

# Statement of Probable Construction Cost

## Island Coconut Grove Office w/o Lift

2950 S.W. 28 Lane, Coconut Grove, FL

February 21, 2023

| Division                                     | Sections                           | Description  | Unit | Quantity | Cost per Unit | Cost             |
|--|------------------------------------|--|------|----------|---------------|------------------|
| Division 1 - General Requirements            |                                    |  |      |          |               |                  |
|  | See at bottom before Project Total |  |      |          |               |                  |
| Division 2 - Site Construction & Demolition  |                                    |  |      |          |               |                  |
|  |                                    | Existing VCT flooring removal  | S.F. | 2,735    | \$1.25        | \$3,419          |
|  |                                    | Existing Ceramic Tile Floor removal  | S.F. | 65       | \$3.50        | \$228            |
|  |                                    | Existing millwork removal & disposal                                       | L.F. | 36       | \$25.00       | \$900            |
|  |                                    | Doors & frames demolition  | Each | 9        | \$50.00       | \$450            |
|  |                                    | Shoring for new OH door opening  | L.S. | 1        | \$2,300.00    | \$2,300          |
|  |                                    | Existing plumbing fixtures demolition                                      | Each | 5        | \$175.00      | \$875            |
|  |                                    | Remove and cap exist. Waste & water supply piping                          | L.S. | 1        | \$2,800.00    | \$2,800          |
|  |                                    | Existing partition demolition  | S.F. | 2,060    | \$3.75        | \$7,725          |
|  |                                    | Site remediation of construction activities                                | L.S. | 1        | \$1,500       | \$1,500          |
| Division 3 - Concrete                        |                                    |  |      |          |               |                  |
|  |                                    | Concrete repair for new flooring, plumbing, leveling floors, overhead door | L.S. | 1        | \$4,200       | \$4,200          |
| Division 4 - Masonry                         |                                    |  |      |          |               |                  |
|  | Not Used                           |  |      |          |               |                  |
| Division 5 - Metals                          |                                    |  |      |          |               |                  |
|  |                                    | Chainlink fencing  | L.F. | 32       | \$54          | \$1,728          |
|  |                                    | Chainlink gates  | Ea.  | 2        | \$440         | \$880            |
|  |                                    | Custom Steel Lobby Stair   | L.S. | 1        | \$41,330      | \$41,330         |
| Division 6 - Wood & Plastics                 |                                    |  |      |          |               |                  |
|  |                                    | Rough Carpentry  | L.S. | 1        | \$3,400       | \$3,400          |
|  |                                    | Kitchen Base Cabinetry   | L.F. | 10       | \$348         | \$3,480          |
|  |                                    | Cabinetry Countertops  | L.F. | 10       | \$148         | \$1,480          |
|  |                                    | Wall Cabinets  | L.F. | 8        | \$200         | \$1,600          |
|  |                                    | Storage Cabinets   | L.F. | 89       | \$325         | \$28,925         |
|  |                                    | Storage Countertops  | L.F. | 89       | \$51          | \$4,539          |
| Division 7 - Thermal and Moisture Protection |                                    |  |      |          |               |                  |
|  |                                    | Patch & flash roofing at new penetrations                                  | L.S. | 1        | \$2,400.00    | \$2,400          |
|  |                                    | Perimeter R-5.0 Wall Insulation  | L.S. | 1        | \$2,800.00    | \$2,800          |
|  |                                    | Partition Sound Insulation   | S.F. | 1,648    | \$1.40        | \$2,307          |
| Division 8 - Doors & Windows                 |                                    |  |      |          |               |                  |
|  |                                    | Alum/GL Storefront Partitions  | S.F. | 644      | \$68          | \$43,792         |
|  |                                    | Wood doors & frames w/ hardware  | Each | 4        | \$585         | \$2,340          |
|  |                                    | New Rollup Overhead Door   | L.S. | 1        | \$3,400       | \$3,400          |
|  |                                    | New Ext. Side Gate:  | Each | 1        | \$665         | \$665            |
| Division 9 - Finishes                        |                                    |  |      |          |               |                  |
|  |                                    | New VCT Flooring:  | S.F. | 2,240    | \$4.85        | \$10,864         |
|  |                                    | New Wood Base  | L.F. | 434      | \$5.45        | \$2,365          |
|  |                                    | New partitions (framing and drywall)                                       | S.F. | 2,580    | \$8.10        | \$20,898         |
|  |                                    | Interior painting (all walls)  | S.F. | 1,770    | \$1.35        | \$2,390          |
|  |                                    | Painting overhead beams and slabs  | S.F. | 4,900    | \$0.70        | \$3,430          |
|  |                                    | Painting doors and frames  | Each | 4        | \$158.00      | \$632            |
|  |                                    | Ceramic tile flooring  | S.F. | 182      | \$16.25       | \$2,958          |
|  |                                    | Cove base  | L.F. | 64       | \$14.00       | \$896            |
|  |                                    | Ceramic wall tile  | S.F. | 196      | \$12.00       | \$2,352          |
| Division 10 - Specialties                    |                                    |  |      |          |               |                  |
|  |                                    | Fire Extinguishers & Cabinets  | Each | 3        | \$265         | \$795            |
|  |                                    | Toilet Accessories   | L.S. | 3        | \$2,600       | \$7,800          |
|  |                                    | Signage  | Ea.  | 18       | \$65          | \$1,170          |
| Division 11 - Equipment                      |                                    |  |      |          |               |                  |
|  | Not Used                           |  |      |          |               |                  |
| Division 12 - Furnishings                    |                                    |  |      |          |               |                  |
|  | Not Used                           |  |      |          |               |                  |
| Division 13 - Special Construction           |                                    |  |      |          |               |                  |
|  | Not Used                           |  |      |          |               |                  |
| Division 14 - Conveying Systems              |                                    |  |      |          |               |                  |
|  | Not Used                           |  |      |          |               |                  |
| Division 15 - Mechanical                     |                                    |  |      |          |               |                  |
|  |                                    | Plumbing:  | S.F. | 2800     | \$8.00        | \$22,400         |
|  |                                    | Mechanical:  | S.F. | 2800     | \$17.00       | \$47,600         |
|  |                                    | Testing, adjusting, balancing  | L.S. | 1        | \$4,628.00    | \$4,628          |
| Division 16 - Electrical                     |                                    |  |      |          |               |                  |
|  |                                    | Electrical Demolition  | L.S. | 1        | \$4,000       | \$4,000          |
|  |                                    | Electrical   | S.F. | 2800     | \$18          | \$50,400         |
|  |                                    | <b>Sub-Total:</b>  |      |          |               | <b>\$355,040</b> |
| Division 1 - General Requirements            |                                    |  |      |          |               |                  |
|  |                                    | General Conditions   |      | 10%      | L.S.          | \$35,504         |
|  |                                    | Overhead   |      | 13%      | L.S.          | \$46,155         |
|  |                                    | Profit   |      | 10%      | L.S.          | \$35,504         |
|  |                                    | <b>Project Total:</b>  |      |          |               | <b>\$472,203</b> |