



PROJECT INFORMATION

PROJECT NAME: TOWER 3 BUILDING ENVELOPE REPAIR

DATE COMPLETED: NOVEMBER 10, 2025

PROJECT NUMBER: 25132001

PROJECT MANAGER: MATTHEW CHRISTOPHER

PROJECT DESCRIPTION: BUILDING ENVELOPE REPAIRS AT TOWER 3 DORMS. COATING ASSESSMENT PERFORMED BY BUILDING ENVELOPE CONSULTANT. CONTROL JOINTS REPAIRED. WINDOW SEALS REPLACED. ALL EXPOSED BRICK TREATED WITH PENETRATING WATERPROOFING. EXTERIOR PAINTED TO MATCH THE EXISTING COLOR. MASONRY REPAIRED AND PATCHED.

PROJECT IMAGES





PROJECT INFORMATION	
PROJECT NAME: TOWER 3 BUILDING ENVELOPE REPAIR	DATE COMPLETED: NOVEMBER 10, 2025
PROJECT NUMBER: 25132001	PROJECT MANAGER: MATTHEW CHRISTOPHER
PROJECT DESCRIPTION: BUILDING ENVELOPE REPAIRS AT TOWER 3 DORMS. COATING ASSESSMENT PERFORMED BY BUILDING ENVELOPE CONSULTANT. CONTROL JOINTS REPAIRED. WINDOW SEALS REPLACED. ALL EXPOSED BRICK TREATED WITH PENETRATING WATERPROOFING. EXTERIOR PAINTED TO MATCH THE EXISTING COLOR. MASONRY REPAIRED AND PATCHED.	

PROJECT COST		PROJECT TIME
DESIGN COST	\$ -	
ARCHITECT / ENGINEER / INTERIOR DESIGN	\$ -	
CONSTRUCTION COST	\$ 511,943.00	
DIVISION 1 - GENERAL REQUIREMENTS (DUMPSTERS, ETC.)	\$ -	
DIVISION 2 - EXISTING CONDITIONS	\$ 5,000.00	
DIVISION 3 - CONCRETE	\$ -	
DIVISION 4 - MASONRY	\$ -	
DIVISION 5 - METALS	\$ -	
DIVISION 6 - WOOD, PLASTICS & COMPOSITES	\$ -	
DIVISION 7 - THERMAL & MOISTURE PROTECTION	\$ 13,120.00	
DIVISION 8 - OPENINGS	\$ -	
DIVISION 9 - FINISHES	\$ 369,875.00	
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	\$ -	
DIVISION 31 - EARTHWORK	\$ -	
DIVISION 32 - EXTERIOR IMPROVEMENT	\$ -	
DIVISION 33 - UTILITIES	\$ -	
COMMISSIONING	\$ -	
GENERAL LIABILITY	\$ 6,884.00	
GENERAL CONDITIONS (STAFFING, ETC.)	\$ 73,453.00	
CONTRACTOR'S FEE (OVERHEAD & PROFIT)	\$ 36,429.00	
PAYMENT & PERFORMANCE BOND (NOT REQ'D IF UNDER \$100K)	\$ 7,182.00	
INFORMATION TECHNOLOGIES & RESOURCES COST	\$ -	
UCF IT	\$ -	
OFFICE OF INSTRUCTIONAL RESOURCES (OIR)	\$ -	
FBO AND PERMITTING COST	\$ 31,114.90	
BUILDING CODE OFFICE	\$ -	
STATE FIRE MARSHALL	\$ -	
PROJECT MANAGEMENT FEES	\$ 30,000.00	
FACILITIES OPERATIONS ALLOWANCE	\$ 1,114.90	
CONSTRUCTION CONTINGENCY (10%, REFUNDED IF NOT USED)	\$ -	
TOTAL PROJECT COST	\$ 543,057.90	TOTAL PROJECT TIME - 15 MONTHS