

PROJECT DATA		BUILDING SUMMARY	
Date:	01/12/2026	Proposal Gross SQ FT:	92,417.00
Proposal No:	22.22.1	No. Units / Buidling:	153
Architect	Charles H Parsons Architect PA	Project Type:	Hotel
Owner:	Titusville Resort & Destination	Schedule (Mo):	22

Construction Estimate Summary		Cost Analysis		
No. - Description	Total	Cost/G.Sq. Ft.	Cost / Unit	Cost % of Total
01 General Conditions	\$1,438,123.68	\$15.56	\$9,399.50	6.03%
02 Site Work	\$1,700.00	\$0.02	\$11.11	0.01%
03 Concrete	\$1,860,570.00	\$20.13	\$12,160.59	7.81%
04 Masonry	\$1,002,680.00	\$10.85	\$6,553.46	4.21%
05 Metals	\$877,000.00	\$9.49	\$5,732.03	3.68%
06 Woods and Plastics	\$475,022.69	\$5.14	\$3,104.72	1.99%
07 Thermal and Moisture Protection	\$1,559,466.00	\$16.87	\$10,192.59	6.54%
08 Openings	\$1,648,009.56	\$17.83	\$10,771.30	6.91%
09 Finishes	\$3,846,127.56	\$41.62	\$25,138.09	16.14%
10 Specialties	\$1,173,009.29	\$12.69	\$7,666.73	4.92%
11 Equipment	\$0.00	\$0.00	\$0.00	0.00%
12 Furnishings	\$156,228.00	\$1.69	\$1,021.10	0.66%
13 Special Construction	\$235,403.00	\$2.55	\$1,538.58	0.99%
14 Conveying Systems	\$598,625.00	\$6.48	\$3,912.58	2.51%
15 Mechanical Systems	\$4,778,526.01	\$51.71	\$31,232.20	20.05%
16 Electrical	\$2,475,000.00	\$26.78	\$16,176.47	10.38%
19 CIRRUS Compliance	\$250,000.00	\$2.71	\$1,633.99	1.05%
30 Contingency	\$0.00	\$0.00	\$0.00	0.00%
Subtotal Direct Work	\$22,375,490.79	\$242.11	\$146,245.04	93.88%
GL & Umbrella Insurances	\$179,003.93	\$1.94	\$1,169.96	0.75%
Contractor's Fee	\$1,127,724.74	\$12.20	\$7,370.75	4.73%
Bond	\$152,919.07	\$1.65	\$999.47	0.64%
Estimate Total	\$23,835,138.53	\$257.91	\$155,785.22	100.00%



Estimate Detail

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01 General Conditions

01-01000	General Conditions	1	LS	\$1,438,123.68	\$1,438,123.68	\$15.56	\$9,399.50			X	X	
Total 01 General Conditions					\$1,438,123.68	\$15.56	\$9,399.50					

02 Site Work

02-02200	Site Work (NIC)	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	X	X			
02-02240	Site Fencing and Gates (NIC)	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	X	X			
02-02300	Irrigation/Landscaping Site (NIC)	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	X	X			
02-02301	Irrigation/Landscaping Roof (NIC)	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	X	X			
02-02750	Bike Racks	1	LS	\$1,700.00	\$1,700.00	\$0.02	\$11.11			X	X	
Total 02 Site Work					\$1,700.00	\$0.02	\$11.11					

03 Concrete

03-03300	Structural Cast-In-Place Concrete	1	LS	\$620,450.00	\$620,450.00	\$6.71	\$4,055.23			X	X	
03-03400	Precast Hollowcore Concrete	1	LS	\$1,060,000.00	\$1,060,000.00	\$11.47	\$6,928.10			X	X	
03-03403	Weep Holes for Precast Planks	1	LS	\$16,920.00	\$16,920.00	\$0.18	\$110.59			X	X	
03-03405	Sawcutting Precast Planks	1	LS	\$75,000.00	\$75,000.00	\$0.81	\$490.20			X	X	
03-03530	Gypcrete Topping	1	LS	\$88,200.00	\$88,200.00	\$0.95	\$576.47			X	X	
Total 03 Concrete					\$1,860,570.00	\$20.13	\$12,160.59					

04 Masonry

04-04200	Masonry	1	LS	\$1,002,680.00	\$1,002,680.00	\$10.85	\$6,553.46			X	X	
Total 04 Masonry					\$1,002,680.00	\$10.85	\$6,553.46					

05 Metals

05-05100	Structural Steel	1	LS	\$877,000.00	\$877,000.00	\$9.49	\$5,732.03			X	X	
Total 05 Metals					\$877,000.00	\$9.49	\$5,732.03					

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No.	Description	Quantity	Unit	Unit Price	Total	Cost/G.Sq. Ft.	Cost / Unit	Owner Furnished	Owner Installed	Contractor Furnished	Contractor Installed	Allowance
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06 Woods and Plastics

06-06100	Rough Carpentry	1	LS	\$32,500.00	\$32,500.00	\$0.35	\$212.42			X	X	
06-06200	Millwork Public Areas (Allowance)	1	LS	\$240,953.00	\$240,953.00	\$2.61	\$1,574.86			X	X	X
06-06201	Millwork Rooftop Bar (Allowance)	1	LS	\$135,705.00	\$135,705.00	\$1.47	\$886.96			X	X	X
06-06202	Quartz Windowsills	1	LS	\$27,088.80	\$27,088.80	\$0.29	\$177.05			X	X	
06-06305	Install Guest Vanities & Tops	1	LS	\$15,300.00	\$15,300.00	\$0.17	\$100.00			X	X	
06-06555	Quartz Thresholds	1	LS	\$23,475.89	\$23,475.89	\$0.25	\$153.44			X	X	
Total 06 Woods and Plastics					\$475,022.69	\$5.14	\$3,104.72					

07 Thermal and Moisture Protection

07-07100	Waterproofing	1	LS	\$20,175.00	\$20,175.00	\$0.22	\$131.86			X	X	
07-07300	Caulking & Sealants	1	LS	\$56,385.00	\$56,385.00	\$0.61	\$368.53			X	X	
07-07400	Fireproofing - Steel	1	LS	\$94,500.00	\$94,500.00	\$1.02	\$617.65			X	X	
07-07500	EIFS System	1	LS	\$675,906.00	\$675,906.00	\$7.31	\$4,417.69			X	X	
07-07600	TPO Roofing System	1	LS	\$422,500.00	\$422,500.00	\$4.57	\$2,761.44			X	X	
07-07601	Pedestal Paver System	1	LS	\$290,000.00	\$290,000.00	\$3.14	\$1,895.42			X	X	
Total 07 Thermal and Moisture Protection					\$1,559,466.00	\$16.87	\$10,192.59					

08 Openings

08-08100	Doors, Frames, Hardware	1	LS	\$413,820.00	\$413,820.00	\$4.48	\$2,704.71			X	X	
08-08300	Automatic Vestibule Doors	1	LS	\$40,415.00	\$40,415.00	\$0.44	\$264.15			X	X	
08-08450	Storefront and Windows	1	LS	\$1,060,158.56	\$1,060,158.56	\$11.47	\$6,929.14			X	X	
08-08451	Glass Guardrail System	1	LS	\$58,200.00	\$58,200.00	\$0.63	\$380.39			X	X	
08-08600	Key Card Access Control (Allowance)	1	LS	\$75,416.00	\$75,416.00	\$0.82	\$492.92			X	X	X
Total 08 Openings					\$1,648,009.56	\$17.83	\$10,771.30					

09 Finishes

09-09300	Framing, Insulation & Drywall	1	LS	\$2,347,240.00	\$2,347,240.00	\$25.40	\$15,341.44			X	X	
09-09400	Acoustical Ceilings	1	LS	\$80,445.00	\$80,445.00	\$0.87	\$525.78			X	X	



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No.	Description	Quantity	Unit	Unit Price	Total	Cost/G.Sq. Ft.	Cost / Unit	Owner Furnished	Owner Installed	Contractor Furnished	Contractor Installed	Allowance
09-09500	Tile	1	LS	\$256,355.93	\$256,355.93	\$2.77	\$1,675.53			X	X	
09-09600	Resilient Flooring	1	LS	\$333,686.44	\$333,686.44	\$3.61	\$2,180.96			X	X	
09-09700	Carpet (Install)	1	LS	\$13,771.19	\$13,771.19	\$0.15	\$90.01				X	
09-09701	Carpet (Supply)	1	LS	\$75,000.00	\$75,000.00	\$0.81	\$490.20			X		
09-09800	Sealed Concrete (EPC-02 Stairwells)	1	LS	\$8,100.00	\$8,100.00	\$0.09	\$52.94			X	X	
09-09820	Epoxy Flooring (EPC-01 BOH)	1	LS	\$72,300.00	\$72,300.00	\$0.78	\$472.55			X	X	
09-09901	Wall Coverings (Install)	1	LS	\$183,535.00	\$183,535.00	\$1.99	\$1,199.58				X	
09-09902	Wall Coverings (Supply)	1	LS	\$328,571.00	\$328,571.00	\$3.56	\$2,147.52			X		
09-09905	Painting	1	LS	\$147,123.00	\$147,123.00	\$1.59	\$961.59			X	X	
Total 09 Finishes					\$3,846,127.56	\$41.62	\$25,138.09					

10 Specialties

10-10100	Aluminum Awnings and Canopies	1	LS	\$222,527.00	\$222,527.00	\$2.41	\$1,454.42			X	X	
10-10101	Retractable Awning	1	LS	\$322,248.00	\$322,248.00	\$3.49	\$2,106.20			X	X	
10-10260	Wall & Corner Guards (Allowance)	1	LS	\$25,000.00	\$25,000.00	\$0.27	\$163.40					X
10-10450	Lockers (NIC)	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	X	X			
10-10499	Operable Partitions	1	LS	\$22,890.00	\$22,890.00	\$0.25	\$149.61			X	X	
10-10500	Shower & Tub Surrounds	1	LS	\$215,633.84	\$215,633.84	\$2.33	\$1,409.37			X	X	
10-10520	Fire Extinguishers & Cabinets	1	LS	\$11,852.53	\$11,852.53	\$0.13	\$77.47			X	X	
10-10550	Glass Shower Doors	1	LS	\$106,443.80	\$106,443.80	\$1.15	\$695.71			X	X	
10-10551	Glass Barn Doors	1	LS	\$127,937.89	\$127,937.89	\$1.38	\$836.20			X	X	
10-10600	Toilet Accessories Public Areas	1	LS	\$22,192.41	\$22,192.41	\$0.24	\$145.05			X	X	X
10-10601	Toilet Accessories Guest Bathrooms	1	LS	\$72,223.68	\$72,223.68	\$0.78	\$472.05			X	X	X
10-10602	Toilet Compartments & Screens	1	LS	\$4,060.14	\$4,060.14	\$0.04	\$26.54			X	X	
10-10670	Storage Shelving BOH (NIC)	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	X	X			
10-10700	Louvers, Vents, Screens	1	LS	\$20,000.00	\$20,000.00	\$0.22	\$130.72			X	X	
10-10950	Exterior Bldg Signs (NIC)	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	X	X			
10-10970	Interior Signage (NIC)	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	X	X			
Total 10 Specialties					\$1,173,009.29	\$12.69	\$7,666.73					

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11 Equipment

11-11050	Kitchen & Bar Equipment (NIC)	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	X	X			
11-11060	Appliances (NIC)	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	X	X			
11-11100	Fitness Equipment (NIC)	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	X	X			
11-11200	Laundry Equipment (NIC)	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	X	X			
11-11300	Ice Machines (NIC)	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	X	X			
11-11400	Guest Laundry (NIC)	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	X	X			
Total 11 Equipment					\$0.00	\$0.00	\$0.00					

12 Furnishings

12-12050	FF&E Installation	1	LS	\$156,228.00	\$156,228.00	\$1.69	\$1,021.10	X			X	
Total 12 Furnishings					\$156,228.00	\$1.69	\$1,021.10					

13 Special Construction

13-13100	Swimming Pool	1	LS	\$198,767.00	\$198,767.00	\$2.15	\$1,299.13			X	X	
13-13250	Pool Deck Unit Pavers	1	LS	\$21,852.00	\$21,852.00	\$0.24	\$142.82			X	X	
13-13350	Pool Aluminum Fence & Gates	1	LS	\$14,784.00	\$14,784.00	\$0.16	\$96.63			X	X	
Total 13 Special Construction					\$235,403.00	\$2.55	\$1,538.58					

14 Conveying Systems

14-14200	Elevators	1	LS	\$582,525.00	\$582,525.00	\$6.30	\$3,807.35			X	X	
14-14560	Linen Chute	1	LS	\$16,100.00	\$16,100.00	\$0.17	\$105.23			X	X	
Total 14 Conveying Systems					\$598,625.00	\$6.48	\$3,912.58					

15 Mechanical Systems

15-15300	Fire Sprinkler System	1	LS	\$243,000.00	\$243,000.00	\$2.63	\$1,588.24			X	X	
15-15400	Plumbing	1	LS	\$1,874,002.27	\$1,874,002.27	\$20.28	\$12,248.38			X	X	
15-15500	HVAC	1	LS	\$2,661,523.74	\$2,661,523.74	\$28.80	\$17,395.58			X	X	

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Total 15 Mechanical Systems					\$4,778,526.01	\$51.71	\$31,232.20					

16 Electrical

16-16200	Electrical	1	LS	\$2,325,000.00	\$2,325,000.00	\$25.16	\$15,196.08			X	X	
16-16400	Fire Alarm System	1	LS	\$150,000.00	\$150,000.00	\$1.62	\$980.39			X	X	
16-16500	BDA System (NIC)	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	X	X			
16-16900	Data Cabling (NIC)	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	X	X			
16-16950	Data-Communications Equipment (NIC)	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	X	X			
Total 16 Electrical					\$2,475,000.00	\$26.78	\$16,176.47					

19 CIRRUS Compliance

19-19000	CIRRUS Compliance (Allowance)	1	LS	\$250,000.00	\$250,000.00	\$2.71	\$1,633.99					X
Total 19 CIRRUS Compliance					\$250,000.00	\$2.71	\$1,633.99					

30 Contingency

30-30000	Contingency (NIC)	1	LS	\$0.00	\$0.00	\$0.00	\$0.00					
Total 30 Contingency					\$0.00	\$0.00	\$0.00					

Total	\$22,375,490.79	\$242.11	\$146,245.04
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Cambria Hotel Titusville Bid Qualifications & Assurances

Construction Estimate – Titusville Mall LLC – 01/12/2026

General

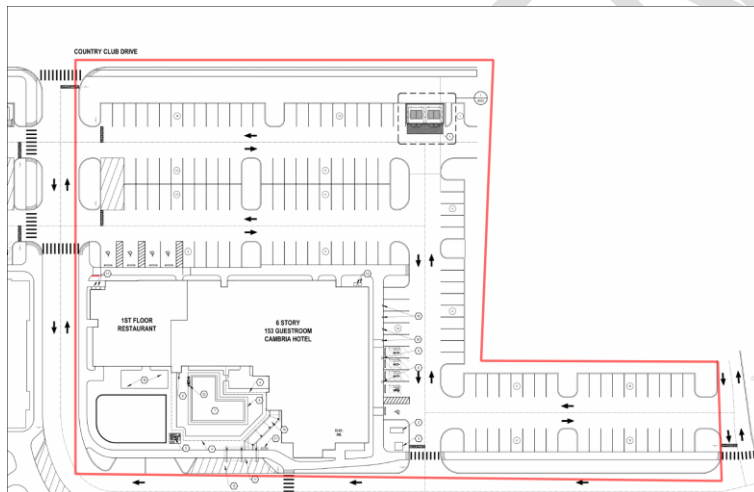
- This proposal has been prepared using the following listed documents:
 - Architecture Plans, Charles H Parsons Architecture, December 06, 2024
 - Structure Plans, EFi Global, December 06, 2024
 - MEP Plans, JLC, December 06, 2024
 - Interior Design Plans, Dynamic Architectural Interiors, December 18, 2024
 - Civil Plans, Blue Goose Construction, May 22, 2024
 - Civil Plans, Infrastructure Solution Services, June 04, 2024
 - Landscape Plans, June 07, 2024
- This proposal assumes the use of a standard AIA Construction Contract with this Bid Qualifications and Assurances document included as an Exhibit to the Contract.

Division 1 – General Conditions

- Estimate does not include Owner's Protective Liability Insurance.
- Estimate does not include Builder's Risk Insurance.
- Estimate includes General Liability Insurance (GL \$1M/\$2M, Auto \$1M, Umbrella \$10M, WC \$1M).
- Estimate includes 100% Payment & Performance Bond.
- Estimate includes Subcontractor Bonds (as deemed necessary by CDG).
- Estimate does not include compliance with or administration for special lender controlled "Completion Guarantee" or "Funds Control" programs.
- Building Permit Fees are by Owner. CDG will apply for and pull Permits as needed.
- Site Work Permit Fees are by Owner.
- The following fees are by Owner:
 - Impact fees and development fees
 - DEP and other environmental fees
 - Right of way permits and fees
 - Utility meters and deposits
 - Utility tap & connection fees
 - Utility impact fees
 - Right of Way bonds or utility maintenance bonds.
 - Power Company Permanent Power Fees (primary conduits, transformers, and other permanent power fees.)
- Estimate includes standard work hours for the duration of this project. Estimate does not include multiple shifts, overnight, and weekend work.
- Estimate does not include Quality Control Testing, Materials Testing, or Threshold Inspections.
- Estimate includes SWPPP monitoring, NOI & NOT preparation, and submission. Civil Engineer must provide Storm Water Pollution Prevention Plan.
- Estimate includes surveying and layout.



- CDG warrants all labor, material, and workmanship per the Contract. Special or Additional Warranties are not included, unless specified elsewhere. Standard Manufacturer's Warranties are included for all materials and will be transferred to the Owner at project close-out.
- CDG includes all on-site supervision and project management for duration of the work.
- Estimate includes all scaffolding, hoisting, and material handling.
- Estimate includes final construction cleaning after completion of final punch list. This will include removal of all dust, debris, temporary protection, floor protection, vacuum of all carpets, mopping of all hard surfaces, and basic wipe down of all surfaces. Detailed Cleaning prior to hotel opening is not included.
- Estimate includes temporary site fencing for the entire perimeter of the project.
- Owner to provide power and water to the site prior to the start of construction. Temporary water and electric consumption fees are included until substantial completion or TCO, at which time Owner shall be responsible for all utilities.
- Estimate does not include Contingency.
- Estimate includes lump sum General Conditions for 22 months.
- Any new tariff or government levy imposed after the bid date must be added to the bid price / contract price.
- All equipment and fixtures bid per part numbers in plans and specifications unless otherwise noted. In the case of unavailable or discontinued items, we reserve the right to substitute comparable products.
- Estimate requires CDG to maintain control of the project site to include the area outlined below:



Division 2 – Site Construction

- Estimate does not include Site Construction.
- Sanitary, Water, and Roof Drain services will be brought to within 5'0" of the building by others. Locations shall coincide with Building Plans over the Civil Plans.
- Estimate does not include Grease Traps.
- Underground fire service including riser shall be brought within the building to 1'0" above finished floor elevation by others. All Underground Fire and FDC installed by others.
- Estimate does not include site sidewalks, curbing, and asphalt paving. We assume the first lift of asphalt paving is installed before commencement of work. The second lift of asphalt along with all curbing, gutters, sidewalks, thickened edges, ADA ramps, striping, signage, dumpster aprons, hardscape, landscape & irrigation installed by others during the last one-third of the project as coordinated by CDG's project schedule.



- Estimate does not include relocation and/or removal of existing utilities (gas services or mains, phone lines, cable, fiber optic lines or systems, other telecom facility, above and/or underground power distribution or transmission lines, water mains & services, reclaimed water mains & services, irrigation, etc.).
- Building pad shall be provided to CDG at 8" below finished floor elevation with evidence of passing densities and geotechnical engineer approval per Geotechnical Report and Civil Plans.
- Estimate does not include Deep Foundations, Pressure Grouting, Vibro Replacement, Underpinning, or any other special underground improvements.
- Estimate does not include removal of Unsuitable Soils
- Estimate does not include Landscaping and Irrigation.
- Estimate does not include Site Fencing, Equipment Screens, and Gates.
- We have included bike racks in this Estimate.

Division 3 - Concrete

- Estimate includes all Structural Concrete.
- Estimate includes all Precast Hollowcore Planks.
- Estimate includes all ¾" Gypcrete Underlayment.
- Estimate includes Termite Treatment.
- Estimate includes Vapor Barrier.

Division 4 - Masonry

- Estimate includes all Masonry.
- Estimate includes Dumpster Enclosure.

Division 5 - Metals

- Estimate includes all Structural Steel.
- Estimate includes all Miscellaneous Steel.
- Estimate includes all Pre-engineered Stairs.
- Estimate includes Exterior Rooftop Stairs.
- Estimate includes Dumpster Gates and Pipe Bollards.

Division 6 – Wood & Plastics

- Estimate includes Allowances for the following Millwork: Breakroom Cabinets, First Floor Bar, Registration Desks, Booth, Market, First Floor Lobby Restrooms, Sixth Floor Lobby Restrooms, First Floor Meeting Room, Glass Display Case, and Rooftop Bar.
- Estimate includes an Allowance for the Exterior Solid Surface Countertop Drink Rail.
- Estimate includes an Allowance for all Quartz Countertops.
- Estimate includes an Allowance for all Quartz Windowsills.
- Estimate includes an Allowance for Quartz Thresholds (1-7/8") Guest Units. Full width thresholds are excluded.
- Estimate includes installation of all Guest Bathroom Vanities and Countertops. This material is considered FF&E and shall be furnished by Owner.



Division 7 – Thermal & Moisture Protection

- Estimate includes Roofing Systems as follows:
 - Average R-30 Light-Weight Concrete Insulation
 - 60mil TPO, Fully Adhered
 - Collectors and Downspouts, 24ga Kynar
 - Coping Caps, 24ga Kynar
 - Scuppers
 - Walkway Treads
 - 20-year NDL Warranty
 - 2-year Workmanship Warranty
- Estimate includes an Allowance for Wausau Concrete Pedestal Paver System, standard paver colors and finishes. 'Glo Path' Pavers are not compatible with pedestal paver system.
- Estimate includes all Caulking and Sealants.
- Estimate includes all Bentonite Waterproofing on Elevator Pit Walls.
- Estimate includes all Waterproofing behind Manf. Stone Veneer.
- Estimate includes all Spray Applied Fireproofing on floors 1 through 5. Material to be Cafco Blaze Shield II.
- Estimate includes all Intumescent Fireproofing on floor 6 only. Material to be Cafco WB4.
- Estimate includes EIFS as 2" thick.
- Estimate includes high impact EIFS 8'0" above finished floor.
- Estimate includes all Manufactured Stone Veneer.

Division 8 – Doors & Windows

- Estimate includes all Key Card Access Control System.
- Estimate includes all Doors, Frames, and Hardware.
- Estimate includes all Wood/Glass Barn Doors in Guest Bathroom. Locks are not included.
- Estimate includes all Interior Storefront, Exterior Impact Storefront, Storefront Doors, and Door Lites.
- Estimate includes all Fixed Windows. Windows priced as Wojan, M85 Series, Impact Resistant, 78" x 72" to meet FPA.
- Estimate includes Automatic Entrances.
- Estimate includes Glass Folding Partition Wall.
- Estimate includes an Allowance for Glass Fixed Partition Wall.
- Estimate includes Glass Guardrail at Terrace.

Division 9 - Finishes

- Estimate includes all Interior and Exterior Metal Framing.
- Estimate includes all DensGlass at exterior walls.
- Estimate includes all Insulation. Excludes Mass Loaded Vinyl.
- Estimate includes all Drywall per plan.
- Estimate includes Level 4 Drywall Finishing. Level 5 finishing not included.



- Estimate includes Skimmed Ceilings on Exposed Concrete Ceilings per plan.
- Estimate includes all Acoustical Ceiling Tile.
- Estimate includes all Tile.
- Estimate includes all Resilient Flooring.
- Estimate does not include STR-01 Rubber Nosing's.
- Estimate includes all Vinyl Wall Base.
- Estimate includes installation of Athletic Rubber Flooring. Material furnished by Owner.
- Estimate includes Supply & Installation of Carpet.
- Estimate includes all Epoxy Flooring (EPC-01).
- Estimate includes Sealed Concrete on all stair treads & landings in lieu of Epoxy (EPC-02).
- Estimate includes all Painting.
- Estimate includes Supply & Installation of Wall Coverings.
- Estimate excludes perforating / micro-venting of Wall Coverings.

Division 10 Specialties

- Estimate includes (5) Retractable Awnings at Rooftop Terrace. Awning Units priced as 'New Gennius Pergola System', 20'5" wide x 24'9" projection, 5 Units (Approximately 2500 SQ/FT).
- Estimate includes all Pre-engineered Aluminum Canopies.
- Estimate includes Aluminum Columns in lieu of GFRC Column Wraps at Drop-off Canopy.
- Estimate includes Allowance for Corner Guards.
- Estimate includes Fitness Mirrors.
- Estimate does not include Lockers.
- Estimate does not include Flagpoles.
- Estimate includes Operable Partition / Air Wall in Meeting Room. ~~Fabric Wall Coverings provided by Owner.~~
- Estimate does not include Exterior Building Signs.
- Estimate does not include Interior Building Signage.
- Estimate does not include Monument Signs.
- Estimate does not include Window Treatments.
- Estimate does not include Moveable Storage Shelves.
- Estimate does not include Vanity Mirrors.
- Estimate includes an Allowance for all Public Toilet Accessories and Guestroom Bath Accessories.
- Estimate includes Fire Protection Specialties.
- Estimate includes all Shower Pans, Shower & Tub Surround Panels, and Niches.
- Estimate includes all Glass Shower Enclosures.
- Estimate does not include Shampoo and Soap Dispensers.

Division 11 Equipment

- Estimate does not include Kitchen Equipment, Bar Equipment, Fitness Equipment, Laundry Equipment, Ice Machines, Guest Laundry Equipment, Guest Appliances, and Vending Machines.
- Estimate includes MEP Connections for all Equipment.



Division 12 Furnishings

- Estimate includes installation of FF&E including material handling, dumpsters/disposal of FF&E packaging.
- Estimate does not include FF&E Supply, Warehousing, Management, Logistics or Site Delivery.
- FF&E package to be purchased, warehoused, and delivered to the site by the Owner. All Items must be delivered by floor.
- Estimate does not include Operating Supplies & Equipment.

Division 13 Special Construction

- Estimate includes the Swimming Pool as follows: 930sf, 146'-6" perimeter, 3' to 5' deep skimmer pool, one set of steps, one handrail, one ladder, two LED lights, and one ADA lift. Coping to be 4x9 brick with 6x6 and 2x6 tile selections. Interior to be quartz finish with shell to be bond coated prior to application. 400k BTU gas heater included. Equipment stored in Aquaworx pack alongside pool deck and will include chemical controller per code.
- Estimate includes approximately 1900 SF of Standard Concrete Pavers at Pool Deck.
- Estimate includes Aluminum Fence and Gate at Pool Deck.
- Estimate includes (1) additional gate leading to future restaurant patio.
- Estimate includes Channel Drains at Pool Deck. Storm drain connections are by others.

Division 14 Conveying Systems

- Estimate includes (3) Schindler 3300 MRL Elevators, 3500 Capacity, 150 FPM, Standard Cab Finishes.
- Estimate includes Linen Chutes.

Division 15 Mechanical Systems

- Plumbing
 - Sanitary Waste and Vent Piping is priced as PVC SCH 40 below slab, and above slab through roof.
 - Storm Piping is priced as SCH 40 PVC below slab, and above slab through roof.
 - Condensate Piping is priced as PVC.
 - Domestic Water System is priced as CPVC SCH 40 and CPVC SCH 80. Domestic Water in Guestrooms priced as PEX.
 - Natural Gas piping priced as Black Iron, sized to 2psi.
 - Floor Drains and Cleanouts are priced as Sioux Chief with Trap Seals.
 - Trap Primers excluded.
 - Fire Caulking is priced as STI300W.
 - Pipe Insulation for HW recirc & risers, and piping required by Code.
 - Kitchen Equipment connections are included. All equipment, gas flexes, equipment regulators, filters, and hoses furnished by Owner.
 - Hangers, Accessories, and Ball Valves are included as industry standard quality.
 - Domestic Water Booster System is included.
 - Pool Shower is included.
 - Trench Drain includes integrated lint strainers behind washing machines.
 - Water Softener System is not included, pending water quality test by Owner.
 - Building/Energy Management System is not included.



- Fire Sprinkler System
 - Estimate includes Fire Sprinkler System. Includes Fire Pump, Jockey Pump, Controllers, and Transfer Switch.

- Mechanical
 - Estimate includes a complete HVAC System as drawn or approved equal.
 - VTAC Louvers will not have NOA rating.
 - Estimate does not include Kitchen MAU, Kitchen Exhaust, Kitchen Hood and Ansul System.
 - Estimate does not include Mechanical scope in the Future Restaurant. Budget \$125,000 for basic HVAC provision not including kitchen hood.

Division 16 Electrical

- Emergency Generator included as an Allowance.
- Estimate includes all Electrical Gear as equal. Gear Engineer will series rate the panels.
- Electrical rooms, communications rooms, and panels designed by CDG.
- Aluminum wire in lieu of copper wire on service and feeder panels of 100+ amps.
- Conduits penetrating slab will be PVC and/or MC in lieu of rigid conduit.
- MC wiring used for branch circuit homeruns, lighting whips, and feeder panels from main switch gear.
- Estimate includes Light Fixtures Package Equal to Specifications.
- Decorative Lighting by Owner.
- Data Cabling by Owner.
- Estimate includes Fire Alarm. Fire Alarm designed by CDG.
- Estimate does not include BDA Survey and/or BDA System.
- Estimate does not include Lightning Protection.

Division 19 CIRRUS Compliance

- Estimate includes Allowances for the additional scope required by CIRRUS Low Carbon Program:
 - Increase EIFS thickness by 1".
 - Change Overall Efficiency of Storefront and Windows to 0.142, U-factor 0.35 / SHGC 0.24.
 - Change all thermostats to remote interface 7-day programmable controls Wi-Fi T-stats (Model EMRTA4).
 - RTU Heat Pumps in lieu of Heat Strips (RTU1, RTU2, RTU3, RTU4).
 - Conduits for solar readiness on roof.
 - Design and Engineering fees are associated with these changes.