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ORCHID HOTEL
 1350 COLLINS AVE. MIAMI BEACH

				2/27/2023	
				CONSTRUCTION COST	ALLOWANCES
1	GENERAL CONDITIONS				
11	PERMITS			-	
12	SUPERINTENDANT/COORDINATION			50,000.00	
13	TEMPORARY UTILITIES			-	
14	ADMINISTRATIVE EXPENSE			1,500.00	
15	GENERAL LABOR			15,000.00	
16	TEMPORARY PORTABLE TOILETS			3,500.00	
17	TEMPORARY ELECTRIC			-	
18	ELECTRICAL CONNECTION FEE			-	
19	TEMPORARY WATER			-	
110					
111	SECURITY - NIGHTS & WEEKENDS			-	
112	SURVEYS			-	
113	GARBAGE DUMPSTERS			28,500.00	
114	ROUGH AND FINAL CLEANING			5,800.00	
115	TEMPORARY FENCING			-	
116	BLUE PRINTS AND SPECIFICATIONS			1,250.00	
117	THRESHOLD ENGINEERING INSPECTIONS, SOIL TESTS AND LAB TESTS			-	
118	ENGINEERING SHOP DRAWINGS / DESIGN			-	
119	INSURANCES			-	
120	FIELD OFFICE SUPPLIES			-	
121	MISCELLANEOUS MATERIALS			5,000.00	
122	TOOLS AND EQUIPMENT RENTALS			6,500.00	
	TOTAL GENERAL CONDITIONS			117,050.00	
2	SITE WORK				
21	DRYWELL FOR RAIN GUTTERS			-	
22	SEPTIC SYSTEM			58,000.00	
23	CONCRETE PAVER MATERIAL & INSTALLATION			-	-
24	CONCRETE SLAB WALKWAY			-	
26	GRADING			-	
21	WATER METERS			-	-
	TOTAL SITE WORK			58,000.00	
3	CONCRETE				
31	CONCRETE SHELL			128,000.00	
32	HOLLOW CORE SLABS			-	
33	CONCRETE SHELL (RETAINING WALL W/ PILINGS)			-	
34	2X7 CONCRETE GARDEN STEP PADS			-	
35	CONCRETE AUGER PILES			-	
	TOTAL CONCRETE			128,000.00	
4	MASONRY				
4.1	STONE EXTERIOR INSTALLATION			-	-
	STONE EXTERIOR MATERIAL			-	-
4.2	STUCCO			25,000.00	
4.3	STONE INTERIOR INSTALLATION			-	
4.4	STONE INTERIOR MATERIAL			-	
	TOTAL MASONRY			25,000.00	
5	METALS AND ALUMINUM PACKAGE				
51	EXTERIOR RAILINGS			-	-
52	STAIR RAILINGS			-	-
53	ALUMINUM GATES, FENCING, AND SLIDING GATES			-	-
54	ALUMINUM LOUVERS			-	-
55	GUTTERS			-	-
56	GUARD RAILS			-	-
57	ALUMINUM FLOOD VENTS			-	-
	TOTAL METALS AND ALUMINUM PACKAGE			-	-

50%
equals
\$64,000

6	WOOD, PLASTIC & COMPOSITES				
6.1	ROOF TRUSSES			-	
6.2	WRAPPING OF EXTERIOR STEEL COLUMNS			-	
6.3	INTERIOR CARPENTRY PACKAGE (BASEBOARD)			-	-
6.4	INTERIOR TONGUE AND GROOVE			-	
6.5	BATHROOM VANITIES			-	-
6.6	GRANITE/QUARTZ TOPS			-	-
6.7	CLOSETS			-	
6.8	WOOD HAND RAILS			-	-
6.9	KITCHEN CABINETS			-	-
6.10	BBQ & LUANDRY			-	-
6.11	ALL INTERIOR CASING AND JAMBS FOR ALL EXTERIOR OPENINGS			-	
	TOTAL WOOD, PLASTIC & COMPOSITES			-	-
7	THERMAL MOISTURE PROTECTION				
7.1	INSULATION			-	
7.2	ROOF			-	-
7.3	WATERPROOFING			-	
7.4	BUILT UP FLAT ROOFS			-	
	TOTAL THERMAL MOISTURE PROTECTION			-	
8	OPENINGS				
8.1	EXTERIOR WINDOWS & DOORS			-	-
8.2	INTERIOR SOLID WOOD DOORS, CASINGS AND INSTALLATION			26,450.00	-
8.3	WINDOW BUCKING MATERIAL AND INSTALLATION			-	-
8.4	SHOWER DOORS AND ENCLOSURES			-	-
8.5	FRONT ENTRY DOOR			-	-
8.6	GARAGE DOORS			-	-
	TOTAL OPENINGS			26,450.00	
9	FINISHES				
9.1	PAINT (INTERIOR & EXTERIOR)			70,000.00	
9.2	DRYWALL - INCLUDES METAL FRAMING AND FIRESTOPPING			126,000.00	
9.3	HARDIE BOARD SIDING			-	
9.4	EXTERIOR OOLITE STONE CLADDING - MATERIAL & INSTALLATION			-	
9.50	EXTERIOR TERRACES 1ST & 2ND FLOOR - MATERIAL & INSTALLATION			-	
9.51	BATHROOMS - INSTALLATION			76,000.00	-
9.52	BATHROOMS MATERIAL			12,800.00	-
9.53	1ST FLOOR FLOORING MATERIAL & INSTALLATION			-	-
9.54	INTERIOR MARBLE - INSTALLATION			-	-
9.55	WOOD FLOORING - MATERIAL & INSTALLATION			-	-
9.56	WOOD FLOORING - PLYWOOD SUBFLOOR			-	-
9.9				-	
9.10	WOOD SLABS FOR INTERIOR STAIRS			-	
9.11	RUBBER TILES FOR GARAGE			-	-
9.12	PROTECTION FOR FLOORING			-	-
9.13	SEALING OF ALL STONE FLOORING			-	
	TOTAL FINISHES			284,800.00	-
10	SPECIALTIES				
10.1	TOILET & BATH ACCESSORIES			86,375.00	
10.2	MAILBOXES & HOUSE NUMBERS			-	
10.3	INTERIOR DOOR HARDWARE			-	
10.4	EXTERIOR DOOR HARDWARE AND INSTALLATION			-	
10.5	CABINETS HARDWARE & INSTALLATION			-	
10.6	MIRRORS			-	
10.7	BUG REPELLANT TIMER AND MISTERS			-	
10.8	BLINDS (WINDOWS & SLIDERS)			-	
	TOTAL SPECIALTIES			86,375.00	
11	EQUIPMENT				
11.1	APPLIANCE PACKAGE			-	-
11.2	WATER HEATERS, AND GARBAGE DISPOSALS			-	
11.3	OTHER EQUIPMENT			-	
11.4	TEMPORARY AC, INSTALLATION AND WIRING FOR WOOD FLOORS			-	
	TOTAL EQUIPMENT			-	-
12	SPECIAL CONSTRUCTION				
12.1	MAIN POOL			-	-
12.2	POOL PATIO			-	-
12.3	REFLECTING POND			-	
12.4	REFLECTING POND TO FISH POND CONVERSION			-	
12.5	FOUNTAIN			-	
12.6	FIREPLACES			-	
12.7	ELEVATOR			-	
12.8	BASKETBALL HOOP, INSTALLATION AND STRIPING			-	
	TOTAL SPECIAL CONSTRUCTION			-	-
13	PLUMBING				
13.1	PLUMBING SYSTEM			127,500.00	
13.2	GAS PIPING, TANKS AND CONNECTION			-	
13.3	BALCONY DRAINS			-	
13.4	PLUMBING FIXTURES			-	-
	TOTAL PLUMBING			127,500.00	-

50% - drywall equals
\$63,000

14	HVAC				
14.1	MECHANICAL SYSTEM			118,450.00	
	TOTAL HVAC			118,450.00	
15	ELECTRICAL				
15.1	ELECTRICAL			93,000.00	
15.2	LANDSCAPING LIGHTING			-	
15.3	INTERIOR LIGHT FIXTURES			-	
15.4	EXTERIOR LIGHT FIXTURES			-	
15.5	GENERATOR			-	
15.6	MOVING FPL POLE			-	
	TOTAL ELECTRICAL			93,000.00	
16	LOW VOLTAGE				
16.1	ALARM PRE-WIRE			-	
16.2	AUDIO/VISUAL & CAMERA PRE-WIRE			-	
16.3	LIGHTING CONTROL			-	
	TOTAL LOW VOLTAGE			-	
17	EARTHWORK				
17.1	LIMEROCK BASE AT CRAWL SPACE			-	
17.2	PILE CLEAN-UP AND REMOVAL			-	
17.3	FINAL GRADE			-	
	TOTAL EARTHWORK			-	
18	EXTERIOR IMPROVEMENTS				
18.1	DRIVEWAY AND CONCRETE CURB			-	
18.2	LANDSCAPING, TOP SOIL AND IRRIGATION			-	
18.3	DRAINAGE/TRENCH DRAINS / DRYWELLS			-	
	TOTAL EXTERIOR IMPROVEMENTS			-	
	TOTAL CONSTRUCTION COSTS			1,064,625.00	
	COST OVERRUN				53,231.25
	O & P				212,925.00
	TOTAL CONSTRUCTION COSTS				1,330,781.25
19	ALTERNATES				
19.1				-	
19.2	DEMOLITION			-	
19.3	LAND			-	
	TOTAL ALTERNATES			-	
	TOTAL CONSTRUCTION COSTS WITH ALTERNATES				1,330,781.25
	TOTAL SQUARE FEET				

50% equals
\$46,500

Project Cost - \$1,333,781

Exclude General Conditions - \$117,050
 Septic System - \$58,000
 Concrete Shell at 50% - \$64,000
 Stucco - \$25,000
 Paint - \$70,000
 Drywall at 50% - \$63,000
 Mechanical - \$118,460
 Electrical at 50% - \$46,500
 Cost Overrun - \$53,231
 Overhead and Profit - \$212,925
TOTAL EXCLUDED - \$828,166

Project Cost - \$1,333,781

Costs Excluded - \$828,166

Balance to use for 20% of
 Accessibility Requirements -
 \$505,615

20% of \$505,615 equals \$101,123

Costs being spent towards/for
 accessibility -

Concrete Shell (50%) - \$64,000
 Drywall (50%) - \$63,000
 Doors - \$26,450
 Bathrooms - \$76,000
 Bath Materials - \$12,800
 Toilet Accessories - \$86,375
 Plumbing - \$127,500
 Electrical (50%) - \$46,500
TOTAL - \$502,625

20% required which is \$101,123

\$502,625 being spent

This is 497% of the required amount
 far exceeding the 20% requirement

