

Exhibit A

Barclay Building Feasibility Study
Conditions Assessment and Recommendations
Rough Order of Magnitude Cost Estimate

UPDATE - 5/12/2023



M. C. HARRY & ASSOCIATES
 2780 SW DOUGLAS ROAD, 302
 MIAMI, FLORIDA 33133

RENOVATION - ALL RESIDENTIAL			
ARCHITECTURAL			3,516,414
CIVIL			685,482
STRUCTURAL			1,661,650
ELECTRICAL			1,855,100
MECHANICAL			911,040
PLUMBING			305,760
FIRE PROTECTION			199,680
		Subtotal	9,135,126
FFE	10%		913,513
Permitting	2.5%		228,378
Contractor General Conditions, Overhead and Profit	20%		1,827,025
Contractor Insurance and Bond	2%		182,703
Design Fees	10%		913,513
		SUBTOTAL	\$13,200,256
Owner Contingency	10%		\$1,320,026
		TOTAL PROJECT COST	\$14,520,282

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Conditions Assessment and Recommendations



ARCHITECTURAL - ROM Cost Estimate

May 8, 2023

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	Quantity	Unit	Unit Cost	Sub-Total
DEMOLITION				
Complete & Careful Demolition of all Interior Finishes	28,433	SF	\$4.00	113,732
Lead Paint Abatement (Allowance)	1	LS	\$15,000.00	15,000
Asbestos Abatement (Allowance)	1	LS	\$20,000.00	20,000
ARCHITECTURAL				
New Perimeter Insulation, Framing and GWB	17,040	SF	\$10	170,400
New Partitions	25,200	SF	\$6	151,200
Painting - Interior	69,140	SF	\$1.50	103,710
Painting - Exterior	22,640	SF	\$3.25	73,580
Stucco Repair - Refinish	22,640	SF	\$5	113,200
Flooring - Terrazzo Refinishing Lobby & Adj. Rooms	2,200	SF	\$25	55,000
Flooring - Exterior New Terrazzo	1,100	SF	\$40	44,000
Flooring - Lobby Restrooms - Public + Office	180	SF	\$10	1,800
Flooring - Common Area Corridors	3,100	SF	\$8	24,800
Flooring - All other spaces	22,953	SF	\$6	137,718
Ceiling - All non-lobby areas, all levels	26,900	SF	\$7	188,300
Wall Tile - Lobby Restrooms - Public + Office	800	SF	\$10	8,000
Restrooms Apartments - Flooring Porcelain Tile	2,000	SF	\$10	20,000
Restrooms Apartments - Wall Tile	7,200	SF	\$10	72,000
Toilet Accessories - Lobby Public + Office	1	LS	\$2,500	2,500
Toilet Accessories - Apartments	40	ea	\$800	32,000
Fire Extinguishers	1	LS	\$6,000	6,000
Exterior Doors & Hardware	11	ea	\$2,500	27,500
Interior Doors & Hardware	204	ea	\$1,500	306,000
Storefront Doors & Transom	4	ea	\$12,000	48,000
Exterior Windows	3,540	SF	\$100	354,000
Exterior louvers	8	ea	\$600	4,800
West Stair Re-work enclosure for door swing	1	LS	\$50,000	50,000
Railings - Exterior Balconies	120	LF	\$400	48,000
Railings - Architectural Block at Park Avenue	154	LF	\$200	30,800
Railings - Architectural Block at pool deck	158	LF	\$200	31,600
Railings - Stair Handrails	306	LF	\$150	45,900
Wood Refinishing throughout Lobby	5,200	SF	\$10	52,000
Millwork Lobby Desk	14	LF	\$800	11,200
Millwork window sills	804	LF	\$25	20,100
Window Shades	3,540	SF	\$10	35,400
Basement renovations	2,500	SF	\$40	100,000
Canopy - East	120	SF	\$125	15,000
Canopy - West	240	SF	\$125	30,000
Roofing (incl. scuppers, flashing, cap)	11,500	SF	\$45	517,500
Downspouts - New, and connection to storm system	8	ea	\$2,000	16,000
Pool refinishing and equipment (Allowance)	1	LS	\$100,000	100,000
			Subtotal	3,196,740
Estimating Contingency	10%			319,674
SUBTOTAL - ARCHITECTURAL				3,516,414

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CIVIL - ROM Cost Estimate



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	Quantity	Unit	Unit Cost	Sub-Total
GENERAL CONDITIONS				
General Conditions	1	LS	\$25,000.00	25,000
Maintenance of Traffic (Allowance)	1	LS	\$5,000.00	5,000
Safety & Clean-Up	1	LS	\$5,000.00	5,000
DEMOLITION				
Sawcut, Remove & Dispose Existing Asphalt	609	SY	\$24	14,616
Remove & Dispose of Existing Concrete Pavement	370	SY	\$24	8,880
SITEWORK				
1" Asphalt Concrete Pavement (SP 9.5 overlay)	448	SY	\$8	3,584
Baserock (Group 6 per FDOT index 514)	470	SY	\$22	10,509
12" Stabilized Grade (LBR-40)	494	SY	\$25	12,350
Pool Deck (pavers)	1,706	SF	\$40	68,240
Density Tests	1	LS	\$4,000	4,000
4" Tall Black Vinyl Coated Chain Link Fence	435	LF	\$15	6,525
Concrete Walkways (4" thick)	412	SY	\$65	26,780
Concrete Retaining Walls (30" height)	155	LF	\$200	31,000
DRAINAGE, WATER AND SANITARY SEWER IMPROV.				
Drainage Improvements (includes catch basins & storm pipe)	1	LS	\$50,000	50,000
Water & Fire Water Improvements (includes hydrants, meters, backflow preventers and pipes)	1	LS	\$35,000	35,000
Sanitary Sewer Improvements (includes upgrades to cleanouts and laterals)	1	LS	\$25,000	25,000
LANDSCAPING				
Topsoil (4")	815	SY	\$20	16,300
Grass Sod (St. Augustine)	815	SY	\$8	6,520
Landscaping	200	SY	\$150	30,000
FLOOD PROTECTION				
Flood Panel System to 9.0' NGVD; 2.0' protection	150	LF	\$400	60,000
Flood Panel System to 9.0' NGVD; 4.0' protection	150	LF	\$500	75,000
SUBTOTAL				519,304
MISCELLANEOUS				
Mobilization (7%)	0			36,351
Contingency (25%)	0			129,826
SUBTOTAL - CIVIL				685,482

