

PLANNING PHASE		X	Date: 10.26.22
PROJECT NAME: 0		PROJECT NO:	0
	Construction Duration		24 months
A. CONSTRUCTION COST			
A.1 New Const.: _____ SPx _____ /SF.....=			0
A.2 Renovation: _____ 0 SFx \$ _____ - /SF.....=		\$	0-
A.3 Demolition:=		\$	1,416,955-
A.4 Built In Equipment - Escalators, Elevators, Moving Walks, etc. =		\$	0-
A.5 Civil Work - Roads, Aprons, Utilities, etc.			
A.5.1 Stormwater.....=		\$	790,909-
A.5.2 Water.....=		\$	0-
A.5.3 Above Ground.....=		\$	13,369,911-
A.6 Environmental Remediation=		\$	0-
A.7 SUBTOTAL A.1 Thru A.6=		\$	15,577,775-
Cost Source (i.e. Est. resource book, A/E Est., Past Project or other) Supporting Documents Must be Attached if Available			
A.8 Permitting Allowance % of A.7=	(Not in Estimate) 1.25%	\$	194,722-
A.9 TOTAL CONSTRUCTION : A.7 + A.8 + A.9=		\$	15,772,497-
B. FURNISHINGS, FIXTURES AND EQUIPMENT (MOVEABLE)=		\$	0-
C. ART IN PUBLIC PLACES (APP)			
(A.1 + A.4) X 100% X 2%=		\$	0-
(Applies to New Construction, Renovations with a value greater than \$250K) (Excludes Infrastructure Improvement Projects (water/sewer/stormwater) CMB Code 82-536)			
D. OTHER COSTS			
Professional Fees (DCP)=		\$	0-
Design (% of Construction).....=	0	\$	0-
CA Services (% of construction).....=	6%	\$	1,086,198-
LEED Commissioning Agent (if applicable)=		\$	0-
Constructability, Cost, Value Engineering (If applicable)		\$	0-
Surveys and testing % of A.7=		\$	0-
Public Information Officer Services		\$	0-
RPR Services or CE&I Services (1 FTE).....=		\$	0-
TOTAL OTHER COSTS=		\$	3,267,578-
PROJECT COST SUBTOTAL		\$	22,550,347-
E. PROJECT CONTINGENCY=	5%	\$	959,475-
- CIP Fee @ % of Project Cost.....=	6.50%	\$	1,455,703-
- GOB CM 1.5% charges based on total GOB Project amount		\$	0-
(Only applies to GOB Projects)			
TOTAL FEES.....=		\$	2,415,178-
GRAND TOTAL =		\$	24,965,525-
F. REMARKS: (Include any comments, exceptions, assumptions made in the estimate) 1.25% Permit Fee has been applied to this document but not included in estimate.			
Note to Project Manager: Please be advised that each line item must be evaluated to determine if the cost is applicable to the project. If the cost is not applicable where there is a formula, then you must remove it. If a cost does apply and there is no formula, then it is a field that needs your estimated or actual cost input. You can apply the formula to the cell or type in amount.			

Executive Summary

Purpose of Estimate

This estimate has been prepared by Cumming on behalf of Flag Luxury/DoBe Sky Development, LLC for the purpose of establishing a probable cost for the redevelopment of the 100, 200 and 300 Blocks at Lincoln Road, Miami Beach project. This estimate is based on the Schematic Sketch and Narrative provided within the Preliminary Scope Description Package dated September 10, 2022.

Project Description

Project is located within the 100 and 300 blocks of Lincoln Road in Miami Beach, FL 33139. Estimated scope is inclusive of site works demolition and improvements. Soft costs are not included.

Project comprises demolition of existing vehicular roadways and construction of new pedestrian boulevard including communal seating areas along water features and lush landscaping to reflect Architectural aesthetics as per existing conditions located at the West end of Lincoln Road.

Cost Summary

Based on the documentation noted below, the cost summary for this project is noted below

HARD CONSTRUCTION COSTS				
Function	SF	Total	\$ / GSF	
Site Development	182,464	\$ 21,414,270	\$	117
Demolition & Abatement	128,480	\$ 2,100,931	\$	16
Hard cost total	310,944	\$ 23,515,201	\$	76

Basis of Estimate

This estimate has been prepared based on the Conceptual Information provided as listed below:

#	Document
	Revitalization Plan for 100-300 blocks of Lincoln Rd Deck
	Kimley Horn Preliminary Traffic Assessment dated 09/19/22
	Existing Lincoln Road Bus Routes - Rerouted slide
	220908 Lincoln Rd Scope Description Document
	220919 Site Plan A
	220920 Site Plan B_Small
	UW98C Underground Utility COMB PWD Plan Set
	Collins 1701 Existing A Built COMB PWD Plan Set

Method of Procurement

It is our assumption that project will be procured through a competitive public bid, on a GMP basis.

Basis of Quantities

Wherever possible, this estimate has been based upon assumptions of the actual measurement and quantifiable items of work. For the remaining items parametric measurements were used in conjunction with references from other projects of a similar scope, size, nature, and complexity.

Basis for Unit Costs

Unit costs as contained herein are based on current prices in the marketplace, and we understand the project is to include open shop labor. Non union labor has been allowed for mechanical and carpentry trades, with non union used for the balance of trades. Subcontractor's overhead and profit is included in each line item unit cost. This overhead and profit covers each subcontractor's cost for labor burden, materials and equipment sales taxes, field overhead, home office overhead, and profit. The general contractor's overhead and profit is shown separately on the summary.

Sources for Pricing

This estimate was prepared by a team of qualified cost consultants experienced in estimating construction costs at all stages of design. These consultants have used pricing data from Cumming's database updated to reflect current conditions in Miami Beach. Where design is missing or incomplete, allowance has been made and as design and scope refinement progresses from Concept, this allowance should be updated and replaced accordingly.

Executive Summary

General Contractor's Overhead and Profit

General conditions, home office overhead and profit, bonds, and insurance are shown on the summary of this estimate and are included as follows:

General Conditions	10.00%
General Requirements	2.00%
Building Permit	6.50%
Subcontractor Default Insurance	3.00%
Builders Risk Insurance	Excluded
CCIP	Excluded
General Liability Insurance	1.00%
CM Bond	Excluded
CM Fee	6.00%

Contingency Allowances

Design contingency has been included within this estimate, to allow for design to progress past the current Conceptual Design level of documentation. Construction contingency has been allowed to cover unforeseen conditions and change orders during construction. Note these contingencies are not a Project / Owner Contingency, which should be held separately within Soft Costs (not included in this hard cost estimate).

Design Contingency (on trade costs)	1.3%
Construction Contingency	5.0%
Escalation (allowed 1 year from date of estimate)	6.0%
Weather Conditions (allowed 1% trade costs for areas outside of fitout)	1.0%

Items Excluded from the Estimate

Items which are NOT included in this estimate are:

General

- 1 Land costs
- 2 Overtime and phasing requirements
- 3 Finance costs
- 4 Traffic upgrades beyond what is shown on review documents from Kimley Horn & Associates
- 5 Dewatering ground water (surface dewatering allowed)
- 6 Building Maintenance Unit (BMU)
- 7 Marketing costs
- 8 Developer fee
- 9 Soft Costs
- 10 FF&E
- 11 Medical Equipment
- 12 IT Equipment
- 13 Project / Owner Contingency
- 14 Escalation beyond Q4 2023
- 15 Increased cost due to unforeseen supply chain volatility
- 16 Union / Prevailing Wage Labor for trades other than Mechanical & Carpentry
- 17 Alternates - Refer separate breakdown for alternates 1-6

Main Assumptions/Inclusions

- 1 Materials will be locally sourced from US to minimize any impact of COVID-19
- 2 Contractor will be given full site access
- 3 Abatement works will be completed by owner before contractor commences work on site

Items Affecting the Cost Estimate

Items which may change the estimated construction cost include, but are not limited to:

- 1 Modifications to the scope of work included in this estimate.
- 2 Restrictive technical specifications or excessive contract conditions.
- 3 Any specified item of equipment, material, or product that cannot be obtained from at least three different sources.
- 4 Bids delayed beyond the projected schedule.
- 5 Further design which is outside the scope assumed for finishes

Executive Summary

Statement of Probable Cost

Cumming have no control over the cost of labor and materials, the general contractor's or any subcontractor's method of determining prices, or competitive bidding and market conditions. This opinion of the probable cost of construction is made on the basis of the experience, qualifications, and best judgment of a professional consultant familiar with the construction industry. Cumming however, cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this or subsequent cost estimates.

Cumming have no control over the quality, completeness, intricacy, constructability, or coordination of design documents. Cumming also have no control over the amount of funds available for the project. We, therefore, cannot be responsible for any design revision costs incurred in the event that this estimate is in excess of the budget.

Cummings' staff of professional cost consultants has prepared this estimate in accordance with generally accepted principles and practices. This staff is available to discuss its contents with any interested party.

Recommendations for Cost Control

Cumming recommends that the Owner and the Design Team carefully review this entire document to insure that it reflects their design intent. Requests for modifications of any apparent errors or omissions to this document must be made to Cumming within ten days of receipt of this estimate. Otherwise, it will be understood that the contents have been concurred with and accepted. If the project is over budget, or there are unresolved budgeting issues, alternate systems/schemes should be evaluated before proceeding into further design phases.

It is recommended that there are preparations of further cost estimates throughout design by Cumming to determine overall cost changes since the preparation of this preliminary estimate. These future estimates will have detailed breakdowns indicating materials by type, kind, and size, priced by their respective units of measure.

CP1 SUMMARY MATRIX OPTION A

OPTION A

CODE	DIVISION	TOTAL		SITE DEVELOPMENT 100		DEMOLITION BLOCK 100	
		181,968	SF	117,976	SF	63,992	SF
240	DEMOLITION	\$ 629,823	3	\$ -	0	\$ 629,823	10
330	SITE CONCRETE	\$ 270,298	1	\$ 270,298	2	\$ -	0
710	WATERPROOFING	\$ 11,645	0	\$ 11,645	0	\$ -	0
2610	ELECTRICAL	\$ 390,721	2	\$ 390,721	3	\$ -	0
3110	EARTHWORK	\$ 656,935	4	\$ 656,935	6	\$ -	0
3210	PAVING	\$ 2,082,370	11	\$ 2,082,370	18	\$ -	0
3230	SITE FURNISHINGS	\$ 62,772	0	\$ 62,772	1	\$ -	0
3310	UTILITIES	\$ 506,595	3	\$ 506,595	4	\$ -	0
3290	LANDSCAPE/HARDSCAPE	\$ 734,493	4	\$ 734,493	6	\$ -	0
	SUBTOTAL	\$ 5,345,652	29	\$ 4,715,829	40	\$ 629,823	10
A	DESIGN CONTINGENCY	Excluded	-	Excluded	-	Excluded	-
B	SUBCONTRACTOR BONDS 2.00 %	\$ 106,913	1	\$ 94,317	1	\$ 12,596	0
C	GENERAL CONDITIONS 10.00 %	\$ 545,257	3	\$ 481,015	4	\$ 64,242	1
D	GENERAL LIABILITY INSURANCE 1.00 %	\$ 59,978	0	\$ 52,912	0	\$ 7,067	0
E	PAYMENT & PERFORMANCE BOND 1.25 %	\$ 75,722	0	\$ 66,801	1	\$ 8,922	0
F	GENERAL CONTRACTOR FEE 6.00 %	\$ 368,011	2	\$ 324,652	3	\$ 43,359	1
G	CONSTRUCTION CONTINGENCY 5.00 %	\$ 325,077	2	\$ 286,776	2	\$ 38,300	1
H	ESCALATION (allow 1 year from date of estimate) 6.50 %	\$ 443,730	2	\$ 391,450	3	\$ 52,280	1
I	WEATHER CONDITIONS 1.00 %	\$ 72,703	0	\$ 64,138	1	\$ 8,566	0
J	PERMITS	Excluded	-	Excluded	-	Excluded	-
K	BUILDERS RISK INSURANCE	Excluded	-	Excluded	-	Excluded	-
L	CCIP / OCIP	Excluded	-	Excluded	-	Excluded	-
	TOTAL ESTIMATED HARD CONSTRUCTION COST - OPT A:	\$ 7,343,043	40	\$ 6,477,888	55	\$ 865,155	14
	TOTAL ESTIMATED HARD CONSTRUCTION COST - OPT B:	\$ 7,283,983	40	\$ 6,516,240	55	\$ 767,742	12

CP1 SUMMARY MATRIX OPTION A

CODE	DIVISION	TOTAL	
		181,968	SF
240	DEMOLITION	\$ 629,823	3
330	SITE CONCRETE	\$ 270,298	1
710	WATERPROOFING	\$ 11,645	0
2610	ELECTRICAL	\$ 390,721	2
3110	EARTHWORK	\$ 656,935	4
3210	PAVING	\$ 2,082,370	11
3230	SITE FURNISHINGS	\$ 62,772	0
3310	UTILITIES	\$ 506,595	3
3290	LANDSCAPE/HARDSCAPE	\$ 734,493	4
	SUBTOTAL	\$ 5,345,652	29
A	DESIGN CONTINGENCY	Excluded	-
B	SUBCONTRACTOR BONDS 2.00 %	\$ 106,913	1
C	GENERAL CONDITIONS 10.00 %	\$ 545,257	3
D	GENERAL LIABILITY INSURANCE 1.00 %	\$ 59,978	0
E	PAYMENT & PERFORMANCE BOND 1.25 %	\$ 75,722	0
F	GENERAL CONTRACTOR FEE 6.00 %	\$ 368,011	2
G	CONSTRUCTION CONTINGENCY 5.00 %	\$ 325,077	2
H	ESCALATION (allow 1 year from date of estimate) 6.50 %	\$ 443,730	2
I	WEATHER CONDITIONS 1.00 %	\$ 72,703	0
J	PERMITS	Excluded	-
K	BUILDERS RISK INSURANCE	Excluded	-
L	CCIP / OCIP	Excluded	-
	TOTAL ESTIMATED HARD CONSTRUCTION COST - OPT A:	\$ 7,343,043	40
	TOTAL ESTIMATED HARD CONSTRUCTION COST - OPT B:	\$ 7,283,983	40

CP1 SUMMARY MATRIX

CODE	DIVISION		TOTAL		SITE DEVELOPMENT 300		DEMOLITION BLOCK 300		SITE DEVELOPMENT 200		DEMOLITION BLOCK 200	
			64,488	SF	39,331	SF	39,331	SF	25,157	SF	25,157	SF
240	DEMOLITION		\$ 787,132	12	\$ -	0	\$ 358,184	9	\$ -	0	\$ 428,948	17
330	SITE CONCRETE		\$ 674,286	10	\$ 350,086	9	\$ -	0	\$ 324,200	13	\$ -	0
710	WATERPROOFING		\$ 132,362	2	\$ 71,876	2	\$ -	0	\$ 60,486	2	\$ -	0
2610	ELECTRICAL		\$ 795,299	12	\$ 333,802	8	\$ -	0	\$ 461,497	18	\$ -	0
3110	EARTHWORK		\$ 930,267	14	\$ 492,441	13	\$ -	0	\$ 437,826	17	\$ -	0
3210	PAVING		\$ 2,797,173	43	\$ 1,264,075	32	\$ -	0	\$ 1,533,098	61	\$ -	0
3230	SITE FURNISHINGS		\$ 2,968,286	46	\$ 1,427,643	36	\$ -	0	\$ 1,540,643	61	\$ -	0
3310	UTILITIES		\$ 827,244	13	\$ 531,371	14	\$ -	0	\$ 295,873	12	\$ -	0
3290	LANDSCAPE/HARDSCAPE		\$ 520,175	8	\$ 266,311	7	\$ -	0	\$ 253,864	10	\$ -	0
	SUBTOTAL		\$ 10,432,223	162	\$ 4,737,605	120	\$ 358,184	9	\$ 4,907,486	195	\$ 428,948	17
A	DESIGN CONTINGENCY		Excluded	-	Excluded	-	Excluded	-	Excluded	-	Excluded	-
B	SUBCONTRACTOR BONDS	2.00 %	\$ 208,644	3	\$ 94,752	2	\$ 7,164	0	\$ 98,150	4	\$ 8,579	0
C	GENERAL CONDITIONS	10.00 %	\$ 1,064,087	17	\$ 483,236	12	\$ 36,535	1	\$ 500,564	20	\$ 43,753	2
D	GENERAL LIABILITY INSURANCE	1.00 %	\$ 117,050	2	\$ 53,156	1	\$ 4,019	0	\$ 55,062	2	\$ 4,813	0
E	PAYMENT & PERFORMANCE BOND	1.25 %	\$ 147,775	2	\$ 67,109	2	\$ 5,074	0	\$ 69,516	3	\$ 6,076	0
F	GENERAL CONTRACTOR FEE	6.00 %	\$ 718,187	11	\$ 326,152	8	\$ 24,659	1	\$ 337,847	13	\$ 29,530	1
G	CONSTRUCTION CONTINGENCY	5.00 %	\$ 634,398	10	\$ 288,101	7	\$ 21,782	1	\$ 298,431	12	\$ 26,085	1
H	ESCALATION (allow 1 year from date of estimate)	6.50 %	\$ 865,954	13	\$ 393,257	10	\$ 29,732	1	\$ 407,359	16	\$ 35,606	1
I	WEATHER CONDITIONS / COMB MORATORIUM	3.00 %	\$ 425,650	7	\$ 193,301	5	\$ 14,614	0	\$ 200,232	8	\$ 17,502	1
J	PREMIUM FOR PHASING	3.00 %	\$ 438,419	7	\$ 199,100	5	\$ 15,053	0	\$ 206,239	8	\$ 18,027	1
K	PERMITS		Excluded	-	Excluded	-	Excluded	-	Excluded	-	Excluded	-
L	BUILDERS RISK INSURANCE		Excluded	-	Excluded	-	Excluded	-	Excluded	-	Excluded	-
M	OCIP / CCIP		Excluded	-	Excluded	-	Excluded	-	Excluded	-	Excluded	-
	TOTAL ESTIMATED HARD CONSTRUCTION COST		\$ 15,052,386	233	\$ 6,835,769	174	\$ 516,814	13	\$ 7,080,886	281	\$ 618,917	25

ST DEMOLITION SITE BLOCK 100

OPTION A

Project

100 Block Lincoln
Road

Estimate

Conceptual

Date

10/24/2022

Revision

CP01

Item	Description	Quantity	UOM	Rate	Subtotal	Total
DEMOLITION AND ABATEMENT		gsf		0.76		
03-1	Pedestrian Sidewalk & Tactile Warning Tile (Truncated Domes)	6,390	sf	6.00	\$ 38,340	\$ 38,340
03-2	2" Curb & Gutter: Type B Curb	1,744	sf	6.00	\$ 10,464	\$ 10,464
03-3	6" Curb Type F	544	sf	6.00	\$ 3,264	\$ 3,264
03-4	Demolish Existing Asphalt Pavement / Vehicular Circulation	40,030	sf	3.50	\$ 140,105	\$ 140,105
03-5	Planters (10 EA) Assume 5 on each side of the road	640	sf	6.00	\$ 3,840	\$ 3,840
03-6	Relocate Trees / Palm Trees (Allowance)	60	sf	950.00	\$ 57,000	\$ 57,000
03-7	Remove trees at beach access (assume 50)	50	ea	950.00	\$ 47,500	\$ 47,500
03-8	Remove Hedges at Median	588	lf	3.00	\$ 1,764	\$ 1,764
03-9	Remove Sod & Soil at Median	6,606	sf	3.00	\$ 19,818	\$ 19,818
03-10	Remove Pavers at Pedestrian Crosswalks	48,708	sf	3.50	\$ 170,478	\$ 170,478
03-11	Remove Bike Racks	3	ea	150.00	\$ 450	\$ 450
03-12	Remove curvilinear 2 ft wall at beach access	2,240	sf	12.00	\$ 26,880	\$ 26,880
03-13	Remove asphalt parking lot at Decoplage	16,255	sf	6.00	\$ 97,530	\$ 97,530
03-14	News Paper Stands	1	ea	150.00	\$ 150	\$ 150
03-15	Metal Signage	15	ea	150.00	\$ 2,250	\$ 2,250
03-16	Trash Receptacle	2	ea	150.00	\$ 300	\$ 300
03-17	Parking Pay Stations	1	ea	500.00	\$ 500	\$ 500
03-18	Heat Lamps	10	ea	350.00	\$ 3,500	\$ 3,500
03-19	Water Main / Valve	5	ea	350.00	\$ 1,750	\$ 1,750
03-20	Traffic Lights w/Arm - two (2) existing to remain		ea	1,500.00	\$ -	\$ -
03-21	Demolish Base & Remove Existing Street Light Poles	8	ea	10.00	\$ 80	\$ 80
03-22	Electrical Boxes	1	ea	180.00	\$ 180	\$ 180
03-23	Electrical Manhole	1	ea	180.00	\$ 180	\$ 180
03-24	Exterior Uplight Fixtures	5	ea	180.00	\$ 900	\$ 900
03-25	Trench Drains at Planters	-	lf	3.50	\$ -	\$ -
03-26	Sewer Manholes	6	ea	350.00	\$ 2,100	\$ 2,100
03-27	Type "M" Manholes	-	ea	350.00	\$ -	\$ -
03-28	Storm Drainage Manholes	-	ea	350.00	\$ -	\$ -
03-29	Fire Hydrant (to remain)	1	ea	500.00	\$ 500	\$ 500
SUBTOTAL TRADES		63,992	SF	9.84	\$	629,823

ST DEMOLITION SITE BLOCK 200

Project
Estimate
Date
Revision

200, 300 Block
Lincoln Road
Conceptual
10/25/2022
CP01

Item	Description	Quantity	UOM	Rate	Subtotal	Total
DEMOLITION AND ABATEMENT		gsf		8.43		
03-1	Pedestrian Sidewalk & Tactile Warning Tile (Truncated Domes)	13,160	sf	6.00	\$ 78,960	\$ 78,960
03-2	2" Curb & Gutter: Type B Curb	1,284	sf	6.00	\$ 7,704	\$ 7,704
03-3	Median Curb Type F	155	sf	6.00	\$ 927	\$ 927
03-4	Demolish Existing Asphalt Pavement / Vehicular Circulation	20,869	sf	3.50	\$ 73,042	\$ 73,042
03-5	Remove asphalt parking lot	11,818	sf	10.00	\$ 118,180	\$ 118,180
03-6	Planters (18 EA)	911	sf	6.00	\$ 5,466	\$ 5,466
03-7	Relocate Trees / Palm Trees (Allowance)	33	ea	950.00	\$ 31,350	\$ 31,350
03-8	Remove Hedges at Median	309	lf	3.00	\$ 927	\$ 927
03-9	Remove Sod & Soil at Median	677	sf	3.00	\$ 2,031	\$ 2,031
03-10	Remove Pavers at Pedestrian Crosswalks	2,031	sf	3.50	\$ 7,109	\$ 7,109
03-11	Remove Bike Racks	7	ea	150.00	\$ 1,050	\$ 1,050
03-12	Bus Stop Canopy (NA)	-	ls	1,500.00	\$ -	\$ -
03-13	Building Canopies (assume 10 each side)	20	ea	2,500.00	\$ 50,000	\$ 50,000
03-14	News Paper Stands	3	ea	150.00	\$ 450	\$ 450
03-15	Metal Signage	2	ea	150.00	\$ 300	\$ 300
03-16	Trash Receptacle	6	ea	150.00	\$ 900	\$ 900
03-17	Parking Pay Stations	2	ea	500.00	\$ 1,000	\$ 1,000
03-18	Heat Lamps	10	ea	350.00	\$ 3,500	\$ 3,500
03-19	Water Main / Valve	9	ea	350.00	\$ 3,150	\$ 3,150
03-20	Traffic Lights w/Arm - two (2) existing to remain	-	ea	1,500.00	\$ -	\$ -
03-21	Demolish Base & Remove Existing Street Light Poles	15	ea	1,500.00	\$ 22,500	\$ 22,500
03-22	Electrical Boxes	53	ea	180.00	\$ 9,540	\$ 9,540
03-23	Electrical Manhole	2	ea	180.00	\$ 360	\$ 360
03-24	Exterior Uplight Fixtures	32	ea	180.00	\$ 5,760	\$ 5,760
03-25	Trench Drains at Planters	555	lf	3.50	\$ 1,943	\$ 1,943
03-26	Sewer Manholes	2	ea	350.00	\$ 700	\$ 700
03-27	Type "M" Manholes	3	ea	350.00	\$ 1,050	\$ 1,050
03-28	Storm Drainage Manholes	3	ea	350.00	\$ 1,050	\$ 1,050
03-29	Fire Hydrant ----one (1) existing to remain	-	ea	500.00	\$ -	\$ -
SUBTOTAL TRADES		50,905	SF	8.43	\$	428,948

ST DEMOLITION SITE BLOCK 300

Project
Estimate
Date
Revision

200, 300 Block
Lincoln Road
Conceptual
10/25/2022
CP01

Item	Description	Quantity	UOM	Rate	Subtotal	Total
DEMOLITION AND ABATEMENT		gsf		2.88		
03-1	Pedestrian Sidewalk & Tactile Warning Tile (Truncated Domes)	17,144	sf	6.00	\$ 102,864	\$ 102,864
03-2	2" Curb & Gutter: Type B Curb	1,708	sf	6.00	\$ 10,248	\$ 10,248
03-3	Median Curb Type F	294	sf	6.00	\$ 1,764	\$ 1,764
03-4	Demolish Existing Asphalt Pavement / Vehicular Circulation	14,046	sf	3.50	\$ 49,161	\$ 49,161
03-5	Concrete Bus Stop	659	sf	6.00	\$ 3,954	\$ 3,954
03-6	Planters (27 EA)	1,631	sf	6.00	\$ 9,786	\$ 9,786
03-7	Relocate Trees / Palm Trees (Allowance)	50	ea	950.00	\$ 47,500	\$ 47,500
03-8	Remove Hedges at Median	588	lf	3.00	\$ 1,764	\$ 1,764
03-9	Remove Sod & Soil at Median	1,412	sf	3.00	\$ 4,236	\$ 4,236
03-10	Remove Pavers at Pedestrian Crosswalks	2,437	sf	3.50	\$ 8,530	\$ 8,530
03-11	Remove Bike Racks	7	ea	150.00	\$ 1,050	\$ 1,050
03-12	Bus Stop Canopy	1	ls	1,500.00	\$ 1,500	\$ 1,500
03-13	Building Canopies (assume 10 each side)	20	ea	2,500.00	\$ 50,000	\$ 50,000
03-14	News Paper Stands	-	ea	150.00	\$ -	\$ -
03-15	Metal Signage	-	ea	150.00	\$ -	\$ -
03-16	Trash Receptacle	3	ea	150.00	\$ 450	\$ 450
03-17	Parking Pay Stations	-	ea	500.00	\$ -	\$ -
03-18	Heat Lamps	3	ea	350.00	\$ 1,050	\$ 1,050
03-19	Water Main / Valve	14	ea	350.00	\$ 4,900	\$ 4,900
03-20	Traffic Lights w/Arm - one (1) existing to remain	-	ea	1,500.00	\$ -	\$ -
03-21	Demolish Base & Remove Existing Street Light Poles	20	ea	1,500.00	\$ 30,000	\$ 30,000
03-22	Electrical Boxes	51	ea	180.00	\$ 9,180	\$ 9,180
03-23	Electrical Manhole	1	ea	180.00	\$ 180	\$ 180
03-24	Exterior Uplight Fixtures	55	ea	180.00	\$ 9,900	\$ 9,900
03-25	Trench Drains at Planters	805	lf	3.50	\$ 2,818	\$ 2,818
03-26	Sewer Manholes	2	ea	350.00	\$ 700	\$ 700
03-27	Type "M" Manholes	10	ea	350.00	\$ 3,500	\$ 3,500
03-28	Storm Drainage Manholes	9	ea	350.00	\$ 3,150	\$ 3,150
03-29	Fire Hydrant	-	ea	500.00	\$ -	\$ -
SUBTOTAL TRADES		39,331	SF	9.11	\$	358,184

DM SITE DEVELOPMENT BLOCK 100

OPTION A

Item	Description	Quantity	UOM	Rate	Subtotal	Total
SITEWORK AND UTILITIES		gsf		14.53		
	Earthwork					
03-0	<i>Bulk excavation and fill</i>					
03-1	Clear site	79,926	sf	0.20	\$ 15,985	\$ 15,985
03-2	Erosion control	79,926	sf	0.10	\$ 7,993	\$ 7,993
03-3	Traffic control allowance during site work	5,840	hrs	50.00	\$ 292,000	\$ 292,000
03-4	Imported fill assume 2 ft for raised elevation	2,044	cy	55.00	\$ 112,420	\$ 112,420
03-5	Dewatering	1	allow	150,000.00	\$ 150,000	\$ 150,000
	<i>Detailed retaining wall footing excavation</i>					
03-6	Excavation, street light footings	11	cy	35.00	\$ 378	\$ 378
03-7	Excavation, street signage footings	14	cy	35.00	\$ 504	\$ 504
	Excavation retaining wall foundation	329	cy	35.00	\$ 11,508	\$ 11,508
03-8	Backfill, street light footings	5	cy	40.00	\$ 192	\$ 192
03-9	Backfill, street signage footings	6	cy	40.00	\$ 256	\$ 256
03-10	Backfill, retaining wall foundation	219	cy	40.00	\$ 8,768	\$ 8,768
03-11	Barricades & Safety Fences	56,931	allow	1.00	\$ 56,931	\$ 56,931
	Site concrete					
3-12	Concrete to curbs, medians and footings to street lights and signage	26	cy	602.00	\$ 15,652	\$ 15,652
3-13	Concrete to 2 ft high retaining wall	423	cy	602.00	\$ 254,646	\$ 254,646
3-14	Waterproof retaining walls	1,370	sf	8.50	\$ 11,645	\$ 11,645
	Utilities					
	<i>Stormwater</i>					
03-15	4" Diameter Perforated Pipe at Retaining Walls	187	lf	15.00	\$ 2,805	\$ 2,805
03-16	24" Diameter	794	lf	235.00	\$ 186,590	\$ 186,590
03-17	Catch basin	4	ea	8,000.00	\$ 32,000	\$ 32,000
03-18	Linear Trench Drains	640	lf	150.00	\$ 96,000	\$ 96,000
03-19	Storm Manhole	1	ea	7,500.00	\$ 7,500	\$ 7,500
03-20	Connection to existing	2	ea	3,000.00	\$ 6,000	\$ 6,000
	<i>Pipe laid inground including excavation, backfill, joints and accessories</i>					
03-21	Sanitary Sewer cleanout replacement and adjustment	6	ea	8,500.00	\$ 51,000	\$ 51,000
03-22	Sanitary Sewer manhole cover replacement and adjustment	4	ea	1,500.00	\$ 6,000	\$ 6,000
03-23	Reinstate roadway pavement at services connection	2,374	sf	50.00	\$ 118,700	\$ 118,700

DM SITE DEVELOPMENT BLOCK 100

OPTION A

Item	Description	Quantity	UOM	Rate	Subtotal	Total
Electrical						
03-23	<i>Site service and distribution</i>					
03-24	Site power - includes conduit, medium voltage cables, splicing, testing and connection to existing transformer	48,708	sf	2.50	\$ 121,770	\$ 121,770
03-25	Pull boxes	5	ea	2,125.00	\$ 10,041	\$ 10,041
03-26	Replace and adjust electrical boxes	10	ea	500.00	\$ 5,000	\$ 5,000
03-27	Replace electrical manhole	2	ea	7,500.00	\$ 15,000	\$ 15,000
03-28	Adjust electrical manhole	2	ea	1,500.00	\$ 3,000	\$ 3,000
03-28	<i>Site lighting and lighting control</i>					
03-29	12' column lights (assume 2)	2	ea	5,000.00	\$ 10,000	\$ 10,000
03-30	14' street lights (every 60 ft)	13	ea	6,500.00	\$ 84,500	\$ 84,500
03-31	Uplighting at planters (assume 40)	40	ea	200.00	\$ 8,000	\$ 8,000
03-32	Site lighting branch power, 20 amp, PVC	896	lf	12.16	\$ 10,895	\$ 10,895
03-33	12' column lights to beach access	9	ea	5,000.00	\$ 46,667	\$ 46,667
03-34	14' street lights (every 60 ft; assume 8)	8	ea	6,500.00	\$ 52,000	\$ 52,000
03-35	Site lighting branch power, 20 amp, PVC to beach access	834	lf	12.16	\$ 10,142	\$ 10,142
03-36	Pull boxes at beach access	6	ea	2,125.00	\$ 13,706	\$ 13,706
LANDSCAPE / HARDSCAPE						
			gsf	24.41		
Paving						
04-37	Traffic pavers at vehicular circulation	33,014	sf	25.00	\$ 825,350	\$ 825,350
04-38	Beach access paver sidewalk	2,997	sf	20.00	\$ 59,940	\$ 59,940
04-39	Crossover connection to public road	1	ea	10,000.00	\$ 10,000	\$ 10,000
04-40	Decorative pavers at pedestrian circulation	46,912	sf	25.00	\$ 1,172,800	\$ 1,172,800
04-41	Curb and channel to roadway pavement	40	lf	35.00	\$ 1,400	\$ 1,400
04-42	Granite curb with base	161	lf	80.00	\$ 12,880	\$ 12,880
Site furnishings						
04-43	Bike hoops (assume 5)	5	ea	1,500.00	\$ 7,500	\$ 7,500
04-44	Directional arrows	8	ea	100.00	\$ 800	\$ 800
04-45	Striping	2,473	lf	5.65	\$ 13,972	\$ 13,972
04-46	Retractable Bollards (assume 10)	10	ea	1,500.00	\$ 15,000	\$ 15,000
04-47	Waste receptacles	8	allow	1,500.00	\$ 12,000	\$ 12,000
04-48	Metal railings and handrails Allowance including footings	150	lf	90.00	\$ 13,500	\$ 13,500

DM SITE DEVELOPMENT BLOCK 100

OPTION A

Item	Description	Quantity	UOM	Rate	Subtotal	Total
	Landscape / hardscape					
04-49	Planting beds includng topsoil and mulch	7,569	sf	9.19	\$ 69,559	\$ 69,559
04-50	Perennials and grasses to planting beds	3,802	sf	15.90	\$ 60,452	\$ 60,452
04-51	Sod including topsoil	25,665	sf	2.62	\$ 67,242	\$ 67,242
04-52	Shrubs	8,770	ea	35.00	\$ 306,950	\$ 306,950
04-53	Tree 10' high	40	ea	1,200.00	\$ 48,000	\$ 48,000
04-54	Tree 3" cal	50	ea	1,500.00	\$ 75,000	\$ 75,000
04-55	Ornamental tree	4	ea	1,800.00	\$ 7,200	\$ 7,200
04-56	Protect existing tree to remain (allowance)	5	ea	1,500.00	\$ 7,500	\$ 7,500
04-57	Irrigation system	37,036	sf	2.50	\$ 92,590	\$ 92,590
SUBTOTAL TRADES		117,976	SF	39.97	\$	4,715,829

DM SITE DEVELOPMENT BLOCK 200

Project
Estimate
Date
Revision

200, 300 Block
Lincoln Road
Conceptual
10/25/2022
CP01

Item	Description	Quantity	UOM	Rate	Subtotal	Total
SITWORK AND UTILITIES		gsf		40.42		
	Earthwork					
03-0	<i>Bulk excavation and fill</i>					
03-1	Clear site	25,157	sf	0.20	\$ 5,031	\$ 5,031
03-2	Erosion control	25,157	sf	0.10	\$ 2,516	\$ 2,516
03-3	Traffic control allowance during site work	5,840	allow	50.00	\$ 292,000	\$ 292,000
03-4	Dewatering (assume hand well pump installed)	10	ea	3,500.00	\$ 35,000	\$ 35,000
03-5	Barricades & Safety Fences	49,608	allow	1.00	\$ 49,608	\$ 49,608
03-6	Imported fill including soil stabilization / compaction at fire truck access	932	cy	55.00	\$ 51,260	\$ 51,260
03-6	<i>Detailed footing excavation</i>					
03-7	Excavation, Wall Foundation	53	cy	35.00	\$ 1,842	\$ 1,842
03-8	Backfill, Wall Foundation	14	cy	40.00	\$ 569	\$ 569
	Site Concrete					
3-9	Pond Walls, Catch Basins, Seating at Pond Water Feature	350	cy	602.00	\$ 210,700	\$ 210,700
3-10	Water Feature Waterproofing	7,116	sf	8.50	\$ 60,486	\$ 60,486
3-11	Water Feature Recirculating Pumps & Electrical Connection	2	allow	8,000.00	\$ 16,000	\$ 16,000
3-12	Patch & Repair Stucco Facades	15	ea	6,500.00	\$ 97,500	\$ 97,500
	Utilities					
	<i>Stormwater</i>					
03-13	12" Diameter	103	lf	106.00	\$ 10,918	\$ 10,918
03-14	24" Diameter	179	lf	235.00	\$ 42,065	\$ 42,065
03-15	Catch basin	5	ea	2,500.00	\$ 12,500	\$ 12,500
03-16	Linear Trench Drains	200	lf	300.00	\$ 60,000	\$ 60,000
03-17	Manhole	2	ea	7,500.00	\$ 15,000	\$ 15,000
03-18	Connection to existing	3	ea	3,000.00	\$ 9,000	\$ 9,000
	<i>Pipe laid inground including excavation, backfill, joints and accessories</i>					
03-19	Sanitary Sewer cleanouts replacement & adjustment	9	ea	2,350.00	\$ 21,150	\$ 21,150
03-20	Sanitary Sewer manhole cover replacement & adjustment	6	ea	8,500.00	\$ 51,000	\$ 51,000
	<i>Telecom service</i>					
03-21	Underground telecom	1,238	lf	30.00	\$ 37,140	\$ 37,140
	<i>Connections to existing services</i>					
03-22	Water	1	ea	10,000.00	\$ 10,000	\$ 10,000
03-23	Reinstate roadway pavement at services connection	542	sf	50.00	\$ 27,100	\$ 27,100

	Electrical					
03-23	<i>Site service and distribution</i>					
03-24	Site power - includes conduit, medium voltage cables, splicing, testing and connection to existing transformer	25,157	sf	2.50	\$ 62,893	\$ 62,893
03-25	Pull boxes	2	ea	2,121.53	\$ 4,201	\$ 4,201
03-26	Replace and adjust electrical boxes	53	ea	500.00	\$ 26,500	\$ 26,500
03-27	Replace electrical manhole	2	ea	2,500.00	\$ 5,000	\$ 5,000
03-28	Adjust electrical manhole	2	ea	7,500.00	\$ 15,000	\$ 15,000
03-28	<i>Site lighting and lighting control</i>					
03-29	12' column lights	11	ea	5,000.00	\$ 55,000	\$ 55,000
03-30	14' street lights	10	ea	6,500.00	\$ 65,000	\$ 65,000
03-31	Uplighting at planters	28	ea	8,000.00	\$ 224,000	\$ 224,000
03-32	Site lighting branch power, 20 amp, PVC	321	lf	12.16	\$ 3,903	\$ 3,903
LANDSCAPE / HARDSCAPE			gsf	84.62		
	Paving					
04-33	Allowance to new dedicated turning lanes on 16th and 17th streets, new turn signals, striping and signage	2	ea	250,000.00	\$ 500,000	\$ 500,000
04-34	Concrete pavement H25 Loading (Fire Truck Access)	7,960	sf	35.00	\$ 278,600	\$ 278,600
04-35	Crossover connection to public road to Collins Avenue	1	ea	10,000.00	\$ 10,000	\$ 10,000
04-36	Decorative exposed aggregate concrete paving: "Black Pedra Portuguesa" or similar	25,653	sf	25.00	\$ 641,325	\$ 641,325
04-37	Curb and channel to roadway pavement to James Avenue	130	lf	35.00	\$ 4,550	\$ 4,550
04-38	6" concrete sidewalk replacement at James Avenue	2,598	sf	8.00	\$ 20,784	\$ 20,784
04-39	Allowance for two (2) new bus stops including curbs, signage, striping, benches & canopies	2	ea	36,419.50	\$ 72,839	\$ 72,839
04-40	Handicap access ramps	2	ea	2,500.00	\$ 5,000	\$ 5,000
	Site furnishings					
04-41	Precast Benches: Curvilinear with Smooth Finish	200	lf	350.00	\$ 70,000	\$ 70,000
04-42	Bike hoops (assume 10 at each block)	10	ea	1,500.00	\$ 15,000	\$ 15,000
04-43	Street Signage	20	ea	1,500.00	\$ 30,000	\$ 30,000
04-44	Retractable Bollards (assume 5 at each end)	5	ea	1,500.00	\$ 7,500	\$ 7,500
04-45	Ornamental Canopy w/catch basins Cluster of three (3)	3	ea	216,700	\$ 650,100	\$ 650,100
04-46	Pedestrian crosswalk striping	542	sf	4.00	\$ 2,168	\$ 2,168
04-47	Metal railings and handrails Allowance including footings	1	allow	250,000.00	\$ 250,000	\$ 250,000
04-48	Waste receptacles	10	ea	1,500.00	\$ 15,000	\$ 15,000
04-49	Skateboard deterrents at precast benches (20 benches, assume 5 per bench)	100	ea	5,009	\$ 500,875	\$ 500,875
	Landscape / hardscape					
04-50	Planting beds including topsoil and mulch	1,600	sf	9.19	\$ 14,704	\$ 14,704
04-51	Perennials and grasses to planting beds	1,600	sf	15.90	\$ 25,440	\$ 25,440
04-52	Lawn including topsoil	3,500	sf	2.62	\$ 9,170	\$ 9,170
04-53	Shrubs	800	ea	35.00	\$ 28,000	\$ 28,000
04-54	Tree 10' high	28	ea	1,200.00	\$ 33,600	\$ 33,600
04-55	Tree 3" cal	70	ea	1,500.00	\$ 105,000	\$ 105,000
04-56	Ornamental tree	10	ea	1,800.00	\$ 18,000	\$ 18,000
04-57	Tree 3" cal	7,980	sf	2.50	\$ 19,950	\$ 19,950
SUBTOTAL TRADES		39,087	SF	125.55	\$	4,907,486

DM SITE DEVELOPMENT BLOCK 300

Item	Description	Quantity	UOM	Rate	Subtotal	Total
SITEWORK AND UTILITIES		gsf		45.25		
	Earthwork					
03-0	<i>Bulk excavation and fill</i>					
03-1	Clear site	39,331	sf	0.20	\$ 7,866	\$ 7,866
03-2	Erosion control	39,331	sf	0.10	\$ 3,933	\$ 3,933
03-3	Traffic control allowance during site work (2 flagmen)	5,840	hrs	50.00	\$ 292,000	\$ 292,000
03-4	Dewatering	6	allow	3,500.00	\$ 21,000	\$ 21,000
03-5	Barricades & Safety Fences	51,026	allow	1.00	\$ 51,026	\$ 51,026
03-6	Imported fill including at fire truck access	1,303	cy	55.00	\$ 71,665	\$ 71,665
03-7	Bulk excavation for storm drainage pipe replacement	709	cy	60.00	\$ 42,540	\$ 42,540
03-7	<i>Detailed footing excavation</i>					
03-8	Excavation, Wall Foundation	53	cy	35.00	\$ 1,842	\$ 1,842
03-9	Backfill, Wall Foundation	14	cy	40.00	\$ 569	\$ 569
	Site concrete					
3-10	Pond Basin & Walls, Catch Basins, Seating at Pond Water Feature	393	cy	602.00	\$ 236,586	\$ 236,586
3-11	Water Feature Waterproofing	8,456	sf	8.50	\$ 71,876	\$ 71,876
3-12	Water Feature Recirculating Pumps & Electrical Connection	2	allow	8,000.00	\$ 16,000	\$ 16,000
3-13	Patch & Repair Stucco Facades	15	ea	6,500.00	\$ 97,500	\$ 97,500
	Utilities					
	<i>Stormwater</i>					
03-14	12" Diameter	56	lf	106.00	\$ 5,936	\$ 5,936
03-15	24" Diameter	377	lf	235.00	\$ 88,595	\$ 88,595
03-16	Catch basin	3	ea	2,500.00	\$ 7,500	\$ 7,500
03-17	Linear Trench Drains	640	lf	300.00	\$ 192,000	\$ 192,000
03-18	Manhole	1	ea	7,500.00	\$ 7,500	\$ 7,500
03-19	Connection to existing	3	ea	3,000.00	\$ 9,000	\$ 9,000
	<i>Pipe laid inground including excavation, backfill, joints and accessories</i>					
03-20	Sanitary Sewer cleanout replacement and adjustment	16	ea	2,350.00	\$ 37,600	\$ 37,600
03-21	Sanitary Sewer manhole cover replacement and adjustment	4	ea	8,500.00	\$ 34,000	\$ 34,000
	<i>Telecom service</i>					
03-22	Underground telecom (CCTV & Wi-fi)	1,238	lf	30.00	\$ 37,140	\$ 37,140
	<i>Connections to existing services</i>					
03-23	Water	1	ea	10,000.00	\$ 10,000	\$ 10,000
03-24	Reinstate roadway pavement at services connection	2,042	sf	50.00	\$ 102,100	\$ 102,100

DM SITE DEVELOPMENT BLOCK 300

Item	Description	Quantity	UOM	Rate	Subtotal	Total
Electrical						
03-24	<i>Site service and distribution</i>					
03-25	Site power - includes conduit, medium voltage cables, splicing, testing and connection to existing transformer	35,180	sf	2.50	\$ 87,950	\$ 87,950
03-26	Pull boxes	3	ea	2,125.00	\$ 7,395	\$ 7,395
03-27	Replace and adjust electrical boxes same location as currently shown	51	ea	500.00	\$ 25,500	\$ 25,500
03-28	Replace electrical manhole	1	ea	2,500.00	\$ 2,500	\$ 2,500
03-29	Adjust electrical manhole	1	ea	7,500.00	\$ 7,500	\$ 7,500
03-29	<i>Site lighting and lighting control</i>					
03-30	12' column lights	21	ea	5,000.00	\$ 105,000	\$ 105,000
03-31	14' street lights	13	ea	6,500.00	\$ 84,500	\$ 84,500
03-32	Uplighting at planters	44	ea	200.00	\$ 8,800	\$ 8,800
03-33	Site lighting branch power, 20 amp, PVC	383	lf	12.16	\$ 4,657	\$ 4,657
LANDSCAPE / HARDSCAPE			gsf	71.88		
Paving						
04-34	Concrete pavement H25 Loading (Fire Truck Access)	6,960	sf	35.00	\$ 243,600	\$ 243,600
04-35	Crossover connection to public road	1	ea	10,000.00	\$ 10,000	\$ 10,000
04-36	Decorative Exposed Aggregate: "Black Pedra Portuguesa" or similar	40,219	sf	25.00	\$ 1,005,475	\$ 1,005,475
04-37	Handicap access ramps	2	ea	2,500.00	\$ 5,000	\$ 5,000

DM SITE DEVELOPMENT BLOCK 300

Item	Description	Quantity	UOM	Rate	Subtotal	Total
	Site furnishings					
04-38	Precast Benches: Curvilinear with Smooth Finish	360	lf	350.00	\$ 126,000	\$ 126,000
04-39	Bike hoops (assume 10 at each block)	10	ea	1,500.00	\$ 15,000	\$ 15,000
04-40	Street Signage	20	ea	1,500.00	\$ 30,000	\$ 30,000
04-41	Retractable Bollards	5	ea	1,500.00	\$ 7,500	\$ 7,500
04-42	Ornamental Canopy w/catch basins Cluster of three (3)	3	ea	216,700.00	\$ 650,100	\$ 650,100
04-43	Pedestrian crosswalk striping (incorporated in pavement design)	2,042	sf	4.00	\$ 8,168	\$ 8,168
04-44	Metal railings and handrails Allowance including footings	1	allow	75,000.00	\$ 75,000	\$ 75,000
04-45	Waste receptacles	10	ea	1,500.00	\$ 15,000	\$ 15,000
04-46	Skateboard deterrents at precast benches (20 benches, assume 5 per bench)	100	ea	5,009	\$ 500,875	\$ 500,875
	Landscape / hardscape					
04-47	Planting beds including topsoil and mulch	2,880	sf	9.19	\$ 26,467	\$ 26,467
04-48	Perennials and grasses to planting beds	360	sf	15.90	\$ 5,724	\$ 5,724
04-49	Lawn including topsoil	3,500	sf	2.62	\$ 9,170	\$ 9,170
04-50	Shrubs	800	ea	35.00	\$ 28,000	\$ 28,000
04-51	Tree 10' high	40	ea	1,200.00	\$ 48,000	\$ 48,000
04-52	Ornamental tree	10	ea	1,800.00	\$ 18,000	\$ 18,000
04-53	Tree 3" cal	74	ea	1,500.00	\$ 111,000	\$ 111,000
04-54	Irrigation	7,980	sf	2.50	\$ 19,950	\$ 19,950
SUBTOTAL TRADES		39,331	SF	120.45	\$	4,737,605