

ATTACHMENT B - COST ESTIMATE

2945 S. Miami Blvd ste 133-136			
updated: 8/13/2012			
by: Joe Pennington BPG Management Company			
DESCRIPTION	TENANT	UNIT	TENANT
	QUANTITY	COST	COST
(6003) CONCRETE SLABS			
Concrete Demo and Replacement (40-100 sq. ft.)	60	\$30.00	\$1,800.00
Total Concrete Costs	\$1,800.00		
(6004) PARTITIONS			
Framing			
Dem. Part. 18' High (Lin.Ft.) 3 5/8" 16"oc. 20 ga.	84	\$32.40	\$2,721.60
Interior Part.10' High (lin. ft.) 3 5/8" 20 ga.	334	\$18.00	\$6,012.00
Cut-in Door Opening (3.0 x 7.0)	12	\$120.00	\$1,440.00
Close-in Door Opening (3.0 x 7.0)	10	\$120.00	\$1,200.00
Sheetrock Hang & Finish			\$0.00
Demising Partition 18' High (2 hr.) (lin. ft.)	84	\$41.04	\$3,447.36
Interior Partition 10' High (both sides) (lin. ft.)	334	\$26.40	\$8,817.60
Insulation			\$0.00
Insulation 18' High (lin. ft.)	84	\$12.00	\$1,008.00
Insulation 10' High (lin. ft.)	334	\$5.28	\$1,763.52
Demolition (SF) (Typical Office Walls)	300	\$1.80	\$540.00
<u>Gun rail</u>	1	\$1,887.84	\$1,887.84
Total Partitions Cost	\$28,837.92		
(6005) ELECTRICAL			
2x4 lay-in fixtures	90	\$150.00	\$13,500.00
Telephone Stub (Empty Box)	26	\$52.80	\$1,372.80
Motion Sensor	25	\$192.00	\$4,800.00
Dedicated Outlet 30 AMP	2	\$540.00	\$1,080.00
Duplex Receptacle (BX)	61	\$100.80	\$6,148.80
<u>Dedicated quad 30amp</u>	3	\$540.00	\$1,620.00
GFI Receptacle (roof top)	1	\$164.40	\$164.40
Dedicated Outlet (20 amp)	5	\$332.40	\$1,662.00
Bathroom Fan	2	\$112.80	\$225.60
HVAC 5 ton split system reconnection	4	\$180.00	\$720.00
Water Heater Circuit (6 gallon)	1	\$420.00	\$420.00
Exit Lights	0	\$198.00	\$0.00
2 Head Emergency Light	9	\$192.00	\$1,728.00
Exit - Emergency Combo	14	\$222.00	\$3,108.00
Demo (2 men - 1 day)	3	\$822.00	\$2,466.00
200 AMP Feeder (LF)	1	\$1,920.00	\$1,920.00
Permit (Stand Alone Only)	1	\$180.00	\$180.00
Automatic Lighting Shut Off-90 lights or less	1	\$1,170.00	\$1,170.00
Total Electrical Costs	\$42,285.60		
(6013) HVAC			
HVAC Split System change out per ton	20	\$2,358.00	\$47,160.00
Gas Piping (lin. ft.)	263	\$9.00	\$2,367.00
<u>T-stat lock boxes</u>	0	\$30.00	\$0.00
HVAC Start-up (existing units)	0	\$198.00	\$0.00

Add Supplies	20	\$192.00	\$3,840.00
Air Balance	4	\$420.00	\$1,680.00
<i>IT room fan and T-stat</i>	1	\$840.00	\$840.00
Change Out T-Stat	0	\$168.00	\$0.00
Exhaust Fan Bathroom	2	\$750.00	\$1,500.00
Permit (Stand Alone Only)	1	\$180.00	\$180.00
Total HVAC Costs	\$57,567.00		
(6009) PLUMBING			
Bathroom Sink	2	\$520.80	\$1,041.60
Floor Drain (trap)	2	\$462.00	\$924.00
Electric Drinking Fountain	1	\$600.00	\$600.00
Under Slab Rough-in (typical 2 WC/2 LAVS)	1	\$1,200.00	\$1,200.00
Tankless Water Heater	1	\$3,840.00	\$3,840.00
Service Sink	1	\$711.60	\$711.60
Shower Rough In	2	\$330.00	\$660.00
Shower	2	\$1,601.63	\$3,203.26
Relocate Under Slab Sewer (lin. ft.)	20	\$38.40	\$768.00
Relocate Overhead Water (lin. ft.)	20	\$25.20	\$504.00
Permit (Stand Alone Only)	1	\$180.00	\$180.00
Total Plumbing Costs	\$13,632.46		
(6015) ROOFING			
Pitch Pocket	1	\$222.00	\$222.00
Gas Flue Vent	1	\$234.00	\$234.00
Fresh Air Intake	4	\$264.00	\$1,056.00
Total Roofing Costs	\$1,512.00		
(6018) FLOOR FINISH / COVE BASE			
VCT Removal (SF)	992	\$0.90	\$892.80
VCT	3700	\$2.40	\$8,880.00
Cove Base (LF) - 120 LF min.	2160	\$1.68	\$3,628.80
Carpet Removal (SY)	777	\$1.80	\$1,398.60
Duo Carpet	60	\$96.00	\$5,760.00
<i>Carpet (28 oz.) (SY)</i>	550	\$38.40	\$21,120.00
Total Floor Finish and Cove Base	\$41,680.20		
(6019) ACOUSTICAL CEILING			
2x4 or 2x2 Acoustical Ceiling (R-19 Above (1001 SF and above)	8000	\$1.98	\$15,840.00
Acoustical Ceiling Removal	8000	\$0.36	\$2,880.00
Total Acoustical Ceiling	\$18,720.00		
(6017) WALL FINISH			
Paint Semigloss (SF)	20700	\$0.40	\$8,197.20
Paint Interior Door	31	\$48.00	\$1,488.00
Paint Exterior Door	3	\$48.00	\$144.00
Total Wall Finish	\$9,829.20		
(6020) CABINETRY			
Countertops (LF) White (8 ft. min.)	74	\$18.00	\$1,332.00
Installation (Per Hour)	10	\$38.40	\$384.00
In Wall Blocking (LF)	74	\$9.60	\$710.40
Total Cabinetry Costs	\$2,426.40		
(6016) DOORS AND HARDWARE			
Door Unit 3o7o Solid	15	\$456.00	\$6,840.00
Lockers Per PD layout	1	\$11,603.54	\$11,603.54
Simplex push button lock	2	\$498.00	\$996.00
Push pull	4	\$51.60	\$206.40

Von Puprin	5	\$2,640.00	\$13,200.00
3'x3' sliding window	1	\$576.00	\$576.00
Semi recessed fire extinguisher boxes	5	\$216.00	\$1,080.00
1"aluminum black blinds	1	\$5,149.87	\$5,149.87
locker room mirrors	2	\$90.00	\$180.00
locker room paper towel holders	2	\$60.00	\$120.00
recessed trash cans locker room	2	\$258.00	\$516.00
Keyed Lock	7	\$96.74	\$677.21
soap dispenser	2	\$42.00	\$84.00
Door Removal	6	\$40.80	\$244.80
Rehang Existing Door	6	\$81.60	\$489.60
24"x24" Louver Kit IT room	1	\$50.40	\$50.40
Total Doors and Hardware		\$42,013.82	
(6023) OH DOORS/STORE FRONT			
<u>Signage</u>	1	\$1,522.20	\$1,522.20
<u>Parking signs</u>	10	\$102.72	\$1,027.20
<u>Stripping per specs</u>	1	\$1,320.00	\$1,320.00
<u>Interior signage</u>	1	\$1,341.40	\$1,341.40
Storefront Section (SF)	72	\$25.20	\$1,814.40
Total OH Doors and Store front		\$7,025.20	
(6025) DESIGN - DRAWINGS			
Architectural Fees (SF)	1	\$2,400.00	\$2,400.00
Engineering Fees (SF)	1	\$3,000.00	\$3,000.00
Plan Copies	1	\$57.60	\$57.60
Total Design - Drawings		\$5,457.60	
(6026) MISCELLANEOUS			
Bid Packages (mail)	1	\$66.00	\$66.00
Construction Cabinet Set Up	1	\$86.40	\$86.40
File Set Up	1	\$72.00	\$72.00
Labor (hr)	40	\$38.40	\$1,536.00
Total Miscellaneous		\$1,760.40	
(6021) CLEAN UP			
Dumpster Rental (per month)	3	\$102.00	\$306.00
Landfill Haul (per haul and per trip)	4	\$390.00	\$1,560.00
Strip and Wax V CT	3700	\$0.42	\$1,554.00
Final Cleaning per SF - Minimum \$250.	8000	\$0.18	\$1,440.00
Total Clean		\$4,860.00	
(6002) PERMITTING			
Permit Durham	1	\$450.00	\$450.00
Total Permitting		\$450.00	
Total Job Cost: \$279,857.80			
HVAC quarterly Maintenance \$880 a year			
Cleaning contract including strip and wax of VCT twice ye \$1290 monthly			