SCOPE OF WORK

The City of Key West Bight Board requested K2M Design to provide an estimate of construction cost for the redevelopment of 613-631 Greene Street, Key West Florida. The cost estimate considered 2 Options, Option 'A' includes the structural remediation and renovation of the existing Ice House for use as a storage structure and to house the new Conch Republic Fish House. Option 'B' includes the demolition and rebuild of the Ice House for storage and the new Conch Republic Fish House.

Each option relocates Reef Relief to a new structure at a more visible location. A new deck area, ramp, stairs, and truck loading dock are all considered with Options A and B. Each option includes a new parking lot for vehicular parking, scooter parking, and bicycle racks. Both site options include new stormwater retention, a new fire line connection from the existing Fish House location to the new patio area and a new fire pump. Fury's ticketing booth remains in the same location. New bathrooms will be provided for Reef Relief and for the storage structure. The existing and newly installed trash facilities will remain. The building will include provisions for a backup generator for essential uses with a fuel capacity for (3) days of emergency operation. Parking lot landscape design is included, as well as irrigation plans for the new planting. A Geotech report is also included, with (3) borings and (1) exfiltration test. Per City ordinance, a solar study will be performed for bidding purposes.

COST ESTIMATE

The estimated construction cost at award and overall project costs are $3,631,678 and $4,272,131 respectively for Option 'A', Renovate Ice House and $3,256,168 and $3,863,972 respectively for Option 'B', All New Construction. Please note that the site work, building envelope & interior and MEP systems cost estimate sheets are the same for both options. The main delta between Option 'A' and 'B' is the demolition, renovation and superstructure costs which are separated between the two estimates.

The overall project cost includes the following soft costs: 10% for Profit; 15% for General Conditions; 3% for Escalation to Midpoint of Construction; 7% for Design Contingency; 3% for Insurance and Bonds; 0% for Construction Manager; 7% for Construction Contingency; 0% for Commissioning and 3% for Permits. Architectural design fees of $175,349 and $169,189 for Option A and B respectively have been included per our proposal dated February 4, 2021. We have included $75,000 for construction administration fee in both options. Lastly 1.0% of non-site related building construction cost has been reserved for Air in Public Places (AIPP).

EXCLUSIONS

- Asbestos abatement, environmental remediation of any kind
- Commercial kitchen equipment, kitchen hood exhaust and make up air unit
- LEED Certification
- Site Lighting
- Emergency Generator
- FF&E
- Commissioning
- Construction Manager
- Design fees for Kitchen Consultant, Cost Estimator, Site Lighting Design

5500 Walsh Lane, Suite 100 • Rogers, AR 72758
P: 479.802.5505 • F: 216.357.2796

ESTIMATE WORKSHEET	ORIGINATING OFFICE	DATE SUBMITTED	PROJECT NO.	CONTRACT NO.
K2M DESIGN	K2M DESIGN	3/1/021	18174	
	PROJECT AND CITY	OPTION 'A' - RENOVATE ICE HSE	PURPOSE	CONCEPT
	City of Key West		Opinion of Probable Construction Cost	
	613-631 Greene Street Redevelopment		ITEM: Demo / New / Reno	
	613-631 Greene Street, Key West, Florida 33040		Summary by Sheet: 2,267 / 3,600 / 1,300	

ESTIMATE VALID TO:	ESTIMATED BY:	Labor Rate:	Complexity	SHEET	NO.	OF
12/31/21	MAW	$ 85.00	1.00		1	1

OVERALL SUMMARY

		MATERIAL PER UNIT	MATERIAL SUBTOTAL	LABOR PER UNIT	LABOR SUBTOTAL	SUBTOTALS	ECCA	EXTENDED
COST SUMMARY BY SHEET								
Demolition			$ 312,181		$ 25,500	$ 337,681	$ 483,979	$ 555,940
Site Work			$ 767,979		$ -	$ 767,979	$ 1,100,702	$ 1,264,363
Superstructure			$ 447,120		$ -	$ 447,120	$ 640,833	$ 736,116
Envelope and Interior			$ 505,794		$ -	$ 505,794	$ 724,927	$ 832,714
Systems - Mechanical			$ 203,735		$ 63,625	$ 267,360	$ 383,192	$ 440,168
Systems - Electrical			$ 144,326		$ 63,625	$ 207,951	$ 298,045	$ 342,360
FF&E Allowance for Fixed Furniture & Equipment (NOT INCLUDED)			$ -		$ -	$ -	$ -	$ -
						$ -	$ -	$ -
						$ -	$ -	$ -
SUBTOTAL 1			2,381,135		152,750	$2,533,885	$3,631,678	$4,171,661
PROFIT	*10.0%*					$253,388		
SUBTOTAL 2			2,381,135		152,750	$2,787,273		
GENERAL CONDITIONS	*15.0%*					$418,091		
SUBTOTAL 3						$3,205,364		
ESCALATION TO MIDPOINT OF CONSTRUCTION	*3.0%*					$96,161		
SUBTOTAL 4						$3,301,525		
DESIGN CONTINGENCY	*7.0%*					$231,107		
INSURANCE AND BONDS	*3.0%*					$99,046		
CONSTRUCTION MANAGER AT RISK	*0.0%*					$0		
SUBTOTAL 5 - ECCA (Estimated Construction Cost at Award)						**$3,631,678**	**ECCA**	
CONSTRUCTION CONTINGENCY	*7.0%*					$254,217		
SUBTOTAL 6 - ECC (Estimated Construction Cost)						**$3,885,895**	**ECC**	
ARCHITECTURAL FEES	*4.4%*					$169,189		
ARCHITECTURAL FEES - CA	*1.9%*					$75,000		
COMMISSIONING	*0.0%*					$0		
PERMITS	*3.0%*					$116,577		

TOTAL PROJECT COST	**$ 4,246,661**
SOLAR STUDY	**$ 5,000**
ART IN PUBLIC PLACES (1% OF NON-SITE NEW BUILDING COST)	**$ 20,470**
GRAND TOTAL	**$ 4,272,131**

ESTIMATE WORKSHEET

K2M DESIGN

ORIGINATING OFFICE: K2M DESIGN	DATE SUBMITTED: 3/1/021		PROJECT NO.: 18174	CONTRACT NO.	
PROJECT AND CITY: City of Key West	OPTION 'A' - RENOVATE ICE HSE		PURPOSE: Opinion of Probable Construction Cost	CONCEPT	Demo 2,267
613-631 Greene Street Redevelopment			ITEM: Demolition		New 3,600
613-631 Greene Street, Key West, Florida 33040					
ESTIMATE VALID TO: 12/31/21	ESTIMATED BY: MAW	LABOR RATE: $ 85.00 /HR	Complexity 1.50	SHEET NO. 1 OF 1	Renovate 1,300

SITE WORK		QUANTITY NO. UNITS	UNIT MEAS.	MATERIAL PER UNIT	MATERIAL SUBTOTAL	OT (y/n)	LABOR HRS PER UNIT	LABOR SUBTOTAL	SUBTOTALS	ECCA	Extended
DEMOLTION					0	n		0	$ -	$ -	$ -
Demolish Existing Building		23,208.00	cf	0.50	17,406	n		0	$ 17,406	$ 24,947	$ 28,838
Demolish Bldg Foundations		967.0	sf	1.00	1,451	n		0	$ 1,451	$ 2,079	$ 2,403
Remove Top Soil & Store		6,522.2	sy	1.73	16,925	n		0	$ 16,925	$ 24,258	$ 28,041
Site Demolitions & Relocations		1.0	ls	25,000.00	37,500	n		0	$ 37,500	$ 53,747	$ 62,129
Earthwork		6522.2	cy	6.25	61,146	n		0	$ 61,146	$ 87,637	$ 101,304
					0	n		0	$ -	$ -	$ -
ABATEMENT (Allowance)					0	n		0	$ -	$ -	$ -
Asbestos - Friable		0.0	ls	75,000.00	0	n		0	$ -	$ -	$ -
Asbestos - Non Friable		0.0	ls	25,000.00	0	n		0	$ -	$ -	$ -
					0	n		0	$ -	$ -	$ -
RENOVATE ICE HOUSE					0	n		0	$ -	$ -	$ -
Replace Roof with Single-Ply White		1,300.00	cf	12.00	15,600	n		0	$ 15,600	$ 22,359	$ 25,845
Install New Gutters		162.0	lft	12.00	1,944	n		0	$ 1,944	$ 2,786	$ 3,221
Install New Downspouts		144.0	lft	11.00	1,584	n		0	$ 1,584	$ 2,270	$ 2,624
					0	n		0	$ -	$ -	$ -
Repair Spalling Concrete Roof	50%	650.0	sf	35.00	34,125	n		0	$ 34,125	$ 48,909	$ 56,537
Repair Spalling Concrete Walls	50%	1,944.0	sf	25.00	72,900	n		0	$ 72,900	$ 104,484	$ 120,778
					0	n		0	$ -	$ -	$ -
SELECTIVE DEMOLITION					0	n		0	$ -	$ -	$ -
Ceilings		0.0	ea	1.50	0	n		0	$ -	$ -	$ -
Walls		0.0	ea	2	0	n		0	$ -	$ -	$ -
Flooring		0.0	ea	1.50	0	n		0	$ -	$ -	$ -
Elevator		0.0	ls	15000.00	0	n		0	$ -	$ -	$ -
ADA Ramp / Entrance from Outside		0.0	ls	25000.00	0	n		0	$ -	$ -	$ -
HVAC		1.0	ls	1,500.00	2,250	n	80.000	10,200	$ 12,450	$ 17,844	$ 20,627
Plumbing		1.0	ls	2,500.00	3,750	n	40.000	5,100	$ 8,850	$ 12,684	$ 14,662
Electrical Service, Panelboards		1.0	ls	1,500.00	2,250	n	80.000	10,200	$ 12,450	$ 17,844	$ 20,627
					0	n		0	$ -	$ -	$ -
Patch and Repair Floor		1300.0	sf	3.00	5,850	n		0	$ 5,850	$ 8,384	$ 9,692
Coonect New to Existing Structures		1.0	ls	25,000	37,500	n		0	$ 37,500	$ 53,747	$ 62,129
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					312,181			**25,500**	**337,681**	**483,979**	**559,456**

ESTIMATE WORKSHEET	ORIGINATING OFFICE	DATE SUBMITTED	PROJECT NO.	CONTRACT NO.	
	K2M DESIGN	3/1/021	18174		
K2M DESIGN	PROJECT AND CITY		PURPOSE	CONCEPT	Demo
	City of Key West		Opinion of Probable Construction Cost		3,567
	613-631 Greene Street Redevelopment		ITEM		New
	613-631 Greene Street, Key West, Florida 33040		Site Work		4,900

ESTIMATE VALID TO:	ESTIMATED BY:	LABOR RATE:	Complexity		Renovate
12/31/21	MAW	$ 85.00 /HR	1.00	SHEET NO. 1 OF 1	0

SITE WORK	QUANTITY		MATERIAL		LABOR			SUBTOTALS	ECCA	Extended
	NO. UNITS	UNIT MEAS.	PER UNIT	SUBTOTAL	OT (y/n)	HRS PER UNIT	SUBTOTAL			
SITE IMPROVEMENTS	54,057.00			0	n		0	$ -	$ -	$ -
Roadways / Driveways - Asphalt	23,811.00	lft	7.35	175,011	n		0	$ 175,011	$ 250,833	$ 289,951
Concrete Curbs	1,600.00	lft	15.00	24,000	n		0	$ 24,000	$ 34,398	$ 39,762
Parking Lot	8,000.00	sf	6.00	48,000	n		0	$ 48,000	$ 68,796	$ 79,525
Pervious Pavement Adder	8,000.00	sf	20.00	160,000	n		0	$ 160,000	$ 229,319	$ 265,082
Sidewalks	100.0	lft	22.00	2,200	n		0	$ 2,200	$ 3,153	$ 3,645
Pavers	100.0	lft	20.00	2,000	n		0	$ 2,000	$ 2,866	$ 3,314
Deck	1,500.0	sf	35.00	52,500	n		0	$ 52,500	$ 75,245	$ 86,980
Dock	1,000.0	sf	20.00	20,000	n		0	$ 20,000	$ 28,665	$ 33,135
Landscaping	19,746.0	sf	5.00	98,730	n		0	$ 98,730	$ 141,504	$ 163,572
Irrigation	19,746.0	sf	1.03	20,338	n		0	$ 20,338	$ 29,150	$ 33,696
				0	n		0	$ -	$ -	$ -
SITE UTILITIES				0	n		0	$ -	$ -	$ -
Water Supply - 4"	100.0	lft	60.00	6,000	n		0	$ 6,000	$ 8,599	$ 9,941
Fire Water Supply - 6"	100.0	lft	85.00	8,500	n		0	$ 8,500	$ 12,183	$ 14,082
Sanitary - 8"	300.0	lft	142.00	42,600	n		0	$ 42,600	$ 61,056	$ 70,578
Storm - 12'	300.0	lft	193.00	57,900	n		0	$ 57,900	$ 82,985	$ 95,926
Electrical Service - 600A	1.0	ls	25,000	25,000	n		0	$ 25,000	$ 35,831	$ 41,419
				0	n		0	$ -	$ -	$ -
STORM WATER				0	n		0	$ -	$ -	$ -
One (1) Subsurface Structure 6'Hx50'Lx4'W	1,200.0	cf	21.00	25,200	n		0	$ 25,200	$ 36,118	$ 41,750
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				767,979			**0**	**767,979**	**1,100,702**	**1,272,358**

ESTIMATE WORKSHEET	ORIGINATING OFFICE	DATE SUBMITTED	PROJECT NO.	CONTRACT NO.	
	K2M DESIGN	3/1/021	18174		
K2M DESIGN	PROJECT AND CITY	OPTION 'A' - RENOVATE ICE HSE	PURPOSE	CONCEPT	Demo
	City of Key West		Opinion of Probable Construction Cost		2,267
	613-631 Greene Street Redevelopment		ITEM		New
	613-631 Greene Street, Key West, Florida 33040		Superstructure		3,600
ESTIMATE VALID TO:	ESTIMATED BY:	LABOR RATE:	Complexity		Renovate
12/31/21	MAW	$ 85.00 /HR	1.50	SHEET NO. 1 OF 1	1,300

SITE WORK	QUANTITY NO. UNITS	QUANTITY UNIT MEAS.	MATERIAL PER UNIT	MATERIAL SUBTOTAL	LABOR OT (y/n)	LABOR HRS PER UNIT	LABOR SUBTOTAL	SUBTOTALS	ECCA	Extended
SUPERSTRUCTURE				0	n		0	$ -	$ -	$ -
Foundations - Pile	3,600.00	sf	12.00	64,800	n		0	$ 64,800	$ 92,874	$ 107,358
Fill	7,200.00	sf	2.00	21,600	n		0	$ 21,600	$ 30,958	$ 35,786
Slab on Grade - 4" Concrete	3,600.0	sf	15.00	81,000	n		0	$ 81,000	$ 116,093	$ 134,198
Second Floor - Concrete Plank	0.0	sf	15.00	0	n		0	$ -	$ -	$ -
Roof Trusses	3,600.0	sf	9.00	48,600	n		0	$ 48,600	$ 69,656	$ 80,519
				0	n		0	$ -	$ -	$ -
EXTERIOR WALLS				0	n		0	$ -	$ -	$ -
CMU - 8x8x16, 100 pcf - Perlite	5,760.0	sf	10.00	86,400	n		0	$ 86,400	$ 123,832	$ 143,144
Exterior Wall Finish	5,760.0	sf	12.50	108,000	n		0	$ 108,000	$ 154,790	$ 178,930
Metal Stud with Insulation & Drywall	5,760.0	sf	4.25	36,720	n		0	$ 36,720	$ 52,629	$ 60,836
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				447,120			**0**	**447,120**	**640,833**	**740,771**

ESTIMATE WORKSHEET	ORIGINATING OFFICE K2M DESIGN	DATE SUBMITTED 3/1/021	PROJECT NO. 18174	CONTRACT NO.	
	PROJECT AND CITY City of Key West **613-631 Greene Street Redevelopment** 613-631 Greene Street, Key West, Florida 33040		PURPOSE Opinion of Probable Construction Cost ITEM Envelope and Interior	CONCEPT	Demo 3,567 New 4,900
ESTIMATE VALID TO: 12/31/21	ESTIMATED BY: MAW	LABOR RATE: $ 85.00 /HR	Complexity 1.00	SHEET NO. 1 OF 1	Renovate 0

GENERAL TRADES	QUANTITY		MATERIAL		LABOR			SUBTOTALS	ECCA	Extended
	NO. UNITS	UNIT MEAS.	PER UNIT	SUBTOTAL	OT (y/n)	HRS PER UNIT	SUBTOTAL			
EXTERIOR WINDOWS				0	n		0	$ -	$ -	$ -
1-inch Insul, Al Frame	2268.0	sf	60	136,080	n		0	$ 136,080	$ 195,036	$ 225,452
Shudders	0.0	pairs	1102.50	0	n		0	$ -	$ -	$ -
Sun Shades - 4'-0" x 3'0"	0.0	ea	1800.00	0	n		0	$ -	$ -	$ -
				0	n		0	$ -	$ -	$ -
DOORS				0	n		0	$ -	$ -	$ -
Exterior: 6'-0" x 7'-0", 1-inch Insul, Al Frame	2.0	ea	7,500.00	15,000	n		0	$ 15,000	$ 21,499	$ 24,851
Exterior: 3'-0" x 7'-0", 1-inch Insul, Al Frame	10.0	ea	3,200.00	32,000	n		0	$ 32,000	$ 45,864	$ 53,016
Interior: 3'-0" x 7'-0", 1-inch Insul, Al Frame	6.0	ea	850.00	5,100	n		0	$ 5,100	$ 7,310	$ 8,449
Interior: 4'-0" x 7'-0", 1-inch Insul, Al Frame		ea	1,100.00	0	n		0	$ -	$ -	$ -
Interior: 6'-0" x 7'-0", 1-inch Insul, Al Frame		ea	1,350.00	0	n		0	$ -	$ -	$ -
				0	n		0	$ -	$ -	$ -
ROOF				0	n		0	$ -	$ -	$ -
EPDM with 3" Poly Iso, Flashing, etc	0.0	sf	12.50	0	n		0	$ -	$ -	$ -
Sloped Standing Seam Roof	5635.0	sf	32.00	180,320	n		0	$ 180,320	$ 258,443	$ 298,747
Drywall Lid with Insulation	4900.0	sf	6.00	29,400	n		0	$ 29,400	$ 42,137	$ 48,709
				0	n		0	$ -	$ -	$ -
STAIRS				0	n		0	$ -	$ -	$ -
Stair 1		risers	900.00	0	n		0	$ -	$ -	$ -
Stair 2		risers	900.00	0	n		0	$ -	$ -	$ -
Monumental Stair, Rails & Surrounds		risers	5,500.00	0	n		0	$ -	$ -	$ -
				0	n		0	$ -	$ -	$ -
ELEVATOR				0	n		0	$ -	$ -	$ -
Hydraulic - 2 Stop, 3,000 lbs	0.0	ea	70,972.00	0	n		0	$ -	$ -	$ -
				0	n		0	$ -	$ -	$ -
STRUCTURAL WALLS				0	n		0	$ -	$ -	$ -
CMU - 8x8x16, 100 pcf	0.0	sf	8.35	0	n		0	$ -	$ -	$ -
				0	n		0	$ -	$ -	$ -
INTERIOR PARTITIONS				0	n		0	$ -	$ -	$ -
3.5-inch Metal Studs with 5/8-inch Drywall	6,000.0	sf	3.15	18,900	n		0	$ 18,900	$ 27,088	$ 31,313
Paint - Primer + 2 Coats	12000.0	sf	0.75	9,000	n		0	$ 9,000	$ 12,899	$ 14,911
Wall Tile	1000.0	sf	8.50	8,500	n		0	$ 8,500	$ 12,183	$ 14,082
Wall Trim	1000.0	lft	1.00	1,000	n		0	$ 1,000	$ 1,433	$ 1,657
				0	n		0	$ -	$ -	$ -
FLOORING				0	n		0	$ -	$ -	$ -
Carpet	0.0		6.50	0	n		0	$ -	$ -	$ -
Rubber	0.0		16	0	n		0	$ -	$ -	$ -
Tile	3900.0		11	43,719	n		0	$ 43,719	$ 62,660	$ 72,432
Sealed Concrete	1000.0		2.50	2,500	n		0	$ 2,500	$ 3,583	$ 4,142
				0	n		0	$ -	$ -	$ -
CEILING				0	n		0	$ -	$ -	$ -
Acoustic Ceiling Tile	1000.0		5.75	5,750	n		0	$ 5,750	$ 8,241	$ 9,526
Drywall - Painted	3900.0		5	18,525	n		0	$ 18,525	$ 26,551	$ 30,692
				0	n		0	$ -	$ -	$ -
				0	n		0	$ -	$ -	$ -
				0	n		0	$ -	$ -	$ -
				0	n		0	$ -	$ -	$ -
				0	n		0	$ -	$ -	$ -
				0	n		0	$ -	$ -	$ -
				0	n		0	$ -	$ -	$ -
				0	n		0	$ -	$ -	$ -
				0	n		0	$ -	$ -	$ -
				0	n		0	$ -	$ -	$ -
				0	n		0	$ -	$ -	$ -
				0	n		0	$ -	$ -	$ -
				0	n		0	$ -	$ -	$ -
				0	n		0	$ -	$ -	$ -
				0	n		0	$ -	$ -	$ -
				0	n		0	$ -	$ -	$ -
				0	n		0	$ -	$ -	$ -
				505,794			**0**	**505,794**	**724,927**	**837,980**

ESTIMATE WORKSHEET	ORIGINATING OFFICE	DATE SUBMITTED	PROJECT NO.	CONTRACT NO.	
	K2M DESIGN	3/1/021	18174		
K2M DESIGN	PROJECT AND CITY		PURPOSE	CONCEPT	Demo
	City of Key West		Opinion of Probable Construction Cost		3,567
	613-631 Greene Street Redevelopment		ITEM		New
	613-631 Greene Street, Key West, Florida 33040		Systems - Mechanical		4,900

ESTIMATE VALID TO:	ESTIMATED BY:	LABOR RATE:	Complexity		Renovate
12/31/21	MAW	$ 85.00 /HR	1.00	SHEET NO. 1 OF 1	0

SYSTEMS	QUANTITY NO. UNITS	QUANTITY UNIT MEAS.	MATERIAL PER UNIT	MATERIAL SUBTOTAL	LABOR OT (y/n)	LABOR HRS PER UNIT	LABOR SUBTOTAL	SUBTOTALS	ECCA	Extended
FIRE PROTECTION				0	n		0	$ -	$ -	$ -
Wet Pipe Sprinklers - Light Hazard	4,900.0	gsf	3.00	14,700	n		0	$ 14,700	$ 21,069	$ 24,354
Standpipes	0.0	ea	20,000.00	0	n		0	$ -	$ -	$ -
Fire Pump	1.0	ea	45,000.00	45,000	n		0	$ 45,000	$ 64,496	$ 74,554
FM200 System	0.0	cf	1,200.00	0	n		0	$ -	$ -	$ -
				0	n		0	$ -	$ -	$ -
PLUMBING				0	n		0	$ -	$ -	$ -
Elevator Sump Pump - 1/2HP	0.0	ea	5,000.00	0	n	12.000	0	$ -	$ -	$ -
Circulating Pump - 1/12 HP	1.0	ea	2,500.00	2,500	n	4.000	340	$ 2,840	$ 4,070	$ 4,705
Air Compressor - 10 HP	0.0	ea	6,000.00	0	n	32.000	0	$ -	$ -	$ -
Neutralization Tanks	0.0	ea	500.00	0	n	16.000	0	$ -	$ -	$ -
Water Closets	3.0	ea	2,500.00	7,500	n	8.000	2,040	$ 9,540	$ 13,673	$ 15,806
Urinals	0.0	ea	1,800.00	0	n	6.000	0	$ -	$ -	$ -
Lavatories	3.0	ea	1,300	3,900	n	4.000	1,020	$ 4,920	$ 7,052	$ 8,151
Mop Sinks	1.0	ea	2500.00	2,500	n	8.000	680	$ 3,180	$ 4,558	$ 5,269
Water Cooler	2.0	ea	1300.00	2,600	n	4.000	680	$ 3,280	$ 4,701	$ 5,434
Showers	0.0	ea	1800.00	0	n	8.000	0	$ -	$ -	$ -
Sinks	1.0	ea	1,300.00	1,300	n	6.000	510	$ 1,810	$ 2,594	$ 2,999
Lab Sinks	0.0	ea	800.00	0	n	8.000	0	$ -	$ -	$ -
Hose Bibb	4.0	ea	150.00	600	n	3.000	1,020	$ 1,620	$ 2,322	$ 2,684
Backflow Preventer	1.0	ea	3,000.00	3,000	n	5.330	453	$ 3,453	$ 4,949	$ 5,721
Floor Drains	6.0	ea	500.00	3,000	n	2.000	1,020	$ 4,020	$ 5,762	$ 6,660
Clean Outs	6.0	ea	250.00	1,500	n	2.000	1,020	$ 2,520	$ 3,612	$ 4,175
Water Hammer Arrestors	2.0	ea	50.00	100	n	1.000	170	$ 270	$ 387	$ 447
Water Heater	1.0	ea	2,500.00	2,500	n	16.000	1,360	$ 3,860	$ 5,532	$ 6,395
Solar Water Heaters - 120 gal Storage Tank	0.0	ea	1,500.00	0	n	16.000	0	$ -	$ -	$ -
Solar Panels for Domestic Water Heating	0.0	ls	45,000.00	0	n	200.000	0	$ -	$ -	$ -
Domestic Water Piping	1.0	ls	4,900.00	4,900	n	60.000	5,100	$ 10,000	$ 14,332	$ 16,568
Sanitary Piping	1.0	ls	9,800.00	9,800	n	100.000	8,500	$ 18,300	$ 26,228	$ 30,319
Storm Water Piping	0.0	LS	12,250.00	0	n	120.000	0	$ -	$ -	$ -
				0	n		0	$ -	$ -	$ -
HVAC				0	n		0	$ -	$ -	$ -
Split System HVAC	4900.0	cfm	10.00	49,000	n	0.006	2,499	$ 51,499	$ 73,811	$ 85,322
Exhaust Fans	500.0	cfm	1.50	750	n	0.007	298	$ 1,048	$ 1,501	$ 1,735
Ductless Split Systems - 1.5 Ton each	0.0	ea	2,500.00	0	n	12.000	0	$ -	$ -	$ -
VAV Boxes with Reheat (no fan)	0.0	ea	2500.00	0	n	8.000	0	$ -	$ -	$ -
Air Scrubber - 6,000 cfm, 15 HP	0.0	cfm	3	0	n	0.025	0	$ -	$ -	$ -
Ductwork	3,430.0	lbs	4.25	14,578	n	0.035	10,204	$ 24,782	$ 35,518	$ 41,057
Fire Dampers	6.0	ea	75.00	450	n	1.000	510	$ 960	$ 1,376	$ 1,590
Supply Diffusers incldg Branch Duct & Flex	25.0	ea	225.00	5,625	n	1.000	2,125	$ 7,750	$ 11,108	$ 12,840
Return Air Grilles	13.0	ea	80.00	1,040	n	0.200	221	$ 1,261	$ 1,807	$ 2,089
Exhaust Grilles	7.0	ea	35.00	245	n	0.500	298	$ 543	$ 778	$ 899
Fume Hood	0.0	ea	14000.00	0	n	16.000	0	$ -	$ -	$ -
Lab SA Valve	0.0		4,200	0	n	8.000	0	$ -	$ -	$ -
Lab EA Valve	0.0		3,000	0	n	8.000	0	$ -	$ -	$ -
Lab Ductwork	0.0	lbs	7.50	0	n	0.050	0	$ -	$ -	$ -
Lab Controls	0.0	ea	5,000	0	n	40.000	0	$ -	$ -	$ -
Building Automation System	0.0	sf	3	0	n		0	$ -	$ -	$ -
				0	n		0	$ -	$ -	$ -
FIRE ALARM				0	n		0	$ -	$ -	$ -
Fire Alarm Control Panel	1.0	ea	17,500	17,500	n		0	$ 17,500	$ 25,082	$ 28,993
Battery Backup	1.0	ea	750.00	750	n		0	$ 750	$ 1,075	$ 1,243
Smoke Detectors	8.0	ea	225	1,800	n		0	$ 1,800	$ 2,580	$ 2,982
Heat Detectors	1.0	ea	150	150	n		0	$ 150	$ 215	$ 249
Manual Pull Stations	12.0	ea	175.00	2,100	n		0	$ 2,100	$ 3,010	$ 3,479
Horn & Strobe	12.0	ea	250.00	3,000	n		0	$ 3,000	$ 4,300	$ 4,970
Carbon Monoxide Detectors	2.0	ea	300.00	600	n		0	$ 600	$ 860	$ 994
Terminations	23.0	ea	0.50	12	n	0.050	98	$ 109	$ 157	$ 181
Cable	1840.0	ea	0.25	460	n	0.050	7,820	$ 8,280	$ 11,867	$ 13,718
Conduit	1840.0	ea	0.15	276	n	0.100	15,640	$ 15,916	$ 22,812	$ 26,369
				203,735			**63,625**	**267,360**	**383,192**	**442,952**

ESTIMATE WORKSHEET	ORIGINATING OFFICE K2M DESIGN	DATE SUBMITTED 3/1/021	PROJECT NO. 18174	CONTRACT NO.	
K2M DESIGN	PROJECT AND CITY City of Key West **613-631 Greene Street Redevelopment** 613-631 Greene Street, Key West, Florida 33040		PURPOSE Opinion of Probable Construction Cost	CONCEPT	Demo 3,567
			ITEM Systems - Electrical		New 4,900
ESTIMATE VALID TO: 12/31/21	ESTIMATED BY: MAW	LABOR RATE: $ 85.00 /HR	Complexity 1.00	SHEET NO. 1 OF 1	Renovate 0

SYSTEMS		QUANTITY NO. UNITS	UNIT MEAS.	MATERIAL PER UNIT	MATERIAL SUBTOTAL	OT (y/n)	LABOR HRS PER UNIT	LABOR SUBTOTAL	SUBTOTALS	ECCA	Extended
POWER					0	n		0	$ -	$ -	$ -
600A Service with Switchboard		1.0	ls	15,000.00	15,000	n	80	6,800	$ 21,800	$ 31,245	$ 36,117
Main Distribution Panel - 700A		0.0	ea	12,000.00	0	n	32	0	$ -	$ -	$ -
Main Distribution Panel - 600A		0.0	ea	10,000.00	0	n	30	0	$ -	$ -	$ -
Main Distribution Panel - 400A		0.0	ea	6,000.00	0	n	24	0	$ -	$ -	$ -
Branch Distribution Panel - 225A		0.0	ea	6,000.00	0	n	40.000	0	$ -	$ -	$ -
Branch Distribution Panel - 150A		4.0	ea	3,200.00	12,800	n	24.000	8,160	$ 20,960	$ 30,041	$ 34,726
Branch Distribution Panel - 100A		0.0	ea	2,600.00	0	n	20.000	0	$ -	$ -	$ -
Transformer LV - 45 kVA		1.0	ea	4,000.00	4,000	n	24.000	2,040	$ 6,040	$ 8,657	$ 10,007
Transformer LV - 30 kVA		0.0	ea	3,300.00	0	n	20.000	0	$ -	$ -	$ -
Transformer LV - 15 kVA		0.0	ea	2,400.00	0	n	14.000	0	$ -	$ -	$ -
Feeder 600V in Conduit - 700A	0.00	0.0	lft	102.00	0	n	1.000	0	$ -	$ -	$ -
Feeder 600V in Conduit - 600A	1.00	150.0	lft	75.00	11,250	n	0.080	1,020	$ 12,270	$ 17,586	$ 20,328
Feeder 600V in Conduit - 400A	0.00	0.0	lft	45	0	n	0.050	0	$ -	$ -	$ -
Feeder 600V in Conduit - 200A	0.00	0.0	lft	22.00	0	n	0.030	0	$ -	$ -	$ -
Feeder 600V in Conduit - 150A	4.00	600.0	lft	13.00	7,800	n	0.020	1,020	$ 8,820	$ 12,641	$ 14,613
Feeder 600V in Conduit - 130A	0.00	0.0	lft	10.00	0	n	0.150	0	$ -	$ -	$ -
Feeder 600V in Conduit - 100A	0.00	0.0	lft	7.50	0	n	0.133	0	$ -	$ -	$ -
Feeder 600V in Conduit - 85A	0.00	0.0	lft	6.40	0	n	0.100	0	$ -	$ -	$ -
Feeder 600V in Conduit - 65A	0.00	0.0	lft	4.20	0	n	0.090	0	$ -	$ -	$ -
Feeder 600V in Conduit - 50A	0.00	0.0	lft	3.50	0	n	0.080	0	$ -	$ -	$ -
Feeder 600V in Conduit - 30A	10.00	1500.0	lft	1.77	2,649	n	0.070	8,925	$ 11,574	$ 16,588	$ 19,175
Feeder 600V in Conduit - 20A	5.00	750.0	lft	1.50	1,125	n	0.060	3,825	$ 4,950	$ 7,095	$ 8,201
Receptacles		4900.0	sf	0.75	3,675	n	0.025	10,413	$ 14,088	$ 20,191	$ 23,340
Technology		4900.0	gsf	5.76	28,224	n		0	$ 28,224	$ 40,452	$ 46,760
Security		4900.0	gsf	2.87	14,063	n		0	$ 14,063	$ 20,156	$ 23,299
Lightning Protection		0.0	sf	5.00	0	n		0	$ -	$ -	$ -
					0	n		0	$ -	$ -	$ -
EMERGENCY POWER					0	n		0	$ -	$ -	$ -
Standby Generator		0.0	kW	500.00	0	n	1.000	0	$ -	$ -	$ -
Automatic Transfer Switch - 70A		1.0	ea	3,600.00	3,600	n	4.500	383	$ 3,983	$ 5,708	$ 6,598
Automatic Transfer Switch - 600A		1.0	ea	12,000.00	12,000	n	16.000	1,360	$ 13,360	$ 19,148	$ 22,134
					0	n		0	$ -	$ -	$ -
Interior Lighting					0	n		0	$ -	$ -	$ -
2x2 Lights		24.0	ea	150.00	3,600	n	1.000	2,040	$ 5,640	$ 8,084	$ 9,344
Strip Lights		10.0	ea	300.00	3,000	n	1.000	850	$ 3,850	$ 5,518	$ 6,379
Downlights		10.0	ea	100	1,000	n	1.000	850	$ 1,850	$ 2,652	$ 3,065
Wall Mounted Stairwell Lights		0.0	ea	150.00	0	n	1.000	0	$ -	$ -	$ -
Decorative		4.0	ea	1,000.00	4,000	n	2.000	680	$ 4,680	$ 6,708	$ 7,754
Exit Signs		4.0	ea	75.00	300	n	1.250	425	$ 725	$ 1,039	$ 1,201
Occupany Sensors - Wall Mounted		8.0	ea	50.00	400	n	1.000	680	$ 1,080	$ 1,548	$ 1,789
Occupany Sensors - Ceiling Mounted		10.0	ea	100.00	1,000	n	1.000	850	$ 1,850	$ 2,652	$ 3,065
Switches		6.0	ea	15.00	90	n	0.333	170	$ 260	$ 372	$ 430
					0	n		0	$ -	$ -	$ -
Exterior Lighting					0	n		0	$ -	$ -	$ -
Pole Lights - 1 Luminaire		5.0	ea	1750.00	8,750	n	4.000	1,700	$ 10,450	$ 14,977	$ 17,313
Pole Lights - 2 Luminaire		0.0	ea	2,000	0	n	4.000	0	$ -	$ -	$ -
Pole Foundations		5.0	ea	750	3,750	n	8.000	3,400	$ 7,150	$ 10,248	$ 11,846
Flag Pole Lights		1.0	ea	250.00	250	n	2.000	170	$ 420	$ 602	$ 696
Gate Operators		3.0	ea	500	1,500	n	4.000	1,020	$ 2,520	$ 3,612	$ 4,175
Monumental Sign		1.0	ea	500	500	n	8.000	680	$ 1,180	$ 1,691	$ 1,955
					0	n		0	$ -	$ -	$ -
					0	n		0	$ -	$ -	$ -
					0	n		0	$ -	$ -	$ -
					0	n		0	$ -	$ -	$ -
					0	n		0	$ -	$ -	$ -
					0	n		0	$ -	$ -	$ -
					0	n		0	$ -	$ -	$ -
					0	n		0	$ -	$ -	$ -
					0	n		0	$ -	$ -	$ -
					144,326			**57,460**	**201,786**	**289,209**	**334,311**

ESTIMATE WORKSHEET	ORIGINATING OFFICE K2M DESIGN	DATE SUBMITTED 3/1/021	PROJECT NO. 18174	CONTRACT NO.
	PROJECT AND CITY City of Key West **613-631 Greene Street Redevelopment** 613-631 Greene Street, Key West, Florida 33040	**OPTION 'B' - ALL NEW**	PURPOSE Opinion of Probable Construction Cost	CONCEPT

ITEM	Demo	New	Reno
Summary by Sheet	3,567	4,900	0

ESTIMATE VALID TO:	ESTIMATED BY:	Labor Rate:	Complexity	SHEET	NO.	OF
12/31/21	MAW	$ 85.00	1.00		1	1

OVERALL SUMMARY

			MATERIAL PER UNIT	MATERIAL SUBTOTAL	LABOR PER UNIT	LABOR SUBTOTAL	SUBTOTALS	ECCA	EXTENDED
COST SUMMARY BY SHEET									
Demolition				$ 124,571		$ -	$ 124,571	$ 178,541	$ 206,384
Site Work				$ 767,979		$ -	$ 767,979	$ 1,100,702	$ 1,272,358
Superstructure				$ 398,230		$ -	$ 398,230	$ 570,761	$ 659,772
Envelope and Interior				$ 505,794		$ -	$ 505,794	$ 724,927	$ 837,980
Systems - Mechanical				$ 203,735		$ 63,625	$ 267,360	$ 383,192	$ 442,952
Systems - Electrical				$ 144,326		$ 63,625	$ 207,951	$ 298,045	$ 344,525
FF&E Allowance for Fixed Furniture & Equipment (NOT INCLUDED)				$ -		$ -	$ -	$ -	$ -
							$ -	$ -	$ -
SUBTOTAL 1				2,144,635		127,250	$2,271,885	$3,256,168	$3,763,972
PROFIT	*10.0%*						$227,189		
SUBTOTAL 2				2,144,635		127,250	$2,499,074		
GENERAL CONDITIONS	*15.0%*						$374,861		
SUBTOTAL 3							$2,873,935		
ESCALATION TO MIDPOINT OF CONSTRUCTION	*3.0%*						$86,218		
SUBTOTAL 4							$2,960,153		
DESIGN CONTINGENCY	*7.0%*						$207,211		
INSURANCE AND BONDS	*3.0%*						$88,805		
CONSTRUCTION MANAGER AT RISK	*0.0%*						$0		
SUBTOTAL 5 - ECCA (Estimated Construction Cost at Award)							**$3,256,168**	**ECCA**	
CONSTRUCTION CONTINGENCY	*7.0%*						$227,932		
SUBTOTAL 6 - ECC (Estimated Construction Cost)							**$3,484,100**	**ECC**	
ARCHITECTURAL FEES - DESIGN	*5.0%*						$175,349		
ARCHITECTURAL FEES - CA	*2.2%*						$75,000		
COMMISSIONING	*0.0%*						$0		
PERMITS	*3.0%*						$104,523		

TOTAL PROJECT COST	**$ 3,838,972**
SOLAR STUDY	**$ 5,000**
ART IN PUBLIC PLACES (1% OF NON-SITE NEW BUILDING COST)	**$ 19,769**
GRAND TOTAL	**$ 3,863,741**

ESTIMATE WORKSHEET	ORIGINATING OFFICE	DATE SUBMITTED	PROJECT NO.	CONTRACT NO.	
	K2M DESIGN	3/1/021	18174		
	PROJECT AND CITY	OPTION 'B' - ALL NEW	PURPOSE	CONCEPT	Demo
	City of Key West		Opinion of Probable Construction Cost		3,567
	613-631 Greene Street Redevelopment		ITEM		New
	613-631 Greene Street, Key West, Florida 33040		Demolition		4,900

ESTIMATE VALID TO:	ESTIMATED BY:	LABOR RATE:	Complexity		Renovate
12/31/21	MAW	$ 85.00 /HR	1.00	SHEET NO. 1 OF 1	0

SITE WORK		QUANTITY NO. UNITS	UNIT MEAS.	MATERIAL PER UNIT	MATERIAL SUBTOTAL	OT (y/n)	LABOR HRS PER UNIT	LABOR SUBTOTAL	SUBTOTALS	ECCA	Extended
DEMOLTION					0	n		0	$ -	$ -	$ -
Demolish Existing Building		85,608.00	cf	0.50	42,804	n		0	$ 42,804	$ 61,349	$ 70,916
Demolish Bldg Foundations		3,567.0	sf	1.00	3,567	n		0	$ 3,567	$ 5,112	$ 5,910
Remove Top Soil & Store		6,666.7	sy	1.73	11,533	n		0	$ 11,533	$ 16,530	$ 19,108
Site Demolitions & Relocations		1.0	ls	25,000.00	25,000	n		0	$ 25,000	$ 35,831	$ 41,419
Earthwork		6666.7	cy	6.25	41,667	n		0	$ 41,667	$ 59,719	$ 69,032
					0	n		0	$ -	$ -	$ -
ABATEMENT (Allowance)					0	n		0	$ -	$ -	$ -
Asbestos - Friable		0.0	ls	75,000.00	0	n		0	$ -	$ -	$ -
Asbestos - Non Friable		0.0	ls	25,000.00	0	n		0	$ -	$ -	$ -
					0	n		0	$ -	$ -	$ -
RENOVATE ICE HOUSE					0	n		0	$ -	$ -	$ -
Replace Roof with Single-Ply White		0.00	cf	12.00	0	n		0	$ -	$ -	$ -
Install New Gutters		0.0	lft	12.00	0	n		0	$ -	$ -	$ -
Install New Downspouts		0.0	lft	11.00	0	n		0	$ -	$ -	$ -
					0	n		0	$ -	$ -	$ -
Repair Spalling Concrete Roof	50%	0.0	sf	35.00	0	n		0	$ -	$ -	$ -
Repair Spalling Concrete Walls	50%	0.0	sf	25.00	0	n		0	$ -	$ -	$ -
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					124,571			**0**	**124,571**	**178,541**	**206,384**

ESTIMATE WORKSHEET	ORIGINATING OFFICE K2M DESIGN	DATE SUBMITTED 3/1/021	PROJECT NO. 18174	CONTRACT NO.	
K2M DESIGN	PROJECT AND CITY City of Key West **613-631 Greene Street Redevelopment** 613-631 Greene Street, Key West, Florida 33040	**OPTION 'B' - ALL NEW**	PURPOSE Opinion of Probable Construction Cost ITEM Superstructure	CONCEPT	Demo 3,567 New 4,900
ESTIMATE VALID TO: 12/31/21	ESTIMATED BY: MAW	LABOR RATE: $ 85.00 /HR	Complexity 1.00	SHEET NO. 1 OF 1	Renovate 0

GENERAL TRADES	QUANTITY NO. UNITS	QUANTITY UNIT MEAS.	MATERIAL PER UNIT	MATERIAL SUBTOTAL	OT (y/n)	LABOR HRS PER UNIT	LABOR SUBTOTAL	SUBTOTALS	ECCA	Extended
SUPERSTRUCTURE				0	n		0	$ -	$ -	$ -
Foundations - Pile	4,900.00	sf	12.00	58,800	n		0	$ 58,800	$ 84,275	$ 84,275
Fill	9,800.00	sf	2.00	19,600	n		0	$ 19,600	$ 28,092	$ 32,473
Slab on Grade - 4" Concrete	4,900.0	sf	15.00	73,500	n		0	$ 73,500	$ 105,344	$ 121,772
Second Floor - Concrete Plank	0.0	sf	15.00	0	n		0	$ -	$ -	$ -
RooF Trusses	4,900.0	sf	9.00	44,100	n		0	$ 44,100	$ 63,206	$ 73,063
				0	n		0	$ -	$ -	$ -
EXTERIOR WALLS				0	n		0	$ -	$ -	$ -
CMU - 8x8x16, 100 pcf - Perlite	7,560.0	sf	10.00	75,600	n		0	$ 75,600	$ 108,353	$ 125,251
Exterior Wall Finish	7,560.0	sf	12.50	94,500	n		0	$ 94,500	$ 135,442	$ 156,564
Metal Stud with Insulation & Drywall	7560.0	sf	4.25	32,130	n		0	$ 32,130	$ 46,050	$ 53,232
				0	n		0	$ -	$ -	$ -
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				398,230			**0**	**398,230**	**570,761**	**659,772**