



THE PLAZA CORAL GABLES



ARTS CENTER BUILDING RENOVATION-PRESERVATION PROJECT - ROUGH ORDER of MAGNITUDE (ROM) ESTIMATE

Preservation & Restoration Renovation of Historically Significant Building - 2901 Ponce Arts Center Building

Red Door Construction, LLC
 6358 Manor Lane, South Miami, FL 33133
 Gal Bensaadon (786) 256-5158

ITEM #	SCOPE of WORK - DESCRIPTION	%	AMOUNT	COMMENTS & CLARIFICATIONS
1	Exterior Paint forensics and testing		\$ 12,500	Send paint samples for testing and reporting
2	Exterior Paint & Preservation of accent bands		\$ 38,500	
3	Replace windows & doors with more historic design; incl. North 2-story windows		\$ 218,345	Includes roughly 1,150sf of new windows at \$95/sf for window replacement and 8 new doors including main entrance. Scope includes stucco repairs and interior finish wall repairs
4	Replace entry steps		\$ 7,500	Replace 5 riser steps at entrance (finishes only-structure to remain)
5	Replace entry columns to Stone		\$ 26,000	Replace 2 exterior columns at entrance with oolite or keystone, includes shoring
6	Demo exterior Air-Conditioning area, walls, slabs, etc.		\$ 8,000	
7	Demo interior Air-Conditioning units, and mechanical piping.		\$ 8,000	
8	Demo/Remove 2nd-floor at north side to restore to two story space		\$ 30,000	Includes removal of debris, selective shoring as necessary, protection of existing finishes as necessary.
9	Demo beams at Façade for two-story windows		\$ 5,000	
10	Roof repairs to tile roofing + flat roof & misc. waterproofing		\$ 10,000	
11	Repair wall fountain at NE corner		\$ 15,000	
12	Demolition of south wing windows + balcony enclosures on levels 1, 2, and 3 to open-air to return historic original design		\$ 85,000	
13	Stone Columns at 1st, 2nd & 3rd floor, open-air balconies		\$ 131,000	Remove existing concrete encasement from 2nd floor columns and encase with new precast columns (assumes existing structural support is adequate), 1st floor columns to remain as is; 3rd floor columns to be clad with pre-cast columns to match 2nd floor. 3 columns on 2nd flr and 4 columns on 3rd floor
14	New finishes, flooring, SF doors, and metal railings at restored open-air corridors		\$ 55,000	New wall finishes, metal railing and flooring at 2nd and 3rd floor loggias.
	Construction Work-in-Place (WIP) sub-total 1-14		\$ 649,845	
a	GC General Conditions		\$ 51,988	8%
b	GC Supervision		\$ 62,500	Full time superintendent for 5 months
c	GC Insurance		\$ 9,315	1%
d	GC OH&P		\$ 64,603	8%
e	Project manager, accounting		\$ 43,200	Part time PM for 5 months
f	Permits		\$ 15,000	
g	Unforeseen items/Contingency		\$ 44,357	5%
	Construction Management sub-total a-g		\$ 290,962	
h			\$ -	
i			\$ -	
j			\$ -	
k			\$ -	
l			\$ -	
	Construction WIP and/or Management items not listed above sub-total h-l		\$ -	
	Total Base Restoration Historic House		\$ 940,807	
	Deduct Alternate		\$ (87,500)	If you can use armor screen at the 2nd and 3rd floor loggias I believe you'd be able to keep the existing doors to those offices and save on replacement