

Master Suite Expansion
Preliminary Budget
May 18, 2009

LSJ Performed Work

Subcontractor performed work

Total costs

Phase	Description	Qty	Unit	Price	Shipping		Sub	Material	Labor	Totals
General Conditions										\$42,300.00
01-514	Phones	6	mos	\$300.00	\$0.00	LSJ		\$1,800.00		
01-522	Temporary Enclosures	1	tot	\$2,000.00	\$0.00	LSJ		\$2,000.00		
01-610	Material Handling	20	wks	\$600.00	\$0.00	LSJ			\$12,000.00	
01-621	Temporary Protection	1	tot	\$3,000.00	\$0.00	LSJ		\$3,000.00		
01-624	Construction Cleaning	20	wks	\$300.00	\$0.00	LSJ		\$6,000.00		
01-645	Expendables	5	mos	\$1,500.00	\$0.00	LSJ		\$7,500.00		
01-665	Equipment Rental	4	mos	\$1,000.00	\$0.00	LSJ		\$4,000.00		
01-900	General Requirements- Labor	1	tot	\$3,000.00	\$0.00	LSJ			\$3,000.00	
01-900	General Requirements-Mat.	1	tot	\$3,000.00	\$0.00	LSJ		\$3,000.00		
Inspections/Testing										\$15,000.00
02-000	Krauss Manning - Subcontractor			\$15,000.00		SUB	\$15,000.00			
02-000	Rebar inspections	10				SUB				
02-000	Concrete placement inspections	10				SUB				
02-000	Concrete test cylinders	50				SUB				
02-000	Close in inspections	2				SUB				
02-000	Electrical inspections	2				SUB				
02-000	Plumbing inspections	1				SUB				
Survey										\$3,500.00
02-005	SUB Mosley	1	total	\$3,500.00	\$0.00	SUB	\$3,500.00			
Demolition										\$23,070.00
02-070	Remove / Dispose outdoor bathing area	16	hrs	\$25.00		LSJ			\$400.00	
02-070	Excavate for slab & foundation	20	hrs	\$25.00					\$520.00	
02-070	Remove / Dispose South wall at extg. Indoor bathing area	40	hrs	\$15.00		LSJ			\$600.00	
02-070	Remove / Dispose roof at extg. Indoor bathing area	80	hrs	\$20.00		LSJ			\$1,600.00	
02-070	Remove / Dispose extg. roof structure at new structure area	80	hrs	\$20.00		LSJ			\$1,600.00	
02-070	Cap existing utilities	8	hrs	\$20.00		LSJ			\$160.00	
02-070	Remove all plumbing fixtures	8	hrs	\$15.00		LSJ			\$120.00	
02-070	Remove / Dispose existing interior partitions	80	hrs	\$15.00		LSJ			\$1,200.00	
02-070	Remove / Dispose all exterior doors, windows and shutters	16	hrs	\$15.00		LSJ			\$240.00	
02-070	Remove / Dispose existing floor tile	80	hrs	\$15.00		LSJ			\$1,200.00	
02-070	Remove / Dispose existing wood flooring	40	hrs	\$15.00		LSJ			\$600.00	
02-070	Remove / Dispose existing terrace rails and posts	2	hrs	\$15.00		LSJ			\$30.00	
02-070	Remove / Dispose existing terrace columns	200	hrs	\$15.00		LSJ			\$3,000.00	
02-070	Remove / Dispose existing elevated terrace beam	200	hrs	\$15.00		LSJ			\$3,000.00	
02-071	Remove dumpster debris from island	11	ea	\$800.00			\$8,800.00			

Phase	Description	Qty	Unit	Price	Shipping		Sub	Material	Labor	Totals
Shoring										\$10,000.00
01-150	Shore extg. roof at Dressing/Master Bath & remove					LSJ			\$1,440.00	
01-150	Shore extg. roof at Master BRM SW Corner & remove					LSJ			\$480.00	
01-150	Shore terrace roof & remove					LSJ			\$2,080.00	
01-150	Estimated materials					LSJ		\$6,000.00		
Pest Control										\$2,260.00
02-281	Pest control	2260	sft	\$1.00	\$0.00	SUB	\$2,260.00			
Concrete										\$56,146.00
03-120	Complete cast in place concrete	1		\$32,000.00	\$0.00	LSJ			\$32,000.00	
03-130	4000# concrete	50	cyd	\$150.00	\$0.00	LSJ		\$7,500.00		
03-173	Slab on Grade - Labor	756	sft	\$3.50	\$0.00	LSJ			\$2,646.00	
03-301	Admixtures	50	cyd	\$20.00	\$0.00	LSJ		\$1,000.00		
03-350	Cementitious Coatings	2000	sft	\$2.00	\$0.00	LSJ		\$4,000.00		
03-362	Concrete Pumping	1	tot	\$9,000.00	\$0.00	SUB	\$9,000.00			
Masonry										\$32,310.00
04-220	CMU Labor	1782	ea	\$2.00	\$0.00	LSJ			\$3,564.00	
04-221	CMU material	1782	ea	\$3.00				5346		
04-450	Native Stone Veneer labor	900	ft	\$22.00	\$0.00	LSJ			\$19,800.00	
04-451	Native stone material labor	900	ft	\$4.00					\$3,600.00	
Metals										\$11,070.00
05-050	Metal Fastening	1	tot	\$5,000.00	\$0.00	LSJ		2500	\$2,500.00	
05-500	Lintels - Labor	16	hrs	\$20.00	\$0.00	LSJ			\$320.00	
05-500	Lintels - Material	1	tot	\$5,000.00	\$750.00	LSJ		\$5,750.00		
Wood										\$158,000.00
06-050	Fasteners - Material	1	tot	\$3,000.00	\$500.00	LSJ		\$3,500.00		
06-100	Rough Carpentry - Labor	1	tot	\$25,000.00	\$0.00	LSJ			\$25,000.00	
06-100	Rough Carpentry - Materials	1	tot	\$30,000.00	\$3,000.00	LSJ		\$33,000.00		
06-130	Heavy Timber Framing	1	tot	\$20,000.00	\$4,000.00	LSJ			\$24,000.00	
06-200	Finish Carpentry - Labor	1	tot	\$15,000.00	\$0.00	SUB	\$15,000.00			
06-202	Finish Carpentry - Materials	1	tot	\$7,500.00	\$0.00	LSJ		\$7,500.00		
06-400	Architectural Woodwork	1	sub	\$50,000.00	\$0.00	SUB	\$50,000.00			
Moisture / Thermal										\$115,112.00
07-212	Rigid Insulation - Labor	896	sft	\$0.75	\$0.00	LSJ			\$672.00	
07-212	Rigid Insulation - Material	896	sft	\$2.50	\$400.00	LSJ			\$2,640.00	
07-240	EIFS Cornice/Gutter	224	lft	\$50.00	\$0.00	SUB	\$11,200.00			
07-413	Metal Roofing - Labor	3200	sft	\$6.00	\$0.00	SUB	\$19,200.00			
07-412	Metal Roofing - Mat.	3200	sft	\$12.00	\$3,000.00	LSJ		\$41,400.00		
07-623	Copper Flashings - Labor	1	tot	\$12,000.00	\$0.00	SUB	\$12,000.00			
07-623	Copper Flashings - Material	1	tot	\$20,000.00	\$1,000.00	LSJ		\$21,000.00		
07-632	Downspout Rough - L&M	1	tot	\$4,000.00	\$0.00	LSJ		2000	\$2,000.00	
07-900	Joint Sealants - L&M	1	tot	\$3,000.00	\$0.00	LSJ		2000	\$1,000.00	
Doors and Windows										\$166,080.00
08-210	Wood Doors/Frames/Shutters - La	8	ea	\$350.00	\$0.00	LSJ			\$2,800.00	
08-210	Wood Doors/Frames/Shutters - M:	8	ea	\$10,000.00	\$2,000.00	LSJ		\$82,000.00		
08-215	GlassSliding doors / role down shutters	2	ea	\$350.00					\$700.00	
08-215	GlassSliding doors / role down shutters	2	ea	\$8,000.00	\$1,500.00			\$17,500.00		
08-211	Int. Doors & Frames - Mat.	3	ea	\$5,000.00	\$0.00	LSJ		\$15,000.00		
08-211	Int. Doors & Frames - labor	3	ea	\$350.00	\$0.00	LSJ			\$1,050.00	
08-370	Glass Shower Enclosures	1	allow	\$15,000.00	\$0.00	SUB	\$15,000.00			
08-610	Windows/Shutters - Labor	1	ea	\$350.00	\$0.00	LSJ			\$350.00	

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08-610	Windows/Shutters - Material	1	tot	\$2,500.00	\$750.00	LSJ		\$3,250.00			
08-710	Finish Hardware - Labor	40	hrs	\$25.00	\$0.00	LSJ			\$1,000.00		
08-710	Finish Hardware - Material	1	total	\$25,000.00	\$0.00	LSJ		\$25,000.00			
08-810	Mirror Glass - L&M	54	sft	\$45.00	\$0.00	SUB	\$2,430.00				
Finishes										\$146,795.00	
09-120	Ceiling Support - Flat	1	tot	\$13,000.00	\$2,000.00	LSJ			\$15,000.00		
09-200	Plaster	900	sft	\$10.00	\$0.00	LSJ			\$9,000.00		
09-300	Wall Stone Tile - Labor	1600	sft	\$5.00	\$0.00	SUB	\$8,000.00				
09-300	Wall Stone Tile - Material	1600	sft	\$5.00	\$2,200.00	LSJ		\$10,200.00			
09-300	Stone Stone tile Flooring - Labor	1172	sft	\$5.00	\$0.00	LSJ	\$5,860.00				
09-300	Stone stone tile Flooring Material	1172	sft	\$5.00	\$1,800.00	LSJ		\$7,660.00			
09-500	Wood Ceilings	1	tot	\$35,000.00	\$4,000.00	SUB	\$39,000.00				
09-560	Wood Flooring	488	sft	\$25.00	\$500.00	SUB	\$12,700.00				
09-600	Granite Countertops/ tub slabs/steam room	75	sft	\$225.00	\$0.00	SUB	\$16,875.00				
09-910	Exterior Painting	1	tot	\$5,000.00	\$0.00	LSJ			\$5,000.00		
09-920	Interior Painting	1	tot		\$0.00	LSJ		7500	\$10,000.00		
Specialties										\$9,330.00	
10-800	Toilet Accessories - Mat.	1	tot	\$8,500.00	\$350.00	LSJ		\$8,850.00			
10-800	Toilet Accessories - Labor	24	hrs	\$20.00	\$0.00	LSJ			\$480.00		
Steam Room Equipment										\$19,200.00	
13-130	Steam Room Equipment	1	total	\$18,000.00	\$1,200.00	LSJ		\$19,200.00			
Plumbing										\$23,500.00	
15-400	- Supply, waste piping, rough in			\$12,000.00		SUB	\$12,000.00				
15-450	- Fixtures allowance			\$10,000.00	1500	LSJ		\$11,500.00			
HVAC										\$87,600.00	
	Remove and relocate existng AC										
15-800	condensing units -			\$2,600.00		SUB	\$2,600.00				
15-800	Installing all new system similar to the Office Pavilion						\$85,000.00				
Electrical										\$75,000.00	
16-000	Electrical Complete	1	sub	\$35,000.00	\$0.00	SUB	\$35,000.00				
16-500	Fixtures	1	allow	\$35,000.00	\$0.00	LSJ		\$35,000.00			
16-700	Communications	1	allow	\$5,000.00	\$0.00	LSJ			\$5,000.00		
	Sub Total						\$996,273.00	\$380,425.00	\$412,456.00	\$203,392.00	\$996,273.00
	Contingency, 5%						\$49,813.65	\$19,021.25	\$20,622.80	\$10,169.60	\$49,813.65
	Total						\$1,046,086.65	\$399,446.25	\$433,078.80	\$213,561.60	\$1,046,086.65
Landscaping not included											
Furnishings not included											
General Conditions does not include costs for Supervisors, Project Managers or Project Assistants, as per Previous Office Pavillion & Mechanical Budgets											