



PROJECT INFORMATION	
PROJECT NAME: NEPTUNE 158 CO MONITOR UPGRADE	DATE COMPLETED: MARCH 24, 2026
PROJECT NUMBER: 25158002	PROJECT MANAGER: MARIA YEBRA-TEIMOURI
PROJECT DESCRIPTION: EXISTING SMOKE DETECTORS AND CO (CARBON MONOXIDE) DETECTORS REPLACED WITH NEW. ALL GUESTROOM DETECTORS REPLACED WITH SMOKE DETECTORS WITH SOUNDER BASE. ALL LIVING ROOM DETECTORS REPLACED WITH NEW SMOKE/CO COMBINATION DETECTORS AND RELOCATED WITHIN 10 FEET OF ALL WALLS IN LIVING ROOM. CARBIN MONOXIDE DETECTION AND RELAY FOR GAS SOLENOID INSTALLED IN BOILER ROOM.	

PROJECT IMAGES





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PROJECT COST	
DESIGN COST	\$ -
ARCHITECT / ENGINEER / INTERIOR DESIGN	\$ -
CONSTRUCTION COST	\$ 197,379.00
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	\$ 6,140.00
DIVISION 23 - HVAC	\$ -
DIVISION 26 - ELECTRICAL	\$ 5,270.00
DIVISION 27 - COMMUNICATIONS	\$ -
DIVISION 28 - ELECTRONIC SAFETY & SECURITY	\$ 181,155.00
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)	\$ 4,814.00
INFORMATION TECHNOLOGIES & RESOURCES COST	\$ -
UCF IT	\$ -
OFFICE OF INSTRUCTIONAL RESOURCES (OIR)	\$ -
FBO AND PERMITTING COST	\$ 17,176.46
BUILDING CODE OFFICE	\$ 3,626.00
STATE FIRE MARSHALL	\$ 493.45
PROJECT MANAGEMENT FEES	\$ 13,057.01
FACILITIES OPERATIONS ALLOWANCE	\$ -
TOTAL PROJECT COST	\$ 214,555.46

PROJECT TIME		
START	PROJECT SUBMITTED BY CLIENT	1 MONTH
	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	3.75 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	
CONSTRUCTION	CLIENT APPROVAL AND FUNDING	6.5 MONTHS
	REQUISITION GENERATED	
	PO ISSUED (NOTICE TO PROCEED)	
	CONSTRUCTION STARTS	
	RFIS, SUBMITTALS, DOCUMENTS	
	PROGRESS REVIEWS	
CLOSE-OUT	PAYMENT APPLICATIONS, INVOICES	1.5 MONTHS
	INSPECTIONS	
	CERTIFICATE OF COMPLETION	
	CERTIFICATE OF OCCUPANCY	
	BENEFICIAL OCCUPANCY BY CLIENT	
PUNCH LIST COMPLETION	1.5 MONTHS	
FINAL INVOICES		
OWNER'S MANUALS		
ASSET TURNOVER TO OPERATIONS		
ACCOUNTING CLOSE-OUT		
TOTAL PROJECT TIME - 12.75 MONTHS		