



December 12, 2022

San Sebastián Boutique Hotel
#208 San Sebastián
San Juan, PR.

Re: Construction Cost Proposal

Hi Stephen:

TJC Group would like to thank you for the opportunity to quote the renovation of your apartments at Old San Juan.

Our estimate price is based on plans submitted by the offices of hacedor:maker. Herewith we are submitting our scope of work as follows:

1) Demolition:

- a. Paver removal
- b. Ceramic Tile Removal
- c. Vinyl Tile Removal
- d. Quarry Tile Removal
- e. Kitchen Cabinet Removal
- f. Steel Rail Removal
- g. Bathroom Equipment Removal
- h. Block Wall Demolition
- i. Concrete Wall and Roof Slab Demolition
- j. Mezzanine and Wood Plenum Demolition
- k. Debris removal

2) Plumbing:

- a. New Sanitary and Potable Water Rough In at First Floor Apartments
- b. Sanitary and Potable Water line Inspection at Second Floor
- c. New Bathroom Equipment Installation
- d. New Kitchen Equipment Installation

- 3) Electrical:
 - a. New Rough In and Wiring for First and Second Floor Apartments
 - b. Lamp and Switch Installation
 - c. Outlet and Smoke Detector Installation.

- 4) Wood Work:
 - a. Refinish of Existing Doors to Remain
 - b. New Interior Wood Door Fabrication and Install
 - c. Kitchenette Cabinets

- 5) Finishes:
 - a. Plaster patches where plumbing or electrical was removed
 - b. Plaster patches where new plumbing and electrical rough ins occurred
 - c. Interior Drywall Partitions with Sound Attenuation
 - d. Metal Frame and Wood Floor Mezzanine
 - e. Stair Construction for Mezzanine
 - f. Gypsum Board Ceilings
 - g. Metal Hand Rail Installation
 - h. Spanish Tile Installation
 - i. Synthetic Wood Deck
 - j. Interior and Exterior Painting

- 6) Tile Work:
 - a. Floor Underlayment
 - b. Marble Tile Installation
 - c. Base Board Installation
 - d. Wall Tile Installation
 - e. Patio Paver Installation
 - f. Stair Tile Installation
 - g. Marble and Terrazo Floor Refinish

- 7) Structural Work:
 - a. Exterior Stair and Wall Construction
 - b. Bridge Construction

- 8) General Conditions:
 - a. Supervision
 - b. Debris Cleanup
 - c. General liability insurance
 - d. Workman compensation

Proposal for renovation– Includes all the work as described above according to drawings provided, at an average cost of \$75,000.00 per apartment for a total cost of: **\$ 1,125,000.00**

CONDITIONS AND NOTES:

- 1) Cost numbers in this preliminary proposal are to be revised based on final drawings as approved for construction.
- 2) All tile finishes to be provided by owner and installed by contractor.
- 3) All lamps and fans to be provided by owner and installed by contractor.
- 4) This quote provides an allowance for plumbing of \$4,500.00 per apartment for labor and equipment.
- 5) This quote provides an allowance for electrical of \$5,500.00 per apartment for labor and materials.
- 6) Laundry appliances to be supplied and installed by owner.
- 7) All payment to government agencies, permit fees, design fees and all other payments for work not described in the proposal shall be the owner's responsibility.
- 8) Payment required every 15 days.

We thank you for this opportunity. If you wish to meet to discuss this quote, please feel free to let me know.

Sincerely,



Eng. Alejandro M. Chipi