



**CMS-CONSTRUCTION MANAGEMENT SERVICES, INC.  
11555 HERON BAY BLVD, SUITE 204  
CORAL SPRINGS, FLORIDA 33076  
TELEPHONE (954) 481-1611**

**LAKE WORTH BEACH W T P  
LOCKER ROOM / KITCHEN RENOVATION  
301 COLLEGE STREET  
LAKE WORTH BEACH, FL 33460**

**100% CD DATED 04/14/2026  
ESTIMATE - 07/10/2026**

**PREPARED FOR:  
CPZ ARCHITECTS**

**PREPARED BY:  
CMS-CONSTRUCTION MANAGEMENT SERVICES, INC.  
CMS FILE # 2582 100% CD 04/14/2026**

# MAIN SUMMARY

**CMS-CONSTRUCTION MANAGEMENT SERVICES, INC.**

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**MAIN SUMMARY**

| <b>DIVISION</b> | <b>DESCRIPTION</b>                      | <b>AMOUNT</b>        | <b>% of TOTAL</b> |
|-----------------|-----------------------------------------|----------------------|-------------------|
| 01 00 00        | GENERAL CONDITIONS                      | see break-out below  |                   |
| 02 00 00        | EXISTING CONDITIONS                     | \$ 16,088.00         | 6.41%             |
| 03 00 00        | CONCRETE                                | \$ -                 | 0.00%             |
| 04 00 00        | MASONRY                                 | \$ -                 | 0.00%             |
| 05 00 00        | METALS                                  | \$ -                 | 0.00%             |
| 06 00 00        | WOOD & PLASTICS                         | \$ 6,433.50          | 2.56%             |
| 07 00 00        | THERMAL & MOISTURE PROTECTION           | \$ 1,500.00          | 0.60%             |
| 08 00 00        | OPENINGS (DOORS & WINDOWS)              | \$ 2,875.00          | 1.15%             |
| 09 00 00        | FINISHES                                | \$ 59,145.75         | 23.57%            |
| 10 00 00        | SPECIALTIES / SIGNAGE                   | \$ 10,145.00         | 4.04%             |
| 11 00 00        | EQUIPMENT                               | \$ -                 | 0.00%             |
| 12 00 00        | FURNISHINGS                             | \$ 4,550.00          | 1.81%             |
| 13 00 00        | SPECIAL CONSTRUCTION                    | \$ -                 | 0.00%             |
| 14 00 00        | CONVEYING SYSTEMS                       | \$ -                 | 0.00%             |
| 21 00 00        | FIRE SUPPRESSION                        | \$ 8,400.00          | 3.35%             |
| 22 00 00        | PLUMBING                                | \$ 23,600.00         | 9.40%             |
| 23 00 00        | HVAC                                    | \$ 19,089.00         | 7.61%             |
| 26 00 00        | ELECTRICAL                              | \$ 16,130.00         | 6.43%             |
| 27 00 00        | COMMUNICATIONS                          | \$ 1,000.00          | 0.40%             |
| 28 00 00        | ELECTRONIC SAFETY & SECURITY            | \$ 4,800.00          | 1.91%             |
| 31 00 00        | EARTH WORK                              | \$ -                 | 0.00%             |
| 32 00 00        | EXTERIOR IMPROVEMENTS                   | \$ -                 | 0.00%             |
| 33 00 00        | SITE UTILITIES                          | \$ -                 | 0.00%             |
|                 | <b>SUBTOTAL: DIRECT/HARD COSTS</b>      | <b>\$ 173,756.25</b> | <b>69.23%</b>     |
| 12.00%          | GENERAL CONDITIONS                      | \$ 20,850.75         | 8.31%             |
|                 | <b>SUBTOTAL</b>                         | <b>\$ 194,607.00</b> | <b>77.54%</b>     |
| 4.00%           | G.C. OVERHEAD                           | \$ 7,784.28          | 3.10%             |
|                 | <b>SUBTOTAL</b>                         | <b>\$ 202,391.28</b> | <b>80.64%</b>     |
| 6.00%           | G.C.PROFIT                              | \$ 12,143.48         | 4.84%             |
|                 | <b>SUBTOTAL</b>                         | <b>\$ 214,534.76</b> | <b>85.48%</b>     |
| 1.29%           | G.C. INSURANCE & BOND                   | \$ 2,767.50          | 1.10%             |
|                 | <b>SUBTOTAL</b>                         | <b>\$ 217,302.26</b> | <b>86.58%</b>     |
| 10.00%          | CONTINGENCY                             | \$ 21,730.23         | 8.66%             |
|                 | <b>SUBTOTAL</b>                         | <b>\$ 239,032.48</b> | <b>95.24%</b>     |
| 5.00%           | ESCALATION                              | \$ 11,951.62         | 4.76%             |
|                 | <b>TOTAL PROBABLE CONSTRUCTION COST</b> | <b>\$ 250,984.10</b> | <b>100.00%</b>    |

# **LOCKER ROOM / KITCHEN RENOVATION**

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LOCKER ROOM / KITCHEN RENOVATION  
301 COLLEGE STREET  
LAKE WORTH BEACH, FL 33460**

**100% CD DATED 04/14/2026  
ESTIMATE - 07/10/2026**

**PREPARED FOR:  
CPZ ARCHITECTS**

**LAKE WORTH BEACH WATER PLANT**

| DIVISION | #        | DESCRIPTION                                                                                                                                                                       | QUANTITY | UNIT | \$/UNIT     | AMOUNT       |
|----------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|-------------|--------------|
| 01       | 01 00 00 | GENERAL CONDITIONS                                                                                                                                                                |          |      |             | SEE BELOW    |
| 02       | 02 00 00 | EXISTING CONDITIONS / DEMOLITION                                                                                                                                                  |          |      |             | \$ 16,088.00 |
|          |          | EXISTING CONDITIONS                                                                                                                                                               |          |      |             |              |
|          |          | PROTECTION OF ADJACENT FINISHES, SIGNAGE & BARRICADES - ALLOWANCE                                                                                                                 | 1        | EA   | \$ 3,500.00 | \$ 3,500.00  |
|          |          | DUST CONTROL & CLEAN UP - ALLOWANCE                                                                                                                                               | 1        | EA   | \$ 2,500.00 | \$ 2,500.00  |
|          |          | PHASING - ALLOWANCE                                                                                                                                                               | 3        | EA   | \$ 500.00   | \$ 1,500.00  |
|          |          | DEMOLITION                                                                                                                                                                        |          |      |             |              |
|          |          | REMOVE REFRIGERATOR                                                                                                                                                               | 1        | EA   | \$ 75.00    | \$ 75.00     |
|          |          | REMOVE RANGE                                                                                                                                                                      | 1        | EA   | \$ 75.00    | \$ 75.00     |
|          |          | REMOVE HOOD                                                                                                                                                                       | 1        | EA   | \$ 105.00   | \$ 105.00    |
|          |          | REMOVE SOAP DISPENSER                                                                                                                                                             | 2        | EA   | \$ 25.00    | \$ 50.00     |
|          |          | REMOVE MIRROR                                                                                                                                                                     | 2        | EA   | \$ 35.00    | \$ 70.00     |
|          |          | REMOVE TOILET PAPER DISPENSER                                                                                                                                                     | 2        | EA   | \$ 25.00    | \$ 50.00     |
|          |          | REMOVE FREE-STANDING CABINET                                                                                                                                                      | 1        | EA   | \$ 25.00    | \$ 25.00     |
|          |          | REMOVE COUNTERTOP                                                                                                                                                                 | 30       | SF   | \$ 2.50     | \$ 75.00     |
|          |          | REMOVE BASE CABINETS                                                                                                                                                              | 10       | EA   | \$ 20.00    | \$ 200.00    |
|          |          | REMOVE WALL CABINETS                                                                                                                                                              | 8        | EA   | \$ 20.00    | \$ 160.00    |
|          |          | REMOVE TOILET PARTITION                                                                                                                                                           | 5        | LF   | \$ 20.00    | \$ 100.00    |
|          |          | REMOVE SHOWER WALL                                                                                                                                                                | 5        | LF   | \$ 25.00    | \$ 125.00    |
|          |          | REMOVE WALL TILE                                                                                                                                                                  | 900      | SF   | \$ 1.85     | \$ 1,665.00  |
|          |          | REMOVE BENCH                                                                                                                                                                      | 1        | EA   | \$ 65.00    | \$ 65.00     |
|          |          | REMOVE ALL FLOOR FINISHES DOWN TO SLAB                                                                                                                                            | 580      | SF   | \$ 1.65     | \$ 957.00    |
|          |          | REMOVE ACOUSTICAL CEILING AND GRID 2'X4'                                                                                                                                          | 580      | SF   | \$ 1.45     | \$ 841.00    |
|          |          | DUMPSTERS                                                                                                                                                                         | 4        | EA   | \$ 750.00   | \$ 3,000.00  |
|          |          | FINAL CLEAN                                                                                                                                                                       | 1        | EA   | \$ 950.00   | \$ 950.00    |
| 03       | 03 00 00 | CONCRETE                                                                                                                                                                          |          |      |             | \$ -         |
| 04       | 04 00 00 | MASONRY                                                                                                                                                                           |          |      |             | \$ -         |
| 05       | 05 00 00 | METALS                                                                                                                                                                            |          |      |             | \$ -         |
| 06       | 06 00 00 | WOOD & PLASTICS                                                                                                                                                                   |          |      |             | \$ 6,433.50  |
|          |          | BASE CABINET: PLASTIC LAMINATE FINISH ON 3/4" PLYWOOD CABINET AND DOOR, 4" STAINLESS WITH HOLES FOR ADJUSTABLE SHELF SUPPORTS AND ADJUSTABLE PARTICLE BOARD SHELF                 | 3        | EA   | \$ 250.00   | \$ 750.00    |
|          |          | SMALL BASE CABINET: PLASTIC LAMINATE FINISH ON 3/4" PLYWOOD CABINET AND DOOR, 4" STAINLESS WITH HOLES FOR ADJUSTABLE SHELF SUPPORTS AND ADJUSTABLE PARTICLE BOARD SHELF           | 6        | EA   | \$ 230.00   | \$ 1,380.00  |
|          |          | UPPER CABINET: PLASTIC LAMINATE FINISH ON 3/4" PLYWOOD CABINET AND DOOR, 4" STAINLESS WITH RECESSED ADJUSTABLE SHELF BRACKET AND WHITE SHELF SUPPORT, AND 4" STAINLESS WIRE PULLS | 6        | EA   | \$ 215.00   | \$ 1,290.00  |
|          |          | SMALL UPPER CABINET: PLASTIC LAMINATE FINISH ON 3/4" PLYWOOD CABINET AND DOOR, 4" STAINLESS                                                                                       | 3        | EA   | \$ 195.00   | \$ 585.00    |
|          |          | PREPARE WALL FOR NEW HIGH-TOP COUNTER                                                                                                                                             | 1        | EA   | \$ 500.00   | \$ 500.00    |
|          |          | QUARTZ COUNTERTOP                                                                                                                                                                 | 41       | SF   | \$ 38.50    | \$ 1,578.50  |
|          |          | MISC BLOCKING AND HARDWARE                                                                                                                                                        | 1        | EA   | \$ 350.00   | \$ 350.00    |
| 07       | 07 00 00 | THERMAL & MOISTURE PROTECTION                                                                                                                                                     |          |      |             | \$ 1,500.00  |
|          |          | ROOF REPAIR / ROOF CURB AT NEW MAKE UP AIR FAN                                                                                                                                    | 1        | EA   | \$ 1,500.00 | \$ 1,500.00  |
| 08       | 08 00 00 | OPENINGS (DOORS & WINDOWS)                                                                                                                                                        |          |      |             | \$ 2,875.00  |

**LAKE WORTH BEACH WATER PLANT**

| DIVISION  | #                | DESCRIPTION                                                                                                                                                | QUANTITY | UNIT | \$/UNIT     | AMOUNT              |
|-----------|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|-------------|---------------------|
|           |                  | WD-1: 2-4"X7" WOODEN DOOR, FRAME & HARDWARE                                                                                                                | 1        | EA   | \$ 2,875.00 | \$ 2,875.00         |
| <b>09</b> | <b>09 00 00</b>  | <b>FINISHES</b>                                                                                                                                            |          |      |             | <b>\$ 59,145.75</b> |
|           |                  | PREPARE WALL FOR NEW SHOWER GLASS DOORS - ALLOWANCE                                                                                                        | 2        | EA   | \$ 500.00   | \$ 1,000.00         |
|           |                  | SAND AND PREPARE SURFACES TO RECEIVE NEW PAINT                                                                                                             | 1,630    | SF   | \$ 0.75     | \$ 1,222.50         |
|           |                  | PATCH AND REPAIR ALL AREAS DAMAGED BY DEMOLITION - ALLOWANCE                                                                                               | 1        | EA   | \$ 500.00   | \$ 500.00           |
|           |                  | REPAIR EXTERIOR WALL AT EXHAUST HOOD                                                                                                                       | 1        | EA   | \$ 500.00   | \$ 500.00           |
|           |                  | MOCKUP PANELS                                                                                                                                              | 1        | EA   | \$ 500.00   | \$ 500.00           |
|           |                  | <b>ACOUSTICAL CEILINGS</b>                                                                                                                                 |          |      |             |                     |
|           |                  | 2'X2' ACOUSTICAL CEILING                                                                                                                                   | 555      | SF   | \$ 6.15     | \$ 3,413.25         |
|           |                  | <b>GYPSUM ASSEMBLIES</b>                                                                                                                                   |          |      |             |                     |
|           |                  | GYPSUM BOARD CEILING                                                                                                                                       | 25       | SF   | \$ 10.05    | \$ 251.25           |
|           |                  | INFILL FRAMING: 3 5/8"X20 GAUGE GALVANIZED METAL STUDS WITH 5/8" TYPE "X" GYPSUM WALL BOARD ON BOTH SIDES, LEVEL 4 FINISH AND BATT INSULATION              | 5        | SF   | \$ 25.00    | \$ 125.00           |
|           |                  | WALL FRAMING AT LOCKER DOOR: 3 5/8"X20 GAUGE GALVANIZED METAL STUDS WITH 5/8" TYPE "X" GYPSUM WALL BOARD ON BOTH SIDES, LEVEL 4 FINISH AND BATT INSULATION | 21       | SF   | \$ 25.00    | \$ 525.00           |
|           |                  | <b>TILE</b>                                                                                                                                                |          |      |             |                     |
|           |                  | FLOORING MOISTURE TEST                                                                                                                                     | 1        | EA   | \$ 1,500.00 | \$ 1,500.00         |
|           |                  | 3/4"X4" BACKSPLASH                                                                                                                                         | 15       | LF   | \$ 45.00    | \$ 675.00           |
|           |                  | WT-01 12"X24" PORCELAIN TILE: RIGID CLAY, ROCK                                                                                                             | 900      | SF   | \$ 25.00    | \$ 22,500.00        |
|           |                  | FT-01 24"X48" PORCELAIN TILE: CALGARY, LEGACY                                                                                                              | 315      | SF   | \$ 35.00    | \$ 11,025.00        |
|           |                  | FT-02 12"X24" PORCELAIN TILE: RIGID CLAY, ROCK                                                                                                             | 265      | SF   | \$ 35.00    | \$ 9,275.00         |
|           |                  | BT-01 3"X24" PORCELAIN TILE BASE: CALGARY, LEGACY                                                                                                          | 75       | LF   | \$ 4.55     | \$ 341.25           |
|           |                  | BT-02 3"X24" PORCELAIN TILE BASE: RIGID CLAY, ROCK                                                                                                         | 100      | LF   | \$ 4.55     | \$ 455.00           |
|           |                  | <b>PAINT</b>                                                                                                                                               |          |      |             |                     |
|           |                  | WPT-01 WALL PAINTING                                                                                                                                       | 1,700    | SF   | \$ 2.15     | \$ 3,655.00         |
|           |                  | PAINT GYPSUM CEILING                                                                                                                                       | 25       | SF   | \$ 2.50     | \$ 62.50            |
|           |                  | NEW DOOR AND FRAME PAINTING                                                                                                                                | 1        | EA   | \$ 245.00   | \$ 245.00           |
|           |                  | EXISTING DOOR AND FRAME PAINTING                                                                                                                           | 5        | EA   | \$ 275.00   | \$ 1,375.00         |
| <b>10</b> | <b>10 00 00</b>  | <b>SPECIALTIES &amp; SIGNAGE</b>                                                                                                                           |          |      |             | <b>\$ 10,145.00</b> |
|           |                  | <b>TOILET ACCESSORIES</b>                                                                                                                                  |          |      |             |                     |
|           |                  | INSTALL NEW SOAP DISPENSER                                                                                                                                 | 2        | EA   | \$ 230.00   | \$ 460.00           |
|           |                  | INSTALL NEW MIRROR                                                                                                                                         | 2        | EA   | \$ 275.00   | \$ 550.00           |
|           |                  | INSTALL NEW TOILET PAPER DISPENSER                                                                                                                         | 3        | EA   | \$ 195.00   | \$ 585.00           |
|           |                  | INSTALL NEW SEAT-COVER DISPENSER                                                                                                                           | 2        | EA   | \$ 230.00   | \$ 460.00           |
|           |                  | INSTALL NEW 2'-11"X6' SHOWER GLASS DOOR                                                                                                                    | 2        | EA   | \$ 1,850.00 | \$ 3,700.00         |
|           |                  | INSTALL NEW SANITARY NAPKIN DISPENSER                                                                                                                      | 3        | EA   | \$ 295.00   | \$ 885.00           |
|           |                  | LOCKER ROOM BENCH                                                                                                                                          | 1        | EA   | \$ 1,250.00 | \$ 1,250.00         |
|           |                  | TOILET PARTITION                                                                                                                                           | 5        | LF   | \$ 185.00   | \$ 925.00           |
|           |                  | 18"X5"X4" 18 GAUGE STAINLESS STEEL SHELF ABOVE TOILET                                                                                                      | 2        | EA   | \$ 165.00   | \$ 330.00           |
|           |                  | UNDEFINED NOTE # 24/A100 - ALLOWANCE                                                                                                                       | 1        | EA   | \$ 750.00   | \$ 750.00           |
|           |                  | ROOM SIGNAGE - ALLOWANCE                                                                                                                                   | 1        | EA   | \$ 250.00   | \$ 250.00           |
| <b>11</b> | <b>11 00 00</b>  | <b>EQUIPMENT</b>                                                                                                                                           |          |      |             | <b>\$ -</b>         |
| <b>12</b> | <b>12 00 00</b>  | <b>FURNISHINGS</b>                                                                                                                                         |          |      |             | <b>\$ 4,550.00</b>  |
|           |                  | REFRIGERATOR                                                                                                                                               | 1        | EA   | \$ 2,100.00 | \$ 2,100.00         |
|           |                  | ELECTRICAL RANGE                                                                                                                                           | 1        | EA   | \$ 1,450.00 | \$ 1,450.00         |
|           |                  | FREE-STANDING CABINET - ALLOWANCE                                                                                                                          | 1        | EA   | \$ 1,000.00 | \$ 1,000.00         |
| <b>13</b> | <b>13 00 00</b>  | <b>SPECIAL CONSTRUCTION</b>                                                                                                                                |          |      |             | <b>\$ -</b>         |
| <b>14</b> | <b>14 00 00</b>  | <b>CONVEYING SYSTEMS</b>                                                                                                                                   |          |      |             | <b>\$ -</b>         |
| <b>21</b> | <b>21 00 00</b>  | <b>FIRE SUPPRESSION</b>                                                                                                                                    |          |      |             | <b>\$ 8,400.00</b>  |
|           |                  | TURN SPRINKLER HEADS UPSIDE DOWN & PROTECT ALLOWANCE                                                                                                       | 1        | EA   | \$ 600.00   | \$ 600.00           |
|           |                  | REINSTALL SPRINKLER HEADS IN NEW CEILING - ALLOWANCE                                                                                                       | 1        | EA   | \$ 1,800.00 | \$ 1,800.00         |
|           |                  | NEW SPRINKLER HEADS & BRANCH PIPING - ALLOWANCE                                                                                                            | 1        | EA   | \$ 1,500.00 | \$ 1,500.00         |
|           |                  | RANGE HOOD SUPPRESSION SYSTEM                                                                                                                              | 1        | EA   | \$ 3,500.00 | \$ 3,500.00         |
|           |                  | TEST AND CERTIFY SPRINKLER SYSTEM                                                                                                                          | 1        | EA   | \$ 1,000.00 | \$ 1,000.00         |
| <b>22</b> | <b>22 00 000</b> | <b>PLUMBING</b>                                                                                                                                            |          |      |             | <b>\$ 23,600.00</b> |
|           |                  | <b>DEMOLITION</b>                                                                                                                                          |          |      |             |                     |
|           |                  | REMOVE TOILET                                                                                                                                              | 3        | EA   | \$ 225.00   | \$ 675.00           |
|           |                  | REMOVE URINAL                                                                                                                                              | 1        | EA   | \$ 250.00   | \$ 250.00           |

**LAKE WORTH BEACH WATER PLANT**

| DIVISION  | #                | DESCRIPTION                                                            | QUANTITY | UNIT | \$/UNIT     | AMOUNT              |
|-----------|------------------|------------------------------------------------------------------------|----------|------|-------------|---------------------|
|           |                  | REMOVE LAVATORY                                                        | 2        | EA   | \$ 175.00   | \$ 350.00           |
|           |                  | REMOVE KITCHEN SINK                                                    | 1        | EA   | \$ 275.00   | \$ 275.00           |
|           |                  | REMOVE FLOOR DRAIN                                                     | 1        | EA   | \$ 325.00   | \$ 325.00           |
|           |                  | REMOVE SHOWERS DOMESTIC WATER PIPING AND VALVE                         | 1        | EA   | \$ 350.00   | \$ 350.00           |
|           |                  | <b>NEW WORK</b>                                                        |          |      |             |                     |
|           |                  | INSTALL NEW TOILET                                                     | 3        | EA   | \$ 2,650.00 | \$ 7,950.00         |
|           |                  | INSTALL NEW URINAL                                                     | 1        | EA   | \$ 2,450.00 | \$ 2,450.00         |
|           |                  | INSTALL NEW LAVATORY                                                   | 2        | EA   | \$ 2,875.00 | \$ 5,750.00         |
|           |                  | INSTALL NEW KITCHEN SINK                                               | 1        | EA   | \$ 2,625.00 | \$ 2,625.00         |
|           |                  | ICE MAKER CONNECTION ALLOWANCE                                         | 1        | EA   | \$ 350.00   | \$ 350.00           |
|           |                  | REPLACE DEFECTIVE PIPES AND CLEAR BLOCKAGE IN DRAINS ALLOWANCE         | 1        | EA   | \$ 1,500.00 | \$ 1,500.00         |
|           |                  | MISC FITTINGS AND HARDWARE                                             | 1        | EA   | \$ 750.00   | \$ 750.00           |
| <b>23</b> | <b>23 00 00</b>  | <b>HVAC</b>                                                            |          |      |             | <b>\$ 19,089.00</b> |
|           |                  | <b>DEMOLITION</b>                                                      |          |      |             |                     |
|           |                  | REMOVE CEILING DIFFUSER                                                | 4        | EA   | \$ 45.00    | \$ 180.00           |
|           |                  | REMOVE EXHAUST FAN                                                     | 3        | EA   | \$ 150.00   | \$ 450.00           |
|           |                  | REMOVE BRANCH DUCT - ALLOWANCE                                         | 1        | EA   | \$ 350.00   | \$ 350.00           |
|           |                  | PATCH AND SEAL OPENING - ALLOWANCE                                     | 1        | EA   | \$ 200.00   | \$ 200.00           |
|           |                  | <b>NEW WORK</b>                                                        |          |      |             |                     |
|           |                  | DUCTWORK - GALVANIZED - 16 GA                                          | 200      | LB   | \$ 11.65    | \$ 2,330.00         |
|           |                  | INSULATION                                                             | 120      | SF   | \$ 5.45     | \$ 654.00           |
|           |                  | RANGE HOOD                                                             | 1        | EA   | \$ 4,500.00 | \$ 4,500.00         |
|           |                  | <b>EXHAUST FAN</b>                                                     |          |      |             |                     |
|           |                  | EF-1,2,3: 70CFM                                                        | 3        | EA   | \$ 205.00   | \$ 615.00           |
|           |                  | KSF-1: 446CFM                                                          | 1        | EA   | \$ 3,850.00 | \$ 3,850.00         |
|           |                  | KEF-1: 525CFM                                                          | 1        | EA   | \$ 4,000.00 | \$ 4,000.00         |
|           |                  | <b>DIFFUSER &amp; GRILLE</b>                                           |          |      |             |                     |
|           |                  | CD-1&2: CEILING DIFFUSER 12X12                                         | 2        | EA   | \$ 95.00    | \$ 190.00           |
|           |                  | CD-3: CEILING DIFFUSER 24X24                                           | 1        | EA   | \$ 135.00   | \$ 135.00           |
|           |                  | TG-1: RETURN AIR GRILLE 24X24                                          | 1        | EA   | \$ 135.00   | \$ 135.00           |
|           |                  | TEST & BALANCE                                                         | 1        | EA   | \$ 1,500.00 | \$ 1,500.00         |
| <b>26</b> | <b>26 00 000</b> | <b>ELECTRICAL</b>                                                      |          |      |             | <b>\$ 16,130.00</b> |
|           |                  | <b>DEMOLITION</b>                                                      |          |      |             |                     |
|           |                  | REMOVE 4"X4' WALL-MOUNTED LIGHT FIXTURE                                | 3        | EA   | \$ 65.00    | \$ 195.00           |
|           |                  | REMOVE 1'X4' LIGHT FIXTURE                                             | 4        | EA   | \$ 55.00    | \$ 220.00           |
|           |                  | REMOVE 2'X4' LIGHT FIXTURE                                             | 2        | EA   | \$ 60.00    | \$ 120.00           |
|           |                  | REMOVE GFCI RECEPTACLE                                                 | 3        | EA   | \$ 30.00    | \$ 90.00            |
|           |                  | REMOVE LIGHT SWITCH                                                    | 4        | EA   | \$ 30.00    | \$ 120.00           |
|           |                  | REMOVE JUNCTION BOX                                                    | 1        | EA   | \$ 40.00    | \$ 40.00            |
|           |                  | DISCONNECT AND REMOVE POWER TO EXISTING HOOD                           | 1        | EA   | \$ 150.00   | \$ 150.00           |
|           |                  | CAP AND MAKE SAFE ALL ELECTRICAL CONNECTIONS WHERE DEVICES ARE REMOVED | 9        | EA   | \$ 25.00    | \$ 225.00           |
|           |                  | PROTECT AND REINSTALL EXISTING LIGHTING CONTROL SENSOR                 | 1        | EA   | \$ 175.00   | \$ 175.00           |
|           |                  | <b>NEW WORK</b>                                                        |          |      |             |                     |
|           |                  | <b>POWER</b>                                                           |          |      |             |                     |
|           |                  | GFCI RECEPTACLE                                                        | 3        | EA   | \$ 115.00   | \$ 345.00           |
|           |                  | SWITCH                                                                 | 2        | EA   | \$ 75.00    | \$ 150.00           |
|           |                  | SWITCH W/ OCCUPANCY SENSOR                                             | 2        | EA   | \$ 145.00   | \$ 290.00           |
|           |                  | 240V RATED TOGGLE TYPE DISCONNECT SWITCH                               | 2        | EA   | \$ 425.00   | \$ 850.00           |
|           |                  | OCCUPANCY SENSOR                                                       | 2        | EA   | \$ 85.00    | \$ 170.00           |
|           |                  | JUNCTION BOX                                                           | 3        | EA   | \$ 65.00    | \$ 195.00           |
|           |                  | RANGE HOOD WIRING                                                      | 1        | EA   | \$ 5,000.00 | \$ 5,000.00         |
|           |                  | 15A/2P CIRCUIT BREAKER                                                 | 2        | EA   | \$ 130.00   | \$ 260.00           |
|           |                  | 20A/1P CIRCUIT BREAKER                                                 | 1        | EA   | \$ 85.00    | \$ 85.00            |
|           |                  | <b>FIXTURES</b>                                                        |          |      |             |                     |
|           |                  | A: 2'X2' RECESSED LED TROFFER                                          | 13       | EA   | \$ 425.00   | \$ 5,525.00         |
|           |                  | AE: 2'X2' RECESSED LED TROFFER WITH 90-MIN. BATTERY                    | 3        | EA   | \$ 475.00   | \$ 1,425.00         |
|           |                  | MISC. FITTINGS AND HARDWARE                                            | 1        | EA   | \$ 500.00   | \$ 500.00           |
| <b>27</b> | <b>27 00 00</b>  | <b>TECHNOLOGY</b>                                                      |          |      |             | <b>\$ 1,000.00</b>  |
|           |                  | DATA/COMM ALLOWANCE                                                    | 1        | EA   | \$ 500.00   | \$ 500.00           |

**LAKE WORTH BEACH WATER PLANT**

| DIVISION                                | #               | DESCRIPTION                                                            | QUANTITY | UNIT | \$/UNIT     | AMOUNT               |
|-----------------------------------------|-----------------|------------------------------------------------------------------------|----------|------|-------------|----------------------|
|                                         |                 | INSTALL NEW SPEAKER                                                    | 1        | EA   | \$ 350.00   | \$ 350.00            |
|                                         |                 | MISC. FITTINGS AND HARDWARE                                            | 1        | EA   | \$ 150.00   | \$ 150.00            |
| <b>28</b>                               | <b>28 00 00</b> | <b>ELECTRONIC SAFETY &amp; SECURITY</b>                                |          |      |             | <b>\$ 4,800.00</b>   |
|                                         |                 | SECURITY SYSTEM COORDINATION / MODIFICATIONS - ALLOWANCE               | 1        | EA   | \$ 1,500.00 | \$ 1,500.00          |
|                                         |                 | PROVIDE CONNECTION FROM HOOD CONTROL PANEL TO FIRE ALARM CONTROL PANEL | 1        | EA   | \$ 800.00   | \$ 800.00            |
|                                         |                 | TEST AND CERTIFY ALARM SYSTEM                                          | 1        | EA   | \$ 1,500.00 | \$ 1,500.00          |
|                                         |                 | PROVIDE FIRE ALARM SHOP DRAWINGS                                       | 1        | EA   | \$ 1,000.00 | \$ 1,000.00          |
| <b>31</b>                               | <b>31 00 00</b> | <b>EARTHWORK</b>                                                       |          |      |             | <b>\$ -</b>          |
| <b>32</b>                               | <b>32 00 00</b> | <b>SITE EXTERIOR IMPROVEMENTS</b>                                      |          |      |             | <b>\$ -</b>          |
| <b>33</b>                               | <b>33 00 00</b> | <b>SITE UTILITIES</b>                                                  |          |      |             | <b>\$ -</b>          |
|                                         |                 | SUBTOTAL                                                               |          |      |             | <b>\$ 173,756.25</b> |
|                                         | 12.00%          | GENERAL CONDITIONS                                                     |          |      |             | \$ 20,850.75         |
|                                         |                 | SUBTOTAL                                                               |          |      |             | \$ 194,607.00        |
|                                         | 4.00%           | G.C. OVERHEAD                                                          |          |      |             | \$ 7,784.28          |
|                                         |                 | SUBTOTAL                                                               |          |      |             | \$ 202,391.28        |
|                                         | 6.00%           | G.C. PROFIT                                                            |          |      |             | \$ 12,143.48         |
|                                         |                 | SUBTOTAL                                                               |          |      |             | \$ 214,534.76        |
|                                         | 1.29%           | G.C. INSURANCE & BOND                                                  |          |      |             | \$ 2,767.50          |
|                                         |                 | SUBTOTAL                                                               |          |      |             | \$ 217,302.26        |
|                                         | 10.00%          | CONTINGENCY                                                            |          |      |             | \$ 21,730.23         |
|                                         |                 | SUBTOTAL                                                               |          |      |             | \$ 239,032.48        |
|                                         | 5.00%           | ESCALATION                                                             |          |      |             | \$ 11,951.62         |
| <b>TOTAL PROBABLE CONSTRUCTION COST</b> |                 |                                                                        |          |      |             | <b>\$ 250,984.10</b> |

# QUALIFICATIONS

**CMS-CONSTRUCTION MANAGEMENT SERVICES, INC.**  
**11555 HERON BAY BLVD, SUITE 204**  
**CORAL SPRINGS, FLORIDA 33076**  
**TELEPHONE (954) 481-1611**  
**CMS FILE # 2582 100% CD 04/14/2026**

**LAKE WORTH BEACH W T P**  
**301 COLLEGE STREET**  
**LAKE WORTH BEACH, FL 33460**

**100% CD DATED 04/14/2026**  
**ESTIMATE - 07/10/2026**

**PREPARED FOR:**  
**CPZ ARCHITECTS**

#### **QUALIFICATIONS**

- |    |                                                                                                                                             |
|----|---------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | This cost estimate is based on standard open bid process.                                                                                   |
| 2  | Regular daytime shift work only. Nights, weekends, overtime, acceleration is excluded.                                                      |
| 3  | If type of Contract is "CM -AT- RISK" add approximately 10 to 15% to the cost.                                                              |
| 4  | <b>This estimate is based on 100% construction documents dated 04/14/2026 by CPZ ARCHITECTS</b>                                             |
| 5  | Due to the present volatile nature of the construction market, construction material cost could change substantially prior to construction. |
| 6  | Utility connection and impact fees are assumed to be by Owner and are not included.                                                         |
| 7  | Off-site storage is not included.                                                                                                           |
| 8  | Night watchman/security guard services are not included.                                                                                    |
| 9  | Materials testing is not included.                                                                                                          |
| 10 | Asbestos, lead or hazardous material contamination testing / abatement / removal is not included.                                           |
| 11 | Assumed electrical, sewer, water are existing & available for use on this project.                                                          |
| 12 | Unknown Conditions including muck/demucking, rerouting of major utilities (water, sewer, drainage, electrical) are not included.            |
| 13 | No provision is included for hurricane emergencies / preparedness.                                                                          |
| 14 | Unit cost values derived from RS Means construction costs, 1st Qtr., 2026 edition.                                                          |
| 15 | 7% Sales tax included in unit price values.                                                                                                 |
| 16 | Extended warranties are excluded.                                                                                                           |
| 17 | Costs related to tariffs or trade wars are excluded.                                                                                        |
| 18 | Assumed no added circuits or circuit breakers required at existing panel.                                                                   |
| 19 | Assumed existing finishes at Locker Rooms and Restroom to be tile.                                                                          |
| 20 | Assumed same quantities, size and approximate location for all sprinkler heads                                                              |
| 21 | No comm/data shown in the plans - allowance provided.                                                                                       |
| 22 | No security system shown in drawings - allowance provided.                                                                                  |
| 23 | HVAC Control System work is excluded.                                                                                                       |
| 24 | Assumed project to be completed within six months.                                                                                          |
| 25 | Noted item 24 on sheet A-100 is undefined, allowance provided.                                                                              |
| 26 | In-building Public Safety Radio Enhancement System is excluded.                                                                             |