



6812 Gulf of Mexico Dr Longboat Key ,FL 34228

General Contractor - Richard Scott Eason

Project #: 19012 Bali Hai Beach Resort (Courtyard Building = 24 Total Units)

Project Address: 6900 Gulf Drive, Holmes Beach, FL 34217

Unit Type "A" (1 Bed / 1 Bath)	Cost (Labor and Material)	X 14 Units
Demolition	\$408.28	\$5,715.92
Concrete Repair	\$450.00	\$6,300.00
Rough Carpentry	\$1,200.00	\$16,800.00
Finish Carpentry	\$3,200.00	\$44,800.00
Roofing - NA	\$0.00	\$0.00
Insulation and weather strip	\$450.00	\$6,300.00
Exterior Finish (siding, stucco, trim, etc.) - Ipe Dividing Wall	\$500.00	\$7,000.00
Doors, Windows and Shutters	\$6,200.00	\$86,800.00
Interior wall finish (drywall)	\$2,500.00	\$35,000.00
Rough Hardware -NA	\$0.00	\$0.00
Finish Hardware	\$467.50	\$6,545.00
Built - In Cabinry (Countertops Included)	\$2,500.00	\$35,000.00
Floor Covering Labor (588 SF x \$2.00 per SF), \$800 for Tub, \$450 for backsplash	\$2,426.00	\$33,964.00
Floor Covering Material (588 SF x \$2.00 per SF), \$1,000 for Tub, \$300 for backsplash	\$2,276.00	\$31,864.00
Painting (interior and exterior)	\$2,000.00	\$28,000.00
Plumbing - Relining Existing Stacks	\$3,500.00	\$49,000.00
Plumbing Fixtures	\$900.00	\$12,600.00
Electrical	\$2,500.00	\$35,000.00
Electrical Fixtures	\$800.00	\$11,200.00
HVAC - NA	\$0.00	\$0.00
Built in Appliances	\$1,000.00	\$14,000.00
Subtotal - Unit Type "A"	\$33,277.78	\$499,166.70
Unit Type "A" - ADA (1 Bed / 1 Bath)	Cost (Labor and Material)	X 1 Units
Demolition	\$500.00	\$500.00
Concrete Repair	\$450.00	\$450.00
Rough Carpentry	\$2,000.00	\$2,000.00
Finish Carpentry	\$3,200.00	\$3,200.00
Roofing - NA	\$0.00	\$0.00
Insulation and weather strip	\$450.00	\$450.00
Exterior Finish (siding, stucco, trim, etc.) - Ipe Dividing Wall	\$500.00	\$500.00
Doors, Windows and Shutters	\$6,200.00	\$6,200.00
Interior wall finish (drywall)	\$3,000.00	\$3,000.00
Rough Hardware -NA	\$0.00	\$0.00
Finish Hardware - ADA Fixtures	\$1,000.00	\$1,000.00
Built - In Cabinry (Countertops Included)	\$2,500.00	\$2,500.00
Floor Covering Labor (588 SF x \$2.00 per SF), \$800 for shower, \$450 for backsplash	\$2,426.00	\$2,426.00
Floor Covering Material (588 SF x \$2.00 per SF), \$1,000 for shower , \$300 for backsplash	\$2,276.00	\$2,276.00
Painting (interior and exterior)	\$2,000.00	\$2,000.00
Plumbing - Relining existing Stacks	\$4,000.00	\$4,000.00
Plumbing Fixtures	\$900.00	\$900.00

Electrical	\$2,500.00	\$2,500.00
Electrical Fixtures	\$800.00	\$800.00
HVAC - NA	\$0.00	\$0.00
Built in Appliances	\$2,000.00	\$2,000.00
Subtotal - Unit Type "A" - ADA	\$36,702.00	\$36,702.00

Unit Type "B" (2 Bed / 1 Bath)	Cost (Labor and Material)	X 1 Units
Demolition	\$700.00	\$700.00
Concrete Repair	\$450.00	\$450.00
Rough Carpentry	\$1,400.00	\$1,400.00
Finish Carpentry	\$3,800.00	\$3,800.00
Roofing	\$0.00	\$0.00
Insulation and Weather Strip	\$600.00	\$600.00
Exterior Finish (siding, stucco, trim, etc.)	\$650.00	\$650.00
Doors, Windows and Shutters	\$7,000.00	\$7,000.00
Interior Wall Finish (drywall)	\$3,200.00	\$3,200.00
Rough Hardware - N/A	\$0.00	\$0.00
Finish Hardware	\$574.75	\$574.75
Built-In Cabinetry	\$3,500.00	\$3,500.00
Floor Covering labor (744SF x \$3.00 per SF),) \$1,200 tub, \$450 backsplash	\$3,882.00	\$3,882.00
Floor Covering Material (744SF x \$2.00per SF) \$1,000 tub, \$500 backspash	\$2,998.00	\$2,998.00
Painting (interior & exterior)	\$2,500.00	\$2,500.00
Plumbing	\$3,500.00	\$3,500.00
Plumbing Fixtures-relining existing stacks	\$900.00	\$900.00
Electrical	\$4,000.00	\$4,000.00
Electrical Fixtures	\$1,650.00	\$1,650.00
HVAC - NA	\$0.00	\$0.00
Built-In Appliances	\$2,000.00	\$2,000.00

	\$43,304.75	\$43,304.75
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Unit Type "C" (Studio)	Cost (Labor and Material)	X 1 Units
Demolition	\$300.00	\$300.00
Concrete Repair	\$250.00	\$250.00
Rough Carpentry	\$1,600.00	\$1,600.00
Finish Carpentry	\$1,400.00	\$1,400.00
Roofing - NA	\$0.00	\$0.00
Insulation & Weather Strip	\$200.00	\$200.00
Exterior Finish (siding, stucco, trim, etc.) - NA	\$0.00	\$0.00
Doors, Windows and Shutters	\$1,900.00	\$1,900.00
Interior wall Finish (drywall)	\$1,000.00	\$1,000.00
Rough Hardware - NA	\$0.00	\$0.00
Finish Hardware	\$227.50	\$227.50
Built-In Cabinetry	\$600.00	\$600.00
Floor Covering Labor (190 SF x \$2.00 per SF), \$800 for shower	\$1,180.00	\$1,180.00
Floor Covering Material (190 SF x \$2.00 per SF), \$800for shower	\$1,180.00	\$1,180.00
Painting (interior & exterior)	\$800.00	\$800.00
Plumbing - Relining existing stacks	\$650.00	\$650.00
Plumbing Fixtures	\$400.00	\$400.00
Electrical	\$1,000.00	\$1,000.00

Electrical Fixtures	\$450.00	\$450.00
HVAC - NA	\$0.00	\$0.00
Built-In Appliances - NA	0	0
Subtotal - Unit Type "C"	\$13,137.50	\$13,137.50
Unit Type "D" (2 Bed / 2 Bath)	Cost (Labor and Material)	X 3 Units
Demolition	\$700.00	\$2,100.00
Concrete Repair	\$700.00	\$2,100.00
Rough Carpentry	\$1,900.00	\$5,700.00
Finish Carpentry	\$3,900.00	\$11,700.00
Roofing - NA	\$0.00	\$0.00
Insulation & Weather Strip	\$600.00	\$1,800.00
Exterior Finish (siding, stucco, trim, etc.) - Ipe Dividing Wall	\$500.00	\$1,500.00
Doors, Windows and Shutters	\$9,200.00	\$27,600.00
Interior wall Finish (drywall)	\$3,500.00	\$10,500.00
Rough Hardware - NA	\$0.00	\$0.00
Finish Hardware	\$555.00	\$1,665.00
Built-In Cabinetry	\$5,100.00	\$15,300.00
Floor Covering Labor (876 SF x \$2.00 per SF), (2) \$800 for Tub, \$450 for backspash	\$3,802.00	\$11,406.00
Floor Covering Material (876SFx \$2.00 per SF (2) \$1,00 for Tub, \$450 for backspash	\$4,002.00	\$12,006.00
Painting (interior & exterior)	\$2,500.00	\$7,500.00
Plumbing - Relining existing stacks	\$4,500.00	\$13,500.00
Plumbing Fixtures	\$1,500.00	\$4,500.00
Electrical	\$4,200.00	\$12,600.00
Electrical Fixtures	\$1,000.00	\$3,000.00
HVAC - NA	\$0.00	\$0.00
Built-In Appliances	\$2,000.00	\$6,000.00
Subtotal - Unit Type "D"	\$50,159.00	\$150,477.00
Unit Type "E" (Studio)	Cost (Labor and Material)	X 3 Units
Demolition	\$300.00	\$900.00
Concrete Repair	\$250.00	\$750.00
Rough Carpentry	\$1,600.00	\$4,800.00
Finish Carpentry	\$1,400.00	\$4,200.00
Roofing - NA	\$0.00	\$0.00
Insulation & Weather Strip	\$200.00	\$600.00
Exterior Finish (siding, stucco, trim, etc.) - NA	\$0.00	\$0.00
Doors, Windows and Shutters	\$1,600.00	\$4,800.00
Interior wall finish (drywall)	\$1,000.00	\$3,000.00
Rough Hardware - NA	\$0.00	\$0.00
Finish Hardware	\$227.50	\$682.50
Built-In Cabinetry	\$600.00	\$1,800.00
Floor Covering Labor (266 SF x \$2.00 per SF , \$800 for tub	\$1,332.00	\$3,996.00
Floor Covering Material (266 SF x \$2.00 per SF , \$800 for tub)	\$1,332.00	\$3,996.00
Painting (interior & exterior)	\$750.00	\$2,250.00
Plumbing	\$650.00	\$1,950.00
Plumbing Fixtures	\$400.00	\$1,200.00
Electrical	\$1,000.00	\$3,000.00
Electrical Fixtures	\$450.00	\$1,350.00
HVAC - NA	\$0.00	\$0.00
Built-In Appliances - NA	\$0.00	\$0.00

Subtotal - Unit Type "E"		\$13,091.50	\$39,274.50
Unit Type "F" - ADA (Studio) / Office			
	Cost (Labor and Material)	X 1 Units	
Demolition	\$400.00	\$400.00	
Concrete Repair	\$250.00	\$250.00	
Rough Carpentry	\$1,922.09	\$1,922.09	
Finish Carpentry	\$1,400.00	\$1,400.00	
Roofing - NA	\$0.00	\$0.00	
Insulation & Weather Strip	\$200.00	\$200.00	
Exterior Finish (siding, stucco, trim, etc.) - NA	\$0.00	\$0.00	
Doors, Windows and Shutters	\$1,900.00	\$1,900.00	
Interior wall finish (drywall)	\$1,000.00	\$1,000.00	
Rough Hardware - NA	\$0.00	\$0.00	
Finish Hardware - ADA Equipment	\$800.00	\$800.00	
Built-In Cabinetry	\$600.00	\$600.00	
Floor Covering Labor (266 SF x \$2.00 per SF , \$800 for tub	\$1,332.00	\$1,332.00	
Floor Covering Material (266 SF x \$2.00 per SF , \$800 for tub)	\$1,332.00	\$1,332.00	
Painting (interior & exterior)	\$750.00	\$750.00	
Plumbing	\$650.00	\$650.00	
Plumbing Fixtures	\$400.00	\$400.00	
Electrical	\$1,000.00	\$1,000.00	
Electrical Fixtures	\$450.00	\$450.00	
HVAC - NA	\$0.00	\$0.00	
Built-In Appliances - NA	\$0.00	\$0.00	
Subtotal - Unit Type "F" - ADA (Studio)		\$14,386.09	\$14,386.09

Total - All Units	\$825,968.04
Subtotal - All Categories	
Demolition	\$11,115.92
Concrete Repair	\$11,000.00
Rough Carpentry	\$36,722.09
Finish Carpentry	\$73,700.00
Roofing	\$0.00
Insulation & Weather Strip	\$10,600.00
Exterior Finish (siding, stucco, trim, etc.) - Ipe Dividing Wall	\$9,650.00
Doors, Windows and Shutters	\$139,100.00
Interior wall finish (drywall)	\$59,500.00
Rough Hardware	\$0.00
Finish Hardware	\$11,962.25
Built-In Cabinetry	\$59,800.00
Floor Covering Labor	\$60,612.00
Floor Covering Material	\$58,078.00
Painting (interior & exterior)	\$45,800.00
Plumbing	\$76,750.00
Plumbing Fixtures	\$21,800.00
Electrical	\$62,600.00
Electrical Fixtures	\$19,900.00
HVAC	\$0.00
Built-In Appliances	\$24,000.00
Job Cost Totals	\$768,690.26
Overhead and Profit (12%)	\$92,242.83
Project Total	\$860,894.44



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Unit Type "A" (1 Bed / 1 Bath)	Cost (Labor and Material)	X 14 Units
Demolition	\$408.28	\$5,715.92
Concrete Repair	\$450.00	\$6,300.00
Rough Carpentry	\$1,200.00	\$16,800.00
Finish Carpentry	\$3,200.00	\$44,800.00
Roofing - NA	\$0.00	\$0.00
Insulation and weather strip	\$450.00	\$6,300.00
Exterior Finish (siding, stucco, trim, etc.) - Ipe Dividing Wall	\$500.00	\$7,000.00
Doors, Windows and Shutters	\$6,200.00	\$86,800.00
Interior wall finish (drywall)	\$2,500.00	\$35,000.00
Rough Hardware -NA	\$0.00	\$0.00
Finish Hardware	\$467.50	\$6,545.00
Built - In Cabinry (Countertops Included)	\$2,500.00	\$35,000.00
Floor Covering Labor (588 SF x \$2.00 per SF), \$800 for Tub, \$450 for backsplash	\$2,426.00	\$33,964.00
Floor Covering Material (588 SF x \$2.00 per SF), \$1,000 for Tub, \$300 for backsplash	\$2,276.00	\$31,864.00
Painting (interior and exterior)	\$2,000.00	\$28,000.00
Plumbing - Relining Existing Stacks	\$3,500.00	\$49,000.00
Plumbing Fixtures	\$900.00	\$12,600.00
Electrical	\$2,500.00	\$35,000.00
Electrical Fixtures	\$800.00	\$11,200.00
HVAC - NA	\$0.00	\$0.00
Built in Appliances	\$1,000.00	\$14,000.00
Subtotal - Unit Type "A"	\$33,277.78	\$499,166.70
Unit Type "A" - ADA (1 Bed / 1 Bath)	Cost (Labor and Material)	X 1 Units
Demolition	\$500.00	\$500.00
Concrete Repair	\$450.00	\$450.00
Rough Carpentry	\$2,000.00	\$2,000.00
Finish Carpentry	\$3,200.00	\$3,200.00
Roofing - NA	\$0.00	\$0.00
Insulation and weather strip	\$450.00	\$450.00
Exterior Finish (siding, stucco, trim, etc.) - Ipe Dividing Wall	\$500.00	\$500.00
Doors, Windows and Shutters	\$6,200.00	\$6,200.00
Interior wall finish (drywall)	\$3,000.00	\$3,000.00
Rough Hardware -NA	\$0.00	\$0.00
Finish Hardware - ADA Fixtures	\$1,000.00	\$1,000.00
Built - In Cabinry (Countertops Included)	\$2,500.00	\$2,500.00
Floor Covering Labor (588 SF x \$2.00 per SF), \$800 for shower, \$450 for backsplash	\$2,426.00	\$2,426.00
Floor Covering Material (588 SF x \$2.00 per SF), \$1,000 for shower , \$300 for backsplash	\$2,276.00	\$2,276.00
Painting (interior and exterior)	\$2,000.00	\$2,000.00
Plumbing - Relining existing Stacks	\$4,000.00	\$4,000.00
Plumbing Fixtures	\$900.00	\$900.00

Electrical	\$2,500.00	\$2,500.00
Electrical Fixtures	\$800.00	\$800.00
HVAC - NA	\$0.00	\$0.00
Built in Appliances	\$2,000.00	\$2,000.00
Subtotal - Unit Type "A" - ADA	\$36,702.00	\$36,702.00
Unit Type "B" (2 Bed / 1 Bath)	Cost (Labor and Material)	X 1 Units
Demolition	\$700.00	\$700.00
Concrete Repair	\$450.00	\$450.00
Rough Carpentry	\$1,400.00	\$1,400.00
Finish Carpentry	\$3,800.00	\$3,800.00
Roofing	\$0.00	\$0.00
Insulation and Weather Strip	\$600.00	\$600.00
Exterior Finish (siding, stucco, trim, etc.)	\$650.00	\$650.00
Doors, Windows and Shutters	\$7,000.00	\$7,000.00
Interior Wall Finish (drywall)	\$3,200.00	\$3,200.00
Rough Hardware - N/A	\$0.00	\$0.00
Finish Hardware	\$574.75	\$574.75
Built-In Cabinetry	\$3,500.00	\$3,500.00
Floor Covering labor (744SF x \$3.00 per SF),) \$1,200 tub, \$450 backsplash	\$3,882.00	\$3,882.00
Floor Covering Material (744SF x \$2.00per SF) \$1,000 tub, \$500 backspash	\$2,998.00	\$2,998.00
Painting (interior & exterior)	\$2,500.00	\$2,500.00
Plumbing	\$3,500.00	\$3,500.00
Plumbing Fixturesc-relining existing stacks	\$900.00	\$900.00
Electrical	\$4,000.00	\$4,000.00
Electrical Fixtures	\$1,650.00	\$1,650.00
HVAC - NA	\$0.00	\$0.00
Built-In Appliances	\$2,000.00	\$2,000.00

	\$43,304.75	\$43,304.75
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Unit Type "C" (Studio)	Cost (Labor and Material)	X 1 Units
Demolition	\$300.00	\$300.00
Concrete Repair	\$250.00	\$250.00
Rough Carpentry	\$1,600.00	\$1,600.00
Finish Carpentry	\$1,400.00	\$1,400.00
Roofing - NA	\$0.00	\$0.00
Insulation & Weather Strip	\$200.00	\$200.00
Exterior Finish (siding, stucco, trim, etc.) - NA	\$0.00	\$0.00
Doors, Windows and Shutters	\$1,900.00	\$1,900.00
Interior wall Finish (drywall)	\$1,000.00	\$1,000.00
Rough Hardware - NA	\$0.00	\$0.00
Finish Hardware	\$227.50	\$227.50
Built-In Cabinetry	\$600.00	\$600.00
Floor Covering Labor (190 SF x \$2.00 per SF), \$800 for shower	\$1,180.00	\$1,180.00
Floor Covering Material (190 SF x \$2.00 per SF), \$800for shower	\$1,180.00	\$1,180.00
Painting (interior & exterior)	\$800.00	\$800.00
Plumbing - Relining existing stacks	\$650.00	\$650.00
Plumbing Fixtures	\$400.00	\$400.00
Electrical	\$1,000.00	\$1,000.00

Electrical Fixtures	\$450.00	\$450.00
HVAC - NA	\$0.00	\$0.00
Built-In Appliances - NA	0	0
Subtotal - Unit Type "C"	\$13,137.50	\$13,137.50
Unit Type "D" (2 Bed / 2 Bath)	Cost (Labor and Material)	X 3 Units
Demolition	\$700.00	\$2,100.00
Concrete Repair	\$700.00	\$2,100.00
Rough Carpentry	\$1,900.00	\$5,700.00
Finish Carpentry	\$3,900.00	\$11,700.00
Roofing - NA	\$0.00	\$0.00
Insulation & Weather Strip	\$600.00	\$1,800.00
Exterior Finish (siding, stucco, trim, etc.) - Ipe Dividing Wall	\$500.00	\$1,500.00
Doors, Windows and Shutters	\$9,200.00	\$27,600.00
Interior wall Finish (drywall)	\$3,500.00	\$10,500.00
Rough Hardware - NA	\$0.00	\$0.00
Finish Hardware	\$555.00	\$1,665.00
Built-In Cabinetry	\$5,100.00	\$15,300.00
Floor Covering Labor (876 SF x \$2.00 per SF), (2) \$800 for Tub, \$450 for backspash	\$3,802.00	\$11,406.00
Floor Covering Material (876SFx \$2.00 per SF (2) \$1,00 for Tub, \$450 for backspash	\$4,002.00	\$12,006.00
Painting (interior & exterior)	\$2,500.00	\$7,500.00
Plumbing - Relining existing stacks	\$4,500.00	\$13,500.00
Plumbing Fixtures	\$1,500.00	\$4,500.00
Electrical	\$4,200.00	\$12,600.00
Electrical Fixtures	\$1,000.00	\$3,000.00
HVAC - NA	\$0.00	\$0.00
Built-In Appliances	\$2,000.00	\$6,000.00
Subtotal - Unit Type "D"	\$50,159.00	\$150,477.00
Unit Type "E" (Studio)	Cost (Labor and Material)	X 3 Units
Demolition	\$300.00	\$900.00
Concrete Repair	\$250.00	\$750.00
Rough Carpentry	\$1,600.00	\$4,800.00
Finish Carpentry	\$1,400.00	\$4,200.00
Roofing - NA	\$0.00	\$0.00
Insulation & Weather Strip	\$200.00	\$600.00
Exterior Finish (siding, stucco, trim, etc.) - NA	\$0.00	\$0.00
Doors, Windows and Shutters	\$1,600.00	\$4,800.00
Interior wall finish (drywall)	\$1,000.00	\$3,000.00
Rough Hardware - NA	\$0.00	\$0.00
Finish Hardware	\$227.50	\$682.50
Built-In Cabinetry	\$600.00	\$1,800.00
Floor Covering Labor (266 SF x \$2.00 per SF , \$800 for tub	\$1,332.00	\$3,996.00
Floor Covering Material (266 SF x \$2.00 per SF , \$800 for tub)	\$1,332.00	\$3,996.00
Painting (interior & exterior)	\$750.00	\$2,250.00
Plumbing	\$650.00	\$1,950.00
Plumbing Fixtures	\$400.00	\$1,200.00
Electrical	\$1,000.00	\$3,000.00
Electrical Fixtures	\$450.00	\$1,350.00
HVAC - NA	\$0.00	\$0.00
Built-In Appliances - NA	\$0.00	\$0.00

Subtotal - Unit Type "E"		\$13,091.50	\$39,274.50
Unit Type "F" - ADA (Studio) / Office	Cost (Labor and Material)	X 1 Units	
Demolition	\$400.00	\$400.00	
Concrete Repair	\$250.00	\$250.00	
Rough Carpentry	\$1,922.09	\$1,922.09	
Finish Carpentry	\$1,400.00	\$1,400.00	
Roofing - NA	\$0.00	\$0.00	
Insulation & Weather Strip	\$200.00	\$200.00	
Exterior Finish (siding, stucco, trim, etc.) - NA	\$0.00	\$0.00	
Doors, Windows and Shutters	\$1,900.00	\$1,900.00	
Interior wall finish (drywall)	\$1,000.00	\$1,000.00	
Rough Hardware - NA	\$0.00	\$0.00	
Finish Hardware - ADA Equipment	\$800.00	\$800.00	
Built-In Cabinetry	\$600.00	\$600.00	
Floor Covering Labor (266 SF x \$2.00 per SF , \$800 for tub)	\$1,332.00	\$1,332.00	
Floor Covering Material (266 SF x \$2.00 per SF , \$800 for tub)	\$1,332.00	\$1,332.00	
Painting (interior & exterior)	\$750.00	\$750.00	
Plumbing	\$650.00	\$650.00	
Plumbing Fixtures	\$400.00	\$400.00	
Electrical	\$1,000.00	\$1,000.00	
Electrical Fixtures	\$450.00	\$450.00	
HVAC - NA	\$0.00	\$0.00	
Built-In Appliances - NA	\$0.00	\$0.00	
Subtotal - Unit Type "F" - ADA (Studio)	\$14,386.09	\$14,386.09	

Total - All Units	\$825,968.04
Subtotal - All Categories	
Demolition	\$11,115.92
Concrete Repair	\$11,000.00
Rough Carpentry	\$36,722.09
Finish Carpentry	\$73,700.00
Roofing	\$0.00
Insulation & Weather Strip	\$10,600.00
Exterior Finish (siding, stucco, trim, etc.) - Ipe Dividing Wall	\$9,650.00
Doors, Windows and Shutters	\$139,100.00
Interior wall finish (drywall)	\$59,500.00
Rough Hardware	\$0.00
Finish Hardware	\$11,962.25
Built-In Cabinetry	\$59,800.00
Floor Covering Labor	\$60,612.00
Floor Covering Material	\$58,078.00
Painting (interior & exterior)	\$45,800.00
Plumbing	\$76,750.00
Plumbing Fixtures	\$21,800.00
Electrical	\$62,600.00
Electrical Fixtures	\$19,900.00
HVAC	\$0.00
Built-In Appliances	\$24,000.00
Job Cost Totals	\$768,690.26
Overhead and Profit (12%)	\$92,242.83
Project Total	\$860,894.44