

**835 ALTON ROAD
ELEVATOR PROJECT BUDGET**

CHANGE OF USE AND ELEVATOR BUDGET						
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
30	Hard Cost Total + Contingency					\$ 950,070
31	TOTAL BUDGET					\$ 1,062,217

ELEVATOR INSTALLATION

1	Construction Hard Costs					\$ 280,400
2	General Conditions	1		\$ 35,000	\$ 35,000	\$ 173,500
3	Mobilization	1		\$ 15,000	\$ 15,000	
4	Overhead and Profit	1		\$ 15,000	\$ 15,000	
5	Demolition & Construction	1		\$ -	\$ -	
6	shoring	1	allow	\$ 15,000	\$ 15,000	
7	elevator shaft	1	allow	\$ 45,000	\$ 45,000	
8	elevator pit / helical piles	1	allow	\$ 40,000	\$ 40,000	
9	Hoist Beam	1	allow	\$ 8,500	\$ 8,500	
10	Steel Reinforcing	1	allow	\$ 12,000	\$ 12,000	
11	Elevator - 2 stop/holeless hydraulic/Otis Hydrilift	1	allow	\$ 60,000	\$ 60,000	
12	Services switches	1	allow	\$ 6,500	\$ 6,500	
13	heavy up of secondary conductors	1	allow	\$ 7,200	\$ 7,200	
14	EMR Air Conditions	1	allow	\$ 4,200	\$ 4,200	
15	Roof and Wall Repairs	1	allow	\$ 15,000	\$ 15,000	
16	CARPENTRY	1	allow	\$ 2,000	\$ 2,000	
17	Hard Cost Contingency (20%)	\$ 280,400	%	20.00%		\$ 56,080
18	Hard Cost Total + Contingency					\$ 336,480
19	TOTAL BUDGET					\$ 1,398,697

1	Total Hard Cost of Elevator					\$ 336,480
2	Total Hard Cost of Job					\$ 950,070
3	Percentage of Elevator Hard Cost to Total Hard Cost					35.00%