835 ALTON ROAD ELEVATOR PROJECT BUDGET

	CHANGE	OF USE AND ELEVATOR BUDGET	Г					
ITEM #	DESCRIPTION	QUANTITY	UNIT		UNIT COST	EXTENSION		TOTAL
1	Construction Soft Costs						\$	93,456
2	Design Professionals					\$ 53,294		
3	Structural Engineer	1	lot	\$	6,000	\$ 6,000		
4	MEPFP Engineer	1	lot	\$	10,000	\$ 10,000		
5	Architect (including interior design)	1	lot	\$	37,294	\$ 37,294		
6	Insurance, Permits & Inspections:					\$ 40,162		
7	Permit Fees	3.00%	lot	\$	863,700	\$ 25,911		
8	Payment & Performance Bond (NCP + WR)	1	lot	\$	14,251	\$ 14,251		
9	Insurance	2%	lot	\$	863,700	\$ 15,978		
10	Soft Cost Contingency (20%)	\$ 93,456	%		20.00%		\$	18,691
11	Soft Cost Total + Contingency	÷					\$	112,147
12								
13	Construction Hard Costs						\$	863,700
14	General Conditions	1		\$	50,000	\$ 50,000	\$	454,200
15	Mobilization	1		\$	15,000	\$ 15,000		
16	Overhead and Profit	1		\$	25,000	\$ 25,000		
17	New Lobby/Retail & Existing Units	1		\$	-	\$ -		
18	New Lobby/ Retail Construction/ Bathrooms	3	allow	\$	25,000	\$ 75,000		
19	Reconfiguration of interiors of existing 18 units	18	allow	\$	10,000	\$ 180,000		
20	FF&E	21	allow	\$	1,200	\$ 25,200		
21	Doors and Windows	21	allow	\$	4,000	\$ 84,000		
22	INTERIORS					\$-	\$	409,500
23	ELECTRICAL	21	allow	\$	6,000	\$ 126,000		
24	MECHANICAL	21	allow	\$	1,500	\$ 31,500		
25	PLUMBING	21	allow	\$	5,000	\$ 105,000		
26	FINISHES	21	allow	\$	4,000	\$ 84,000		
27	FIRE ALARM	21	allow	\$	1,000	\$ 21,000		
28	CARPENTRY	21	allow	\$	2,000	\$ 42,000		
29	Hard Cost Contingency (20%)	\$ 863,700	%		10.00%		\$	86,370
		φ 003,700	/0					
30		\$ 553,755	70				\$	950,070
	Hard Cost Total + Contingency	\$ 005,700	,,,	I			-	,
30 31	Hard Cost Total + Contingency TOTAL BUDGET	\$ 500,700					\$ \$	950,070 1,062,217
	Hard Cost Total + Contingency	\$ 500,700					-	,
	Hard Cost Total + Contingency TOTAL BUDGET	* 000,700	~				-	,
31	Hard Cost Total + Contingency TOTAL BUDGET ELEVATOR INSTALLATION	1		\$	35,000	\$ 35,000	\$	1,062,217
31	Hard Cost Total + Contingency TOTAL BUDGET ELEVATOR INSTALLATION Construction Hard Costs			\$	35,000 15,000	\$ 35,000 \$ 15,000	\$	1,062,217 280,400
31 1 2	Hard Cost Total + Contingency TOTAL BUDGET ELEVATOR INSTALLATION Construction Hard Costs General Conditions	1		+			\$	1,062,217 280,400
31 1 2 3	Hard Cost Total + Contingency TOTAL BUDGET ELEVATOR INSTALLATION Construction Hard Costs General Conditions Mobilization	1		\$	15,000	\$ 15,000	\$	1,062,217 280,400
31 1 2 3 4	Hard Cost Total + Contingency TOTAL BUDGET ELEVATOR INSTALLATION Construction Hard Costs General Conditions Mobilization Overhead and Profit		allow	\$ \$	15,000 15,000 -	\$ 15,000 \$ 15,000	\$	1,062,217 280,400
31 1 2 3 4 5	Hard Cost Total + Contingency TOTAL BUDGET ELEVATOR INSTALLATION Construction Hard Costs General Conditions Mobilization Overhead and Profit Demolition & Construction			\$ \$ \$	15,000 15,000 -	\$ 15,000 \$ 15,000 \$ -	\$	1,062,217 280,400
31 1 2 3 4 5 6	Hard Cost Total + Contingency TOTAL BUDGET ELEVATOR INSTALLATION Construction Hard Costs General Conditions Mobilization Overhead and Profit Demolition & Construction shoring		allow	\$ \$ \$ \$	15,000 15,000 - 15,000	\$ 15,000 \$ 15,000 \$ - \$ 15,000	\$	1,062,217 280,400
31 1 2 3 4 5 6 7	Hard Cost Total + Contingency TOTAL BUDGET ELEVATOR INSTALLATION Construction Hard Costs General Conditions Mobilization Overhead and Profit Demolition & Construction shoring elevator shaft		allow	\$ \$ \$ \$	15,000 15,000 - 15,000 45,000	\$ 15,000 \$ 15,000 \$ - \$ 15,000 \$ 45,000	\$	1,062,217 280,400
31 1 2 3 4 5 6 7 8	Hard Cost Total + Contingency TOTAL BUDGET ELEVATOR INSTALLATION Construction Hard Costs General Conditions Mobilization Overhead and Profit Demolition & Construction shoring elevator shaft elevator pit / helical piles	1 1 1 1 1 1 1 1 1 1 1 1	allow allow	\$ \$ \$ \$ \$ \$	15,000 15,000 - 15,000 45,000 40,000	\$ 15,000 \$ 15,000 \$ - \$ 15,000 \$ 45,000 \$ 40,000	\$	1,062,217 280,400
31 1 2 3 4 5 6 7 8 9	Hard Cost Total + Contingency TOTAL BUDGET ELEVATOR INSTALLATION Construction Hard Costs General Conditions Mobilization Overhead and Profit Demolition & Construction shoring elevator shaft elevator pit / helical piles Hoist Beam		allow allow allow	\$ \$ \$ \$ \$ \$ \$	15,000 15,000 - 15,000 45,000 40,000 8,500	\$ 15,000 \$ 15,000 \$ - \$ 15,000 \$ 45,000 \$ 40,000 \$ 8,500	\$	1,062,217 280,400
31 1 2 3 4 5 6 7 8 9 10	Hard Cost Total + Contingency TOTAL BUDGET ELEVATOR INSTALLATION Construction Hard Costs General Conditions Mobilization Overhead and Profit Demolition & Construction shoring elevator shaft elevator pit / helical piles Hoist Beam Steel Reinforcing		allow allow allow allow allow	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	15,000 15,000 - 15,000 45,000 40,000 8,500 12,000	\$ 15,000 \$ 15,000 \$ - \$ 15,000 \$ 45,000 \$ 40,000 \$ 8,500 \$ 12,000	\$	1,062,217 280,400
31 1 2 3 4 5 6 7 8 9 10 11	Hard Cost Total + Contingency TOTAL BUDGET ELEVATOR INSTALLATION Construction Hard Costs General Conditions Mobilization Overhead and Profit Demolition & Construction shoring elevator shaft elevator pit / helical piles Hoist Beam Steel Reinforcing Elevator - 2 stop/holeless hydraulic/Otis Hydrlift		allow allow allow allow allow allow	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	15,000 - - 15,000 45,000 40,000 8,500 12,000 60,000 6,500	\$ 15,000 \$ 15,000 \$ - \$ 15,000 \$ 45,000 \$ 40,000 \$ 8,500 \$ 12,000 \$ 60,000	\$	1,062,217 280,400
31 1 2 3 4 5 6 7 8 9 10 11 12	Hard Cost Total + Contingency TOTAL BUDGET ELEVATOR INSTALLATION Construction Hard Costs General Conditions Mobilization Overhead and Profit Demolition & Construction shoring elevator shaft elevator pit / helical piles Hoist Beam Steel Reinforcing Elevator - 2 stop/holeless hydraulic/Otis Hydrilft Services switches		allow allow allow allow allow allow allow allow	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	15,000 - - 15,000 45,000 40,000 8,500 12,000 60,000 6,500	\$ 15,000 \$ 15,000 \$ - \$ 15,000 \$ 45,000 \$ 40,000 \$ 8,500 \$ 12,000 \$ 60,000 \$ 6,500	\$	1,062,217 280,400
31 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15	Hard Cost Total + Contingency TOTAL BUDGET ELEVATOR INSTALLATION Construction Hard Costs General Conditions Mobilization Overhead and Profit Demolition & Construction shoring elevator shaft elevator pit / helical piles Hoist Beam Steel Reinforcing Elevator - 2 stop/holeless hydraulic/Otis Hydrlift Services switches heavy up of seconday conductors EMR Air Conditions Roof and Wall Repairs	Image:	allow allow allow allow allow allow allow allow allow allow allow	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	15,000 15,000 - 15,000 45,000 8,500 12,000 60,000 6,500 7,200 4,200 15,000	\$ 15,000 \$ 15,000 \$ - \$ 15,000 \$ 45,000 \$ 45,000 \$ 40,000 \$ 8,500 \$ 12,000 \$ 60,000 \$ 6,500 \$ 7,200 \$ 4,200 \$ 15,000	\$	1,062,217 280,400
31 1 2 3 4 5 6 7 8 9 10 11 12 13 14	Hard Cost Total + Contingency TOTAL BUDGET ELEVATOR INSTALLATION Construction Hard Costs General Conditions Mobilization Overhead and Profit Demolition & Construction shoring elevator shaft elevator pit / helical piles Hoist Beam Steel Reinforcing Elevator - 2 stop/holeless hydraulic/Otis Hydrlift Services switches heavy up of seconday conductors EMR Air Conditions	1 1	allow allow allow allow allow allow allow allow allow allow	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	15,000 - - 15,000 45,000 8,500 12,000 60,000 6,500 7,200 4,200	\$ 15,000 \$ 15,000 \$ - \$ 15,000 \$ 45,000 \$ 45,000 \$ 40,000 \$ 8,500 \$ 12,000 \$ 60,000 \$ 6,500 \$ 7,200 \$ 4,200	\$	1,062,217 280,400
31 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15	Hard Cost Total + Contingency TOTAL BUDGET ELEVATOR INSTALLATION Construction Hard Costs General Conditions Mobilization Overhead and Profit Demolition & Construction shoring elevator shaft elevator pit / helical piles Hoist Beam Steel Reinforcing Elevator - 2 stop/holeless hydraulic/Otis Hydrlift Services switches heavy up of seconday conductors EMR Air Conditions Roof and Wall Repairs	Image:	allow allow allow allow allow allow allow allow allow allow allow	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	15,000 15,000 - 15,000 45,000 8,500 12,000 60,000 6,500 7,200 4,200 15,000	\$ 15,000 \$ 15,000 \$ - \$ 15,000 \$ 45,000 \$ 45,000 \$ 40,000 \$ 8,500 \$ 12,000 \$ 60,000 \$ 6,500 \$ 7,200 \$ 4,200 \$ 15,000	\$	1,062,217 280,400
31 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16	Hard Cost Total + Contingency TOTAL BUDGET ELEVATOR INSTALLATION Construction Hard Costs General Conditions Mobilization Overhead and Profit Demolition & Construction shoring elevator shaft elevator shaft elevator pit / helical piles Hoist Beam Steel Reinforcing Elevator - 2 stop/holeless hydraulic/Otis Hydrlift Services switches heavy up of seconday conductors EMR Air Conditions Roof and Wall Repairs CARPENTRY	1 1	allow allow allow allow allow allow allow allow allow allow allow allow	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	15,000 15,000 - 15,000 45,000 40,000 8,500 12,000 6,500 7,200 4,200 15,000 2,000	\$ 15,000 \$ 15,000 \$ - \$ 15,000 \$ 45,000 \$ 45,000 \$ 40,000 \$ 8,500 \$ 12,000 \$ 60,000 \$ 6,500 \$ 7,200 \$ 4,200 \$ 15,000	\$ \$ 3	1,062,217 280,400 173,500
31 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	Hard Cost Total + Contingency TOTAL BUDGET ELEVATOR INSTALLATION Construction Hard Costs General Conditions Mobilization Overhead and Profit Demolition & Construction shoring elevator shaft elevator shaft elevator pit / helical piles Hoist Beam Steel Reinforcing Elevator - 2 stop/holeless hydraulic/Otis Hydrift Services switches heavy up of seconday conductors EMR Air Conditions Roof and Wall Repairs CARPENTRY Hard Cost Contingency (20%)	1 1	allow allow allow allow allow allow allow allow allow allow allow allow	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	15,000 15,000 - 15,000 45,000 40,000 8,500 12,000 6,500 7,200 4,200 15,000 2,000	\$ 15,000 \$ 15,000 \$ - \$ 15,000 \$ 45,000 \$ 45,000 \$ 40,000 \$ 8,500 \$ 12,000 \$ 60,000 \$ 6,500 \$ 7,200 \$ 4,200 \$ 15,000	\$ \$ \$	1,062,217 280,400 173,500 56,080
31 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	Hard Cost Total + Contingency TOTAL BUDGET ELEVATOR INSTALLATION Construction Hard Costs General Conditions Mobilization Overhead and Profit Demolition & Construction shoring elevator shaft elevator pit / helical piles Hoist Beam Steel Reinforcing Elevator - 2 stop/holeless hydraulic/Otis Hydrlift Services switches heavy up of seconday conductors EMR Air Conditions Roof and Wall Repairs CARPENTRY Hard Cost Total + Contingency	1 1	allow allow allow allow allow allow allow allow allow allow allow allow	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	15,000 15,000 - 15,000 45,000 40,000 8,500 12,000 6,500 7,200 4,200 15,000 2,000	\$ 15,000 \$ 15,000 \$ - \$ 15,000 \$ 45,000 \$ 45,000 \$ 40,000 \$ 8,500 \$ 12,000 \$ 60,000 \$ 6,500 \$ 7,200 \$ 4,200 \$ 15,000	\$ 5 3 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	1,062,217 280,400 173,500
31 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	Hard Cost Total + Contingency TOTAL BUDGET ELEVATOR INSTALLATION Construction Hard Costs General Conditions Mobilization Overhead and Profit Demolition & Construction shoring elevator shaft elevator optit / helical piles Hoist Beam Steel Reinforcing Elevator - 2 stop/holeless hydraulic/Otis Hydrlift Services switches heavy up of seconday conductors EMR Air Conditions Roof and Wall Repairs CARPENTRY Hard Cost Total + Contingency TOTAL BUDGET Total Hard Cost of Elevator	1 1	allow allow allow allow allow allow allow allow allow allow allow allow	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	15,000 15,000 - 15,000 45,000 40,000 8,500 12,000 6,500 7,200 4,200 15,000 2,000	\$ 15,000 \$ 15,000 \$ - \$ 15,000 \$ 45,000 \$ 45,000 \$ 40,000 \$ 8,500 \$ 12,000 \$ 60,000 \$ 6,500 \$ 7,200 \$ 4,200 \$ 15,000	\$ \$ 5 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	1,062,217 280,400 173,500 56,080 336,480 1,398,697 336,480
31 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	Hard Cost Total + Contingency TOTAL BUDGET ELEVATOR INSTALLATION Construction Hard Costs General Conditions Mobilization Overhead and Profit Demolition & Construction shoring elevator shaft elevator pit / helical piles Hoist Beam Steel Reinforcing Elevator - 2 stop/holeless hydraulic/Otis Hydriift Services switches heavy up of seconday conductors EMR Air Conditions Roof and Wall Repairs CARPENTRY Hard Cost Total + Contingency TOTAL BUDGET	1 1	allow allow allow allow allow allow allow allow allow allow allow allow	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	15,000 15,000 - 15,000 45,000 40,000 8,500 12,000 6,500 7,200 4,200 15,000 2,000	\$ 15,000 \$ 15,000 \$ - \$ 15,000 \$ 45,000 \$ 45,000 \$ 40,000 \$ 8,500 \$ 12,000 \$ 60,000 \$ 6,500 \$ 7,200 \$ 4,200 \$ 15,000	\$ \$ \$ 5 4 4 5 5 5 5 5 5 5 5 5 5 5 5 5	1,062,217 280,400 173,500