

Island Villa Construction LLC

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Estimator

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Customer

Kaire Lindpere
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Job Site

Monroe County Tourist Development Council
85960 Overseas Hwy
Islamorada FL 33036

Estimate

Job Name	TDC Renovation Design #1
Job Number	2025-0359
Issue Date	November 14, 2025
Valid Until	December 14, 2025

Item	Quantity	Amount
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1 - Tourism Development Council Islamorada Office Renovation 85960 Overseas Hwy, Islamorada, FL 33036.	1 Ea	28,750.00
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1. *PROJECT DESCRIPTION:*

Develop & produce Architectural and Engineering services for the items described in the "Scope of Work", based on Microfilms, Sketches, As-built & Survey provided by the client.

2. *SCOPE OF WORK AND SERVICES:*

A. *Based on a approved Preliminary Layout, we will prepare the following Construction Documents:*

Architectural

- *Site Plan*
- *Demolition Plan*
- *Proposed Floor Plans*
- *Life Safety Plan*
- *Schedules*
- *Architectural Details*

Interior Design

- *Interior Renderings*

Mechanical

- *Mechanical Floor Plans*
- *Mechanical Details*
- *Mechanical Calculations*

Electrical

Item	Quantity	Amount
<ul style="list-style-type: none"> • Lighting Floor Plans • Power Floor Plans • Electrical Load Calculations 		
Plumbing		
<ul style="list-style-type: none"> • Water Supply Floor Plans • Sanitary Floor Plans 		

Any plans directly related to the project scope and required for permit approval — including but not limited to additional sections, enlarged floor plans, electrical panel layouts, or plumbing riser diagrams — shall be included in this proposal.

B. We will provide E-Signed “Permit Ready” Documents for the owner to submit to the Building Department. An original hardcopy will also be provided to the owner after the plans are approved and all revisions from the City have been completed.

3. COMPENSATION:

Payment 1: 50% At Signing of Proposal.

Payment 2: 50% At finalization & handout to owner/plan expediter for plans processing at the Building Department.

By initiating the project with the first payment, the client acknowledges and agrees that 50% of this initial payment is non-refundable. The client understands and accepts that this non-refundable portion covers the time and resources allocated at the start of the project and confirms their commitment to proceed. Any cancellation or termination after this point does not warrant a refund of the non-refundable portion of the payment.

4. SCHEDULE:

To be determined and coordinated with client.

5. ADDITIONAL SERVICES:

Additional Services will constitute all services requested or required, through no fault of Island Villa Construction, its Agents, Contractors, and Sub-contractors, in excess of those provided under our scope of work, including but not limited to the following: changes to design after original approval by the owner, design changes due to Value Engineering after commencement of the Construction Document Phase.

The following services are not included in our proposal, but can be provided as an “additional service” to the contract:

1. Meetings, Drawings & Presentations required for special permit approvals by local regulating authorities.
2. Presentation Drawings, Graphics, Animations.
3. Geological and Topographical Surveys.
4. Geotechnical Explorations, and Engineering and Foundation recommendations
5. Attending zoning hearings and meetings with planning and zoning officials.
6. Revisions to the Construction documents resulting from changes to the applicable Zoning &/or Building codes, after they have been issued for permit to the Client. Shall be billed at our usual hourly rates below, when requested and authorized by the Client.
7. Reviewing the contractors progress and certifying the Pay Requisitions.
8. Any city, county, or governmental fee (including plan review fees).
9. Any Site Survey, Engineering reports, Laboratory Tests/Reports, if required.
10. Landscaping Plans, Arborist Report, Tree Mitigation/Disposition Plan, if required.

Item	Quantity	Amount
11. <i>Plan Expediting Services/Runners.</i>		
12. <i>Any new parking design, if required by zoning.</i>		
13. <i>Any new handicap parking, handicap ramps.</i>		
14. <i>Electrical for "Smart Home" Designs.</i>		
15. <i>Interior Design (Selection of colors, applied fabrics, finishes and trims)</i>		
16. <i>Millwork Design (Kitchen & Bath cabinets and Built-ins).</i>		
17. <i>Closets Specialties Design.</i>		
18. <i>Civil plans.</i>		
19. <i>Site visits and inspections are not included and if requested will be billed per visit separately.</i>		
20. <i>Any additional design, activity and/or work not included in the scope of work.</i>		
21. <i>Printing and delivery of hardcopies.</i>		

Subtotal	28,750.00
Insurance (1.5%)	431.25
Price	29,181.25

_____ Date _____

Kaire Lindpere
Monroe County Tourist Development Council

