

Master Suite Budget Cover sheet

May 18, 2009

Jeffrey:

Below is the general breakdown of the Master Suite Pavilion Budget, including the interiors of the Master Bedroom, Dressing Room, and Master Bath, as well as the entire roof and insulation, rebuilding of all the pavilion columns and extending the terraces to match the existing.

These numbers reflect using LSJ manpower as much as possible and will be refined as the plans are developed and the scope is clarified. Recent questions you reviewed with Silvina have been incorporated.

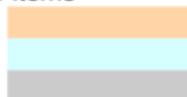
The cost related to Pinto's input (paint finishes, lighting layout, decorative electrical fixtures, millwork, floor finishes and plumbing fixtures) are unknown at this time but I have allowed respectable numbers.

The costs for the mechanicals and roof are dependant on the engineering plans and specifications which will be issued by Gensler's Mechanical engineers. I have also allowed a resonable amount for these items, but they will change when we update to the new plans.

General Conditions	\$42,300.00
Inspections/Testing	\$15,000.00
Survey	\$3,500.00
Demolition	\$23,070.00
Shoring	\$10,000.00
Pest Control	\$2,260.00
Concrete	\$56,146.00
Masonry	\$32,310.00
Metals	\$11,070.00
Wood	\$158,000.00
Moisture / Thermal	\$115,112.00
Doors and Windows	\$166,080.00
Finishes	\$146,795.00
Specialties	\$9,330.00
Steam Room Equipment	\$19,200.00
Plumbing	\$23,500.00
HVAC	\$87,600.00
Electrical	\$75,000.00
Sub Total	\$996,273.00
Contingency, 5%	\$49,813.65
Total	\$1,046,086.65

On the attached pages is a more detailed breakdown of trade items

1. LSJ performed construction is in Brown
2. Subcontractor performed work is in Blue
3. Totals are in grey



Curtis