

GRANT

PROJECTS

CONSTRUCTION & DEVELOPMENT CONSULTANCY

Project:	1200 Ocean Drive
Date:	2-Dec-16
Conceptual Development Budget	Core & Shell L1; Hoel COU L2 & L3

Summary Hard Cost Construction Budget					
CSI Code	Description	Qty	Unt	Cost	Budget
Change Of Use					
	Fire Alarm Installation	1	ea	\$25,000.00	\$25,000.00
	Fire Sprinkler Installation	1	ea	\$53,000.00	\$53,000.00
	Carpentry New Ceilings	2100	sf	\$18.00	\$37,800.00
	Carpentry - Hole Repairs for Life Safety installations	1	al	\$30,000.00	\$30,000.00
	ADA Bathroom Renovation (Unit 2-6)	1	ea	\$7,500.00	\$7,500.00
	Front Door Ramp	1	ea	\$1,000.00	\$1,000.00
	Stair Lift	1	ea	\$6,500.00	\$6,500.00
	Door Hardware Changes	48	ea	\$40.00	\$1,920.00
	Additional Bathroom (201)	1	ea	\$5,500.00	\$5,500.00
	Electrical - Panel & Line set	24	ea	\$4,000.00	\$96,000.00
	Electrical- Re-cabling	24	ea	\$4,500.00	\$108,000.00
	Lobby Bathroom Renovation and Connection	1	ea	\$12,000.00	\$12,000.00
	Paint Corridors	4500	sf	\$1.25	\$5,625.00
	Carpet Corridors	38	sy	\$52.00	\$1,976.00
	New Base	420	lf	\$2.25	\$945.00
	Hard Cost Sub-Total				\$392,766.00
	General Conditions				\$39,276.60
	OH&P				\$21,602.13
	Insurance				\$7,855.32
	Hard Cost Sub-Total				\$461,500.05
	Contingency (10%)				\$46,150.01
	Total Hard Cost				\$507,650.06

Elevator Installation					
CSI Code	Description	Qty	Unt	Cost	Budget
	Demolition- controlled demo of Elevator Shaft	1.0	ea	\$35,000.00	\$35,000.00
	Shoring	1.0	al	\$15,000.00	\$15,000.00
	Elevator Shaft	1,900.0	sf	\$38.00	\$72,200.00
	Elevator Pit w/ helical piles	1.0	ea	\$40,000.00	\$40,000.00
	Floor Opening Enlargement for Elevator Shaft	80.0	sf	\$125.00	\$10,000.00
	Roof Reinforcing for EMR- Steel no Footing w/ crane	1.0	al	\$12,000.00	\$12,000.00
	Hoist Beam and Misc. Metals	1.0	al	\$8,500.00	\$8,500.00
	Carpentry- Elevator Bulkhead	175.0	sf	\$150.00	\$26,250.00
	Elevator - 3 Stop/Holeless Hydraulic/ Otis Hydradfit	1.0	ea	\$90,000.00	\$90,000.00
	Elevator Cab Finishes	1.0	al	\$20,000.00	\$20,000.00
	Service Switches	1.0	ea	\$6,500.00	\$6,500.00
	Heavy up of Secondary Conductors	1.0	ea	\$7,200.00	\$7,200.00
	EMR Air Conditioning	1.0	ea	\$4,200.00	\$4,200.00
	Roof Abatement	1.0	al	\$10,500.00	\$10,500.00
	Roof Repairs	80.0	sf	\$25.00	\$2,000.00
	Hard Cost Sub-Total				\$359,350.00
	General Conditions				\$35,935.00
	OH&P				\$19,764.25
	Insurance				\$7,187.00
	Hard Cost Sub-Total				\$422,236.25
	Contingency (10%)				\$42,223.63
	Total Hard Cost				\$464,459.88

Total Hard Costs of COU and Elevator	\$972,109.93
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Total Hard Cost of Elevator	\$464,459.88
Total Hard Cost of Job	\$972,109.93
Percentage of Elevator Hard Cost to Total Hard Cost	47.78%