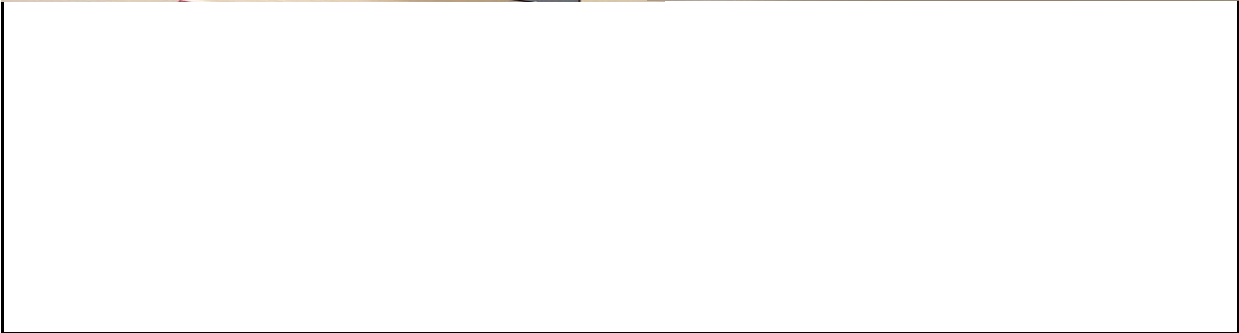




PROJECT INFORMATION	
PROJECT NAME: NEPTUNE 157 UPGRADE CO DETECTORS	DATE COMPLETED: FEBRUARY 24, 2026
PROJECT NUMBER: 25157001	PROJECT MANAGER: MARIA YEBRA-TEIMOURI
PROJECT DESCRIPTION: CARBON MONOXIDE (CO) DETECTORS UPGRADED AT NEPTUNE 157. ALL EXISTING SMOKE DETECTORS AND CO DETECTORS REPLACED. ALL GUEST ROOM DETECTORS REPLACED WITH SMOKE DETECTORS WITH SOUNDER BASE. ALL LIVING ROOM DETECTORS REPLACED WITH NEW SMOKE/CO COMBINATION DETECTORS. FIRE ALARM CONTROL PANEL, POWER SUPPLIES, AND ALL OTHER INITIATING DEVICES REMAIN AS EXISTING.	

PROJECT IMAGES





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PROJECT COST	
DESIGN COST	\$ -
ARCHITECT / ENGINEER / INTERIOR DESIGN	\$ -
CONSTRUCTION COST	\$ 187,162.00
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	\$ 5,960.00
DIVISION 23 - HVAC	\$ -
DIVISION 26 - ELECTRICAL	\$ 4,922.00
DIVISION 27 - COMMUNICATIONS	\$ -
DIVISION 28 - ELECTRONIC SAFETY & SECURITY	\$ 176,280.00
DIVISION 31 - EARTHWORK	\$ -
DIVISION 32 - EXTERIOR IMPROVEMENT	\$ -
DIVISION 33 - UTILITIES	\$ -
MOVING	\$ -
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	\$ 20,434.17
BUILDING CODE OFFICE	\$ 3,456.00
STATE FIRE MARSHALL	\$ 467.91
PROJECT MANAGEMENT FEES	\$ 16,510.26
FACILITIES OPERATIONS ALLOWANCE	\$ -
TOTAL PROJECT COST	\$ 207,596.17

PROJECT TIME		
START	PROJECT SUBMITTED BY CLIENT	3.75 MONTHS
	SPAA, F&S REVIEW	
	PM ASSIGNED	
	PM CONTACTS REQUESTER	
DESIGN	PM DEVELOPS SCOPE	NA
	A/E SELECTED	
	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 REC'D	1.75 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	
CONSTRUCTION	REQUISITION GENERATED	8.25 MONTHS
	PO ISSUED (NOTICE TO PROCEED)	
	CONSTRUCTION STARTS	
	RFIS, SUBMITTALS, DOCUMENTS	
	PROGRESS REVIEWS	
	PAYMENT APPLICATIONS, INVOICES	
CLOSE-OUT	INSPECTIONS	1.5 MONTHS
	CERTIFICATE OF COMPLETION	
	CERTIFICATE OF OCCUPANCY	
	BENEFICIAL OCCUPANCY BY CLIENT	
	PUNCH LIST COMPLETION	
FINAL INVOICES	1.5 MONTHS	
OWNER'S MANUALS		
ASSET TURNOVER TO OPERATIONS		
ACCOUNTING CLOSE-OUT		
TOTAL PROJECT TIME - 15.25 MONTHS		