



**McKendry Builders Inc.**  
**80 Palm Dr. Key West, FL 33040**

September 11, 2020  
 REVISED 9-17-20  
 REVISED 9-18-20

Boat House at Turtle Kraals  
 231 Margaret Street  
 Key West, Florida 33040

Constrcution Break Down Cost:

General Conditions	\$	12,660.00
Demo	\$	14,500.00
Carpentry and Framing	\$	11,875.00
Concrete Work and Framing	\$	11,275.00
Concrete Sealer	\$	2,575.00
Electrical	\$	3,650.00
Plumbing	\$	12,750.00
Plastic laminate finish and plywood.	\$	10,275.00
Door and Hardware (allowance)	\$	2,875.00
Door and Hardware Labor (allowance)	\$	4,000.00
Permitting	\$	2,800.00
Engineering	\$	1,500.00
Sub Total		\$ 90,735.00
15% Profit and Overhead	\$	13,610.25
		<u>\$ 104,345.25</u>

General Conditions Breakdown

Dump Fees	\$ 3,800.00
Supervision	\$ 3,200.00
PM	\$ 2,100.00
Phone and IT	\$ 275.00
Insurance	\$ 1,765.00
Clean Up	\$ 1,520.00
	<u>\$ 12,660.00</u>



September 22, 2020

Boat House at Turtle Kraals  
220 Margaret Street  
Key West, Fl. 33040

RE: Remodeling

Dear Sir:

Below you will find our breakdown of the construction cost of \$127,293.00 for the above referenced project:

**Permits \$ 3,100.00**  
**Engineering or Drawings: \$2,500.00**  
**Demolition and Hauling and Disposal \$16,800.00**  
**Concrete: \$21,000.00**  
**Framing, Carpentry \$ \$15,670.00**  
**Plumbing \$ 15,200.00**  
**FRP MR Board \$ \$13,500.00**  
**Doors & Hardware (By Others) if Contract Supplies \$5,120.00**  
**OH Profit, Insurance, Supervision \$ 34,403.00**

**As Always Sincerely,**

**Gulf Southern Construction Company (KW), Inc.**  
**Charles Crawford**  
**Estimator**

**Bella Construction of Key West, Inc.****CGC 1518284**

35 Diamond Dry

Key West, FL 33040

Ofc (305) 292-9888

[Eddie@concretebella.com](mailto:Eddie@concretebella.com)**Budgetary Estimate**

Date: September 29, 2020

To: Roderick Gill

Email: [keytango1@gmail.com](mailto:keytango1@gmail.com)

From: Eddie Braswell

Re: 231 Margaret St.

Based on our site walk through, sheet CS-1, and provided scope. Please review the following budgetary figures:

<b>Demolition</b>	<b>\$25,000.00</b>
<b>Carpentry and Finishes</b>	<b>\$35,000.00</b>
a Replace rotted framing exposed	
b Adjust door heights	
c Plywood sheathing and RFP	
<b>Plumbing</b>	<b>\$20,000.00</b>
<b>Electrical</b>	<b>\$25,000.00</b>
<b>Concrete</b>	<b>\$28,000.00</b>
a Includes sealing of concrete floors	
<b>General conditions</b>	<b>\$15,000.00</b>
<b>Supervision</b>	<b>\$7,000.00</b>
<b>Permits and Engineering</b>	<b>\$6,000.00</b>
<b>Contingency (20%)</b>	<b>\$32,200.00</b>
<b>Overhead and Profit (15%)</b>	<b>\$24,150.00</b>
<b>Total Budget Price</b>	<b>\$217,350.00</b>

**Exclusions :**

- 1 Work not outlined above
- 2 Kitchen Appliances
- 3 Cabinets or bars

Accepted by: \_\_\_\_\_

Date: \_\_\_\_\_

Bella Construction of Key West, Inc. \_\_\_\_\_

Date: \_\_\_\_\_