

**LYNX CONSTRUCTION MANAGEMENT  
ESTIMATE SUMMARY SHEET - OPTION B**

**PROJECT: PARK CENTRAL:640 & 650 Ocean Drive**

CSI CODE	DESCRIPTION	640 Park Central	650 Imperial
1000.00	GENERAL CONDITIONS	\$97,539	\$78,031
2000.00	SITWORK	\$0	\$0
2000.50	DEMOLITION	\$83,629	\$66,903
3000.00	CONCRETE	\$206,770	\$165,016
4000.00	MASONRY	\$38,000	\$30,000
5000.00	METALS	\$27,400	\$21,920
6000.00	CARPENTRY	\$0	\$0
7000.00	THERMAL & MOISTURE PROTECTION	\$38,770	\$31,016
8000.00	DOORS, WINDOWS & GLAZING	\$0	\$0
9000.00	FINISHES	\$41,100	\$32,880
10000.00	SPECIALTIES	\$7,725	\$6,180
11000.00	EQUIPMENT	\$0	\$0
12000.00	FURNISHINGS	\$0	\$0
13000.00	SPECIAL CONSTRUCTION	\$7,050	\$5,640
14000.00	CONVEYING SYSTEMS	\$140,200	\$116,430
15000.00	PLUMBING	\$50,000	\$40,000
15500.00	HVAC	\$23,000	\$18,400
16000.00	ELECTRICAL	\$31,000	\$24,800
16500.00	LOW VOLTAGE SYSTEMS	\$8,000	\$6,600
	CONTRACTOR'S CONTINGENCY		
<b>TOTAL BUILDING COST - OPTION A</b>		<b>\$800,183</b>	<b>\$643,816</b>
	PERMIT FEE 2%	\$16,004	\$12,876
	BUILDER'S RISK 1%	\$0	\$0
	CONTRACTOR'S FEE 15%	\$120,027	\$96,572
	BOND 1%	\$8,002	\$6,438
	LIABILITY INSURANCE 1%	\$8,002	\$6,438
<b>TOTAL ESTIMATE</b>		<b>\$ 952,217.74</b>	<b>\$766,141</b>

# MASTER ESTIMATE SHEET

## 640 PARK CENTRAL

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT RATE	TOTAL
<b>2000.00</b>	<b>SITWORK</b>				<b>\$0.00</b>
<b>2800.00</b>	<b>DEMOLITION</b>				<b>\$83,629.00</b>
2800.00	SELECTIVE DEMOLITION	1	EA		\$83,629.00
<b>3000.00</b>	<b>CONCRETE</b>				<b>\$206,770.00</b>
	SHAFTWAY STRUCTURAL MODIFICATIONS				\$103,770.00
	FOUNDATION				\$48,000.00
	SHORING AND BRACING				\$55,000.00
<b>4000.00</b>	<b>MASONRY</b>				<b>\$38,000.00</b>
	CONCRETE MASONRY BLOCK UNITS				\$38,000.00
<b>5000.00</b>	<b>METALS</b>				<b>\$27,400.00</b>
	HOIST BARS	1	EA	\$19,000.00	\$19,000.00
	BRACKETS AND IMBEDS	12	EA	\$700.00	\$8,400.00
<b>6000.00</b>	<b>CARPENTRY</b>				<b>\$0.00</b>
<b>7000.00</b>	<b>THERMAL &amp; MOISTURE PROTECTION</b>				<b>\$38,770.00</b>
	SHAFT ROOFING				\$12,770.00
	WATERPROOFING OF ELEVATOR PIT & SUMP				\$26,000.00
<b>8000.00</b>	<b>DOORS &amp; GLAZING</b>				<b>\$0.00</b>
<b>9000.00</b>	<b>FINISHES</b>				<b>\$41,100.00</b>
91000.00	STUCCO PATCHING SHAFT	1	LS		\$7,500.00
95100.00	ACCESS PANELS	1	LS		INC
93000.00	FLOOR STRUCTURE & PREP	1	LS		\$8,000.00
	TERAZZO	1	LS		\$11,000.00
	NEW TERAZZO BASE	1	LS		\$3,000.00
	TERAZZO CLEANING & SEALING	1	LS		\$3,600.00
99000.00	INTERIOR PAINTING	1	LS		\$8,000.00
<b>10000.00</b>	<b>SPECIALTIES</b>				<b>\$7,725.00</b>
101400.00	SIGNAGE	0	LS		\$1,200.00
	BRONZED MIRRORS CAB INTERIOR	1	LS		\$6,000.00

	FIRE EXTINGUISHERS	3	EA	\$175.00	\$525.00
<b>11000.00</b>	<b>EQUIPMENT</b>				<b>\$0.00</b>
<b>12000.00</b>	<b>FURNISHINGS</b>				<b>\$0.00</b>
<b>13000.00</b>	<b>SPECIAL CONSTRUCTION</b>				<b>\$7,050.00</b>
	FIRE SPRINKLER				\$6,500.00
	NEW HEADS	1	EA		INC
	1/2" PENDENT	2	EA		INC
	PERMIT	1	LS		\$550.00
<b>14000.00</b>	<b>CONVEYING SYSTEMS</b>				<b>\$140,200.00</b>
	ELEVATOR	1	EA	\$120,000.00	\$120,000.00
	ELEVATOR FINISHES	1	LS	\$18,000.00	\$18,000.00
	PERMIT	1	EA	\$2,200.00	\$2,200.00
<b>15000.00</b>	<b>PLUMBING</b>				<b>\$50,000.00</b>
	SUMP PUMP	1	LS		\$50,000.00
	PIPING AND CONTROL PANELS	1	EA		INC
<b>15500.00</b>	<b>HVAC</b>				<b>\$23,000.00</b>
15650.00	HVAC SYSTEMS FOR CAB	1	LS		\$23,000.00
	FIRE DAMPERS	1	EA		INC
	NEW THERMOSTATS	1	EA		INC
	ROUGH	1	LS		INC
	NEW AIR HANDLER	1	LS		INC
	AIR HANDLING UNITS - RELOCATES	1	LS		INC
15670.00	AIR-COOLED CONDENSING UNITS	1	LS		INC
15895.00	TESTING & BALANCING	1	LS		INC
<b>16000.00</b>	<b>ELECTRICAL</b>				<b>\$31,000.00</b>
	SELECTIVE ELECTRICAL DEMOLITION		LS		\$15,000.00
16010.00	ELECTRICAL	1	LS		\$0.00
	RACEWAYS & CONDUITS	1	LS		INC
	ROUGH BUILDING ELECTRICAL	1	LS		INC
	SERVICE & DISTRIBUTIONS	1	LS		INC
	DISTRIBUTION PANELBOARDS	1	LS		INC
	INTERIOR CAB LIGHT FIXTURES	4	EA	\$4,000.00	\$16,000.00
	CIRCUIT BREAKERS & GFCI	1	LS		INC
	ELECTRICAL SYSTEMS CONTROLS	1	LS		INC
	EXHAUST FAN WIRINGS	1	LS		INC
16800.00	FIRE-ALARM SYSTEMS	1	LS		INC
	HORN STROBES, DUCT DETECTORS, PULL STATIONS, HEAT I	1	LS		INC
<b>16500.00</b>	<b>LOW VOLTAGE SYSTEMS</b>				<b>\$8,000.00</b>
	PHONE FOR ELEVATOR EMERGENCY COMM	2	EA	\$4,000.00	\$8,000.00

# MASTER ESTIMATE SHEET

## 650 PARK CENTRAL

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT RATE	TOTAL
<b>2000.00</b>	<b>SITWORK</b>				<b>\$0.00</b>
<b>2800.00</b>	<b>DEMOLITION</b>				<b>\$66,903.20</b>
2800.00	SELECTIVE DEMOLITION	1	EA		\$66,903.20
<b>3000.00</b>	<b>CONCRETE</b>				<b>\$165,016.00</b>
	SHAFTWAY STRUCTURAL MODIFICATIONS				\$83,016.00
	FOUNDATION				\$38,000.00
	SHORING AND BRACING				\$44,000.00
<b>4000.00</b>	<b>MASONRY</b>				<b>\$30,000.00</b>
	CONCRETE MASONRY BLOCK UNITS				\$30,000.00
<b>5000.00</b>	<b>METALS</b>				<b>\$21,920.00</b>
	HOIST BARS	1	EA	\$15,200.00	\$15,200.00
	BRACKETS AND IMBEDS	12	EA	\$560.00	\$6,720.00
<b>6000.00</b>	<b>CARPENTRY</b>				<b>\$0.00</b>
<b>7000.00</b>	<b>THERMAL &amp; MOISTURE PROTECTION</b>				<b>\$31,016.00</b>
	SHAFT ROOFING				\$10,216.00
	WATERPROOFING OF ELEVATOR PIT & SUMP				\$20,800.00
<b>8000.00</b>	<b>DOORS &amp; GLAZING</b>				<b>\$0.00</b>
<b>9000.00</b>	<b>FINISHES</b>				<b>\$32,880.00</b>
91000.00	STUCCO PATCHING SHAFT	1	LS		\$6,000.00
95100.00	ACCESS PANELS	1	LS		INC
93000.00	FLOOR STRUCTURE & PREP	1	LS		\$6,400.00
	TERAZZO	1	LS		\$8,800.00
	NEW TERAZZO BASE	1	LS		\$2,400.00
	TERAZZO CLEANING & SEALING	1	LS		\$2,880.00
99000.00	INTERIOR PAINTING	1	LS		\$6,400.00
<b>10000.00</b>	<b>SPECIALTIES</b>				<b>\$6,180.00</b>
101400.00	SIGNAGE	0	LS		\$960.00
	BRONZED MIRRORS CAB INTERIOR	1	LS		\$4,800.00

	FIRE EXTINGUISHERS	3	EA	\$140.00	\$420.00
<b>11000.00</b>	<b>EQUIPMENT</b>				<b>\$0.00</b>
<b>12000.00</b>	<b>FURNISHINGS</b>				<b>\$0.00</b>
<b>13000.00</b>	<b>SPECIAL CONSTRUCTION</b>				<b>\$5,640.00</b>
	FIRE SPRINKLER				\$5,200.00
	NEW HEADS	1	EA		INC
	1/2" PENDENT	2	EA		INC
	PERMIT	1	LS		\$440.00
<b>14000.00</b>	<b>CONVEYING SYSTEMS</b>				<b>\$116,430.00</b>
	ELEVATOR	1	EA	\$100,000.00	\$100,000.00
	ELEVATOR FINISHES	1	LS	\$14,670.00	\$14,670.00
	PERMIT	1	EA	\$1,760.00	\$1,760.00
<b>15000.00</b>	<b>PLUMBING</b>				<b>\$40,000.00</b>
	SUMP PUMP	1	LS		\$40,000.00
	PIPING AND CONTROL PANELS	1	EA		INC
<b>15500.00</b>	<b>HVAC</b>				<b>\$18,400.00</b>
15650.00	HVAC SYSTEMS FOR CAB	1	LS		\$18,400.00
	FIRE DAMPERS	1	EA		INC
	NEW THERMOSTATS	1	EA		INC
	ROUGH	1	LS		INC
	NEW AIR HANDLER	1	LS		INC
	AIR HANDLING UNITS - RELOCATES	1	LS		INC
15670.00	AIR-COOLED CONDENSING UNITS	1	LS		INC
15895.00	TESTING & BALANCING	1	LS		INC
<b>16000.00</b>	<b>ELECTRICAL</b>				<b>\$24,800.00</b>
	SELECTIVE ELECTRICAL DEMOLITION		LS		\$12,000.00
16010.00	ELECTRICAL	1	LS		\$0.00
	RACEWAYS & CONDUITS	1	LS		INC
	ROUGH BUILDING ELECTRICAL	1	LS		INC
	SERVICE & DISTRIBUTIONS	1	LS		INC
	DISTRIBUTION PANELBOARDS	1	LS		INC
	INTERIOR CAB LIGHT FIXTURES	4	EA	\$3,200.00	\$12,800.00
	CIRCUIT BREAKERS & GFCI	1	LS		INC
	ELECTRICAL SYSTEMS CONTROLS	1	LS		INC
	EXHAUST FAN WIRINGS	1	LS		INC
16800.00	FIRE-ALARM SYSTEMS	1	LS		INC
	HORN STROBES, DUCT DETECTORS, PULL STATIONS, HEAT I	1	LS		INC
<b>16500.00</b>	<b>LOW VOLTAGE SYSTEMS</b>				<b>\$6,600.00</b>
	PHONE FOR ELEVATOR EMERGENCY COMM	2	EA	\$3,300.00	\$6,600.00

# GENERAL CONDITIONS BREAKDOWN

## LABOR EXPENSES

### PARK CENTRAL - OPTION B

INDIVIDUAL/TITLE	WORK DAYS	% OF TIME AVAIL.	TOTAL HRS	COST PER HOUR	Annual Rate	LABOR BURDEN	ACTUAL LABOR COST	LABOR COST w/ BURDEN	LODGING	TOTAL COST
<b>OFF SITE PERSONNEL</b>										
Project Executive	84	0%	0	72.12	150,000	1.450	\$0	\$0	\$0	\$0
Operations Manager	84	0%	0	60.10	125,000	1.450	\$0	\$0	\$0	\$0
Safety Director	84	5%	34	40.87	85,000	1.450	\$1,378	\$1,998	\$253	\$2,251
Senior Estimator	84	0%	0	38.46	80,000	1.450	\$0	\$0	\$0	\$0
<b>TOTALS FOR OFF-SITE PERSONNEL</b>			<b>34</b>				<b>\$1,378</b>	<b>\$1,998</b>	<b>\$253</b>	<b>\$2,251</b>
<b>ON-SITE PERSONNEL</b>										
Senior Project Manager	109	0%	0	60.10	125,000	1.450	\$0	\$0	\$0	\$0
Project Manager	84	40%	270	43.27	90,000	1.450	\$11,670	\$16,922	\$0	\$16,922
Superintendent	84	100%	674	45.67	95,000	1.450	\$30,797	\$44,655	\$0	\$44,655
Project Coordinator (Office Based)	84	0%	0	16.83	35,000	1.450	\$0	\$0	\$0	\$0
Assistant Superintendent	84	0%	0	36.06	75,000	1.450	\$0	\$0	\$0	\$0
APM/Project Engineer	84	20%	135	28.85	60,000	1.450	\$3,890	\$5,641	\$0	\$5,641
MEP Coordinator	84	0%	0	28.85	60,000	1.450	\$0	\$0	\$0	\$0
<b>TOTALS FOR ON-SITE PERSONNEL</b>			<b>1,079</b>				<b>\$46,357</b>	<b>\$67,218</b>	<b>\$0</b>	<b>\$67,218</b>
<b>TOTALS FOR CONSTRUCTION PHASE FEE:</b>										<b>\$69,468</b>

**GENERAL CONDITIONS BREAKDOWN**  
**JOBSITE EXPENSES**  
**PARK CENTRAL - OPTION B**

PROJECT DURATION      16.86      WEEKS  
PROJECT DURATION      3.89      MONTHS

DESCRIPTION	QTY.	UNIT	UNIT RATE	TOTAL COST
INSURANCE	0.0	LS	\$58,000.00	\$0
BOND	0.0	LS	\$70,000.00	\$0
TAP & IMPACT FEES	0.0	LS	\$0.00	\$0
LIQUIDATED DAMAGES	0.0	LS	\$0.00	\$0
COST OF PLANS & SPECS FOR BIDDING	1.0	LS	\$290.00	\$290
COST OF PLANS & SPECS FOR CONSTRUCTION	1.0	LS	\$400.00	\$400
FIELD ENGINEERING - SURVEYOR & LAYOUT	0.0	LS	\$1,000.00	\$0
SITWORK TESTING (GEO SONICS)	1.0	LS	\$0.00	\$0
CONCRETE TESTING	0.0	LS	\$250.00	\$0
MISC. TESTING - WINDOW PRESSURE (ALLOWANCE)	0.0	LS	\$3,500.00	\$0
SCHEDULING	1.0	LS	\$1,500.00	\$1,500
SITE SURVEY/ELEVATION CERTIFICATES	1.0	LS	\$1,000.00	\$1,000
COMPUTER & MAINTENANCE	1.0	LS	\$890.00	\$890
COPY MACHINE & MAINTENANCE	3.9	MO	\$75.00	\$292
OFFICE SUPPLIES	3.9	MO	\$100.00	\$389
GAS - OFFICE BASED PM (2 DAYS/WEEK @ 45 MILES EACH WAY)	1000.0	MI	\$0.50	\$500
GAS - SUPT DAILY (5 DAYS/WEEK @ 20 MILES EACH WAY)	1000.0	MI	\$0.50	\$500
GAS - PE/ASST SUPT	0.0	MI	\$0.50	\$0
PERMIT EXPEDITOR	1.0	LS	\$900.00	\$900
EXPRESS MAIL @ SITE	3.9	MO	\$50.00	\$195
TEMP. TELEPHONES, FAX, & MODEM	0.0	MO	\$150.00	\$0
CELL PHONES	3.9	MO	\$150.00	\$584
TEMP. FIRST AID	3.9	MO	\$44.00	\$171
TEMP. FIRE PROTECTION	1.0	EA	\$75.00	\$75
PROJECT SIGN	0.0	LS	\$450.00	\$0
CONSTRUCTION PHOTOS	3.9	EA	\$75.00	\$292
PRE-CON SITE VIDEO	0.0	LS	\$2,750.00	\$0
TEMPORARY ELECTRIC	3.9	MO	\$0.00	\$0
TEMPORARY ELECTRIC FOR FINISHES	3.0	MO	\$0.00	\$0
TEMPORARY WATER	3.9	MO	\$150.00	\$584
TEMPORARY TOILETS	3.9	EA/MO	\$300.00	\$1,168
TRASH CHUTES	3.0	MO	\$575.00	\$1,725
SMALL EQUIPMENT RENTAL	3.9	MO	\$500.00	\$1,947
EXPENDABLE TOOLS	3.9	MO	\$350.00	\$1,363
SAFETY EQUIPMENT	1.0	LS	\$1,000.00	\$1,000
TEMPORARY SITE FENCING - STAGING & NETTING	0.0	LS	\$1,200.00	\$0
FIELD OFFICES	0.0	MO/EA	\$400.00	\$0
DRINKING WATER	3.9	MO	\$50.00	\$195
TRAILER PERMIT	0.0	LS	\$888.00	\$0
SET-UP OFFICE TRAILERS	0.0	LS	\$1,500.00	\$0
DISMANTLE OFFICE TRAILERS	0.0	LS	\$550.00	\$0
FIELD OFFICE UTILITIES & MAINTENANCE	0.0	MO	\$300.00	\$0
SECURITY/FIRE WATCH	6.0	WK	\$400.00	\$2,400
PARKING SPACE SITE RENTAL	0.0	EA	\$100.00	\$0
STORAGE TRAILERS	3.9	MO/EA	\$125.00	\$487
GENERAL PROJECT CLEANUP	45.0	DAYS	\$115.00	\$5,175
FINAL CLEANUP	1000.0	SF	\$0.45	\$450
DEBRIS DUMPSTER & DUMP FEES - WASTE MGMNT	6.0	EA	\$475.00	\$2,850
CAD AS-BUILTS (SUBS)	1.0	LS	\$750.00	\$750

<b>TOTAL JOBSITE EXPENSES</b>	<b>\$28,071</b>
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<b>TOTAL LABOR (See the next page)</b>	<b>\$69,468</b>
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<b>TOTAL GENERAL CONDITIONS</b>	<b>\$97,539</b>
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