Oceana Coffee
1301 10th Street, Lake Park, FL

SD- Estimate

Date: June 6, 2022
Owner: Amy & Scott Angelo / Oceana Coffee
CM: The Morganti Group, Inc.
Architect: One A Architecture
SF: 24,434

MORGANTI
A SOLID FOUNDATION

DRAFT 7

SD- Estimate

Division	Description	Estimated Quantity	Unit	Original 20,960 *7/23/2021 (*SF Pricing Date) 7/23/2021 CPTD Estimate	"5/20/22" $/SF 20,960 *4/29/2022 (*SF Pricing Date) 4/29/2022 Today's $/SF	One A 24,434 *4/29/2022 (*SF Pricing Date) 4/29/2022 SD Estimate	VE, *Amy's Text 24,434 *5/20/2022 (*SF Pricing Date) 5/20/2022 SD Estimate	Roof Top & VE 24,434 *5/20/2022 (*SF Pricing Date) 6/6/2022 SD Estimate	$/SF	Metal Bldg 24,434 5/20/2022 5/20/2022 SD Estimate
010000	General Requirements	1.00	ls	$ 15,200	$ 18,529	$ 21,600	$ 21,600	$ 21,600	$ 0.88	$ 21,600
020000	Demolition, SEE DIVISION 31	1.00	ls	Div 31		$ -	$ -	$ -	$ -	$ -
030000	Concrete	1.00	ls	$ 453,872	$ 1,382,078	$ 1,611,150	$ 1,611,150	$ 1,611,150	$ 65.94	$ 966,690
040000	Masonry	1.00	ls	$ 31,278	$ 273,975	$ 319,385	$ 319,385	$ 319,385	$ 13.07	$ 15,969
	*Delete Roof Top Features						$ (87,850)		$ -	
050000	Metals & Railings	1.00	ls	$ 459,064	$ 784,906	$ 915,000	$ 915,000	$ 915,000	$ 37.45	$ 686,250
	Roof Top- Glass Railing (10th, Ave N), 129 LF							**$ 103,200**	$ 4.22	
	Roof Top- CMU Railing (Alley), 56 LF							**$ 11,200**	$ 0.46	
060000	Carpentry, Casework, Millwork	1.00	ls	$ 18,069	$ -				$ -	
070000	Thermal and Moisture Protection	1.00	ls	$ 192,706	$ 324,522	$ 378,309	$ 378,309	$ 378,309	$ 15.48	$ -
	Roof Top- Landscaping							**$ 16,250**	$ 0.67	
	Roof Top- Deck Pavers System							**$ 173,800**	$ 7.11	
	Roof Top- Covered Area							**$ 62,775**	$ 2.57	
080000	Doors & Windows	1.00	ls	$ 255,878	$ 357,607	$ 416,878	$ 416,878	$ 416,878	$ 17.06	$ 416,878
	*Minimize Windows on 1st Floor 25% of original						$ (167,906)	$ (167,906)	$ (6.87)	$ (167,906)
090000	Finishes- Flooring, Drywall, Paint, ACT, Stucco	1.00	ls	$ 764,130	$ 391,728	$ 456,655	$ 456,655	$ 456,655	$ 18.69	$ 456,655
100000	Specialties	1.00	ls	$ 25,387	$ 21,778	$ 25,387	$ 25,387	$ 25,387	$ 1.04	$ 25,387
110000	Food Service & Bar Equipment	1.00	ls	$ -	$ -				$ -	
120000	Furnishings	1.00	ls	$ -	$ -				$ -	
	***Metal Building**								$ -	**$ 816,000**
	***Metal Building Design**								$ -	**$ 90,000**
140000	Elevators (Origin- Qty 1) (Rev- Qty 2)	1.00	ls	$ 76,103	$ 161,957	$ 188,800	$ 188,800	$ 188,800	$ 7.73	$ 188,800
	*Install only (1) Elevator						$ (90,000)	$ (90,000)	$ (3.68)	$ (90,000)
210000	Fire Sprinklers	1.00	ls	$ 72,329	$ 64,337	$ 75,000	$ 75,000	$ 75,000	$ 3.07	$ 75,000
220000	Plumbing	1.00	ls	$ 324,871	$ 247,052	$ 288,000	$ 288,000	$ 288,000	$ 11.79	$ 288,000
230000	HVAC, estimated 60-65 Tons	1.00	ls	$ 581,796	$ 539,055	$ 628,400	$ 628,400	$ 628,400	$ 25.72	$ 628,400
260000	Electrical	1.00	ls	$ 665,571	$ 551,579	$ 643,000	$ 643,000	$ 643,000	$ 26.32	$ 643,000
310000	Site work & Utilities	1.00	ls	$ 291,058	$ 265,142	$ 309,088	$ 309,088	$ 309,088	$ 12.65	$ 309,088
320000	Landscaping & Irrigation	1.00	ls	$ 21,909	$ 21,446	$ 25,000	$ 25,000	$ 25,000	$ 1.02	$ 25,000
330000	Underground Utilities - **SEE Div 31**	1.00	ls		$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal: Division 1-33			$ 4,249,221	$ 5,405,690	$ 6,301,653	$ 5,955,896	$ 6,410,971	$ 262.00	$ 5,394,811
	General Conditions	1.00	ls	$ 57,210	$ 57,210	$ 57,210	$ 57,210	$ 57,210	$ 2.34	$ 57,210
	Staff	1.00	ls	$ 250,056	$ 250,056	$ 250,056	$ 250,056	$ 250,056	$ 10.23	$ 250,056
	Fee	5.00%	%	$ 258,500	$ 322,677	$ 372,398	$ 358,085	$ 378,464	$ 15.49	$ 322,073
	Subtotal			$ 4,814,987	$ 6,035,633	$ 6,981,317	$ 6,621,247	$ 7,096,701	$ 290.00	$ 6,024,150
	Construction Contingency (Owners)	0.0200	%	$ 103,399	$ 129,071	$ 148,959	$ 143,234	$ 151,386	$ 6.20	$ 128,829
	General Liability Insurance	0.0120	ls	$ 62,040	$ 77,442	$ 89,375	$ 85,940	$ 90,831	$ 3.72	$ 77,298
	Builder's Risk Insurance	0.0090	ls	$ 46,530	$ 58,082	$ 67,032	$ 64,455	$ 68,124	$ 2.79	$ 57,973
	Payment and Performance Bonds	0.0080	ls	$ 41,360	$ 51,628	$ 59,584	$ 57,294	$ 60,554	$ 2.48	$ 51,532
	Subtotal			$ 5,068,316	$ 6,351,856	$ 7,346,267	$ 6,972,170	$ 7,467,596	$ 305	$ 6,339,782
	Budget: Permit Fee			$ 86,684	$ 86,684	$ 86,684	$ 86,684	$ 86,684	$ 3.55	$ 86,684
	Budget: Testing			$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 0.61	$ 15,000
	TOTAL ESTIMATE:			**$ 5,170,000**	**$ 6,453,540**	**$ 7,447,951**	**$ 7,073,854**	**$ 7,569,280**	**$ 309.16**	**$ 6,441,466**
	$/SF:			**$ 246.66**	**$ 307.90**	**$ 304.82**	**$ 289.51**	**$ 309.78**		**$ 263.63**