

Master Suite Expansion Preliminary Budget June 5, 2009						LSJ Performed Work			
						Subcontractor performed work			
						Total costs			
Phase	Description	Qty	Unit	Price	Shipping	Sub	Material	Labor	Totals
General Conditions									\$18,300.00
01-514	Phones	6	mos	\$300.00	\$0.00		\$1,800.00		
01-522	Temporary roof protection	1	tot	\$2,000.00	\$0.00		\$2,000.00		
01-610	Material Handling	4	wks	\$600.00	\$0.00			\$2,400.00	
01-621	Temporary Protection	1	tot	\$1,500.00	\$0.00		\$1,500.00		
01-624	Construction Cleaning	10	wks	\$300.00	\$0.00			\$3,000.00	
01-645	Expendables	4	mos	\$900.00	\$0.00		\$3,600.00		
01-665	Equipment Rental	4	mos	\$1,000.00	\$0.00		\$4,000.00		
Inspections/Testing									\$9,500.00
02-000	Krauss Manning - Subcontractor			\$9,500.00		\$9,500.00			
02-000	Rebar inspections								
02-000	Concrete placement inspections								
02-000	Concrete test cylinders								
02-000	Close in inspections								
02-000	Electrical inspections								
02-000	Plumbing inspections								
Survey									\$3,500.00
02-005	SUB Mosley	1	total	\$3,500.00	\$0.00	\$3,500.00			
Demolition									\$15,540.00
	Remove / Dispose outdoor bathing area	200	sf	\$2.00				\$400.00	
	Excavate for slab & foundation	1800	cy	\$1.00				\$3,600.00	
	Remove exterior walls	500	sf	\$2.00				\$1,000.00	
	Remove interior walls								
	Remove existing roof	1928	sf	\$2.50				\$4,820.00	
	Cap existing utilities	5	ea	\$50.00				\$250.00	
	Remove / Dispose all exterior doors, windows and shutters	15	ea	\$25.00				\$375.00	
	Remove / Dispose existing terrace rails and posts	1	hrs	\$15.00				\$15.00	
	Remove / Dispose existing terrace columns	19	ea	\$20.00				\$380.00	
	Remove / Dispose existing elevated terrace beam	300	sf	\$5.00				\$1,500.00	
02-071	Remove dumpster debris from island - roof debris - conduit-doors-shutters	4	ea	\$800.00		\$3,200.00			
Shoring									\$6,400.00
01-150	Build wall (shoring) full length of terrace	800	sf	\$8.00				\$6,400.00	
Pest Control									\$2,260.00
02-281	Pest control					\$2,260.00			
Concrete									\$25,028.00
03-120	Foundation labor	50	cy	\$150.00	\$0.00			\$7,500.00	
03-130	4000# concrete	50	cyd	\$170.00	\$0.00		\$8,500.00		
03-173	Slab on Grade - Labor	660	sf	\$7.00	\$0.00			\$4,620.00	
	4000# concrete - slab	12	cyd	\$170.00			\$2,040.00		
	Rear wall/retaining labor	7.4	cyd	\$150.00				\$1,110.00	
	4000# concrete	7.4	cyd	\$170.00			\$1,258.00		
Masonry									\$33,801.00
04-220	CMU Labor	1782	ea	\$2.00	\$0.00			\$3,564.00	
04-221	CMU material	1782	ea	\$3.50			\$6,237.00		

04-450	Native Stone Veneer labor	1600	sft	\$15.00	\$0.00			\$24,000.00	
04-451	Native stone material	1600	sft	\$0.00				\$0.00	
Metals									\$10,820.00
05-050	Metal Fastening			\$3,000.00	\$0.00		\$2,500.00	\$2,500.00	
05-500	Lintels - Labor			\$320.00	\$0.00			\$320.00	
05-500	Lintels - Material			\$5,500.00	\$0.00		\$5,500.00		
Wood Framing									\$105,350.00
06-050	Roof& Porch framing - Bluestone			\$75,000.00		\$75,000.00			
06-100	Wood Railing	110	LF	\$75.00	\$0.00			\$8,250.00	
06-130	roof t&G planking material	1910	sf	\$10.00	\$0.00			\$19,100.00	
06-200	small closet & bath Ceiling install	120	sf	\$10.00	\$0.00			\$1,200.00	
06-202	smallcloset & bath Ceiling materials	120	sf	\$15.00	\$0.00		\$1,800.00		
Architectural wood work									\$18,450.00
06-400	Running trim	45	lf	\$50.00		\$2,250.00			
	Vanities	3	ea	\$5,400.00	\$0.00	\$16,200.00			
Roof									\$84,744.00
07-240	Cornice	236	lft	\$50.00	\$0.00	\$11,800.00			
07-413	Metal Roofing - Labor					\$15,000.00			
07-412	Roofing & insulation -mat & labor						\$31,344.00		
07-623	Copper Flashings - Labor					\$5,900.00			
07-623	Copper Flashings - Material						\$17,700.00		
07-900	Joint Sealants - material						\$3,000.00		
Doors and Windows									\$88,068.00
08-210	Shutters	8	ea	\$2,041.00	\$0.00	\$16,328.00			
08-210	Doors exterior	8	ea	\$4,083.00	\$0.00	\$32,664.00			
08-211	Int. Doors & Frames	3	ea	\$2,232.00	\$0.00		\$6,696.00		
08-610	Windows - Material	1	tot	\$1,200.00		\$1,200.00			
08-610	Window Shutters	1	ea	\$750.00	\$0.00			\$750.00	
08-215	GlassSliding doors	2	ea	\$3,500.00				\$7,000.00	
08-215	Role down shutters	2	ea	\$5,000.00		\$10,000.00			
08-710	Finish Hardware - Labor			\$2,500.00				\$2,500.00	
08-710	Finish Hardware - Material	1	total	\$8,500.00	\$0.00		\$8,500.00		
	Reuse existing shutter hardware			\$0.00			\$0.00		
08-810	Mirror Glass -	54	sft	\$45.00	\$0.00	\$2,430.00			
Finishes									\$50,776.00
09-200	cement coating	400	sft	\$2.50	\$0.00			\$1,000.00	
09-300	Wall Stone Tile - Labor	1600	sft	\$2.50	\$0.00			4000	
09-300	Wall Stone Tile - Material	1600	sft	\$2.50			\$4,000.00		
09-300	Stone Stone tile Flooring - Labor	1172	sft	\$2.50	\$0.00			\$2,930.00	
09-300	Stone stone tile Flooring Material	1172	sft	\$2.50			\$2,930.00		
09-500	Small under AC Wood Ceilings	1	tot	\$2,500.00				\$2,500.00	
	Small under AC Wood Ceilings material			\$6,500.00			\$6,500.00		
09-560	refinish existitng Wood Flooring	488	sft	\$7.00		\$3,416.00			
09-600	Granite Countertops/ tub slabs/steam room	75	sft	\$100.00	\$0.00	\$7,500.00			
09-910	Exterior Painting	1	tot	\$5,000.00	\$0.00		\$5,000.00	\$5,000.00	
09-920	Interior Painting	1	tot		\$0.00		\$3,500.00	\$2,500.00	
Specialties									\$15,738.00
	Roburn medicine cabinets	2	ea	\$650.00			\$1,300.00		
	Glass Shower	1	allow	\$4,500.00	\$0.00	\$4,500.00			
	Glas steam room	1	allow	\$5,600.00		\$5,600.00			
	soap trays	4	ea	\$317.00			\$1,268.00		
	towel rods RTTB 24	6	ea	\$275.00			\$1,650.00		
	toilet paper holders	1	ea	\$150.00			\$150.00		
	rob hooks RTRH	6	ea	\$95.00			\$570.00		
	Toilet Accessories - Labor	14	ea	\$50.00	\$0.00			\$700.00	
Steam Room Equipment									\$7,615.00
13-130	Steamist system 30	1	total	\$7,615.00			\$7,615.00		

Plumbing							\$32,280.00
15-400	Piping, rough in	9	ea	\$1,000.00		\$9,000.00	
	Sign off				\$2,500.00		
	Faucet sets Waterworks RTLS01	3	ea	\$1,177.00		\$3,531.00	
	Lavs - waterworks MRCU!	3	ea	\$507.00		\$1,521.00	
	Shower bodyWaterworks RTSV58	2	ea	\$827.00		\$1,654.00	
	Shower head RTSH72	2	ea	\$587.00		\$1,174.00	
	Tub - Waterworks claw40	1	ea	\$5,975.00		\$5,975.00	
	Tub filler Waterworks RTTU89	1	ea	\$2,085.00		\$2,085.00	
	Propane instant hot water heater	1	ea	\$1,000.00		\$1,000.00	
	Booster Water presure pump	1	ea	\$1,300.00		\$1,300.00	
	Presure tank for booster	1	ea	\$125.00		\$125.00	
15-450	Toilets toto -TOWA20	3	ea	\$805.00		\$2,415.00	
HVAC							\$42,798.00
15-800	Remove and relocate existng AC condensing units -			\$2,600.00	\$2,600.00		
	1-air handler for the existing Master Bedroom, ICP w/txv and high efficiency blower motor, cool only			\$2,805.00	\$2,805.00		
	1-ICP 2 stage A/C condensing unit for "Master Bedroom" 18seer			\$3,905.00	\$3,905.00		
	1-air handler for the" Expanded Bath/Spa"area			\$2,805.00	\$2,805.00		
	1-ICP 2 stage A/C condensing unit for "Expanded Bath/Spa" area16 to18 seer			\$5,385.00	\$5,385.00		
	2-ultra violet biocide units @ \$525 and \$835			\$1,360.00	\$1,360.00		
	2-EAC Honeywell air cleaners@ \$940.00 and \$1053.00			\$1,993.00	\$1,993.00		
	2-overflow pans, auxillary condensate pumps, thermostats			\$1,470.00	\$1,470.00		
	Dave Gott HVAC Labor			\$20,475.00	\$20,475.00		
Electrical							\$21,534.50
16-000	New 200 amp service from kitchen	1	ea	\$1,000.00		\$1,000.00	
	Overhead lights	6	ea	\$200.00		\$1,200.00	
	Supply outside canister lights	4	ea	\$200.00		\$800.00	
	Supply recessed lights	4	ea	\$100.00		\$400.00	
	Vanity lights	6	ea	\$250.00		\$1,500.00	
	switches,outlets GFIs, cable, miso.	1	total	\$7,500.00		\$7,500.00	
	exhaust fan	1	ea	\$300.00		\$300.00	
	Labor	150	hr	\$32.23		\$4,834.50	
	Sign off Glidden	1	sub	\$1,500.00	\$1,500.00		
16-700	Communications	1	allow	\$2,500.00	\$0.00	\$2,500.00	
	Sub Total			\$592,502.50	\$275,046.00	\$175,938.00	\$141,518.50
	Contingency, 5%			\$29,625.13	\$13,752.30	\$8,796.90	\$7,075.93
	Total			\$622,127.63	\$288,798.30	\$184,734.90	\$148,594.43
	Landscaping not included						
	Furnishings not included						
	General Conditions does not include costs for Supervisors, Project Managers or Project Assistants.						