



JOB NAME	Sidelnik Cunilio - Residence	PROPOSAL					Prepared by			
JOB ADDRESS	2360 Alton Road Miami Beach	Advance					Estimate N°		Date	2.25.22
CLIENT NAME	Gustavo Sidelnik	Draws					Sheet N°		Lead Time	12 Months
BUILDING		Total %					Total Area	3500		
ARCHITECT	Gustavo Alberti	Dimensions (Area, Volume) / Pieces								
CONTACT NAME AND PHONE	(305)905-9444	Units	L	W	H / Qty.	Total	Materials	Labor	Direct Cost	Total Cost
SCOPE OF WORK: NEW CONSTRUCTION										
DIVISION 01 GENERAL REQUIREMENTS										\$ 56,870.00
Project Manager		12					\$ 3,000.00	\$ 36,000.00		
Temporary Sanitary (Toilets)		12					\$ 160.00	\$ 1,920.00		
Dumpsters city fees included	Allowance	15					\$ 630.00	\$ 9,450.00		
Temporary electrical service set up								\$ 1,500.00		
Temporary fence	Allowance							\$ 2,500.00		
Temporary water meter set up	Deposit to water & sewer							\$ 1,500.00		
Clean up and site maintenance		10					\$ 250.00	\$ 2,500.00		
Final Clean up (Rough clean included)								\$ 1,500.00		
DIVISION 02 SITE WORK										\$ 68,400.00
Demolition								\$ 10,000.00		
Auger Cast-piles	Length 28 ft w/ 5000psi concrete							\$ 53,400.00		
Grading and backfill - Limerock	Allowance							\$ 5,000.00		
Tree protection								TBD		
DIVISION 04 MASONRY										\$ 198,000.00
Shell labor and Materials								\$ 198,000.00		
DIVISION 05 METALS										\$ 25,800.00
Metal stairs frame w wood treads								\$ 19,000.00		
Glass railings for stairs								\$ 6,800.00		
DIVISION 06 WOOD, PLASTICS, COMPOSITES										\$ 3,500.00
Baseboard	Allowances	TBD						\$ 3,500.00		
DIVISION 07 THERMAL AND MOISTURE PROTECTION										\$ 37,300.00
Roofing system	Gaf Waterproofing system							\$ 28,800.00		
Waterproofing	Allowance							\$ 8,500.00		
DIVISION 08 DOORS AND OPENINGS										\$ 103,600.00
Impact Glass Windows and Doors w wood buck included	ESW with Bronze finish							\$ 75,000.00		
Doors and HW installation		18					\$ 200.00	\$ 3,600.00		
Garage Door Glass	Allowance							\$ 10,000.00		
Entry Door								\$ 15,000.00		
DIVISION 09 FINISHES										\$ 120,660.00
Plaster and Gypsum Board Level 5								\$ 47,000.00		
Interior insulation	Spry foam R-30, walls foil 4.1							\$ 7,820.00		
Interior porcelain tile installation	Includes floor protection	2000	SF				\$ 6.50	\$ 13,000.00		
Shower enclosures for Bathrooms								\$ 6,840.00		
Interior and Exterior paint								\$ 18,000.00		
Stucco plaster	5/8" smooth							\$ 28,000.00		
DIVISION 22 PLUMBING										\$ 41,700.00
Plumbing works								\$ 34,000.00		
Gas								\$ 5,700.00		
Water heaters								\$ 2,000.00		
DIVISION 23 HVAC										\$ 38,000.00
New AC units and diffusers								\$ 38,000.00		
DIVISION 26 ELECTRICAL										\$ 46,980.00
Electrical works including all materials, outlets etc								\$ 45,000.00		
EPL Trench excavation and pipes installation	Standard outlet and switches covers							\$ 1,980.00		
DIVISION 32 EXTERIOR IMPROVEMENTS										\$ 59,812.50
Driveway formed concrete in place		750	SF				\$ 9.75	\$ 7,312.50		
Landscape and Irrigation	Allowance							\$ 15,000.00		
Pool	Allowance							\$ 25,000.00		
Perimeter wood fence	Allowance	125	Lnft				\$ 100.00	\$ 12,500.00		
DIVISION 33 UTILITIES										\$ 8,000.00
Civil work and drainage	Includes trench drains at entrance							\$ 8,000.00		
TOTAL CONSTRUCTION COSTS										\$ 808,622.50
OVERHEAD & PROFIT										\$ 64,689.80
GRAND TOTAL										\$ 873,312.30
EXCLUSIONS and CLARIFICATIONS										Cost / sqft \$ 249.52
Proposal is Valid for 30 days	Any time before or during work									
Price subject to change due to industry materials escalation										
Payment and Performance Bonds NA										
Builders Risk NA										
Concrete testing and Special Inspector by owner										

Generator not included as per plans
Schedule does not include rain days
Shop drawings by owner when not included
Architect and Engineering Costs by owner
Permit fees, Condo Fees or deposits by owner
Permit Expediter by owner