

ESTIMATE FOR CONTRACT

DATE: December 21, 2025

CONTRACT TITLE:

276 Margaret St - Retrofit

Revisions/Comments

Direct Materials/Eqt Rentals		106,547.30	
Markup on Materials/Eqt Rentals 15.00%	15.00%	15,982.10	
Direct Labor		297,670	
Subs		-	
Markup on Subs 10.00%	10%	-	
SUBTOTAL		420,199.40	
Permit to be paid @ cost		18,000	
Allowance - to be paid with owner written approval		25,000	
Allowance		-	
GRAND TOTAL		463,199.40	

Contractor name: Sea Tech of the Florida Keys Inc

Signature & Title of Preparer: _____

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BREAKDOWN OF DIRECT COSTS								
ITEMS OF WORK	QTY	UNIT	MATERIAL/EQT RENTAL		LABOR		SUBCONTRACTORS	
			Unit Cost	Total Cost	Unit Cost	Total Cost	Rate	Total
12 weeks @ 40 hours				-		-		-
Superintendent	✓ 480	hrs		-	✓ 75.00	✓ 36,000.00		-
Foreman	✓ 320	hrs		-	✓ 65.00	✓ 20,800.00		-
Clerical	✓ 36	hrs		-	✓ 35.00	✓ 1,260.00		-
Electrician	✓ 270	hrs		-	✓ 115.00	✓ 31,050.00		-
Plumber	✓ 240	hrs		-	✓ 154.00	✓ 36,960.00		-
HVAC/Mechanical	✓ 0	hrs		-	✓ 182.00	-		-
Roofer	✓ 360	hrs		-	✓ 100.00	✓ 36,000.00		-
Carpenter	✓ 1200	hrs		-	✓ 50.00	✓ 60,000.00		-
Mason	✓ 840	hrs		-	✓ 50.00	✓ 42,000.00		-
Laborer	✓ 960	hrs		-	✓ 35.00	✓ 33,600.00		-
				-		-		-
Demo Exsiting Finishes				-		-		-
Dump Fees	✓ 2	ea	✓ 850.00	✓ 1,700.00		-	0	-
		sf	-	-		-	0	-
				-		-		-
Repair Concrete Tie Beam/Columns				-		-		-
Replace Tie Column	✓ 9	lf	✓ 275.00	✓ 2,475.00		-	0	-
Reconstruct Tie Beam	✓ 70	lf	✓ 275.00	✓ 19,250.00		-	0	-

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Infill Wall @ AC unit	✓6	sf	✓50.00	✓300.00		-	0	-
Patch Stucco	✓200	sf	✓2.00	✓400.00		-	0	-
Paint & Primer Exterior	✓1000	sf	✓1.50	✓1,500.00	15,625	-	0	-
				-		-		-
Doors/Windows				-		-		-
Exterior Dbl Doors	2 ✓	ea	✓6,034.70	✓12,069.40		-	0	-
Exterior Single Doors	1 ✓	ea	✓1,825.36	✓1,825.36		-	0	-
Windows	4 ✓	ea	✓478.56	✓1,914.24		-	0	-
Sealant, fasteners, etc	7 ✓	ea	✓80.00	✓560.00	16,136.9	-	0	-
				-		-		-
Install framing/drywall				-		-		-
Metal Framing 25 Gauge	80 ✓	lf	✓16.00	✓1,280.00		-	0	-
Insulation - Rock Wool	2680 ✓	sf	✓1.85	✓4,958.00		-	0	-
Plywood - 3/4"	1430 ✓	sf	✓2.05	✓2,931.50		-	0	-
Fire wall Dbl Drywall 5/8 "	✓70	sf	✓4.00	✓3,080.00		-	0	-
Drywall 5/8 "	✓690	sf	✓2.00	✓1,380.00		-	0	-
Ceiling Drywall 5/8 "	1320 ✓	sf	✓2.00	✓2,640.00		-	0	-
Baseboards - 5" Flat Moulding	✓146	lf	✓2.75	✓401.50		-	0	-
Paint & Primer	✓2680	sf	✓1.50	✓4,020.00	20,690	-	0	-
				-		-		-
Install Grade Beam At Sidewalk for 4x4 posts				-		-		-
Remove 16" of sidewalk	70	lf	-	-		-	0	-
Form and Pour 16"x16" Grade Beam length of porch						-		-
125cf	✓5	cy	✓245.00	✓1,225.00		-	0	-
Pump Truck	✓1	ls	✓375.00	✓375.00		-	0	-
Concrete tests 7day & 28day	✓1	ea	✓550.00	✓550.00	2,151.00	-	0	-
				-		-		-
Reconstruct Porch Roof				-		-		-
New Ledger 2x8	70 ✓	lf	1.86	✓130.20		-	0	-
Replace 4x4 posts	12 ✓	ea	16.00	✓192.00		-	0	-
New Beam (3)2x8	70 ✓	lf	5.60	✓392.00		-	0	-
New Rafters 2x6	36 ✓	ea	15.00	✓540.00		-	0	-
Roof Underlayment	420 ✓	sf	1.50	✓630.00		-	0	-
Ledger Bolts -TH050500H4SS	140 ✓	ea	10.00	✓1,400.00		-	0	-
Post Cap CCQ3-4SDS2.5 HDG	12 ✓	ea	200.00	✓2,400.00		-	0	-
HBZ Rafter to Beam Strap	36 ✓	ea	10.00	✓360.00		-	0	-
Post Base ABU44SS	12 ✓	ea	150.00	✓1,800.00		-	0	-
LRU26Z Rafter to Ledger	36 ✓	ea	8.00	✓288.00		-	0	-
Misc Fasteners	1 ✓	ls	1,200.00	✓1,200.00		-	0	-
				-		-		-
Roof Material				-		-		-
5v crimp	✓70	lf	✓24.80	✓1,736.00	11,068.20	-	0	-

75,904.20

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Modified Bitumen	2200 ✓	sf	✓ 5.35	✓ 11,770.00		-	0	-
8" Box Gutters & Downspouts	✓ 40	lf	✓ 16.55	✓ 662.00	12,432	-	0	-
				-		-		-
Flooring				-		-		-
Color Stain Existing Concrete Floor - SW H&C Solid Color	✓ 5	gal	✓ 341.25	✓ 1,706.25		-	0	-
Minor Concrete vinyl Patch approx 50 SF	✓ 5	bags	✓ 48.17	✓ 240.85	1947.10	-	0	-
				-		-		-
Electrical				-		-		-
Wiring/Conduit/Etc	✓ 1	ls	7,890.00	✓ 7,890.00		-	0	-
				-		-		-
Plumbing				-		-		-
Toilet	✓ 1	ea	300.00	✓ 300.00		-	0	-
Sink	✓ 1	ea	275.00	✓ 275.00		-	0	-
Toilet	✓ 1	ea	300.00	✓ 300.00		-	0	-
Water & Sewer Piping,etc	✓ 1	ls	7,500.00	✓ 7,500.00	8715	-	0	-
				-		-		-
TOTALS				106,547.30		297,670.00		-