



PROJECT INFORMATION	
PROJECT NAME: NEPTUNE 156 CO DETECTOR RELOCATION	DATE COMPLETED: FEBRUARY 5, 2025
PROJECT NUMBER: 23156001	PROJECT MANAGER: MARIA YEBRA-TEIMOURI
PROJECT DESCRIPTION: EXISTING DETECTORS REPLACED WITH NEW 3 SERIES WHITE DEVICES AT NEPTUNE 156. LIVING ROOM/ENTRY CORRIDOR DETECTORS RELOCATED TO MEET 10' FROM ALL SLEEPING AREAS, AND CHANGED TO A COMBINATION SMOKE AND CARBON MONOXIDE (SD/CO) DETECTOR. ALL GUESTROOMS CHANGED FROM SD/CO DETECTORS TO SMOKE-ONLY DETECTORS.	

PROJECT IMAGES	
	 
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PROJECT INFORMATION

PROJECT NAME: NEPTUNE 156 CO DETECTOR RELOCATION	DATE COMPLETED: FEBRUARY 5, 2025
PROJECT NUMBER: 23156001	PROJECT MANAGER: MARIA YEBRA-TEIMOURI
PROJECT DESCRIPTION: EXISTING DETECTORS REPLACED WITH NEW 3 SERIES WHITE DEVICES AT NEPTUNE 156. LIVING ROOM/ENTRY CORRIDOR DETECTORS RELOCATED TO MEET 10' FROM ALL SLEEPING AREAS, AND CHANGED TO A COMBINATION SMOKE AND CARBON MONOXIDE (SD/CO) DETECTOR. ALL GUESTROOMS CHANGED FROM SD/CO DETECTORS TO SMOKE-ONLY DETECTORS.	

PROJECT COST

DESIGN COST	\$ -
ARCHITECT / ENGINEER / INTERIOR DESIGN	\$ -
CONSTRUCTION COST	\$ 171,100.00
DIVISION 1 - GENERAL REQUIREMENTS (DUMPSTERS, ETC.)	\$ -
DIVISION 2 - EXISTING CONDITIONS	\$ -
DIVISION 3 - CONCRETE	\$ -
DIVISION 4 - MASONRY	\$ -
DIVISION 5 - METALS	\$ -
DIVISION 6 - WOOD, PLASTICS & COMPOSITES	\$ -
DIVISION 7 - THERMAL & MOISTURE PROTECTION	\$ -
DIVISION 8 - OPENINGS	\$ -
DIVISION 9 - FINISHES	\$ -
DIVISION 10 - SPECIALTIES	\$ -
DIVISION 11 - EQUIPMENT	\$ -
DIVISION 12 - FURNISHINGS	\$ -
DIVISION 13 - SPECIAL CONSTRUCTION	\$ -
DIVISION 14 - CONVEYING EQUIPMENT	\$ -
DIVISION 21 - FIRE SUPPRESSION	\$ -
DIVISION 22 - PLUMBING	\$ -
DIVISION 23 - HVAC	\$ -
DIVISION 26 - ELECTRICAL	\$ -
DIVISION 27 - COMMUNICATIONS	\$ -
DIVISION 28 - ELECTRONIC SAFETY & SECURITY	\$ 171,100.00
DIVISION 31 - EARTHWORK	\$ -
DIVISION 32 - EXTERIOR IMPROVEMENT	\$ -
DIVISION 33 - UTILITIES	\$ -
COMMISSIONING	\$ -
GENERAL LIABILITY	\$ -
GENERAL CONDITIONS (STAFFING, ETC.)	\$ -
CONTRACTOR'S FEE (OVERHEAD & PROFIT)	\$ -
PAYMENT & PERFORMANCE BOND (NOT REQ'D IF UNDER \$100K)	\$ -
INFORMATION TECHNOLOGIES & RESOURCES COST	\$ -
UCF IT	\$ -
OFFICE OF INSTRUCTIONAL RESOURCES (OIR)	\$ -
FBO AND PERMITTING COST	\$ 18,294.84
BUILDING CODE OFFICE	\$ 3,116.00
STATE FIRE MARSHALL	\$ 418.20
PROJECT MANAGEMENT FEES	\$ 14,760.64
FACILITIES OPERATIONS ALLOWANCE	\$ -
CONSTRUCTION CONTINGENCY (10%, REFUNDED IF NOT USED)	\$ -
TOTAL PROJECT COST	\$ 189,394.84

PROJECT TIME

START	PROJECT SUBMITTED BY CLIENT	9.25 MONTHS
	SPAA, F&S REVIEW	
	PM ASSIGNED	
	PM CONTACTS REQUESTER	
	PM DEVELOPS SCOPE	
DESIGN	A/E SELECTED	NA
	A/E PROPOSAL REVIEW	
	MPP TO CLIENT	
	CLIENT APPROVAL AND FUNDING	
	REQUISITION GENERATED	
	PO ISSUED (NOTICE TO PROCEED)	
	A/E DESIGN	
	WORKSHOPS	
	PERMIT REVIEWS	
BID/PERMIT	S/S PERMIT DRAWINGS RECV'D	3 MONTHS
	PERMIT SUBMISSION	
	BUILDING CODE OFFICE REVIEW	
	STATE FIRE MARSHALL REVIEW	
	CONTRACTOR WALK-THROUGH	
	CONTRACTOR BID	
	PM REVIEWS BID	
	AVP F&S APPROVAL OF BID	
	PM PREPARES MPP	
	MPP TO CLIENT	
	CLIENT APPROVAL AND FUNDING	
	REQUISITION GENERATED	
	PO ISSUED (NOTICE TO PROCEED)	
CONSTRUCTION	CONSTRUCTION STARTS	1 MONTH
	RFIS, SUBMITTALS, DOCUMENTS	
	PROGRESS REVIEWS	
	PAYMENT APPLICATIONS, INVOICES	
	INSPECTIONS	
	CERTIFICATE OF COMPLETION	
	CERTIFICATE OF OCCUPANCY	
	BENEFICIAL OCCUPANCY BY CLIENT	
CLOSE-OUT	PUNCH LIST COMPLETION	5.5 MONTHS
	FINAL INVOICES	
	OWNER'S MANUALS	
	ASSET TURNOVER TO OPERATIONS	
	ACCOUNTING CLOSE-OUT	
TOTAL PROJECT TIME - 18.75 MONTHS		