

NEPTUNE LLC
 358 EL BRILLO WAY
 PALM BEACH, FLORIDA
2ND FLOOR STRUCTURAL REPAIRS
 Preliminary Construction Budget
 9/8/2015

<u>Description</u>	<u>Cost</u>
Division One	
Project supervision (\$2,000.00 / 6 weeks)	\$ 12,000.00
Engineering allowance	\$ 4,000.00
Floor protection / dust curtains including garage	\$ 800.00
General Labor (1 labor x \$600./wk. Final cleaning \$600.	\$ 4,200.00
Dumpster \$300. Porta Jon \$190.	\$ 490.00
Blueprint reproduction	\$ 200.00
Division Two	
Demolition & disposal fees	\$ 4,275.00
Division Four	
Bathroom Statuary Marble (2) shower, main floor and wall Statuary material	\$ 81,866.70
Bathroom marble installation (mudset installation)	\$ 26,960.00
Division Six	
Structural work "ALLOWANCE" est 3 carpenters x \$60. / hr. Material TBD	\$ 28,800.00
Post shore rental (8)	\$ 800.00
Baseboard, crown, door and window casings removal and reinstallation	\$ 2,500.00
Interior doors (5) remove / reinstall square and plumb \$300. / door x 5	\$ 1,500.00
Drywall and Duraroc in hall, 2 bathrooms, 2 bedrooms and garage ceiling	\$ 7,444.15
Bathroom vanity cabinets (2) remove / reinstall after marble installation	\$ 1,600.00
Division Seven	
Division eight	
Replace 2 bathroom mirrors	\$ 500.00
Division nine	
Carpet: remove / reinstall after work is completed	\$ 1,200.00
Priming and painting walls and trim: 2 bedrooms, hall, stairwell & garage ceiling	\$ 2,500.00
Division ten	
Bath accessories removal and reinstallation	\$ 180.00
Division fifteen	
Plumbing work; remove fixtures, reinstall fixtures, new shower pans	\$ 8,500.00
Division sixteen	
Electrical work : remove / reinstall bathroom light fixtures	\$ 500.00
Subtotal all costs	\$ 190,815.85
Permit fees 3% Allowance	\$ 5,724.47
GC Overhead and profit 18%	\$ 35,377.26
General Liability ins. @ 1%	\$ 1,908.16
Total estimated budget cost	\$ 233,825.74

QUALIFICATIONS AND ASSUMPTIONS:

This budget excludes: Weekend and overtime hours, additional Building Dept. plan review comments and revision fees, Rotted unforeseen framing, truss, steel I beams, MEP hidden or unforeseen existing conditions ie: Plumb. Elec and HVAC rough. Any lead or asbestos testing, abatement and remediation.

Any additional changes in scope from original approved plan will be implemented after Owners approval.

Project Supervision is based on 6 week duration. Any extension of time due to Owner changes, added scope, unforeseen conditions or Building Department delays will be billed at \$2,000.00 per week.

City fees are included as allowances and will be billed at actual cost.

Pay schedule:

Deposit of \$100,000.00 due at contract signing for engineering, permitting, demo and MEP sub deposits.

\$100,000.00 progress payment due at mobilization.

\$33,825.74 payment due at completion.

Owner's acceptance and approval _____ Date _____