

KEY COLONY BEACH CITY HALL
100% CONSTRUCTION DOCUMENTS



OPINION OF PROBABLE CONSTRUCTION COST - 08/15/2025					
#	ITEM	UNIT	QTY	UNIT COST COST	TOTAL COST COST
01	Hardening of Existing Structure	SF	8,205	\$ 28.00	\$ 229,740.00
02	Marble Hall - New Lighting and Ceiling	SF	2,848	\$ 25.00	\$ 71,200.00
03	Building Renovation	SF	2,297	\$ 150.00	\$ 344,550.00
04	Building Addition	SF	4,256	\$ 425.00	\$ 1,808,800.00
05	Store Front (Marble Hall, Fitness Room, Lobby, Post office)	SF	1,000	\$ 70.00	\$ 70,000.00
06	Roofing	SF	13,116	\$ 35.00	\$ 459,060.00
07	Patio & Pergola	SF	575	\$ 70.00	\$ 40,250.00
08	Landscape & Planters	LS	1	\$ 50,000.00	\$ 50,000.00
09	Irrigation	LS	1	\$ 15,000.00	\$ 15,000.00
10	Generator, Slab, & Transfer Switch	LS	1	\$ 165,000.00	\$ 165,000.00
11	Parking, Draining, Utilities, Site Work & Hardscape	LS	1	\$ 150,000.00	\$ 150,000.00
12	Additional Scope at 90% Construction Documents*	LS	1	\$ 20,000.00	\$ 20,000.00
SUBTOTAL					
	Subtotal				\$ 3,423,600.00
	Insurance & Bond	4%			\$ 136,944.00
	Const. Doc. Contingency	10%			\$ 342,360.00
ESTIMATED CONSTRUCTION COST					\$ 3,902,904.00

LS= Lump Sum SF = Square Foot

GROSS BUILDING AREA (SF)	12,460
AVG BUILDING COST / SF	\$ 239.43
PROJECT COST / SF	\$ 313.23

Since CPH has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Contractor(s)' methods of determining prices, or over competitive bidding or market conditions, our opinions of probable project cost and construction cost are made based on our experience and qualifications and represent our best judgment as an experienced and qualified professional, familiar with the construction industry; but CPH cannot and does not guarantee that proposals, bids, or actual project costs or construction costs will not vary from opinions of probable cost prepared by us.

** Additional scope approved by the City of Key Colony Beach: Bahama Shutter at ADA entrance, Card Access System, Conduit for Star-link Satellite, Conduit to Digital Sign, New Flag Pole, Additional Landscaping, Up-Lighting around site .*