

Overview of Renovation Plan and Costs
2873 NE 35th Street, Fort Lauderdale

Category	Contractor / Supplier / Other	Description / Comments / Payment Details	Balance to Pay	Already Paid	Total
Interior Demo		95%-98% complete		\$ 15,000.00	\$ 15,000.00
Exterior repairs, stucco and architectural stone accents install and paint		I can keep this bid / contractor, or not. Price excludes cost of architectural stone. Includes removing all the Med architectural stuff, power washing the roof, removing the decorative pillars. etc.	\$ 20,000.00	\$ 8,000.00	\$ 28,000.00
Windows & doors	Alpha	The entry door, sliding off master and window above the entry door still need to be replaced. All else is completed. Alpha should have this done in December.	\$ 4,500.00	\$ 61,075.00	\$ 65,575.00
Pool repairs & pavers	Discount Pool & Pario	Pool and deck repairs		\$ 32,500.00	\$ 32,500.00
Additional deck repairs		Need to repair the slab in one corner and add some fill along the edge of the pool deck.	\$ 2,500.00		\$ 2,500.00
Re-tile the driveway		Optional - but I suggest doing to to match pool	\$ 15,000.00		\$ 15,000.00
Level Pool Deck	N Square	Added structural elements under the pool deck aimed to reinforce the deck and level the deck		\$ 7,800.00	\$ 7,800.00
Retaining wall & fill	SE Marine (sub-hired direct)			\$ 7,500.00	\$ 7,500.00
Electrical work	Mancini Electric	John Mancini 954-588-9395	\$ 9,500.00		\$ 9,500.00
Plumbing work	TBD	MGR Plumbing (954) 981-1444 (AL), Sunshine Plumbing (954) 476-1695 (AL)	\$ 11,000.00		\$ 11,000.00
New HVAC	Several bids from quality companies - similar prices	New HVAC, re-routing ducts and new duct work - the Balance to Pay is actual estimate.	\$ 13,000.00		\$ 13,000.00
Railing (interior & exterior)		WR Custom Metals (Walter - 305-687-8820 -- \$14,840), Mark Fence & Railing 954-984-4000 and Extreme Metal Work 954-297-3337 (\$14,640)	\$ 14,000.00		\$ 14,000.00
Kitchen Cabinets, vanities & quartz counter tops		Semi-custom cabinets for much larger kitchen design.	\$ 40,000.00		\$ 40,000.00
Kitchen Appliances		Estimate	\$ 10,000.00		\$ 10,000.00
Flooring & all tile install	Antonio Tile	Antonio (954-650-6879)	\$ 60,000.00		\$ 60,000.00
Glass in showers	Miami Glass Showers	Albert (305-546-6687) - estimated price	\$ 10,000.00		\$ 10,000.00
Framing & drywall and smooth finish		Re-Nu Ceilings 954-252-7662 (AL), Home Repairs Jerry 954-691-7042 (AL), Scott Meahl (754) 244-9596 (AL)	\$ 7,500.00		\$ 7,500.00
Fixtures		Plumbing and electrical fixtures (estimate)	\$ 18,000.00		\$ 18,000.00
Landscaping			\$ 12,500.00		\$ 12,500.00
Exterior stone accents	South Florida Masonry	South Florida Masonry 561-330-7189	\$ 15,000.00		\$ 15,000.00
Sea wall and Dock	SE Marine	Original quote was \$53,000, other issues required c/o for \$5,200 + \$900 in survey/engineering	\$ -	\$ 59,100.00	\$ 59,100.00
Sea wall and Dock	Universal Permitting Service	\$1762.46 and \$1143		\$ 2,905.46	\$ 2,905.46
Interior Painting	Several bids from quality companies - similar prices	Charles Michael Painting & DRYWALL (954) 605-6852 (top on AJ), Rod Maldonado (954) 999-7899 (top on AJ - drywall too!)	\$ 7,500.00		
Garage Doors / Openers			\$ 9,500.00		\$ 9,500.00
Unplanned Overages			\$ 30,000.00		
				\$ -	
Totals			\$ 309,500.00	\$ 193,880.46	\$ 465,880.46