

Carlota at South Beach
511 16th Street
Bldg 511, Construction Cost / Summary

LINE	LEVEL 1	LEVEL 2	LEVEL 3	DESCRIPTION	TOTAL
1	A - SUBSTRUCTURE				\$ 13,917
2		A10 - FOUNDATIONS AND CRAWL SPACE			\$ 13,917
3		A1010 - STANDARD FOUNDATIONS			\$ 13,917
4					
5	B - SHELL				\$ 231,576
6		B10 - SUPERSTRUCTURE			\$ 25,189
7		B1010 - FLOOR CONSTRUCTION			\$ 21,239
8		B1020 - ROOF CONSTRUCTION			\$ 3,950
9		B20 - EXTERIOR ENCLOSURE			\$ 174,387
10		B2010 - EXTERIOR WALLS (STRUCTURAL REMEDIATION, STUCCO, PAINT)			
11		B2010.1 - STRUCTURAL REMEDIATION OF EXTERIOR WALLS			\$ 80,000
12		B2010.2 - STUCCO + PAINT OF EXTERIOR WALLS			\$ 40,000
13		B2020 - EXTERIOR IMPACT WINDOW REPLACEMENT			\$ 37,387
14		B2050 - EXTERIOR DOORS AND GRILLES			\$ 17,000
15		B30 - ROOFING			\$ 32,000
16		B3010 - ROOF COVERING			\$ 32,000
17					
18	C - INTERIORS				\$ 108,923
19		C10 - INTERIOR CONSTRUCTION			\$ 47,438
20		C1010 - PARTITIONS			\$ 41,295
21		C1030 - INTERIOR DOORS			\$ 5,786
22		C1090 - FITTINGS (INTERIOR SPECIALTIES)			\$ 357
23		C20 - STAIRS			\$ 9,619
24		C2010 - STAIR CONSTRUCTION			\$ 5,203
25		C2020 - STAIR FINISHES			\$ 4,416
26		C30 - INTERIOR FINISHES			\$ 51,866
27		C3010 - WALL FINISHES			\$ 19,338
28		C3020 - FLOOR FINISHES			\$ 32,000
29		C3030 - CEILING FINISHES			\$ 528
30					

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LINE	LEVEL 1	LEVEL 2	LEVEL 3	DESCRIPTION	TOTAL
31	D - SERVICES				\$ 134,851
32		D20 - PLUMBING			\$ 39,962
33		D2010 - PLUMBING FIXTURES			\$ 15,000
34		D2020 - DOMESTIC WATER DISTRIBUTION			\$ 9,433
35		D2030 - SANITARY WASTE			\$ 15,529
36		D30 - HVAC			\$ 47,923
37		D3040 - DISTRIBUTION SYSTEMS			\$ 4,687
38		D3050 - TERMINAL & PACKAGE UNITS			\$ 38,900
39		D3060 - CONTROLS & INSTRUMENTATION			\$ 2,041
40		D3070 - SYSTEMS TESTING & BALANCING			\$ 452
41		D3090 - OTHER HVAC SYSTEMS & EQUIPMENT			\$ 1,843
42		D40 - FIRE PROTECTION			\$ 6,756
43		D4010 - SPRINKLERS			\$ 6,756
44		D50 - ELECTRICAL			\$ 40,210
45		D5010 - ELECTRICAL SERVICE & DISTRIBUTION			\$ 9,352
46		D5020 - WIRING			\$ 12,000
47		D5030 - COMMUNICATIONS & SECURITY			\$ 5,067
48		D5040 - LIGHTING			\$ 12,579
49		D5090 - OTHER ELECTRICAL SYSTEMS			\$ 1,212
50					
51	E - EQUIPMENT & FURNISHINGS				\$ 24,500
52		E20 - FURNISHINGS			\$ 24,500
53		E2010 - RESIDENTIAL CASEWORK			\$ 22,000
54		E2020 - MOVEABLE FURNISHINGS			\$ 2,500
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LINE	LEVEL 1	LEVEL 2	LEVEL 3	DESCRIPTION	TOTAL
56				F - SPECIAL CONSTRUCTION & DEMOLITION	\$ 49,858
57				F10 - SPECIAL CONSTRUCTION	\$ 17,858
58				F1010 - SPECIAL STRUCTURES (Sauna and Wine Cellar)	\$ 17,500
59				F1040 - SPECIAL FACILITIES (Mailboxes)	\$ 358
60				F20 - SELECTIVE BUILDING DEMOLITION	\$ 32,000
61				F2010 - BUILDING ELEMENTS DEMOLITION	\$ 32,000
62					
63				DIRECT COST TOTALS	\$ 563,625
64					
65				Z - GENERAL	
66				Z90 - GENERAL CONTRACTOR FEES + GENERAL CONDITIONS	\$ 120,000
67				TOTAL PROJECT COST	\$ 683,625
68					
69					
70				Finishes Cost per SF (Direct):	\$ 15.35
71				Plumbing Cost per SF (Direct):	\$ 11.83
72				HVAC Cost per SF (Direct):	\$ 14.19
73				Fire Protection Cost per SF (Direct):	\$ 2.00
74				Electrical Cost per SF (Direct):	\$ 11.90
75				Total Cost per SF (Direct):	\$ 166.85
76				Total Cost per SF (Total):	\$ 202.38
77					