



Project: Titusville Resort Multifamily
 Location: 3550 SW Washington Avenue, Titusville, FL 32870
 Owner: California Retail Properties Corp.
 Architect: CES Design Group

Units: 240 Date: February 5, 2026
 Bedrooms (EA): 377 Estimator: ESH
 Bathrooms (EA): 361 Net SF: 232,454
 Site Area (AC): 3.87 Gross SF: 318,057

COST CODE	DESCRIPTION	TOTALS	\$/NSF	\$/GSF	\$/UNIT
Division 0 & 1 - General Conditions General Requirements					
01-000	General Conditions	\$ 3,537,747.00	\$ 15.22	\$ 11.12	\$ 14,740.61
01-100	General Requirements	\$ 1,082,409.00	\$ 4.66	\$ 3.40	\$ 4,510.04
01-540	Site Security	By Owner	\$ -	\$ -	\$ -
01-650	Final Clean	\$ 183,991.00	\$ 0.79	\$ 0.58	\$ 766.63
Division 1 - Subtotals		\$ 4,804,147.00	\$ 20.67	\$ 15.10	\$ 20,017.28
Division 2 - Sitework					
02-050	Sitework Surveying	\$ 41,303.00	\$ 0.18	\$ 0.13	\$ 172.10
02-111	Demolition Site	By Owner	\$ -	\$ -	\$ -
02-145	Erosion Protection	\$ 32,314.00	\$ 0.14	\$ 0.10	\$ 134.64
02-201	Sitework / Misc. Earthwork	By Owner	\$ -	\$ -	\$ -
02-202	Demucking	EXCLUDED	\$ -	\$ -	\$ -
02-205	Fill - Site	In 02-201	\$ -	\$ -	\$ -
02-206	Grading Site	\$ 10,391.00	\$ 0.04	\$ 0.03	\$ 43.30
02-210	Excavation / Backfill	In 02-201	\$ -	\$ -	\$ -
02-245	Vibroflotation	\$ 207,812.00	\$ 0.89	\$ 0.65	\$ 865.88
02-250	Soil Treatment	In 03-300	\$ -	\$ -	\$ -
02-260	Off-Site Grading	EXCLUDED	\$ -	\$ -	\$ -
02-400	Retaining Wall	EXCLUDED	\$ -	\$ -	\$ -
02-500	Site Drainage	By Owner	\$ -	\$ -	\$ -
02-550	Lift Station (Pump Station)	EXCLUDED	\$ -	\$ -	\$ -
02-551	Sanitary Sewer	By Owner	\$ -	\$ -	\$ -
02-552	Water	By Owner	\$ -	\$ -	\$ -
02-553	Fire Line	In 02-552	\$ -	\$ -	\$ -
02-555	Dewatering	EXCLUDED	\$ -	\$ -	\$ -
02-561	Off-Site Utility Relocation	EXCLUDED	\$ -	\$ -	\$ -
02-580	Site Wall	EXCLUDED	\$ -	\$ -	\$ -
02-610	Paving/Surface	By Owner	\$ -	\$ -	\$ -
02-611	Off-Site Paving	EXCLUDED	\$ -	\$ -	\$ -
02-615	Bumpers / Stripes	In 02-610	\$ -	\$ -	\$ -
02-620	Curbs/Gutters	By Owner	\$ -	\$ -	\$ -
02-630	Sidewalks / Site Concrete	\$ 116,199.00	\$ 0.50	\$ 0.37	\$ 484.16
02-710	Fences/Gates	EXCLUDED	\$ -	\$ -	\$ -
02-730	Brick Pavers	\$ 319,891.00	\$ 1.38	\$ 1.01	\$ 1,332.88
02-750	Irrigation	\$ 116,199.00	\$ 0.50	\$ 0.37	\$ 484.16
02-800	Landscaping	\$ 464,796.00	\$ 2.00	\$ 1.46	\$ 1,936.65
02-900	Exterior Furniture / Benches	\$ 18,000.00	\$ 0.08	\$ 0.06	\$ 75.00
02-940	Playground / Tot Lot	EXCLUDED	\$ -	\$ -	\$ -
02-950	Storwater Garden Allowance	By Owner	\$ -	\$ -	\$ -
Division 2 - Subtotals		\$ 1,326,905.00	\$ 5.71	\$ 4.17	\$ 5,528.77
Division 3 - Concrete					
03-300	Concrete	\$ 11,194,717.00	\$ 48.16	\$ 35.20	\$ 46,644.65
Division 3 - Subtotals		\$ 11,194,717.00	\$ 48.16	\$ 35.20	\$ 46,644.65
Division 4 - Masonry					
04-200	Masonry-Block	\$ 1,536,829.00	\$ 6.61	\$ 4.83	\$ 6,403.45
04-400	Stone	\$ 483,226.00	\$ 2.08	\$ 1.52	\$ 2,013.44
Division 4 - Subtotals		\$ 2,020,055.00	\$ 8.69	\$ 6.35	\$ 8,416.90
Division 5 - Metals					
05-120	Structural Steel	In 03-300	\$ -	\$ -	\$ -
05-500	Miscellaneous Metals	\$ 72,500.00	\$ 0.31	\$ 0.23	\$ 302.08
05-520	Handrails/Railings	\$ 468,600.00	\$ 2.02	\$ 1.47	\$ 1,952.50
05-530	Roof Screen	\$ 415,800.00	\$ 1.79	\$ 1.31	\$ 1,732.50
05-531	Window Washing Anchors	\$ 16,599.00	\$ 0.07	\$ 0.05	\$ 69.16
05-535	Aluminum Trellis	EXCLUDED	\$ -	\$ -	\$ -
05-560	Bollards	\$ 2,780.00	\$ 0.01	\$ 0.01	\$ 11.58
05-751	Expansion Joint Assemblies	\$ 111,320.00	\$ 0.48	\$ 0.35	\$ 463.83
Division 5 - Subtotals		\$ 1,087,599.00	\$ 4.68	\$ 3.42	\$ 4,531.66

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Division 6 - Wood & Plastics					
06-100	Rough Carpentry - Materials	\$ 45,000.00	\$ 0.19	\$ 0.14	\$ 187.50
06-220	Millwork	\$ 215,550.00	\$ 0.93	\$ 0.68	\$ 898.13
06-410	Cabinets / Vanities	\$ 882,435.00	\$ 3.80	\$ 2.77	\$ 3,676.81
06-600	Rough Carpentry - Labor	In 06-100	\$ -	\$ -	\$ -
06-650	Finish Carpentry	\$ 180,000.00	\$ 0.77	\$ 0.57	\$ 750.00
Division 6 - Subtotals		\$ 1,322,985.00	\$ 5.69	\$ 4.16	\$ 5,512.44
Division 7 - Thermal & Moisture Protection					
07-100	Waterproofing	\$ 328,325.00	\$ 1.41	\$ 1.03	\$ 1,368.02
07-210	Building Insulation	\$ 214,105.00	\$ 0.92	\$ 0.67	\$ 892.10
07-253	Fireproofing	\$ 89,056.00	\$ 0.38	\$ 0.28	\$ 371.07
07-270	Firestopping	In Trades	\$ -	\$ -	\$ -
07-520	Single Ply Roofing	\$ 1,147,685.00	\$ 4.94	\$ 3.61	\$ 4,782.02
07-570	Lightweight Concrete	In 07-520	\$ -	\$ -	\$ -
07-600	Gutters	In 07-520	\$ -	\$ -	\$ -
07-610	Sheet Metal Roofing	\$ 32,934.00	\$ 0.14	\$ 0.10	\$ 137.23
07-910	Caulking	\$ 36,000.00	\$ 0.15	\$ 0.11	\$ 150.00
Division 7 - Subtotals		\$ 1,848,105.00	\$ 7.95	\$ 5.81	\$ 7,700.44
Division 8 - Openings					
08-110	H.M. Doors / Frames	In 08-700	\$ -	\$ -	\$ -
08-200	Wood Doors / Frames	In 08-700	\$ -	\$ -	\$ -
08-305	Access Panel	In 08-700	\$ -	\$ -	\$ -
08-360	Overhead Doors	\$ 20,000.00	\$ 0.09	\$ 0.06	\$ 83.33
08-370	Sliding Glass Doors	\$ 456,900.00	\$ 1.97	\$ 1.44	\$ 1,903.75
08-375	French Doors	\$ 354,600.00	\$ 1.53	\$ 1.11	\$ 1,477.50
08-400	Storefronts	\$ 200,295.00	\$ 0.86	\$ 0.63	\$ 834.56
08-500	Aluminum Windows	\$ 780,600.00	\$ 3.36	\$ 2.45	\$ 3,252.50
08-700	Doors/Frames/Hardware	\$ 1,416,000.00	\$ 6.09	\$ 4.45	\$ 5,900.00
08-710	Finish Hardware	\$ 420,000.00	\$ 1.81	\$ 1.32	\$ 1,750.00
08-830	Mirrors	\$ 115,400.00	\$ 0.50	\$ 0.36	\$ 480.83
Division 8 - Subtotals		\$ 3,763,795.00	\$ 16.19	\$ 11.83	\$ 15,682.48
Division 9 - Finishes					
09-100	Stucco	\$ 1,326,468.00	\$ 5.71	\$ 4.17	\$ 5,526.95
09-260	Drywall/Framing	\$ 5,230,215.00	\$ 22.50	\$ 16.44	\$ 21,792.56
09-310	Ceramic Tile	\$ 300,983.00	\$ 1.29	\$ 0.95	\$ 1,254.10
09-315	Marble / Stone Countertops	\$ 387,235.00	\$ 1.67	\$ 1.22	\$ 1,613.48
09-510	Acoustical Ceiling	EXCLUDED	\$ -	\$ -	\$ -
09-560	Miscellaneous Flooring	\$ 7,631.00	\$ 0.03	\$ 0.02	\$ 31.80
09-651	Vinyl Flooring/Vinyl Base	\$ 979,303.00	\$ 4.21	\$ 3.08	\$ 4,080.43
09-670	Rubber Sports Flooring	\$ 75,786.00	\$ 0.33	\$ 0.24	\$ 315.78
09-680	Carpeting	\$ 280,552.00	\$ 1.21	\$ 0.88	\$ 1,168.97
09-690	Epoxy Flooring	\$ 3,927.00	\$ 0.02	\$ 0.01	\$ 16.36
09-710	Floor Protection	\$ 184,265.00	\$ 0.79	\$ 0.58	\$ 767.77
09-775	Special Wall Surfaces / FRP	\$ 3,390.00	\$ 0.01	\$ 0.01	\$ 14.13
09-900	Painting	\$ 1,224,519.00	\$ 5.27	\$ 3.85	\$ 5,102.16
09-950	Wall Covering	EXCLUDED	\$ -	\$ -	\$ -
Division 9 - Subtotals		\$ 10,004,274.00	\$ 43.04	\$ 31.45	\$ 41,684.48
Division 10 - Specialties					
10-161	Toilet Partitions	\$ 16,250.00	\$ 0.07	\$ 0.05	\$ 67.71
10-403	Signage	\$ 46,650.00	\$ 0.20	\$ 0.15	\$ 194.38
10-405	Fireplace	EXCLUDED	\$ -	\$ -	\$ -
10-501	Louvers	\$ 11,240.00	\$ 0.05	\$ 0.04	\$ 46.83
10-520	Fire Extinguishers	\$ 18,000.00	\$ 0.08	\$ 0.06	\$ 75.00
10-530	Awning	\$ 90,000.00	\$ 0.39	\$ 0.28	\$ 375.00
10-552	Mail Boxes	\$ 56,400.00	\$ 0.24	\$ 0.18	\$ 235.00
10-553	Bike Racks	\$ 3,500.00	\$ 0.02	\$ 0.01	\$ 14.58
10-560	Knox Box	\$ 1,500.00	\$ 0.01	\$ 0.00	\$ 6.25
10-685	Shelving - Wire / Vinyl	\$ 84,825.00	\$ 0.36	\$ 0.27	\$ 353.44
10-800	Bath Accessories	\$ 84,215.00	\$ 0.36	\$ 0.26	\$ 350.90
Division 10 - Subtotals		\$ 412,580.00	\$ 1.77	\$ 1.30	\$ 1,719.08

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Division 11 - Equipment					
11-060	Audio / Video Equipment	By Owner	\$ -	\$ -	\$ -
11-150	Security Gates	EXCLUDED	\$ -	\$ -	\$ -
11-152	Parking Control	EXCLUDED	\$ -	\$ -	\$ -
11-175	Trash Chutes & Collectors	\$ 38,250.00	\$ 0.16	\$ 0.12	\$ 159.38
11-900	Appliances	\$ 1,055,380.00	\$ 4.54	\$ 3.32	\$ 4,397.42
11-920	Special Appliances	\$ 32,000.00	\$ 0.14	\$ 0.10	\$ 133.33
Division 11 - Subtotals		\$ 1,125,630.00	\$ 4.84	\$ 3.54	\$ 4,690.13
Division 12 - Furnishings					
12-500	Window Treatment	\$ 81,055.00	\$ 0.35	\$ 0.25	\$ 337.73
12-600	Furniture	By Owner	\$ -	\$ -	\$ -
12-705	Lockers	\$ 8,000.00	\$ 0.03	\$ 0.03	\$ 33.33
Division 12 - Subtotals		\$ 89,055.00	\$ 0.38	\$ 0.28	\$ 371.06
Division 13 - Special Construction					
13-425	Submetering Instrumentation	\$ 38,520.00	\$ 0.17	\$ 0.12	\$ 160.50
13-850	Swimming Pool	\$ 275,000.00	\$ 1.18	\$ 0.86	\$ 1,145.83
13-875	Cabanas	\$ 50,000.00	\$ 0.22	\$ 0.16	\$ 208.33
Division 13 - Subtotals		\$ 363,520.00	\$ 1.56	\$ 1.14	\$ 1,514.67
Division 14 - Conveying Equipment					
14-200	Elevator	\$ 803,660.00	\$ 3.46	\$ 2.53	\$ 3,348.58
Division 14 - Subtotals		\$ 803,660.00	\$ 3.46	\$ 2.53	\$ 3,348.58
Division 15 - Mechanical					
15-400	Plumbing	\$ 3,498,627.00	\$ 15.05	\$ 11.00	\$ 14,577.61
15-410	Plumbing Fixtures	In 15-400	\$ -	\$ -	\$ -
15-510	Fire Sprinklers	\$ 842,851.00	\$ 3.63	\$ 2.65	\$ 3,511.88
15-800	HVAC	\$ 3,835,491.00	\$ 16.50	\$ 12.06	\$ 15,981.21
Division 15 - Subtotals		\$ 8,176,969.00	\$ 35.18	\$ 25.71	\$ 34,070.70
Division 16 - Electrical					
16-100	Electric	\$ 7,951,425.00	\$ 34.21	\$ 25.00	\$ 33,130.94
16-510	Electrical Fixtures	\$ 360,000.00	\$ 1.55	\$ 1.13	\$ 1,500.00
16-540	Site Lighting	\$ 69,719.00	\$ 0.30	\$ 0.22	\$ 290.50
16-610	Lightning Protection	EXCLUDED	\$ -	\$ -	\$ -
16-670	Fire Alarm/Monitoring System	In 16-100	\$ -	\$ -	\$ -
16-760	Data Systems / Wiring	In 16-100	\$ -	\$ -	\$ -
16-790	BDA System	Conduits Only	\$ -	\$ -	\$ -
16-800	Access Control	\$ 150,000.00	\$ 0.65	\$ 0.47	\$ 625.00
Division 16 - Subtotals		\$ 8,531,144.00	\$ 36.70	\$ 26.82	\$ 35,546.43
TOTAL DIRECT COSTS		\$ 56,875,140.00	\$ 244.67	\$ 178.82	\$ 236,979.75
01-821	Subcontractor Default Insurance	\$ 781,030.00	\$ 3.36	\$ 2.46	\$ 3,254.29
01-990	Contractor's Contingency	\$ 1,173,303.00	\$ 5.05	\$ 3.69	\$ 4,888.76
01-810	Other Liability Insurance	\$ 317,109.00	\$ 1.36	\$ 1.00	\$ 1,321.29
01-811	Onsite General Liability (OCIP/CCIP)	\$ 691,874.00	\$ 2.98	\$ 2.18	\$ 2,882.81
99-999	Profit & Overhead	\$ 2,991,923.00	\$ 12.87	\$ 9.41	\$ 12,466.35
01-820	Bond	\$ 416,141.00	\$ 1.79	\$ 1.31	\$ 1,733.92
TOTAL		\$ 63,246,520.00	\$ 272.08	\$ 198.85	\$ 263,527.17