Requirements)					
TOTAL			\$587,086.20	\$164,050.80	\$751,137
					\$125.19

Construction Fee:					
Overhead + Profit	1 LOT	\$0.00	\$0.00	\$48,823.91	\$48,824
TOTAL			\$0.00	\$48,824.00	\$48,824
					\$8.14

Total Cost of Scope of Work			\$587,086.20	\$212,874.80	\$799,961
					\$133.33

- CONDITIONS:**
- 1) This pricing is based on space plan dated 09-22-23 by Interstruct Design, LLC.
 - 2) Pricing is for budgetary purposes and does not present a contractual agreement.
 - 3) Tenant will be responsible for any costs associated with moving.
 - 4) All current applicable construction codes unless otherwise noted in above pricing.
 - 5) Pricing does not include costs for furniture, installation of furniture or moving furniture.
 - 6) Impact fees are not included.
 - 7) Pricing assumes construction during normal business hours (7:00-3:30) no accelerated schedules.
 - 8) Pricing does not include re-keying or master keying new locks.
 - 9) Tenant is responsible for interior and exterior signage.
 - 10) Mold/Asbestos testing & remediation is not included.
 - 11) Door and frames are not fire rated.
 - 12) Lead times listed are approximations and are subject to change without notice.
 - 13) Wood doors quoted to be rotary white birch pre-finished locally to a Masonite standard color option.
 - 14) Preliminary budget pricing does not include cost for low voltage, but includes a contingency as requested.
 - 15) This budget does not include the X-Ray machine -- to be provided by others
 - 16) Pricing assumes concrete slab is in acceptable condition and moisture mitigation is excluded.
 - 16) Pricing assumes second floor restrooms do not require ADA compliance.