

Summit Contracting Group, Inc. Conceptual Estimate Summary

Sixty90
St. Pete, FL



Project Type:

4 Story Wrap w/ Precast Parking Garage,
Retail Cold Dark Shell

Client:

Gravel Road Partners

Client Contact:

Thomas Toepke

Plan Set:

Permit Set

Unit Buildings: 1
Units: 204
NRSF: 202290
GSF: 282893
Avg. SF/Unit: 992
Efficiency: 72%
GSF all Buildings: 282893

Date: 11.19.25

Description	Cost/Unit	N.S.F. Cost	G.S.F. Cost	Total	Comments
DIVISION 1 - General Requirements					
General Conditions	\$ 14,093	\$ 14.21	\$ 10.16	\$ 2,875,000	
Building Permits	\$ -	\$ -	\$ -	\$ -	By Owner
Threshold Inspector	\$ -	\$ -	\$ -	\$ -	By Owner
Offsite Construction Compound	\$ 2,451	\$ 2.47	\$ 1.77	\$ 500,000	Allowance
HUD Certification	\$ -	\$ -	\$ -	\$ -	None
Business License	\$ -	\$ -	\$ -	\$ -	Included
Temporary Security Perimeter Fencing	\$ 136	\$ 0.14	\$ 0.10	\$ 27,744	Allowance
DIVISION 2 - Sitework					
Sitework	\$ 9,625	\$ 9.71	\$ 6.94	\$ 1,963,500	Allowance - 3.57 Acres
Storm, Water, Sewer, Curbing, Paving, Sidewalks	\$ -	\$ -	\$ -	\$ -	Included in Sitework
Underground Storm for Roof/Downspout Drainage / Area Drains	\$ -	\$ -	\$ -	\$ -	Included in Sitework
Lift Station	\$ -	\$ -	\$ -	\$ -	None
Grading	\$ -	\$ -	\$ -	\$ -	Included in Sitework - Assume a Balanced Site
MOT	\$ 735	\$ 0.74	\$ 0.53	\$ 150,000	Allowance
Unsuitable Soils - Removal and Replacement	\$ -	\$ -	\$ -	\$ -	None
Blasting/Rock Excavation	\$ -	\$ -	\$ -	\$ -	None
Underground Storm Detention System	\$ -	\$ -	\$ -	\$ -	None
Sitework CMT	\$ -	\$ -	\$ -	\$ -	By Owner
Sitework Layout & Surveying	\$ 57	\$ 0.06	\$ 0.04	\$ 11,550	
Sleeving	\$ 22	\$ 0.02	\$ 0.02	\$ 4,500	
Project Phasing Construction Fencing	\$ -	\$ -	\$ -	\$ -	None
Retaining Walls	\$ -	\$ -	\$ -	\$ -	None
Building/Structure Demolition & Abatement	\$ -	\$ -	\$ -	\$ -	None - Assume Already Completed
Soil Improvements	\$ -	\$ -	\$ -	\$ -	None
Landscape, Irrigation & Maintenance Until Acceptance	\$ 1,700	\$ 1.71	\$ 1.23	\$ 346,800	Allowance

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Hardscape	\$ 2,696	\$ 2.72	\$ 1.94	\$ 550,000	Allowance - Includes Amenity Area Fencing, Includes Pool Decking, Includes Monument Sign Structure
Termite Protection	\$ 48	\$ 0.05	\$ 0.03	\$ 9,712	
DIVISION 3 - Concrete					
Structural Concrete	\$ 2,857	\$ 2.88	\$ 2.06	\$ 582,732	64,748 SF
Slab on Grade & Foundation	\$ -	\$ -	\$ -	\$ -	Included in Structural Concrete - PT Slab, Excludes GAB Under the Slab
Split Wall Foundations	\$ -	\$ -	\$ -	\$ -	None
Concrete Podium	\$ -	\$ -	\$ -	\$ -	None
Layout	\$ 146	\$ 0.15	\$ 0.11	\$ 29,750	
Concrete CMT	\$ -	\$ -	\$ -	\$ -	By Owner
Precast Shafts	\$ 2,686	\$ 2.71	\$ 1.94	\$ 548,000	Elevators & Stairs
Parking Garage Foundations, Ramp Walls and SOG for Precast Garage	\$ 4,167	\$ 4.20	\$ 3.00	\$ 850,000	
CIP Walls for Underground Storm	\$ -	\$ -	\$ -	\$ -	Included in Parking Garage Foundations
Parking Garage - Precast	\$ 21,191	\$ 21.37	\$ 15.28	\$ 4,322,940	
Concrete Topping/Wash Pours	\$ -	\$ -	\$ -	\$ -	Included in Parking Garage
Caulking	\$ -	\$ -	\$ -	\$ -	Included in Parking Garage
Fencing/Rails	\$ -	\$ -	\$ -	\$ -	Included in Parking Garage
Striping & Signage	\$ -	\$ -	\$ -	\$ -	Included in Sitework
Gypcrete and Elevated Concrete	\$ 2,300	\$ 2.32	\$ 1.66	\$ 469,200	3/4" with 1/8" Sound Mat
DIVISION 4 - Masonry					
Masonry					
Brick	\$ 287	\$ 0.29	\$ 0.21	\$ 58,558	Queen Size
CMU	\$ 980	\$ 0.99	\$ 0.71	\$ 200,000	
Stacked Stone	\$ -	\$ -	\$ -	\$ -	None
DIVISION 5 - Metal					
Steel Stairs & Railing	\$ 603	\$ 0.61	\$ 0.43	\$ 123,000	Precast Treads
Balcony Railing	\$ 1,100	\$ 1.11	\$ 0.79	\$ 224,400	3-Line Aluminum
Structural & Miscellaneous Steel	\$ 2,451	\$ 2.47	\$ 1.77	\$ 500,000	Allowance
Fencing	\$ -	\$ -	\$ -	\$ -	None - Perimeter Site Fencing
DIVISION 6 - Carpentry					
Rough Carpentry - Materials	\$ 13,221	\$ 13.33	\$ 9.53	\$ 2,697,102	Allowance

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Framing Labor	\$ 9,707	\$ 9.79	\$ 7.00	\$ 1,980,251	
Generators and Fuel	\$ 245	\$ 0.25	\$ 0.18	\$ 50,000	
Framing Hardware	\$ 700	\$ 0.71	\$ 0.50	\$ 142,800	
Summit Quick Flash	\$ 175	\$ 0.18	\$ 0.13	\$ 35,700	
Trusses - Roof & Floor	\$ 9,067	\$ 9.14	\$ 6.54	\$ 1,849,740	Allowance
Crane/Hoisting	\$ -	\$ -	\$ -	\$ -	Included in Divisions - Assume no Tower Crane and that the site can maintain street lane closures for lifts.
Temporary Stairs	\$ 74	\$ 0.07	\$ 0.05	\$ 15,000	
Private Provider	\$ 475	\$ 0.48	\$ 0.34	\$ 96,800	
Fire Penetration Testing	\$ 115	\$ 0.12	\$ 0.08	\$ 23,460	
DIVISION 7 -Thermal & Moisture Protection					
Roofing	\$ 4,160	\$ 4.20	\$ 3.00	\$ 848,679	
TPO - 60 MIL	\$ -	\$ -	\$ -	\$ -	Included in Roofing
Standing Seam	\$ -	\$ -	\$ -	\$ -	None
Asphalt Shingle	\$ -	\$ -	\$ -	\$ -	None
Scuppers & Downspouts	\$ 347	\$ 0.35	\$ 0.25	\$ 70,802	
Waterproofing, Joint Sealants & Expansion Joints	\$ 1,050	\$ 1.06	\$ 0.76	\$ 214,200	
Insulation	\$ 2,200	\$ 2.22	\$ 1.59	\$ 448,800	
Fireproofing	\$ 368	\$ 0.37	\$ 0.27	\$ 75,000	
Siding - Cementitious Lap/Board & Batten	\$ 6,079	\$ 6.13	\$ 4.38	\$ 1,240,200	No Metal Reveal
Stucco	\$ -	\$ -	\$ -	\$ -	None
Metal Panels	\$ -	\$ -	\$ -	\$ -	None
Miscellaneous Flashing	\$ 175	\$ 0.18	\$ 0.13	\$ 35,700	
Summit's Mold Prevention Program	\$ 155	\$ 0.16	\$ 0.11	\$ 31,605	

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Waterproofing Consultant	\$ 282	\$ 0.28	\$ 0.20	\$ 57,500	
DIVISION 8 - Doors & Windows					
Doors, Trim, Hardware & Specialties (Wire Shelving, Mailboxes, Mirrors, Fire Extinguishers and Cabinets, Toilet Accessories)	\$ 8,800	\$ 8.87	\$ 6.35	\$ 1,795,200	
Electronic Door Locks	\$ -	\$ -	\$ -	\$ -	None
Hollow Core Interior Doors (6'-8")	\$ -	\$ -	\$ -	\$ -	Included in Doors, Trim, Hardware & Specialties
Balcony Sliding Doors	\$ -	\$ -	\$ -	\$ -	None
Windows	\$ 3,200	\$ 3.23	\$ 2.31	\$ 652,800	Single Hung
Vinyl, Bronze, Impact	\$ -	\$ -	\$ -	\$ -	Included in Windows
Glass Repair	\$ 39	\$ 0.04	\$ 0.03	\$ 7,854	
Window Installation	\$ 250	\$ 0.25	\$ 0.18	\$ 51,000	
Aluminum Storefront	\$ 980	\$ 0.99	\$ 0.71	\$ 200,000	Allowance - Excludes Curtain Wall, Clubhouse/Amenity Space
Garage Doors/Overhead Doors	\$ 123	\$ 0.12	\$ 0.09	\$ 25,000	
Shower Doors	\$ 528	\$ 0.53	\$ 0.38	\$ 107,625	123 Total - Semi Frameless
DIVISION 9 - Finishes					
Dumpsters (Clean Up)	\$ 900	\$ 0.91	\$ 0.65	\$ 183,600	
Drywall	\$ 11,325	\$ 11.42	\$ 8.17	\$ 2,310,394	Includes 2 Hour Fire Wall - 3,150 SF, Included at Balcony Ceiling Lids
Tile Backer Board	\$ -	\$ -	\$ -	\$ -	Included with Drywall
Punchout	\$ 250	\$ 0.25	\$ 0.18	\$ 51,000	
Metal Stud Assemblies	\$ -	\$ -	\$ -	\$ -	None
Painting	\$ 4,160	\$ 4.20	\$ 3.00	\$ 848,679	
Interior & Exterior Painting	\$ -	\$ -	\$ -	\$ -	Included with Painting
Parking Garage	\$ -	\$ -	\$ -	\$ -	None
Flooring	\$ 2,400	\$ 2.42	\$ 1.73	\$ 489,600	
Carpet	\$ -	\$ -	\$ -	\$ -	Included in Flooring - Bedrooms and Closets
LVT - 6 MIL	\$ -	\$ -	\$ -	\$ -	Included in Flooring - All Remaining Areas
Tile	\$ -	\$ -	\$ -	\$ -	None
Corridors/Common Areas/BOH/Elevators	\$ 611	\$ 0.62	\$ 0.44	\$ 124,565	Allowance - 3,559 SY - (\$35/SY Turn Key Labor & Material)

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Wall & Bathroom Finishes					
Ceramic Tile Tub/Shower Surrounds	\$ 916	\$ 0.92	\$ 0.66	\$ 186,875	7' AFF, 3x6 Subway Tile
Kitchen Backsplashes	\$ 375	\$ 0.38	\$ 0.27	\$ 76,500	3x6 Subway Tile
Leasing/Clubhouse/Amenity Finishes	\$ 3,942	\$ 3.98	\$ 2.84	\$ 804,245	Allowance - 12,373 SF (Heated Space), Includes all Scope from Finished Drywall Out Including Wall Coverings
Retail Cold Dark Shell	\$ 2,393	\$ 2.41	\$ 1.73	\$ 488,240	Allowance - 5,744 SF
DIVISION 10 - Specialties					
Building & Monument Signage	\$ -	\$ -	\$ -	\$ -	By Owner
Canopies & Awnings	\$ 858	\$ 0.87	\$ 0.62	\$ 175,000	Allowance
Apartment Cleaning	\$ 850	\$ 0.86	\$ 0.61	\$ 173,400	
DIVISION 11 - Equipment					
Appliances	\$ 4,300	\$ 4.34	\$ 3.10	\$ 877,200	Stainless Steel, Excludes Front Control
Refrigerator					Included with Appliances
Range					Included with Appliances
Dishwasher					Included with Appliances
Disposal					Included with Appliances
Microwave					Included with Appliances
Washer					Included with Appliances
Dryer					Included with Appliances
ADA - Appliances					Excluded
Amenity Appliances					Included with Appliances
Parking Control Equipment/Vehicular Access Gates	\$ 613	\$ 0.62	\$ 0.44	\$ 125,000	
Trash Compactor & Recycling Bin Equipment	\$ -	\$ -	\$ -	\$ -	By Owner
DIVISION 12 - Furnishings					
Window Coverings	\$ 375	\$ 0.38	\$ 0.27	\$ 76,500	
Blinds - Horizontal					Included in Window Coverings - 2" Faux Wood, Excludes Amenities
Cabinets & Countertops					
Cabinets	\$ 3,600	\$ 3.63	\$ 2.60	\$ 734,400	Excludes Soft Close
Hardware	\$ -	\$ -	\$ -	\$ -	Included with Cabinets
Countertops	\$ 2,200	\$ 2.22	\$ 1.59	\$ 448,800	Granite (Level 1) - 3 CM Kitchens and 2 CM Baths
Kitchen Sinks & Lavatories	\$ 350	\$ 0.35	\$ 0.25	\$ 71,400	

Description	Cost/Unit	N.S.F. Cost	G.S.F. Cost	Total	Comments
DIVISION 13 - Special Construction					
Pool	\$ 1,471	\$ 1.48	\$ 1.06	\$ 300,000	Allowance - Decking Included in Hardscape Allowance
Clubhouse/Amenity	\$ -	\$ -	\$ -	\$ -	Included in Divisions
Detached Garages	\$ -	\$ -	\$ -	\$ -	None
Trash Enclosure	\$ -	\$ -	\$ -	\$ -	Included in Divisions
Maintenance Building	\$ -	\$ -	\$ -	\$ -	Included in Divisions
Mail Kiosk	\$ -	\$ -	\$ -	\$ -	Interior to Clubhouse/Amenity
DIVISION 14 - Conveying Systems					
Elevators	\$ 2,627	\$ 2.65	\$ 1.89	\$ 536,000	4 Total
Trash Chutes	\$ 245	\$ 0.25	\$ 0.18	\$ 50,000	1 Total
DIVISION 15 - Mechanical					
Plumbing	\$ 10,745	\$ 10.84	\$ 7.75	\$ 2,192,000	
Fixtures	\$ -	\$ -	\$ -	\$ -	Included with Plumbing
Tub Repair	\$ 42	\$ 0.04	\$ 0.03	\$ 8,568	
Submeters	\$ 130	\$ 0.13	\$ 0.09	\$ 26,520	
Gas Lines	\$ 12	\$ 0.01	\$ 0.01	\$ 2,500	Allowance
Passive Radon System	\$ -	\$ -	\$ -	\$ -	None
Booster Pump	\$ -	\$ -	\$ -	\$ -	None
Parking Garage	\$ 613	\$ 0.62	\$ 0.44	\$ 125,000	
Fire Protection	\$ 3,211	\$ 3.24	\$ 2.32	\$ 655,069	
NFPA - 13/13R	\$ -	\$ -	\$ -	\$ -	Included with Fire Protection
Standpipes	\$ -	\$ -	\$ -	\$ -	Included with Fire Protection
Fire Pump	\$ -	\$ -	\$ -	\$ -	None
Parking Garage	\$ 1,191	\$ 1.20	\$ 0.86	\$ 243,000	
HVAC	\$ 8,847	\$ 8.92	\$ 6.38	\$ 1,804,800	Conditioned Corridors - Split System in Mechanical Closets, Excludes Metal Duct
14.3 SEER 2 - Heat Pump	\$ -	\$ -	\$ -	\$ -	Included with HVAC - Excludes Mechanical Outside Air
HVAC Racks/Pads	\$ -	\$ -	\$ -	\$ -	Included with HVAC
Blower Door Testing	\$ -	\$ -	\$ -	\$ -	None
Courtyard Ventilation	\$ -	\$ -	\$ -	\$ -	Included with HVAC
Parking Garage with CO/NO System	\$ -	\$ -	\$ -	\$ -	None - Assume Open Air

Description	Cost/Unit	N.S.F. Cost	G.S.F. Cost	Total	Comments
DIVISION 16 - Electrical					
Electrical	\$ 10,647	\$ 10.74	\$ 7.68	\$ 2,172,000	
Light Fixtures - Units, Building, Amenities, Landscape/Hardscape	\$ 1,750	\$ 1.76	\$ 1.26	\$ 357,000	Allowance
Light Fixtures - Parking Garage	\$ 368	\$ 0.37	\$ 0.27	\$ 75,000	
Site Lighting	\$ 123	\$ 0.12	\$ 0.09	\$ 25,000	
Secondaries	\$ -	\$ -	\$ -	\$ -	Included in Electrical
Primary - Conduit, Wire and Transformer Pads	\$ 74	\$ 0.07	\$ 0.05	\$ 15,000	Allowance - Conduit Only
Security/Access Control, Low Voltage - Audio Visual/CCTV	\$ 368	\$ 0.37	\$ 0.27	\$ 75,000	Allowance
DAS (Distributed Antenna System)	\$ -	\$ -	\$ -	\$ -	None
Subtotal:	\$ 215,726	\$ 217.55	\$ 155.56	\$ 44,008,058	
P&P Bond:	\$ -	\$ -	\$ -	\$ -	Excluded
Insurance:	\$ 1,691	\$ 1.71	\$ 1.22	\$ 345,023	
Subtotal:	\$ 217,417	\$ 219.25	\$ 156.78	\$ 44,353,081	
Overhead:	\$ 4,348	\$ 4.39	\$ 3.14	\$ 887,062	
Fee:	\$ 6,523	\$ 6.58	\$ 4.70	\$ 1,330,592	
Total:	\$ 228,288	\$ 230.22	\$ 164.62	\$ 46,570,735	
Variance of -5%	\$ 216,874	\$ 218.71	\$ 156.39	\$ 44,242,199	
Variance of -3%	\$ 221,439	\$ 223.31	\$ 159.68	\$ 45,173,613	
Variance of +3%	\$ 235,137	\$ 237.12	\$ 169.56	\$ 47,967,857	
Variance of +5%	\$ 239,702	\$ 241.73	\$ 172.85	\$ 48,899,272	

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