



McKenzie Construction LLC
2247 NW 17th Avenue
Miami FL 33142

July 12, 2017

Francisco Garcia, Construction Manager
City of Miami Beach
Property Management Department
1833 Bay Road
Miami Beach, Florida 33139

RE: Construction Estimate for Existing Log Cabin Structure at North Beach – 8100 Collins Ave.

Dear Francisco,

As it relates to the existing Log Cabin Structure at North Beach, McKenzie Construction is providing here a rough estimate for the construction services to rehab this property.

The rough estimate provided here is based on a combination of the following items:

1. Visual inspection of the current conditions of the property per a site visit
2. Review of the documents provided to us from BEA Architects dated 5.25.17
3. Internal Mckenzie historic construction data from the rehabbed Log Cabin for the Village of Biscayne Park during the 2016 year.
4. Our best educated estimate that approximately 45% of the existing logs would have to be replaced in order to keep the structural integrity of the cabin.

McKenzie Construction is also able to provide Design services as needed to help make the process in the improvement and rehabilitation of this Log Cabin a smooth one.

If you have any questions, please do not hesitate to contact me.

Hector M. Gonzalez
Senior Project Manager



2247 N.W 17 AVENUE
MIAMI, FL 33142
786 412 7341 - phone
786 484 0429 - fax

SCHEDULE OF ESTIMATES FOR NORTH BEACH LOG CABIN RESTORATION

LOG CABIN : NORTH BEACH				Preliminary Rough Budget w/ no plans	
ADDRESS:	8100 Collins Ave			Duration	20 weeks
	Miami Beach, FL				
BUILDING	MUNICIPAL				
TYPE:	1 story Log Cabin				
DATE	7/12/2017				
Size	1,000 SF Approximately				
DIVISION		COMMENTS		SUB TOTAL	DIV TOTAL
DIV 1	GENERAL REQUIREMENTS				\$ 97,200.00
	Permits	By Owner		\$ -	
	Project Management	\$1,500/wk		\$ 30,000.00	
	Field Superintendent	\$2,000/wk		\$ 40,000.00	
	Temporary Utilities (Power & Water)	\$75/wk + \$2,000 Setup fee		\$ 3,500.00	
	Temporary Toilets	\$150/wk		\$ 2,400.00	
	Trash Removal and Daily Cleanup	\$250/wk		\$ 4,000.00	
	General Labor	\$600/wk		\$ 12,000.00	
	Final Cleaning			\$ 1,300.00	
	Protection and Safety			\$ 2,500.00	
	Blueprints, copies and document control			\$500	
	Parking	\$50/wk		\$ 1,000.00	
DIV 2	SITEWORK				\$ 20,350.00
	Demolition			\$ 12,000.00	
	Termite Treatment			\$ 750.00	
	Asphalt Paving, Signage & Markings			\$ 4,200.00	
	Concrete Paving, Sidewalks & Curbing			\$ 3,400.00	
	Irrigation	NIC		\$ -	
	Landscaping	NIC		\$ -	
DIV 3/4	CONCRETE & MASONRY				\$ 32,000.00
	Concrete Works and Foundation Pier to Raise Building			\$ 24,000.00	
	Stone at Chimney and Curb Repairs			\$ 4,200.00	
	Concrete Sidewalks			\$ 3,800.00	
DIV 5	METALS				\$ 3,100.00
	Aluminum Handrails			\$ 3,100.00	
DIV 6	WOODS & PLASTICS				\$ 160,500.00
	Foundation Carpentry Repairs			\$ 7,500.00	
	New Timber and Log Structural Works			\$ 95,000.00	
	New Porch Timber Works			\$ -	
	Chinking & Stainign Restoration Works			\$ 35,000.00	
	Existing timber repairs and hardware			\$ 18,000.00	
	Roof Sheathing			\$ 5,000.00	
	Cabinetry			\$ -	
				\$ -	
DIV 7	THERMAL & MOISTURE PROTECTION				\$ 31,350.00
	Roofing Shakes and Insulation			\$ 31,350.00	
DIV 8	OPENINGS				\$ 35,500.00
	Wood Doors and Windows			\$ 30,000.00	
	Hardware			Inc	
	Door & Windows Installation			\$ 5,500.00	
	Wood Shutters ad Hardware	NIC		\$ -	
DIV 9	FINISHES				\$ 15,700.00
	Wood Flooring			\$ 13,500.00	
	Wood and Floor staining			\$ 2,200.00	
DIV 10	SPECIALTIES				\$ 1,700.00
	Bathroom Accessories and Mirrors			\$ 1,500.00	
	Bathroom Signage			\$ 150.00	
	Reinstall Fire Extinguishers	Re Use Existing		\$ 50.00	
DIV 11	EQUIPMENT			\$ -	\$ -

	N/A	NIC				
DIV 12	FURNISHINGS				\$ -	\$ -
	N/A	NIC				
DIV 13	SPECIAL CONSTRUCTION					\$ 12,590.00
	Fire Sprinkler Work including backflow				\$ 12,590.00	
DIV 14	CONVEYING SYSTEMS					\$ -
	N/A	NIC			\$ -	
DIV 15	PLUMBING					\$ 5,700.00
	Restroom Plumbing and Fixtures				\$ 5,700.00	
DIV 15	HVAC					\$ 21,000.00
	HVAC Material & Labor				\$ 21,000.00	
DIV 16	ELECTRICAL				\$ -	\$ 71,000.00
	Electrical Work				\$ 60,000.00	
	Fire Alarm				\$ 11,000.00	
DIV 16	LIGHT FIXTURES				\$ -	\$ 15,000.00
	Lighting Fixtures				\$ 15,000.00	
COST OF CONSTRUCTION					\$ 522,690.00	
Contingency (15%)					\$ 78,403.50	
CONTRACTOR FEE OH & Profit (12%)					\$ 72,131.22	
P&P Bond (2%)					\$ 12,021.87	
General Liability Insurance (1%)					\$ 6,010.94	
TOTAL BID					\$ 685,246.59	
FIRM NAME: <u>MCKENZIE CONSTRUCTION</u>						