Conditions Assessment and Recommendations

Rough Order of Magnitude Cost Estimate

UPDATE - 5/12/2023



RENOVATION - ALL RESIDENTIAL			
ARCHITECTURAL			3,516
CIVIL			68
STRUCTURAL			1,66
ELECTRICAL			1,855
MECHANICAL			91
PLUMBING			305
FIRE PROTECTION			199
		Subtotal	9,13
	400/		0.14
FFE Permitting	10% 2.5%		913 228
Contractor General Conditions, Overhead and Profit	20%		1,827
Contractor Insurance and Bond	2%		182
Design Fees	10%		913
		SUBTOTAL	\$13,200
Owner Contingency	10%		\$1,320
	TOT	AL PROJECT COST	\$14,520
	101	AL PROJECT COST	φ14,520

Conditions Assessment and Recommendations

ARCHITECTURAL - ROM Cost Estimate

May 8, 2023



	Quantity	Unit	Unit Cost	Sub-Total
DEMOLITION				
Complete & Careful Demolition of all Interior Finishes	28,433	SF	\$4.00	113,
Lead Paint Abatement (Allowance)	1	LS	\$15,000.00	15,0
Asbestos Abatement (Allowance)	1	LS	\$20,000.00	20,0
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ARCHITECTURAL	47.040	0-	040	470
New Perimeter Insulation, Framing and GWB	17,040		\$10	170,4
New Partitions	25,200		\$6	151,2
Painting - Interior	69,140		\$1.50	103,
Painting - Exterior	22,640		\$3.25	73,
Stucco Repair - Refinish	22,640		\$5	113,
Flooring - Terrazzo Refinishing Lobby & Adj. Rooms	2,200		\$25	55,0
Flooring - Exterior New Terrazzo	1,100		\$40	44,0
Flooring - Lobby Restrooms - Public + Office	180		\$10	1,8
Flooring - Common Area Corridors	3,100		\$8	24,8
Flooring - All other spaces	22,953		\$6	137,
Ceiling - All non-lobby areas, all levels	26,900		\$7	188,
Wall Tile - Lobby Restrooms - Public + Office	800		\$10	8,0
Restrooms Apartments - Flooring Porcelain Tile	2,000		\$10	20,0
Restrooms Apartments - Wall Tile	7,200		\$10	72,0
Toilet Accessories - Lobby Public + Office		LS	\$2,500	2,
Toilet Accessories - Apartments		ea	\$800	32,0
Fire Extinguishers		LS	\$6,000	6,0
Exterior Doors & Hardware		ea	\$2,500	27,5
Interior Doors & Hardware	204		\$1,500	306,0
Storefront Doors & Transom		ea	\$12,000	48,0
Exterior Windows	3,540		\$100	354,0
Exterior louvers		ea	\$600	4,8
West Stair Re-work enclosure for door swing		LS	\$50,000	50,0
Railings - Exterior Balconies	120		\$400	48,0
Railings - Architectural Block at Park Avenue	154		\$200	30,8
Railings - Architectural Block at pool deck	158		\$200	31,6
Railings - Stair Handrails	306		\$150	45,9
Wood Refinishing throughout Lobby	5,200		\$10	52,0
Millwork Lobby Desk		LF	\$800	11,2
Millwork window sills	804		\$25	20,
Window Shades	3,540		\$10	35,4
Basement renovations	2,500		\$40	100,0
Canopy - East	120		\$125	15,0
Canopy - West	240		\$125	30,0
Roofing (incl. scuppers, flashing, cap)	11,500		\$45	517,
Downspouts - New, and connection to storm system		ea	\$2,000	16,
Pool refinishing and equipment (Allowance)	1	LS	\$100,000	100,0
			Subtotal	3,196,
Estimating Contingency	10%			319,
SUBTOTAL - ARCHITECTURAL				3,516,

Conditions Assessment and Recommendations

CIVIL - ROM Cost Estimate

May 8, 2023



<u> </u>	Quantity	Jiiit	Unit Cost	Sub-Total
GENERAL CONDITIONS				
General Conditions	1	LS	\$25,000.00	25
Maintenance of Traffic (Allowance)	1	LS	\$5,000.00	5
Safety & Clean-Up	1	LS	\$5,000.00	5
DEMOLITION				
Sawcut, Remove & Dispose Existing Asphalt	609	SY	\$24	14
Remove & Dispose of Existing Concrete Pavement	370	SY	\$24	3
SITEWORK				
1" Asphalt Concrete Pavement (SP 9.5 overlay)	448		\$8	3
Baserock (Group 6 per FDOT index 514)		SY	\$22	10
12" Stabilized Grade (LBR-40)	494		\$25	12
Pool Deck (pavers)	1,706		\$40	68
Density Tests		LS	\$4,000	4
4" Tall Black Vinyl Coated Chain Link Fence	435		\$15	6
Concrete Walkways (4" thick)	412		\$65	26
Concrete Retaining Walls (30" height)	155	LF	\$200	3′
DRAINAGE, WATER AND SANITARY SEWER IMPROV.				
Drainage Improvements (includes catch basins & storm pipe)		LS	\$50,000	50
Water & Fire Water Improvements (includes hydrants, meters, backflow preventers and pipes)	1	LS	\$35,000	35
Sanitary Sewer Improvements (includes upgrades to cleanouts and laterals)		LS	\$25,000	25
LANDSCAPING				
Topsoil (4")	815		\$20	16
Grass Sod (St. Augustine)	815	_	\$8	(
Landscaping	200	SY	\$150	30
FLOOD PROTECTION				
Flood Panel System to 9.0' NGVD; 2.0' protection	150		\$400	60
Flood Panel System to 9.0' NGVD; 4.0' protection	150	LF	\$500	75
SUBTOTAL				519
MISCELLANEOUS				
Mobilization (7%)	0			36
Contingency (25%)	0			129
SUBTOTAL - CIVIL				685

Barclay Building Feasibility Study Conditions Assessment and Recommendations

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STRUCTURAL - ROM Cost Estimate

May 8, 2023

		Quantity	Unit	Unit Cost	Sub-Total
	Reinforcing of connections of wood rafters	330	EA	\$40.00	13,200
	Connection of roof and floor board sheathing to the walls				
	(at roof and second and third floors)	990	EA	\$60.00	59,400
	Sistering of 2x12 wood joists at the 3rd, 2nd, 1st floors	20,000	LF	\$15.00	300,000
	Reinforcing of 2x4 load-bearing wood-framed walls				
	(including supports for AC roof equipment)	28,260	LF	\$12	339,120
	Raising of floor elevation at the northeast corner of the				
	building with wood framing	80	SF	\$50	4,000
	Expansion of elevator enclosure (including shoring and				
	installation of new pile-supported grade beam)	1	LS	\$250,000	250,000
	Construction of foundation slab for ADA lift (including				
	temporary shoring and installation of piles)	1	LS	\$50,000	50,000
	Replacement of exterior concrete slab on ground at Park				
	Avenue	1,093		\$10	10,930
	Repair of spalled concrete	1,200	CF	\$475	570,000
	Repair / replacement of first floor reinforced concrete				
	slab at lobby elevation	2,350		\$20	47,000
	Replacement of decayed wood floor joists & sheathing	80	SF	\$225	18,000
	SUBTOTAL - STRUCTURAL				1,661,650
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Conditions Assessment and Recommendations

ELECTRICAL - ROM Cost Estimate

May 8, 2023



	Quantity	Unit	Unit Cost	Sub-Total
Demolition	1	EA	\$85,000.00	85,000
Electrical Switchgear and Panels	1	EA	\$140,000.00	140,000
Apartment Electrical and Lighting	1	EA	\$95,000.00	95,000
Parking and Site Lighting	1	EA	\$40,000	40,000
Mechnanical Equipment Connections	1		\$27,000	27,000
Fire Alarm System	1		\$140,000	140,000
Labor	1		\$750,000	750,000
Site Supervision	1		\$90,000	90,000
Project Management	1	EA	\$60,000	60,000
SUBTOTAL				1,427,000
Subcontractor mark-up and profit	1	EA	\$356,750	356,750
SUBTOTAL				1,783,750
Bond	1	EA	\$35,675	35,675
Permit Fees	1	EA	\$35,675	35,675
SUBTOTAL - ELECTRICAL				1,855,100

Barclay Building Feasibility Study Conditions Assessment and Recommendations

MECHANICAL - ROM Cost Estimate

May 8, 2023



	Quantity	Unit	Unit Cost	Sub-Total
Demolition	1		\$45,000.00	45,000
Apartment Area	1		\$600,000.00	600,000
Common Area	1	EA	\$85,000.00	85,000
SUBTOTAL				730,000
Subcontractor mark-up and profit	1	EA	\$146,000	146,000
SUBTOTAL				876,000
Bond	1	EA	\$17,520	17,520
Permit Fees	1	EA	\$17,520	17,520
SUBTOTAL - MECHANICAL				911,040
SUBTUTAL - MECHANICAL				911,040

Conditions Assessment and Recommendations

PLUMBING - ROM Cost Estimate

May 8, 2023



		Quantity	Unit	Unit Cost	Sub-Total
ı	Demolition	1	EA	\$50,000.00	50,000
	Apartment Area	1		\$175,000.00	175,000
(Common Area	1	EA	\$20,000.00	20,000
;	SUBTOTAL				245,000
;	Subcontractor mark-up and profit	1	EA	\$49,000	49,000
	SUBTOTAL				294,000
-	Bond	1	EA	\$5,880	5,880
I	Permit Fees	1	EA	\$5,880	5,880
	SUBTOTAL - PLUMBING				305,760
	SUBTUTAL - FLUMBING				303,700

Conditions Assessment and Recommendations

FIRE PROTECTION - ROM Cost Estimate

May 8, 2023



	Quantity	Unit	Unit Cost	Sub-Total
Demolition	1	EA	\$45,000.00	45,000
New Work	1	EA	\$115,000.00	115,000
SUBTOTAL				160,000
Subcontractor mark-up and profit	1	EA	\$32,000	32,000
Subcontractor mark-up and profit	I	EA	φ32,000	32,000
SUBTOTAL				192,000
Bond Permit Fees	1	EA EA	\$3,840 \$3,840	3,840 3,840
Permit rees	I	EA	\$3,040	3,040
SUBTOTAL - FIRE PROTECTION				199,680