

OMEGAS IN BROWARD, INC.
1108 Sistrunk Boulevard
Fort Lauderdale, FL 33311

FIRST UPDATED CONSTRUCTION COST ESTIMATE



ESTIMATE #	DATE	EXPIRES
OBC-001	05/15/2022	07/15/2023

Title: Omegas in Broward Center Renovations

CUSTOMER

Fort Lauderdale CRA
Corey Ritchie - Project Manager

SERVICE ADDRESS

1108 NW 6th Street
Fort Lauderdale, FL 33311

General Conditions

Project Manager
25% Time Allocation
Site Supervision/Superintendent
50% Time Allocation
Overhead
NOT CHARGED
Insurance
Dumpsters
Asbestos Survey
Portalets
Temp Fence
Inclusive of Double Gate & Windscreen
Safety & Protection
Final Cleaning

Subtotal: \$40,000.00

Demolition

Selective Building Demolition

Subtotal: \$15,000.00

Site/Civil

Erosion & Sediment Control
42 LF - 18" Perf. HDPE Exfiltration Trench
54 LF - Solid 18" HDPE Pipe
3 LF - 6" HDPE Pipe



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Site/Civil

40 LF Trench Drain (Traffic Bearing)
Paving, Striping & Signage
Building Pad
Site/Civil Lumpsum

Subtotal: \$20,000.00

Landscape

Bahia Sod

Subtotal: \$500.00

Concrete/Masonry

Concrete/Masonry Lumpsum (ALLOWANCE)
Discrepancies with Building Height, Limits of New SOG & Existing to New Foundation Tie-Ins

Subtotal: \$125,000.00

Metals

Steel Joists & Steel Deck
Steel Beams
Steel Columns
Steel Angles
Miscellaneous Metals
Roof Access Ladder
Steel Package (ALLOWANCE)

Subtotal: \$75,600.00

Wood & Plastics

Millwork
Solid Surface Countertops
Vanities (ALLOWANCE)
See ALLOWANCES Below.

Subtotal: \$10,600.00



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Roofing & Waterproofing

Lightweight Insulating Concrete (Roof)
 Roof Waterproofing Membrane (ALLOWANCE)
 See ALLOWANCES Below
 Exterior Dampproofing (6" above Grade) - EXCLUDED
 Waterproofing Membrane (Under SOG) - EXCLUDED
 Rigid Insulation (Under SOG) - EXCLUDED
 VE Discount
 Polyiso Insulation vs. LWIC

Subtotal: \$17,000.00

Windows & Doors

Windows & Glazing
 Double Storefront Entrance
 Interior Solid Core Wood Doors & Hardware
 Exterior HM Doors & Hardware
 Doors & Hardware
 VE Discount
 Alternate Windows Manufacturer

Subtotal: \$66,000.00

Finishes

Drywall
 ACT Ceilings
 LVT Flooring
 Vinyl Base
 Ceramic Floor Tile
 Sealed Concrete Flooring
 Stucco
 Light Textured Finish
 Interior Paint
 Exterior Paint
 Exposed Concrete Wall Cladding (ALLOWANCE)



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Finishes

See ALLOWANCES below

VE Discount

Alternate ACT Grid System & Paint Manufacturer

Subtotal: \$82,000.00

Accessories

Bathroom Accessories

Material ALLOWANCE (\$2,000) included.

Toilet Partitions

Fire Extinguisher Cabinets (Recessed)

Bike Rack

VE Discount

Bobrick Toilet Partitions to match accessories

Subtotal: \$11,000.00

Plumbing

Plumbing Work

4" Roof Drains

Condensate Drain Piping

Plumbing Fixtures - ALLOWANCE

See ALLOWANCES Below.

Plumbing Lumpsum

VE Discount

Redesign CW piping, Roof Drains, etc.

Subtotal: \$38,000.00

HVAC

RTUs

HVAC Work

VE Discount

Alternate RTU Manufacturer

Subtotal: \$37,000.00



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Electrical

Electrical Work

Light Fixtures (ALLOWANCE)

See ALLOWANCES Below

Service Entrance & FPL Underground to Building - EXCLUDED

Electrical Lumpsum

Subtotal: \$62,300.00

Markup

GC Fee

Subtotal: \$50,000.00

Subtotal \$650,000.00

Tax: (0%) \$0.00

Total \$650,000.00

FINANCING AVAILABLE

Get Started!



INCLUSIONS

1. Construction Schedule is based on one (1) mobilization.
2. Duration is based on 4 months.
3. Asbestos Survey is included.
4. Dumpsters are included.
5. Bahia Sod is included.
6. Rigid polyiso insulation in lieu of LWIC concrete is included (VE).
7. Alternate Window manufacturer is included (VE).



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8. Solid core wood doors and HM frames are included.
9. Drywall Level 4 finish is included.
10. ACT ceilings included as Armstrong "Dune" #1772 and Armstrong "Ultima" #1912 in restrooms.
11. Stucco is included as light textured finish. Finish is not specified.
12. Painting, material and labor, is included. Alternate manufacturer is included (VE).
13. Bathroom accessories and toilet partitions are included as Bobrick (VE).
14. Plumbing labor and piping materials are included.
15. HVAC Test & Balance is included.

EXCLUSIONS

1. Prevailing Wage not included.
2. Payment and Performance Bond is excluded. ADD 3.5% to Bid.
3. Builder's Risk is excluded. ADD 0.5% to Bid.
4. Permit Fees are excluded.
5. Asbestos and/or Hazardous Material Abatement is excluded.
6. Salvaging of all Owner's items is excluded.
7. Surveying is excluded. By OWNER.
8. MOT is excluded.
9. Materials Testing is excluded. By OWNER.
10. Moisture testing of slab is excluded.
11. Shoring is excluded.
12. Removal of adhesive or setting material from existing SOG is excluded.
13. Exterior dampproofing 6" above grade is excluded. Specifications not provided.
14. Waterproofing membrane under SOG is excluded. Specifications not provided.
15. Rigid insulation under SOG is excluded. Specifications not provided.
16. Mechoshades are excluded.
17. Graphics are excluded and Building Signage are excluded.
18. Appliances supply and installation are excluded. By OWNER.
19. Furniture supply and installation is excluded. By OWNER.
20. Fire Sprinkler System is excluded.
21. Fire Alarm System is excluded.
22. Low Voltage is excluded. Conduit and pull strings ONLY included.
23. The following items are excluded and will be added as ALLOWANCES:
 - Roofing Membrane
 - Vanities
 - Plumbing Fixtures
 - Lighting Fixtures



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Any work not list above is excluded.

APPROVAL

This Estimate has been accepted on _____ by _____

Signature: _____

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SECOND UPDATED CONSTRUCTION COST ESTIMATE

1108 NW 6th Street	Quantity	Price	Total
General conditions			
water and ice	8	\$50.00	\$400.00
water on site (deposit on the meter)	1	\$0.00	\$0.00
gas	8	\$100.00	\$800.00
dumpster	8	\$750.00	\$6,000.00
port a job	10	\$150.00	\$1,500.00
tool rental	2	\$125.00	\$250.00
supervision(weeks)	40	\$1,000.00	\$40,000.00
Total			\$48,950.00

Building Square Foot	3600		
	Materials	Labor	Total Cost
Foundation/slab	\$32,800.00	\$21,700.00	
Masonry	\$18,800.00	\$17,200.00	
Tie beams and columns	\$32,200.00	\$10,600.00	
roof trusses installation	\$7,000.00	\$10,800.00	
roof trusses	\$18,000.00		
Demolition		\$22,000.00	
Mechanical		\$58,000.00	
Electrical		\$55,000.00	
Plumbing		\$45,000.00	
Framing/Drywall		\$60,000.00	
Window and doors		\$35,000.00	
Stucco		\$25,000.00	
Painting		\$17,000.00	
Tile Flooring and Bathroom		\$21,600.00	
modified roof		\$21,000.00	
Contingency		\$100,000.00	
Sub total	\$108,800.00	\$519,900.00	\$628,700.00
overhead and profit	0.80	0.80	
Total	\$136,000.00	\$649,875.00	\$785,875.00
general conditions	\$9,000.00	\$40,000.00	
plus sales tax	\$6,528.00		
Total Job cost	\$151,528.00	\$689,875.00	\$841,403.00
total overhead amount	\$27,200.00	\$169,975.00	\$197,175.00

overall markup percentage	20.00%
cost per square foot	\$233.72