



Kirchman Construction Co.

CGC048554

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Stuart, Florida 34997

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CONSTRUCTION **BUDGET**

For the Construction
of New Commercial
Buildings and Site
Work:

**Martin County
Healthy Start**



Budget for the project is based on a 15,000 sqft new single story building located on the proposed site off of Tower Road in Stuart which would include site work, surveyor, landscape and irrigation. All the figures are from current projects.

Client Name:	Martin County Healthy Start Coalition, Inc	Salesperson	Ronnie Kirchman II
Phone Number:		Phone Number:	772-260-0649
Project Address:	Stuart, FL 34997	Date Prepared:	February 18, 2025

BUDGET Schedule of Values



Division	Project Cost	Schedule of Values
Division 1	\$ 395,000.00	General Conditions
Division 2	\$ 535,000.00	Sitework
Division 3	\$ 375,000.00	Concrete
Division 4	\$ 185,000.00	Masonry
Division 5	\$ 175,000.00	Metals
Division 6	\$ 225,000.00	Wood & Plastics
Division 7	\$ 315,000.00	Thermal & Moisture Protection
Division 8	\$ 302,000.00	Openings
Division 9	\$ 765,000.00	Finishes
Division 10	\$ 101,000.00	Specialties
Division 11	\$ TBD	Equipment
Division 12	\$ TBD	Furnishings
Division 21	\$ 185,000.00	Fire Sprinkler System & Fire Alarm
Division 22	\$ 300,000.00	Plumbing
Division 23	\$ 376,000.00	HVAC
Division 26	\$ 675,000.00	Electrical
Division 27	\$ 135,000.00	Communications
General Liability	\$ 39,000.00	
Contractor General OH/Fee 8%	\$ 406,000.00	Discounted fee applied for non for profit
Total Project Cost	\$5,489,000.00	15,000 sqft @ \$365.93/sqft

Scope Clarifications

Below is a list of clarifications which are organized by division and outline any Exclusions/Inclusions:

Division	Scope of Work
General Conditions	<p>Includes the following:</p> <ul style="list-style-type: none"> • Mobilization • Project Manager (part time) • Project Supervision (part time) • Temporary construction power, however, once the meters are set then the owner takes over the cost of power consumed during the final steps of construction. • Temporary construction cell phone • Temporary construction toilets • Temporary construction water, water service to be on and in owner's name • Temporary construction field office as needed until building is lockable • Dumpster which includes dump fees for all construction related debris • Project sign/warning signs for safety • Plans • Safety • General cleanup • Daily field reports • Final construction cleanup of project for turnover to the Owner, includes window cleaning both sides • Punchout/punch list completion • Gas/truck expense • Temporary construction fence around three sides of the project to separate the public from the construction areas • Notice of Commencement • Expendable Tools • Building permits • General Liability Insurance • Workers Compensation insurance
Sitework	<p>Includes labor & materials for the following:</p> <ul style="list-style-type: none"> • Surveyor • All underground utilities to include water, sewer, and storm • Site clearing including clear/haul of trees, vegetation, curb, sidewalk, fence ect. • Site prep for building including any and all fill material required import and export excessive • Parking including subbase, base and asphalt • Stripping and signage for parking areas • Silt fence and construction entrance • Site compaction testing/density testing is included, soil borings excluded • We had no soil report provided during the bidding process, if any unsuitable soils are encountered or compaction cannot be achieved by normal construction practices then added cost will apply. • Landscape, sod and irrigation
Concrete	<p>Includes labor & materials for the following:</p> <ul style="list-style-type: none"> • Sidewalk and curb to be standard concrete • Fire truck access shall be 6" thick concrete • Dumpster enclosure

	<ul style="list-style-type: none"> All concrete work for the proposed building
Masonry	<p>Includes labor & materials for the following:</p> <ul style="list-style-type: none"> Includes standard masonry per plans 8" standard block, standard broom finish joints for the buildings and the dumpster enclosure
Metals	<p>Includes labor & materials for the following:</p> <ul style="list-style-type: none"> Steel angles and beams Steel bollards at the dumpster Powder coated standard dumpster gates
Wood & Plastics	<p>Includes labor & materials for the following:</p> <ul style="list-style-type: none"> Wood trusses, sheathing, Simpson metal20 truss straps, fascia, sub soffit Blocking in wall as needed Rough hardware and consumable tools Cabinets Solid surface tops
Thermal & Moisture	<p>Includes labor & materials for the following:</p> <ul style="list-style-type: none"> Roof shall a 24 gauge galvalume roof. Extreme Metals, PEAKWAY 1 ½" standing seam Waterproof the door and window openings at 8" on outside edge and 8" at return location of door/window mount Insulation All required caulking around windows and doors Interior wall and ceiling insulation per plans Gutters and downspouts around the entire perimeter of the buildings color basic white Fire caulking as necessary
Openings	<p>Includes labor & materials for the following:</p> <ul style="list-style-type: none"> Hollow Metal Doors and Frames at exterior Interior doors to be standard hollow metal frames with solid core paint grade doors Door hardware shall be SS hinges at exterior and standard at interior, keyed locksets at exterior doors and office doors, privacy latch set at bathrooms, door closures at exterior doors, bathroom and office, threshold at exterior, rain drip at exterior, door seals at exterior doors. Windows will be storefront clear anodized aluminum with 9/16" clear Low -e Laminated glass the manufacturer is Aldora FS300 Storefront with a Summit entrance doors/doors Storefront doors and windows to be clear anodized frames, clear impact laminated glass Interior glazing Mirrors
Finishes	<p>Includes labor & materials for the following:</p> <ul style="list-style-type: none"> Stucco to standard finish to be painted Drywall to be standard smooth level 4 finish Painting to include one primer and two finish coats of paint on all stucco, drywall, masonry, man doors, man door frames.

	<ul style="list-style-type: none"> • Carpet/LVT and rubber base • Ceramic Tile at bathrooms and bathroom walls • Acoustical ceilings
Specialties	<p>Includes labor & materials for the following:</p> <ul style="list-style-type: none"> • Toilet Accessories • Fire Extinguishers standard wall mounted • Knox box • Bathroom signs • Building 6" numbers applied to front door transom
Equipment	<p>Includes labor & materials for the following:</p> <ul style="list-style-type: none"> • N/A
Furnishings	<p>Includes labor & materials for the following:</p> <ul style="list-style-type: none"> • Bike rack • Exterior door canopies
Fire Sprinkler and Fire Alarm	<p>Includes labor & materials for the following:</p> <ul style="list-style-type: none"> • Fire Sprinkler system and fire alarm
Plumbing	<p>Includes labor & materials for the following:</p> <ul style="list-style-type: none"> • Plumbing
HVAC	<p>Includes labor & materials for the following:</p> <ul style="list-style-type: none"> • HVAC
Electrical	<p>Includes labor & materials for the following:</p> <ul style="list-style-type: none"> • Electrical power and lights per plans • Conductors from the FPL transformer to the meter and from the meter to the individual interior panels wire to be aluminum • Generator
Communications	<p>Includes labor & materials for the following:</p> <ul style="list-style-type: none"> • Low voltage to include security, data lines, phone lines, and audio
General Qualifications	<p>General Qualifications for this project:</p> <ul style="list-style-type: none"> • We will provide daily logs each day to include (emailed each Monday for previous weeks work completed): <ul style="list-style-type: none"> ○ Documenting who was on site ○ What work was completed that day ○ What materials were delivered ○ Any potential issues • We will provide a detailed online real time project schedule

	<ul style="list-style-type: none"> We will provide submittal processes and procedures to ensure the owner’s review and approvals of materials, finishes, and products as needed We will provide a contract for said work with this proposal as the attachment to the contract <p>This proposal is good for 15 days</p>
Exclusions/By Owner	<p>Below is our Exclusions/By Owner for this project:</p> <ul style="list-style-type: none"> Payment and Performance Bond Bid bond Builders Risk insurance and deductible for Builders Risk insurance Planning & Zoning permit fees Impact Fees/Capacity Fees/Tap Fees/utilities fees/FPL fees Architectural fees or inspection fees Special testing or 3rd party testing per the 2021 IBC Building Code Chapter 17 section 1703.1.1. Moisture mitigation if the existing concrete slab exceeds the manufacturers minimum moist level Certified surveys, final property survey, certificates from land surveyor Irrigation meter and tap fees/hookup fees Water meters and tap fees/hookup fees
Allowances	<p>Below is the Allowances for this project, all included in the base price:</p> <ul style="list-style-type: none"> N/A
Alternates	<p>Below is the Alternates for this project:</p> <ul style="list-style-type: none"> N/A
VE Items	<p>Below is the list of VE Items for this project:</p> <ul style="list-style-type: none"> N/A
Clarifications/Addenda	<p>Below is the Clarifications and Addenda for this project:</p> <ul style="list-style-type: none"> *DISCLAIMER* <i>Due to the unpredictability of material price increases on a weekly basis, all material costs are based on today’s prices. At the time of procurement from the supplier, if material prices have increased, the Owner is to pay the difference in material costs. If, during the performance of the contract, the price of the material significantly increases, through no fault of the Contractor, due to supplier’s increase in price, the price shall be equitably adjusted by the amount difference between the bid price and current price to cover any such significant price increases. Such price increases shall be documented through quotes, invoices, or receipts. Where the delivery of material is delayed, through no fault of the contractor, because of the shortage or unavailability of materials, Contractor shall not be liable for any additional costs or damages associated with such delay(s).</i>
Enumeration of Drawings and Project Specifications	<p>Below is the list of drawings that we bid from: TBD</p>

Construction Estimated Time Frame

A full Gantt Chart Schedule will be completed which will be available to all involved in the project from day one until final project completion.

The tentative construction time frame is estimated at 385 days for the project.

THANK YOU!

We look forward to building your project and can't wait for you to see the final product! You will not be disappointed with Kirchman Construction Co.

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