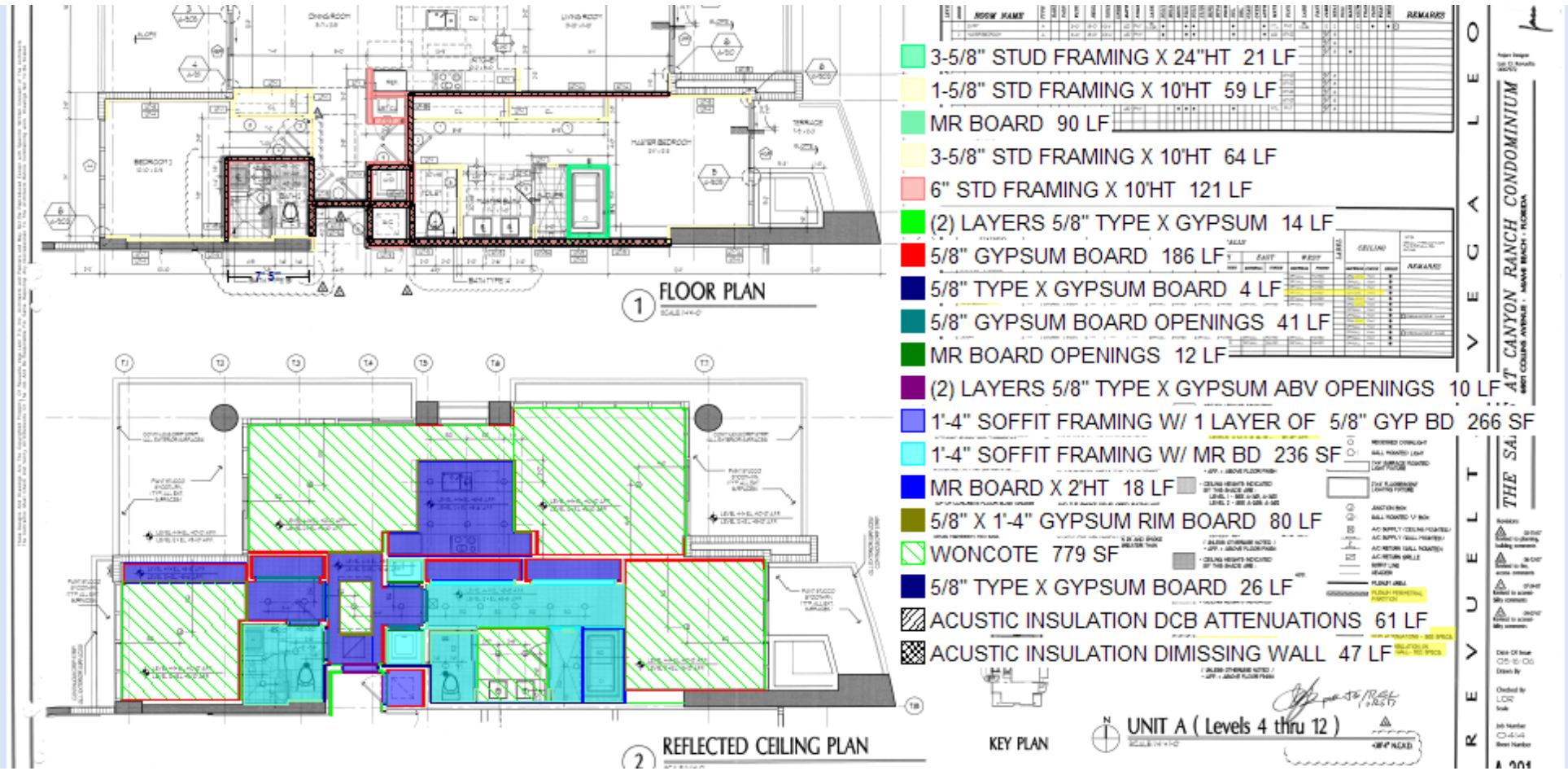
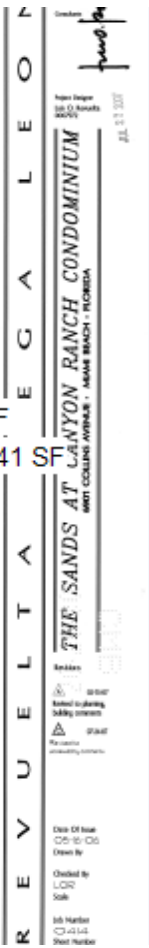
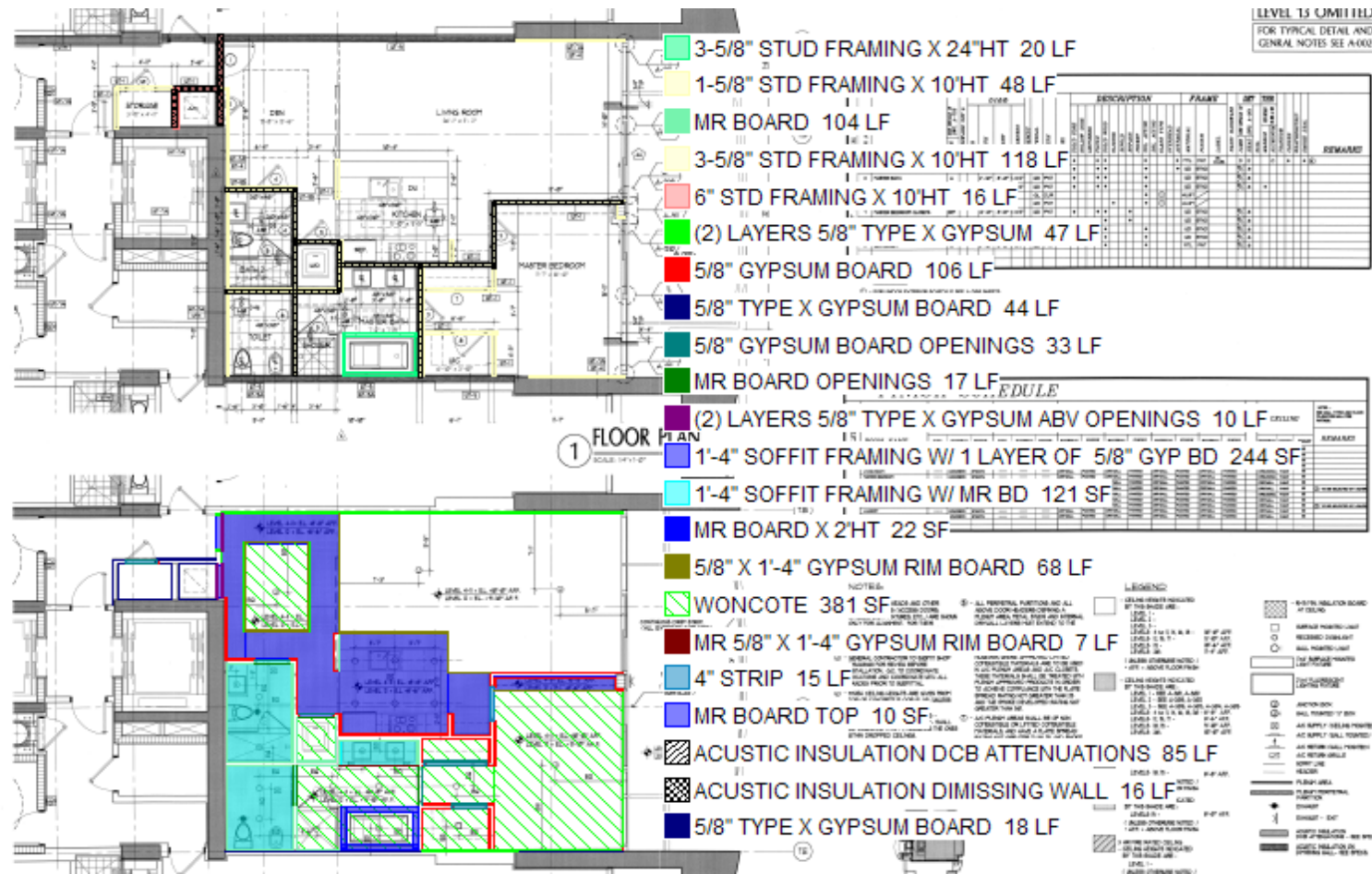


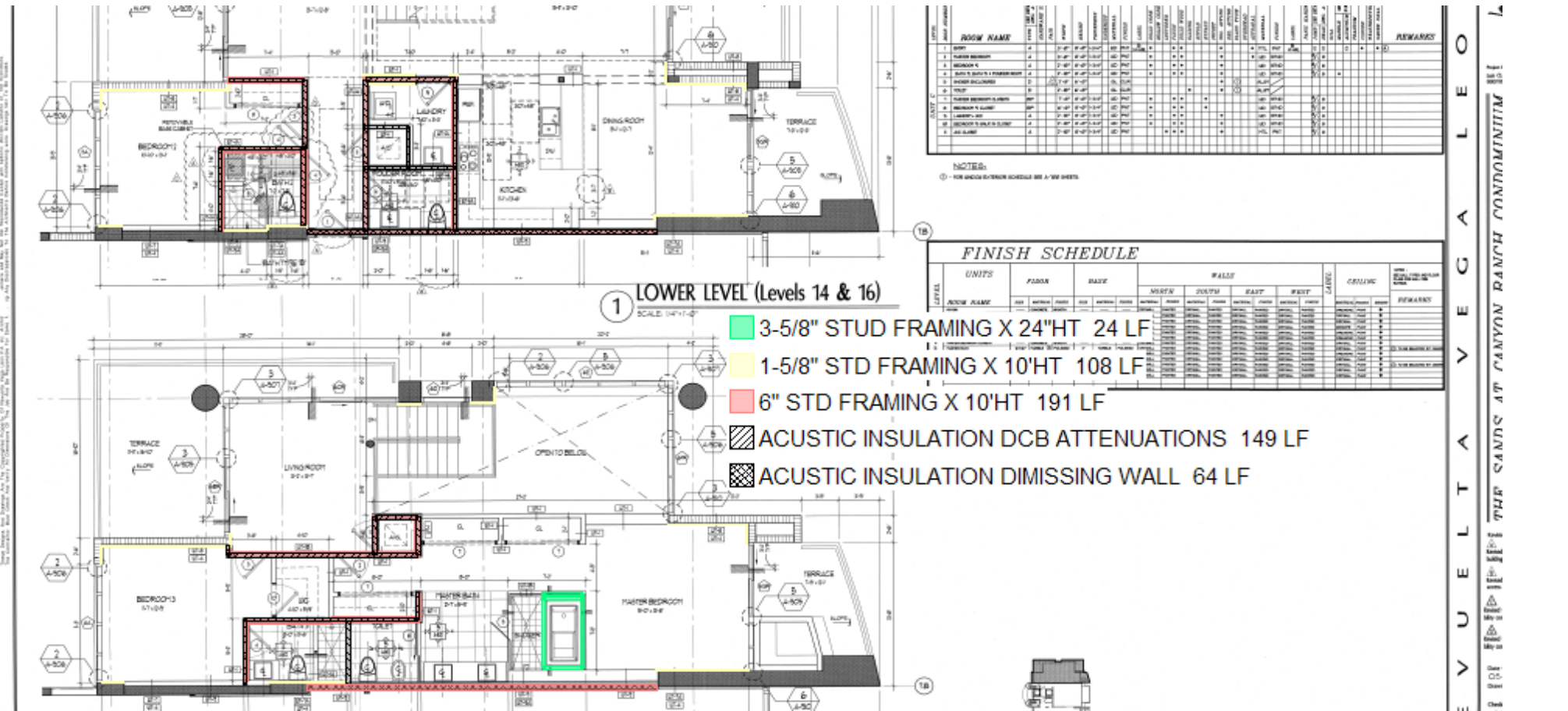


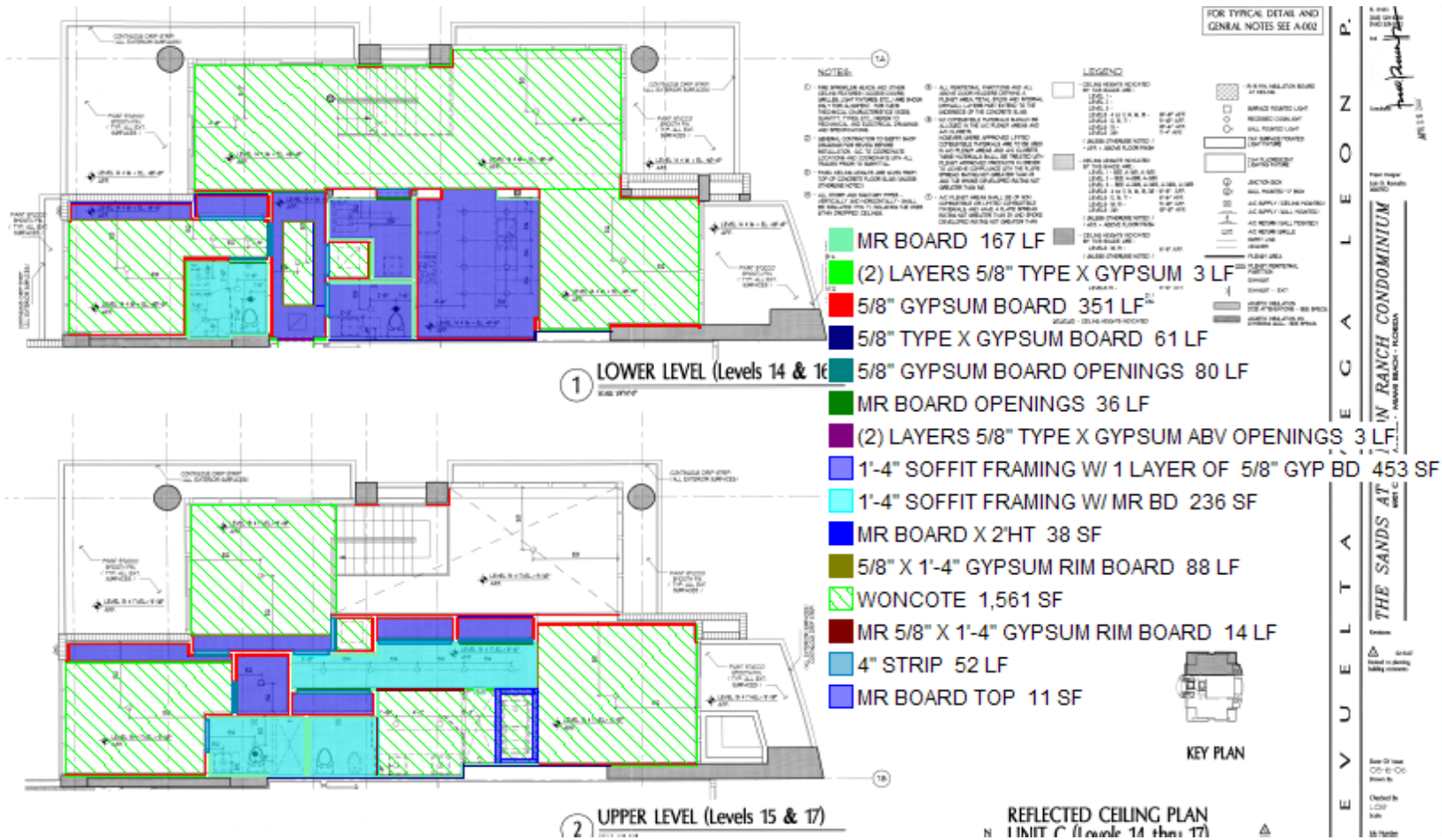


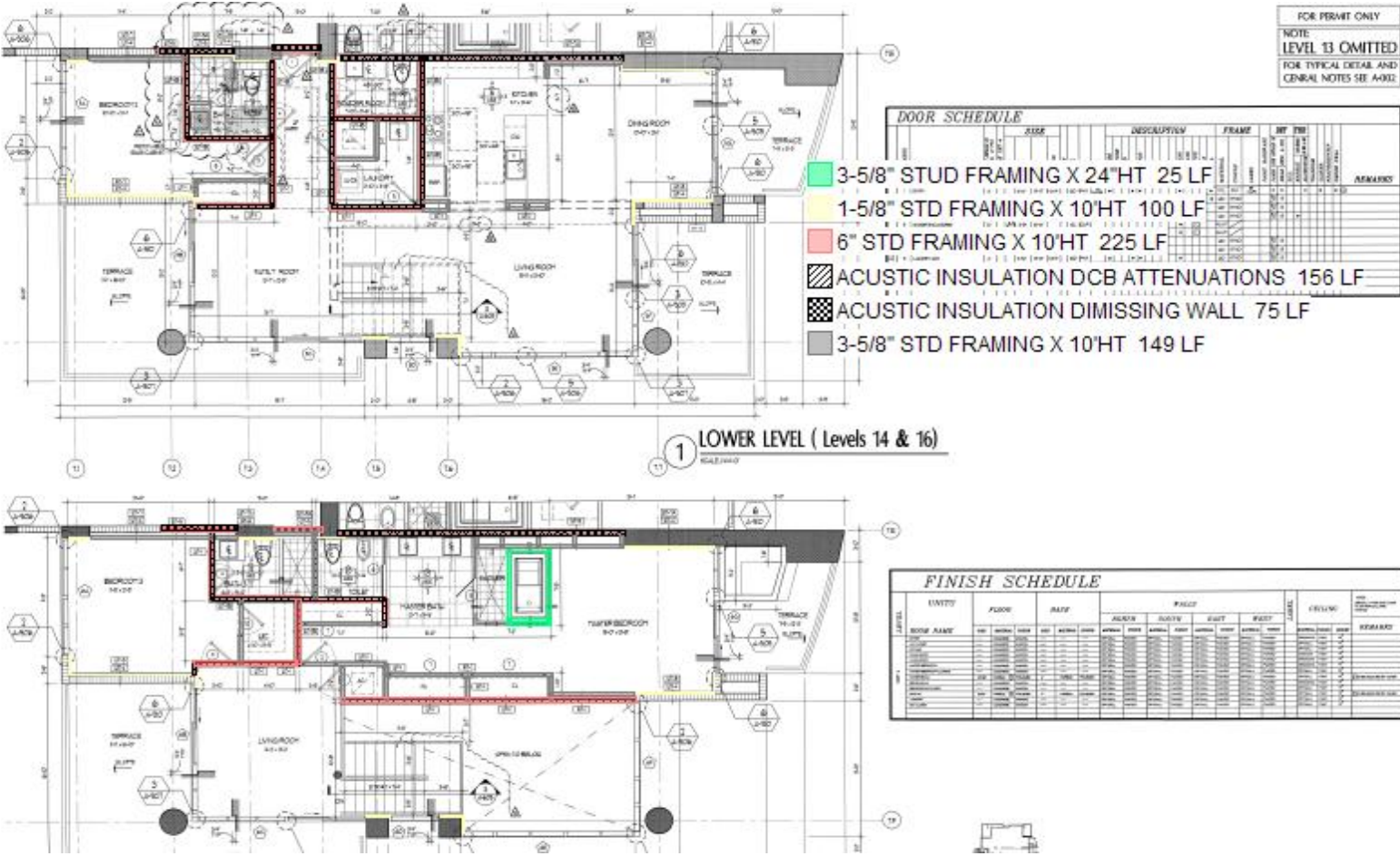


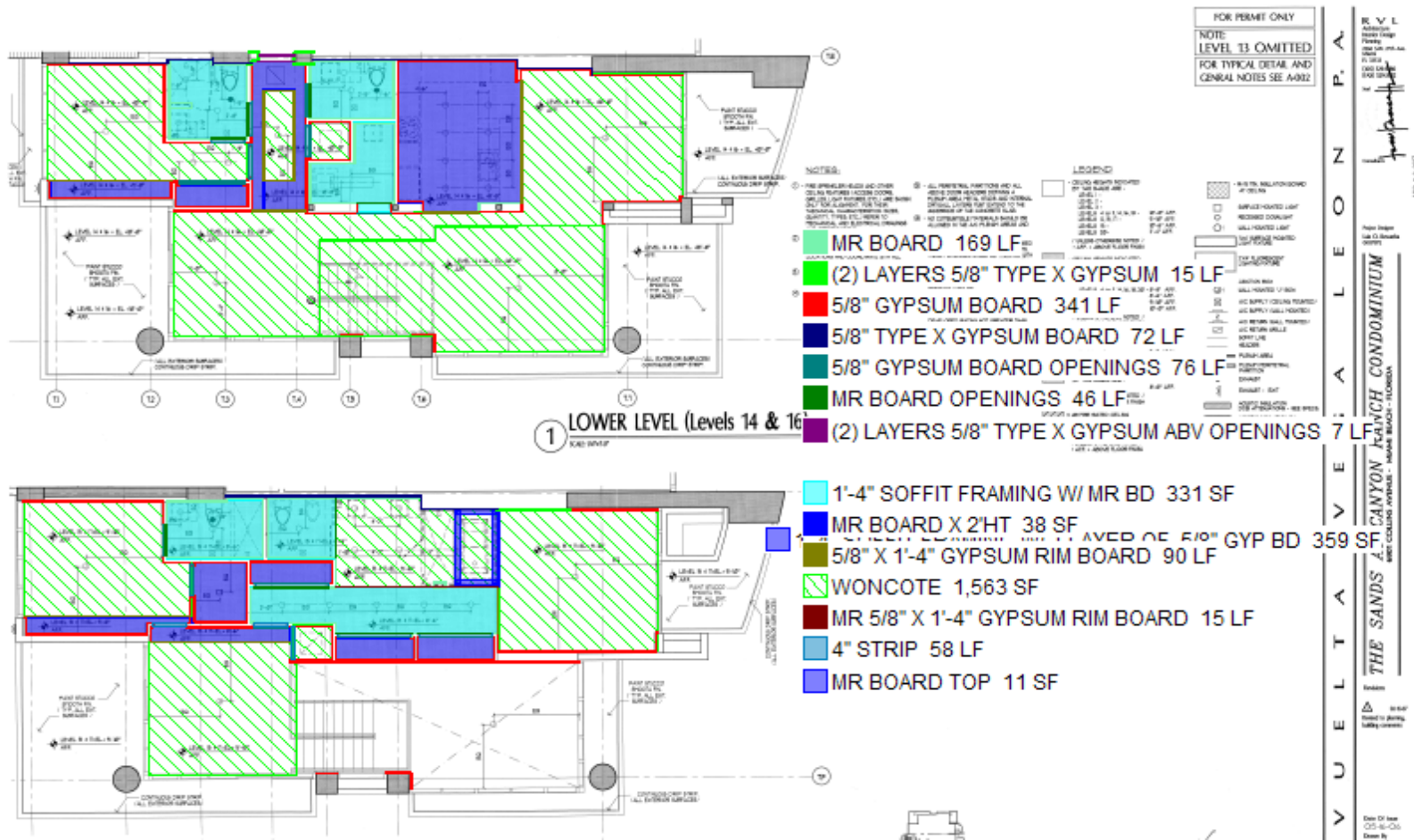


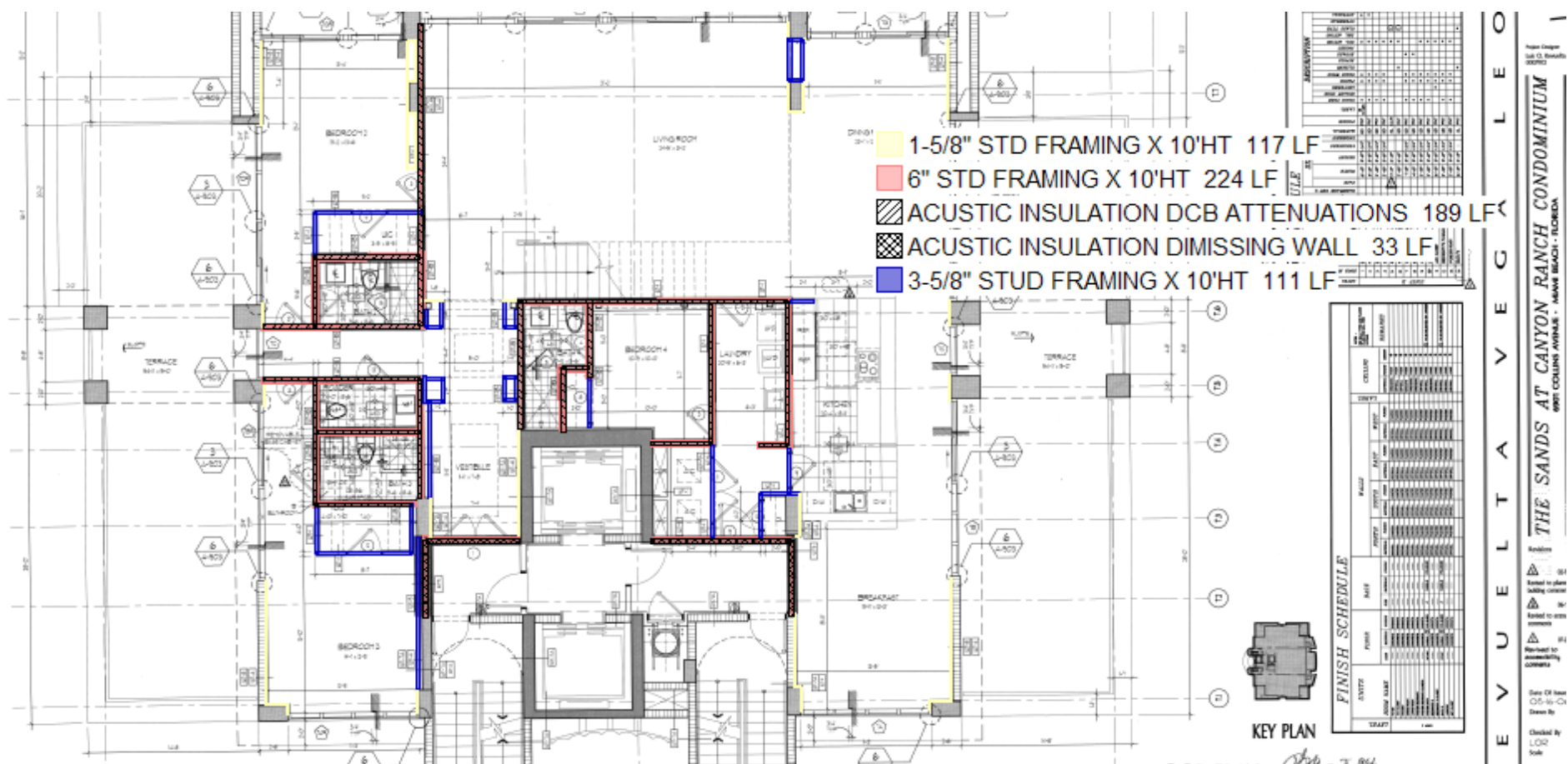
E V U E L T A V E G A L E O N P .
 THE SANDS AT CANYON RANCH CONDOMINIUM
 8001 COLLINS AVENUE - MIAMI BEACH - FLORIDA
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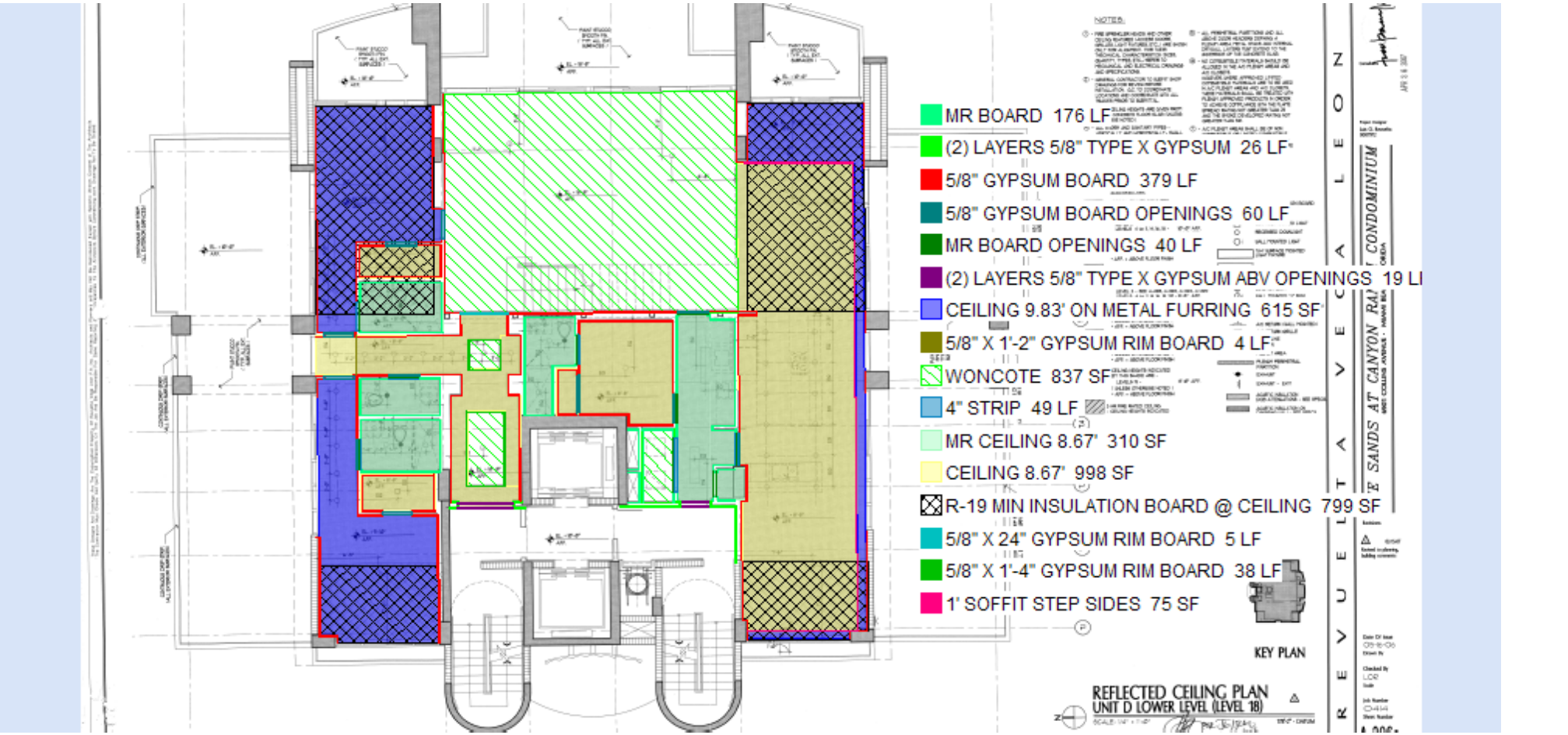


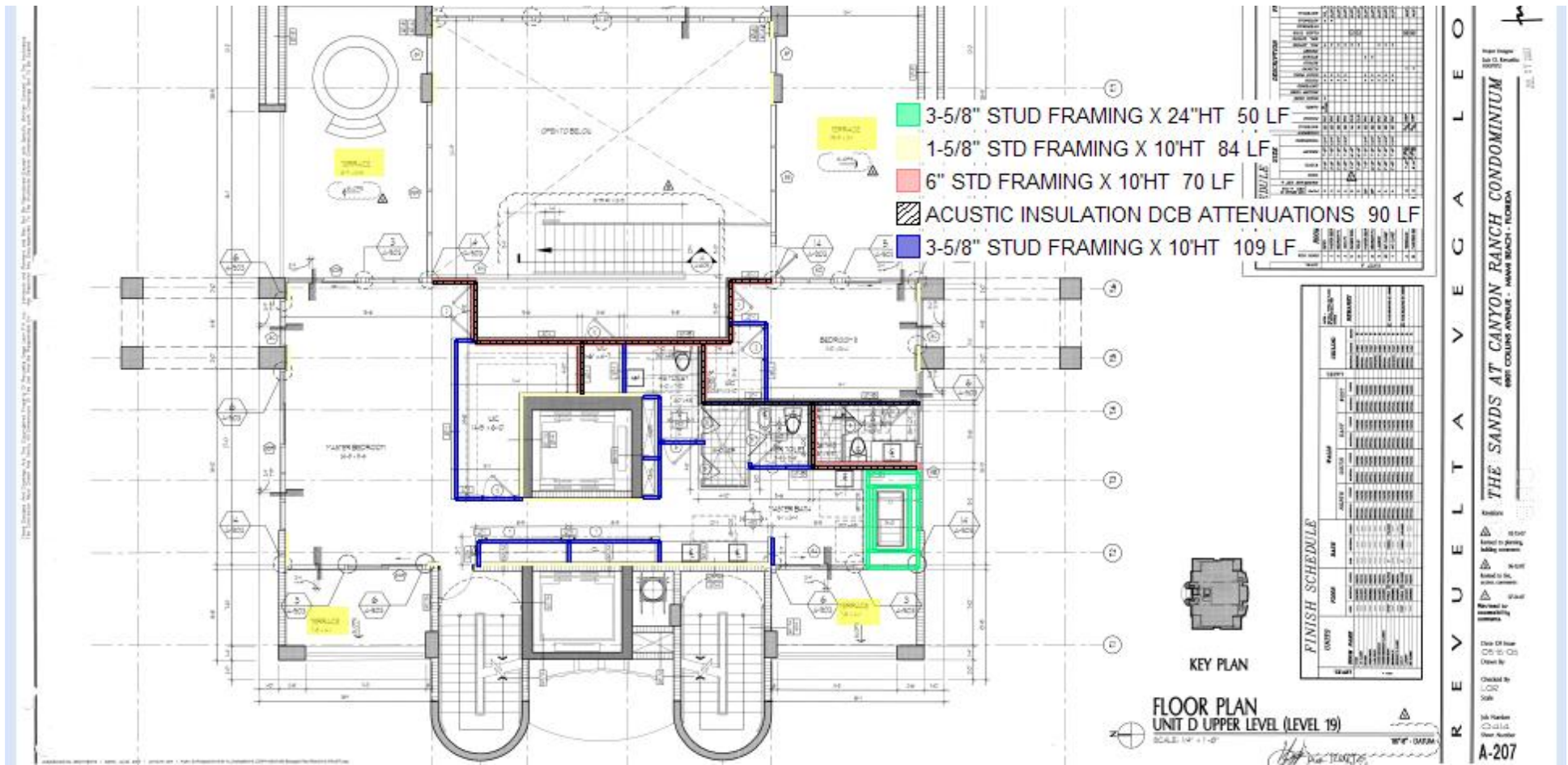


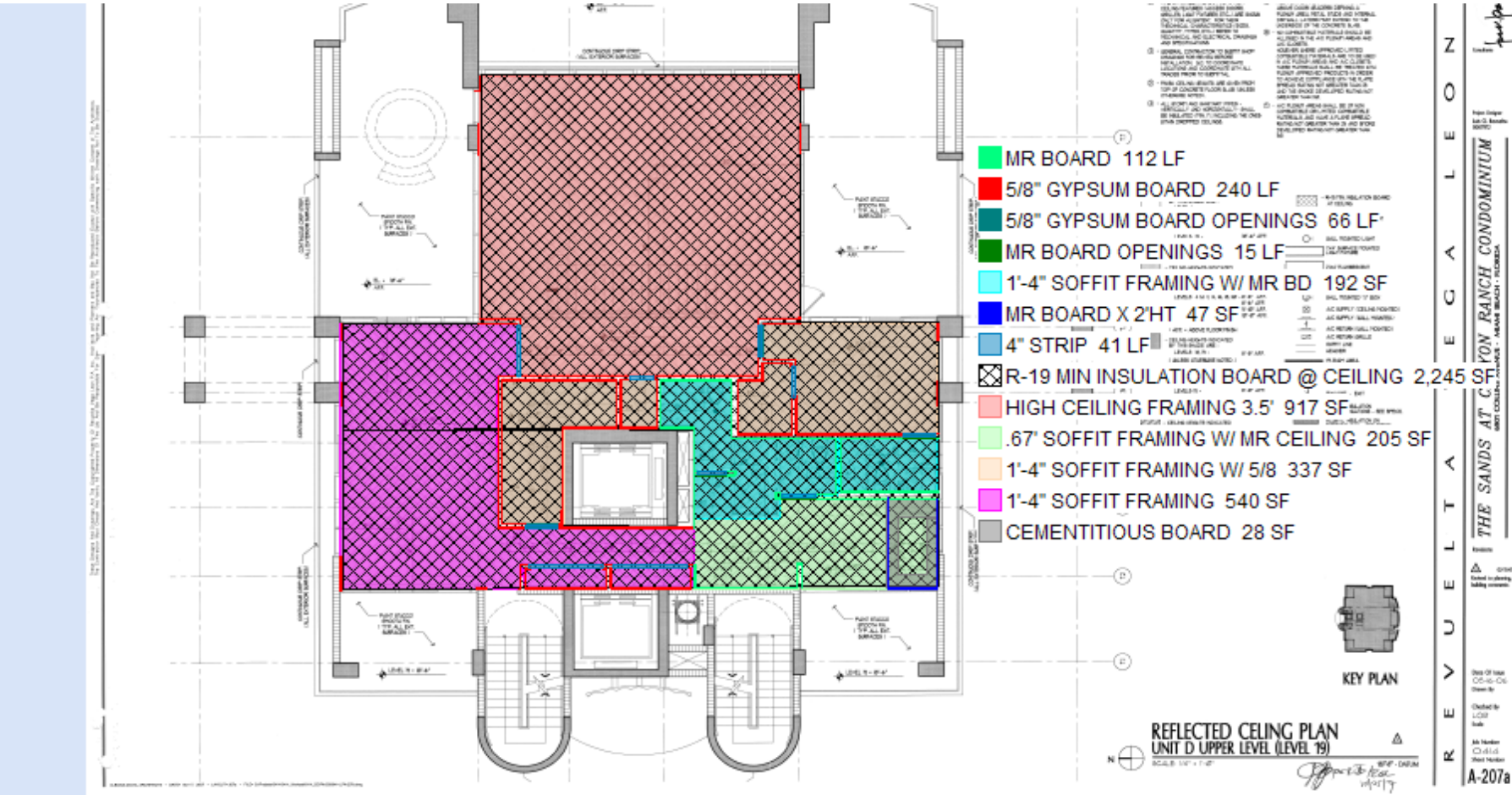


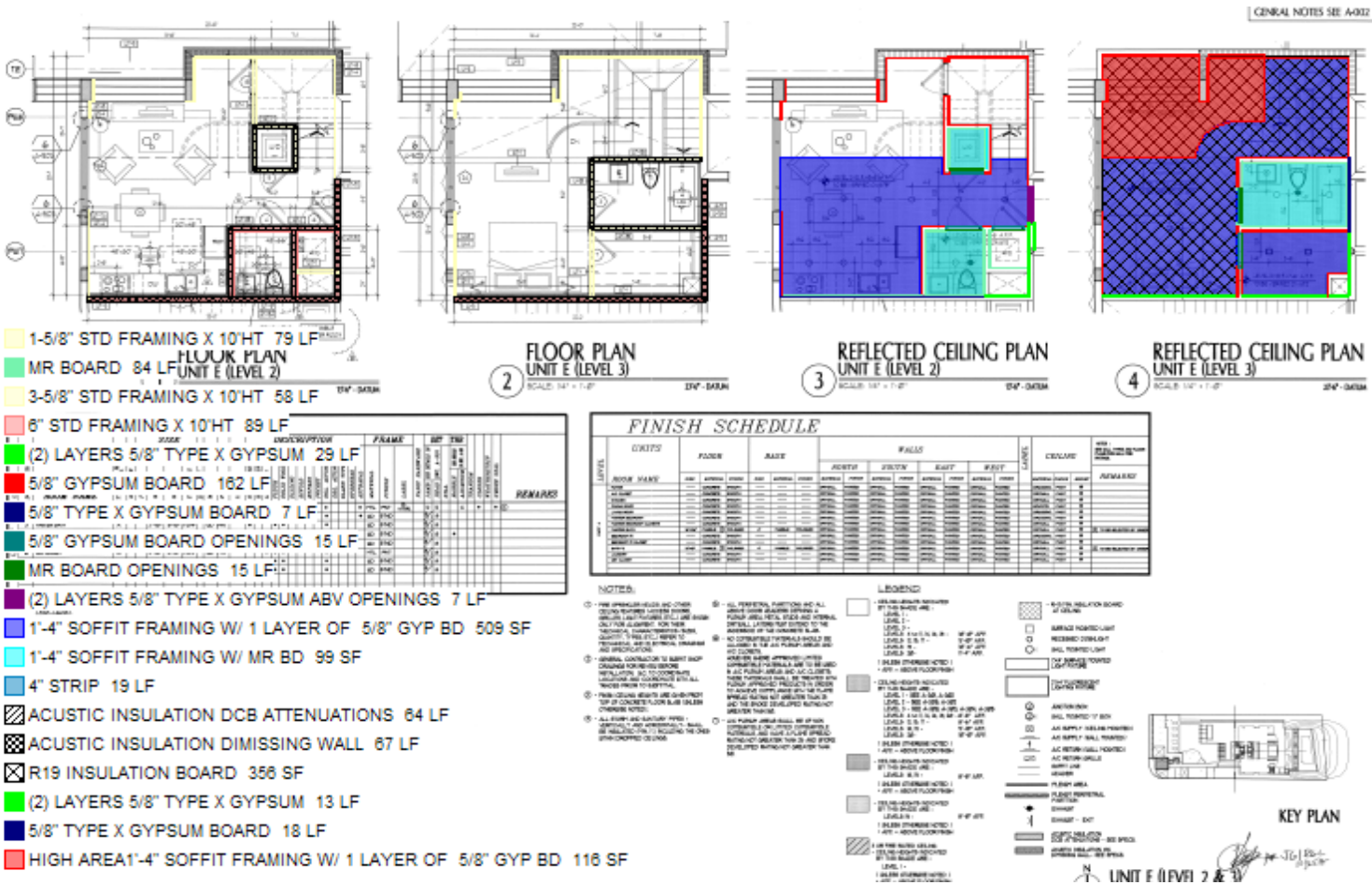


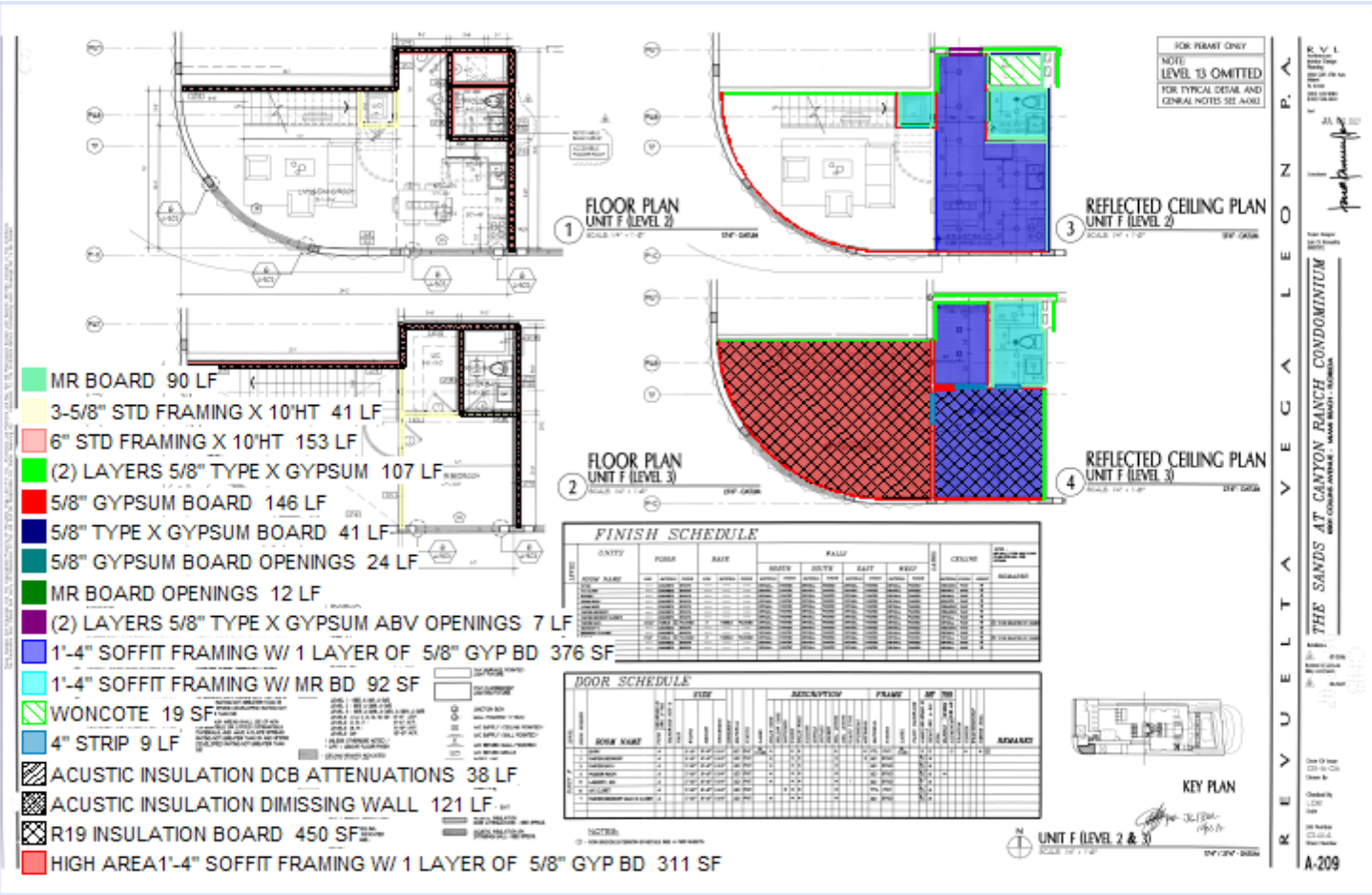




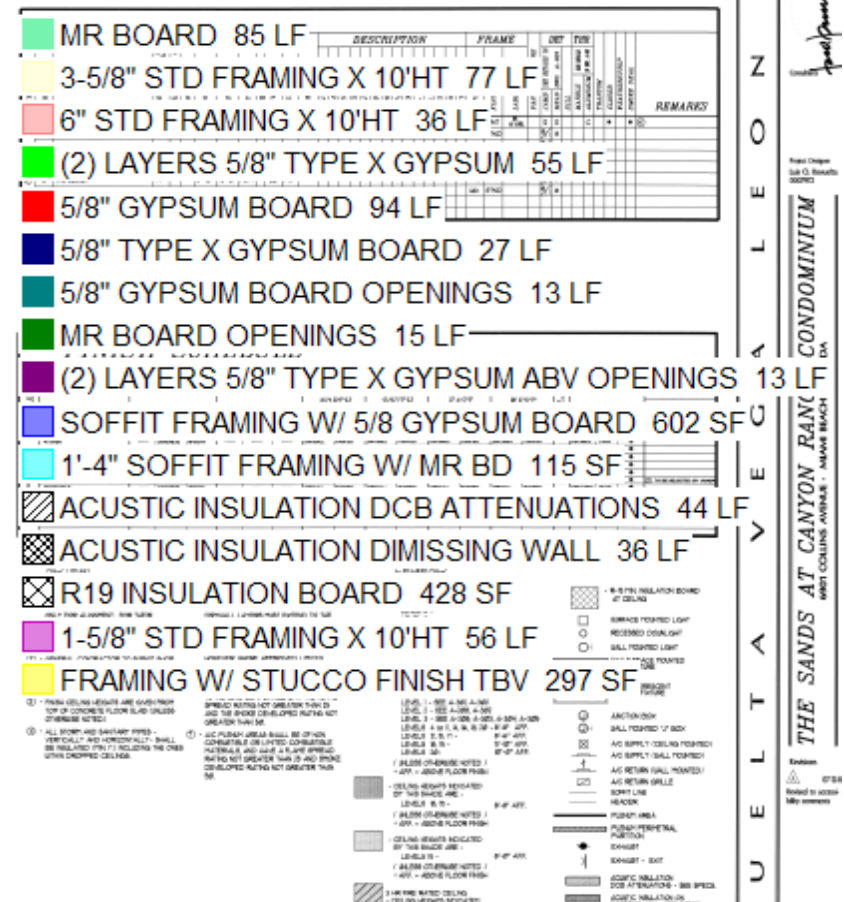


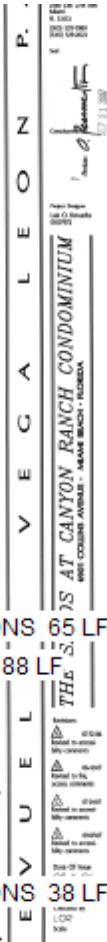


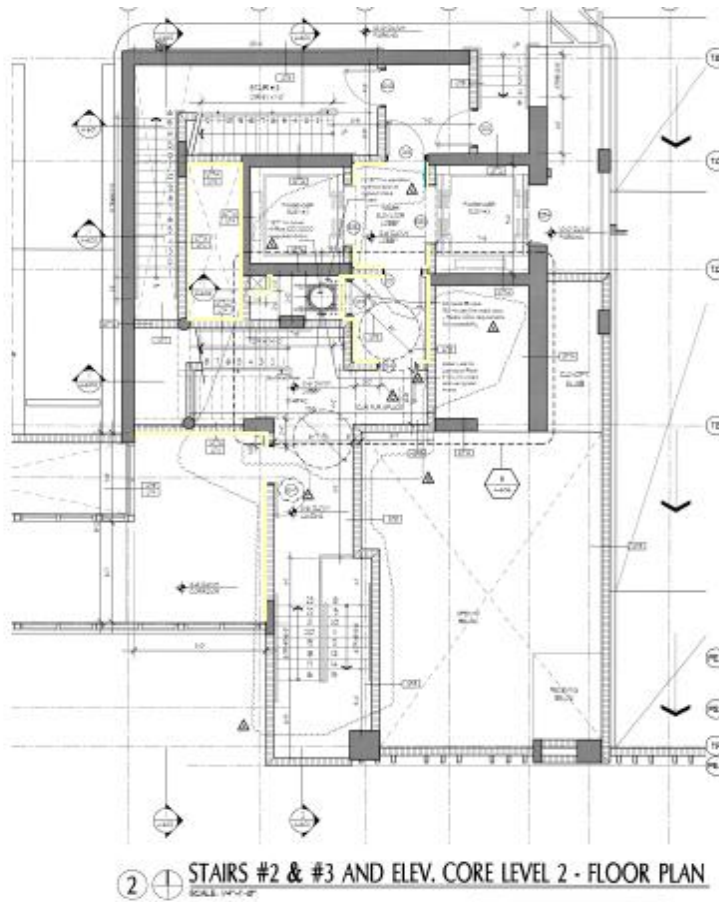
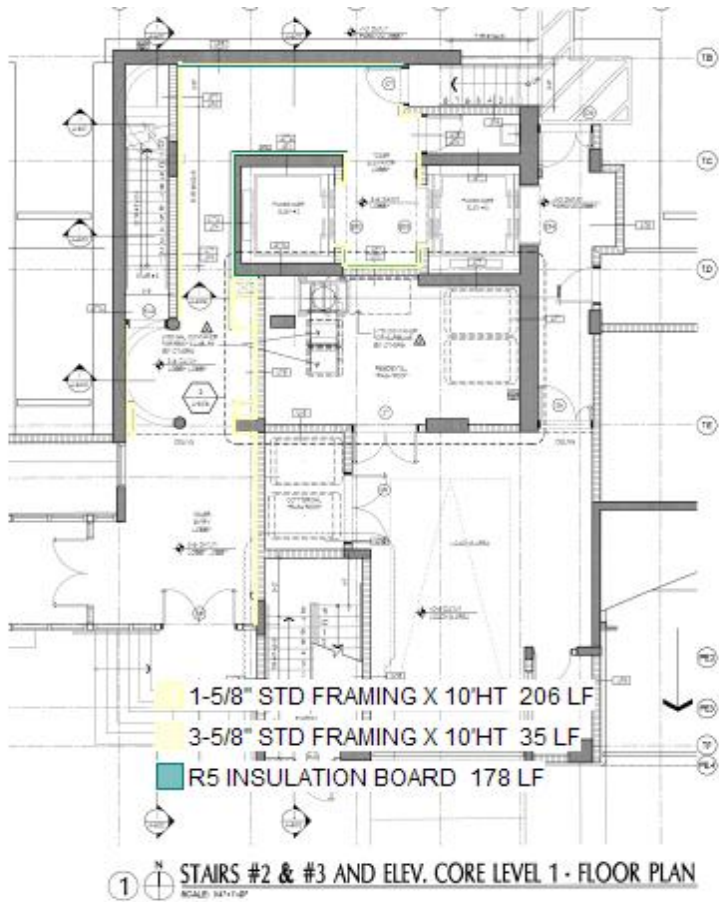




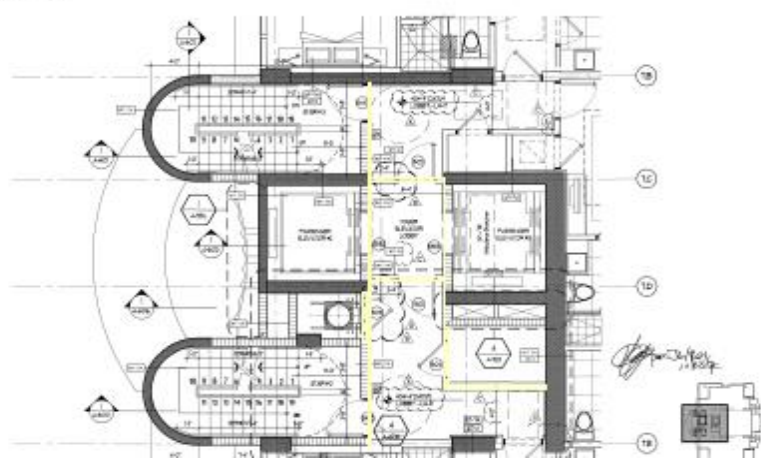
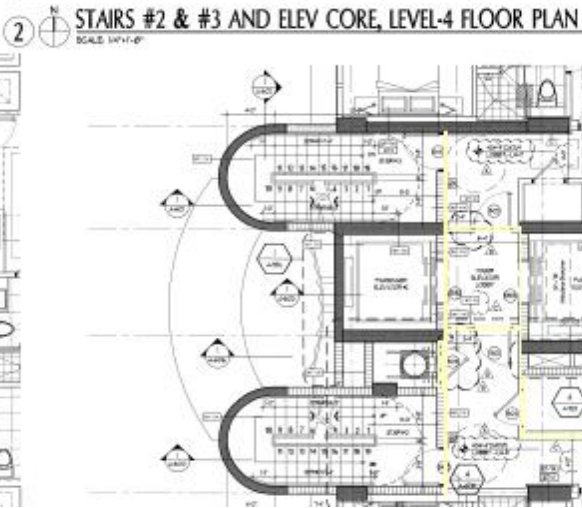
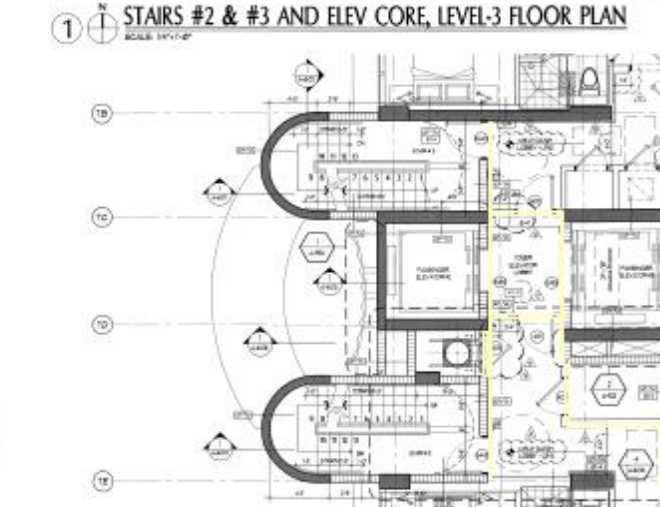


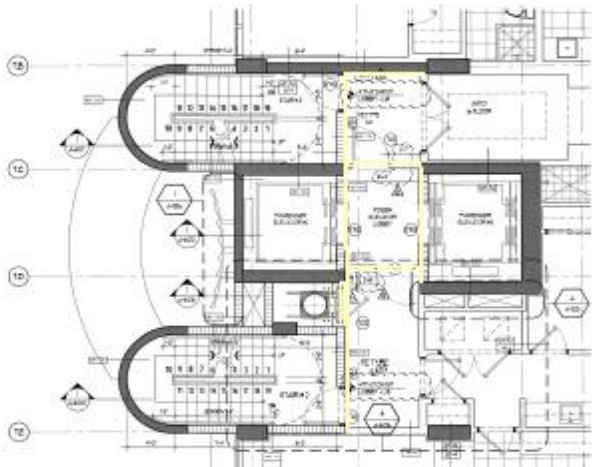




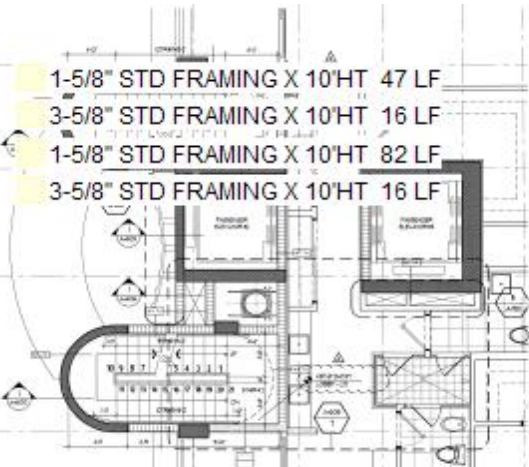
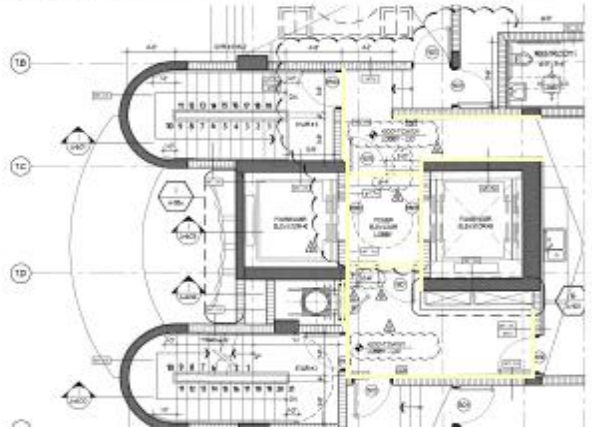


P. E. L. T. A. V. E. G. A. L. E. O. N. I. U. M.
THE SANDS AT CANYON RANCH CONDOMINIUM
WEST COAST AVENUE - MIAMI BEACH, FLORIDA
JULY 2012

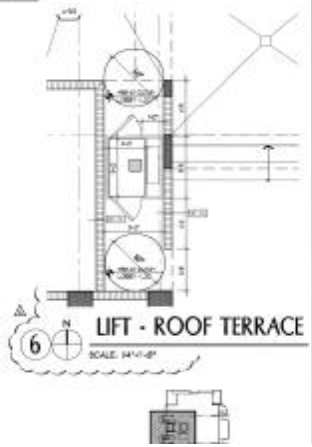
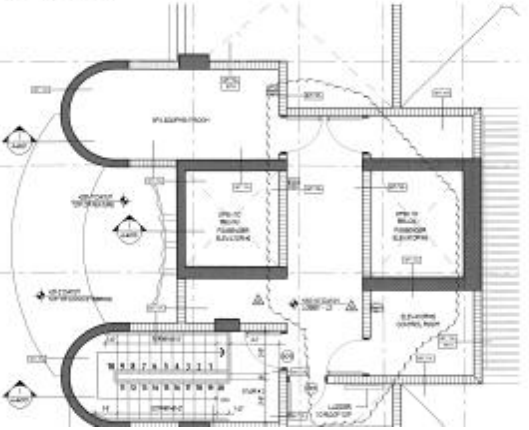




1 STAIRS #2 & #3 AND ELEV. CORE, LEVEL-18 FLOOR PLANS
SCALE: 1/4"=1'-0"



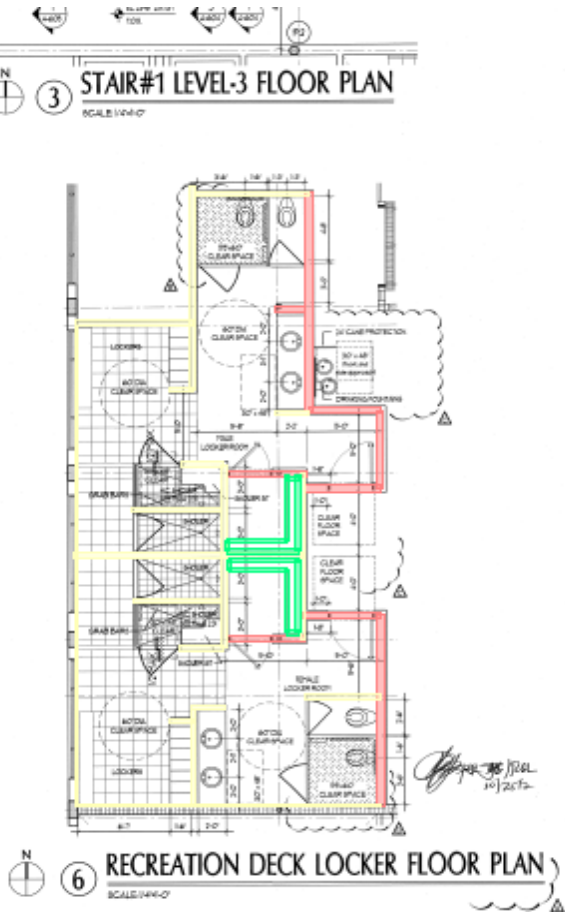
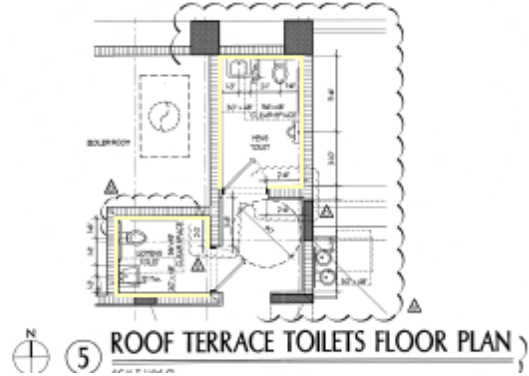
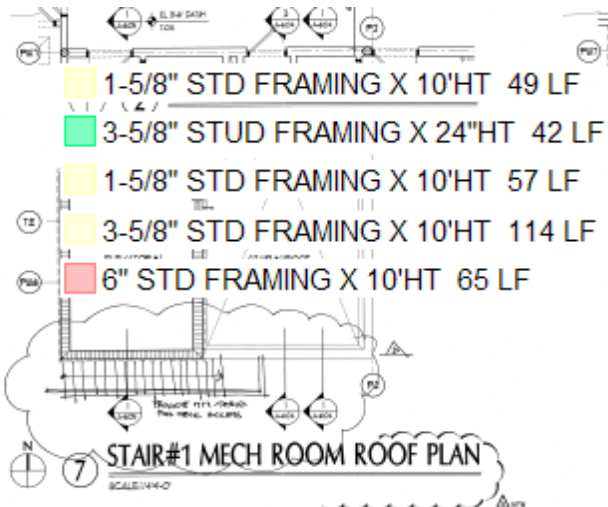
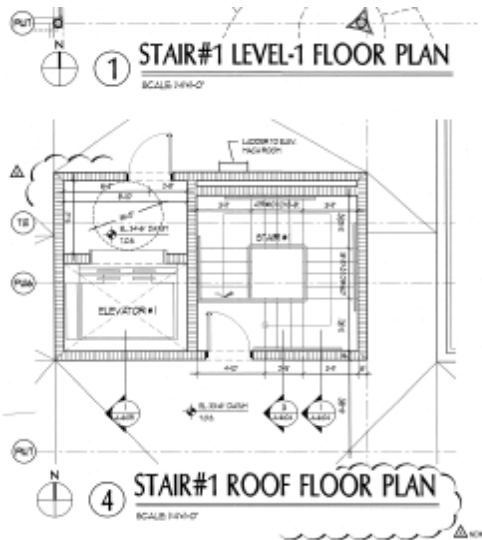
2 STAIRS #2 & #3 AND ELEV. CORE, LEVEL-19 FLOOR PLAN
SCALE: 1/4"=1'-0"



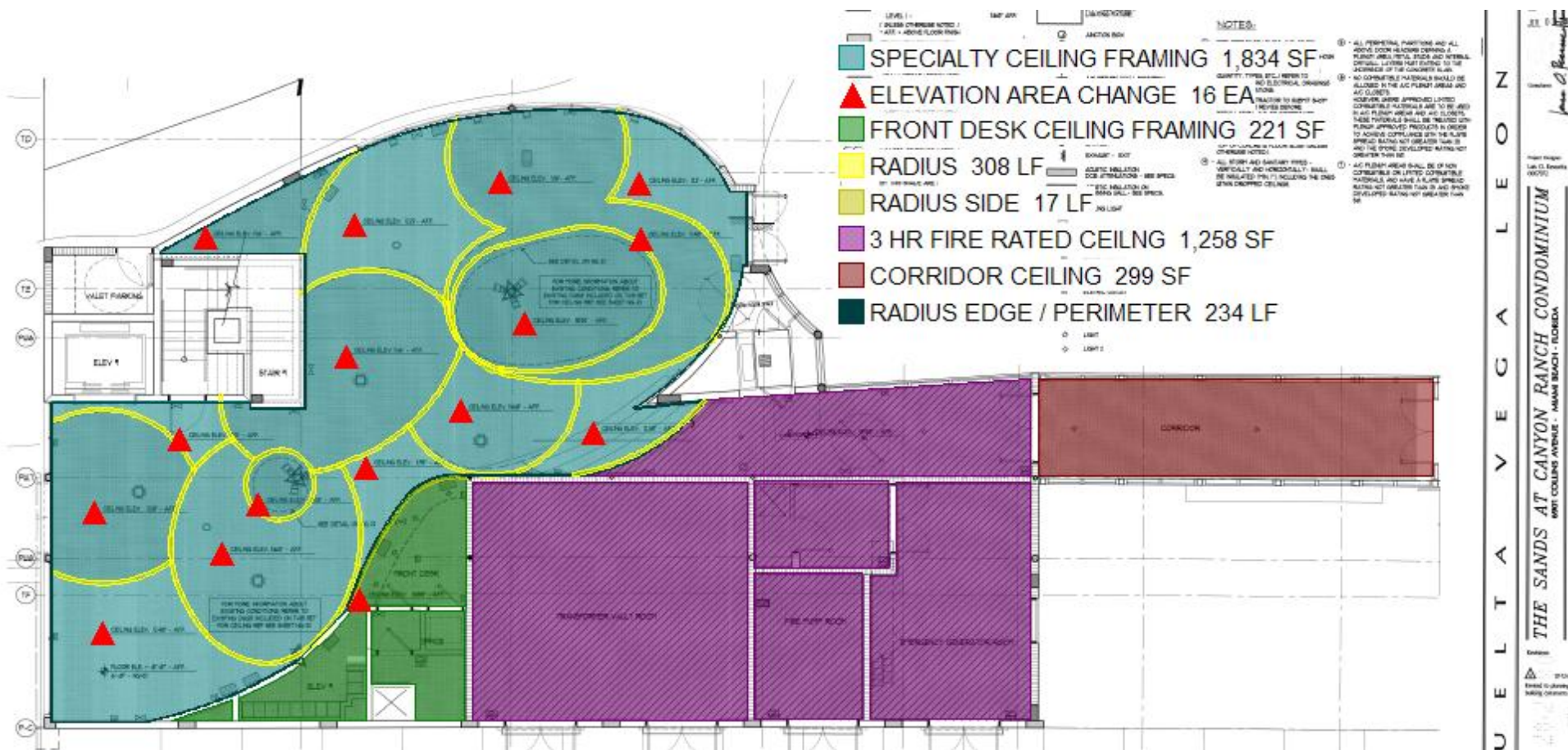
6 LIFT - ROOF TERRACE
SCALE: 1/4"=1'-0"

NOTE:
LEVEL 13 OMITTED
FOR TYPICAL DETAIL AND
GENERAL NOTES SEE A-002

THE SANDS AT CANYON RANCH CONDOMINIUM
1000 CANYON AVENUE - SUITE 1000 - DENVER, CO 80202
ARCHITECT: JAMES R. HARRIS, ARCHITECT
DATE: 01/11/12
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
SCALE: 1/4"=1'-0"

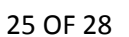


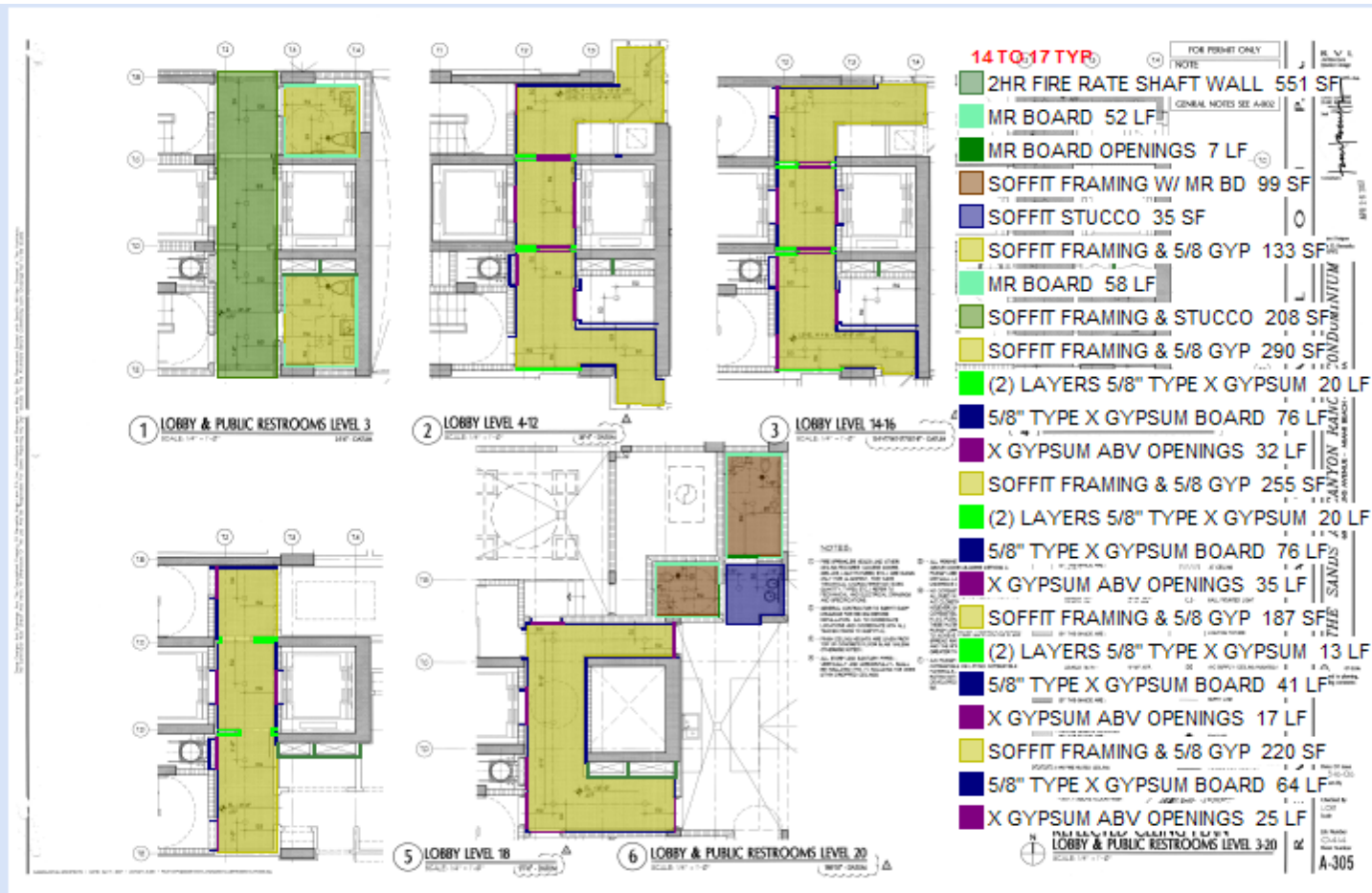
RE U E L T A V E G A L E
THE SANDS AT CANYON RANCH CONDOMINIUM

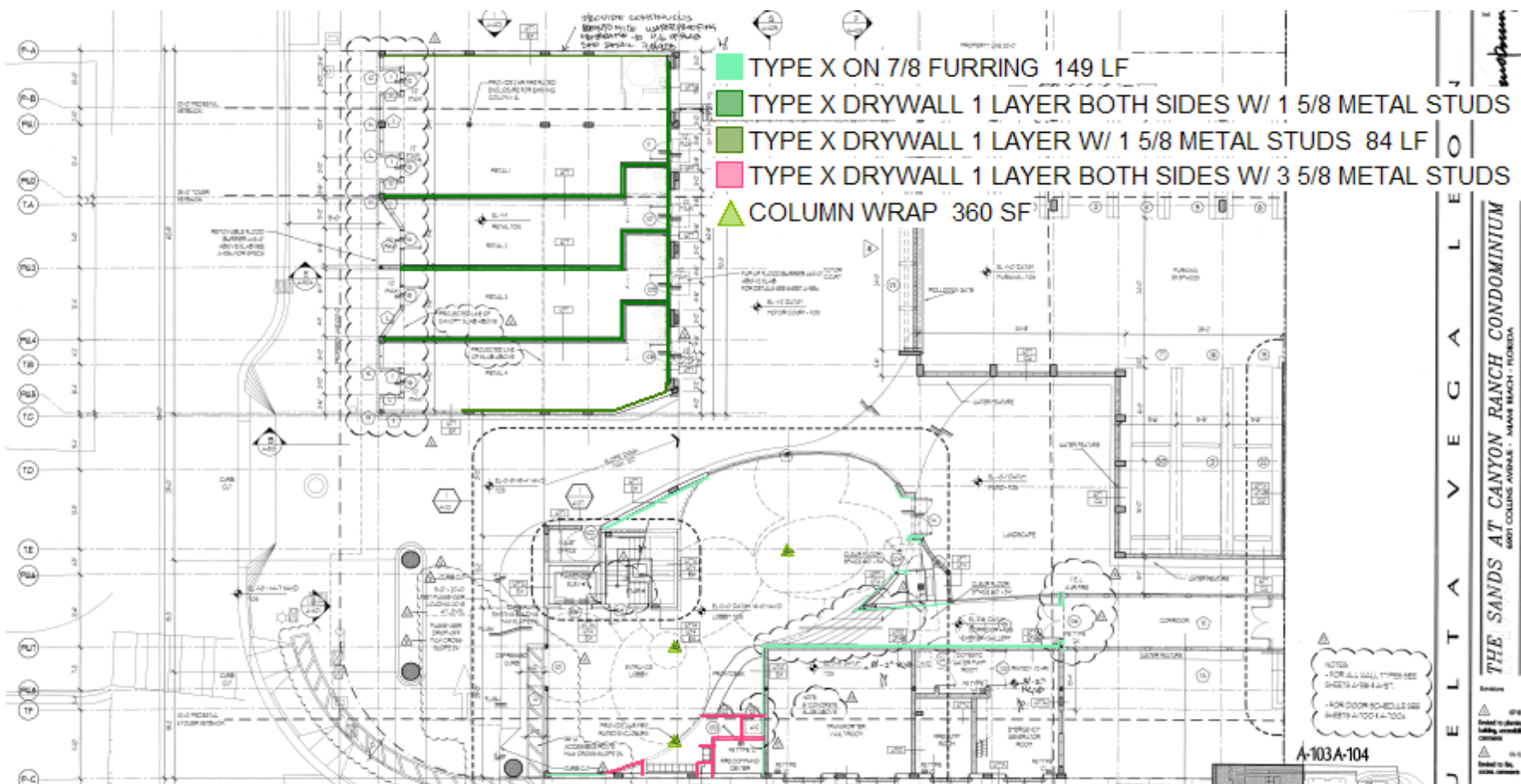


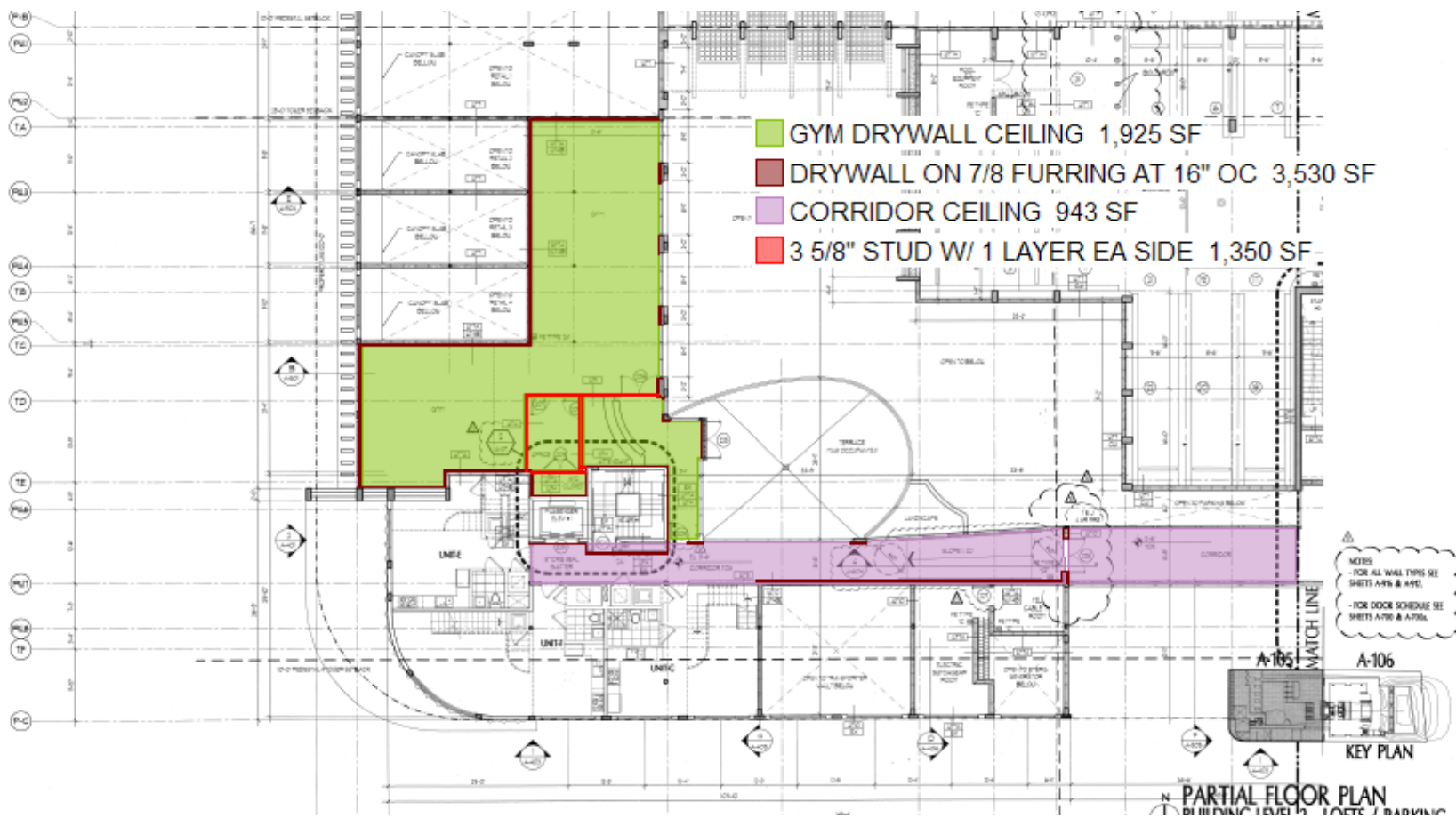












Sample Drywall & Framing Estimate

Miami Florida

AVG. CREW RATE
\$ 13.50

Data Release : Year 2012

UNIT COST ESTIMATE

QTY	LINE NO.	LBR HRS	DESCRIPTION	LABOR FACTOR	UNIT	MATERIAL	LABOR	EQUIP	SUB CONTRT	EXT MATERIAL	EXT LABOR	EXT EQUIP	EXT. SUB CONTRT	EXT TOTAL
			GENERAL CONDITIONS							\$ -	\$ -	\$ -	\$ -	\$ -
12.00		960	LAYOUT CREW	80	WKS		\$ 1,500.00			\$ -	\$ 18,000.00	\$ -	\$ -	\$ 18,000.00
15.00		600	SUPERINTENDENT	40	WKS		\$ 1,000.00			\$ -	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00
20.00		800	STOCK FLOORS 20 FLRS @ 20 HRS / FLR	40	EA		\$ 540.00	\$ 225.00		\$ -	\$ 10,800.00	\$ 4,815.00	\$ -	\$ 15,615.00
20.00			CLEANUP FLR & RELOCATE MATERIALS	40	EA		\$ 540.00			\$ -	\$ 10,800.00	\$ -	\$ -	\$ 10,800.00
15.00			ROLLING SCAFFOLD					\$ 375.00		\$ -	\$ -	\$ 6,018.75	\$ -	\$ 6,018.75
5.00			SCISSOR LIFT			\$ 75.00				\$ 401.25	\$ -	\$ -	\$ -	\$ 401.25
4.00			FORKLIFT			\$ 75.00		\$ 450.00		\$ 321.00	\$ -	\$ 1,926.00	\$ -	\$ 2,247.00
15.00			MISC. EQUIPMENT			\$ 25.00		\$ 350.00		\$ 401.25	\$ -	\$ 5,617.50	\$ -	\$ 6,018.75
15.00			SMALL TOOLS					\$ 200.00		\$ -	\$ -	\$ 3,210.00	\$ -	\$ 3,210.00
2,000.00			LOBBY ENTRANCE PLASTER SPECIALTY FINISH		SF				\$ 6.00	\$ -	\$ -	\$ -	\$ 12,000.00	\$ 12,000.00
2,000.00			METAL LATH & SUPPORT SYSTEM		SF				\$ 6.00	\$ -	\$ -	\$ -	\$ 12,000.00	\$ 12,000.00
308.00			RADIUS EDGES		LF				\$ 10.00	\$ -	\$ -	\$ -	\$ 3,080.00	\$ 3,080.00
234.00			RADIUS EDGE / PERIMETER		LF				\$ 10.00	\$ -	\$ -	\$ -	\$ 2,340.00	\$ 2,340.00
360.00			COLUMN WRAPS / PLASTER FINISH		EA				\$ 17.00	\$ -	\$ -	\$ -	\$ 6,120.00	\$ 6,120.00
7,039.00			CDX SHEATHING @ TIKI BAR / OUTDOOR TERRACE L3			\$ 0.68	\$ 0.45	\$ -		\$ 5,121.58	\$ 3,167.55	\$ -	\$ -	\$ 8,289.13
1.00			ENGINEERING ADD?		LS				\$ 2,500.00	\$ -	\$ -	\$ -	\$ 2,500.00	\$ 2,500.00
33,829.00			ACUSTIC INSULATION DCB ATTENUATIONS						\$ 1.00	\$ -	\$ -	\$ -	\$ 33,829.00	\$ 33,829.00
17,098.00			ACUSTIC INSULATION DIMISSING WALL						\$ 1.00	\$ -	\$ -	\$ -	\$ 17,098.00	\$ 17,098.00
1,782.00			R5 INSULATION BOARD						\$ 1.00	\$ -	\$ -	\$ -	\$ 1,782.00	\$ 1,782.00
4,668.00			R-19 MIN INSULATION BOARD @ CEILING						\$ 1.00	\$ -	\$ -	\$ -	\$ 4,668.00	\$ 4,668.00
4,068.00			R-19 @ TIKI BAR						\$ 1.00	\$ -	\$ -	\$ -	\$ 4,068.00	\$ 4,068.00
551.00	092116230700	80	Shaft Wall, cavity type on 25 ga. J track & C-H studs, 24" O.C., 1" thick coreboard wall liner on shaft side, 4 hour assembly, and 3/4" galv. metal furring channels, 24" O.C. with double layer 5/8" fire rated gypsum board on room side	0.145	S.F.	\$ 1.13	\$ 1.96	\$ -		\$ 666.21	\$ 1,078.58	\$ -	\$ -	\$ 1,744.80
551.00	092116230900	4	Shaft Wall, for taping & finishing, add per side	0.008	S.F.	\$ 0.05	\$ 0.11	\$ -		\$ 29.48	\$ 59.51	\$ -	\$ -	\$ 88.99
137.75	092116235200	1	Gypsum wallboard, shaft Wall, for ceilings over 8' high, add	0.005	S.F.	\$ -	\$ 0.07	\$ -		\$ -	\$ 9.30	\$ -	\$ -	\$ 9.30
551.00	092116235300	2	Gypsum wallboard, shaft wall, distribution cost, for over 3 stories high, add per story	0.003	S.F.	\$ -	\$ 0.04	\$ -		\$ -	\$ 22.32	\$ -	\$ -	\$ 22.32
7,143.00	092116334200	314	Partition Wall, interior, standard, taped both sides, installed on & incl. 25 ga. NLB metal studs, 3-5/8" wide, 24" O.C., 8' to 12' high, 5/8" gypsum drywall	0.044	S.F.	\$ 0.78	\$ 0.59	\$ -		\$ 5,961.55	\$ 4,242.94	\$ -	\$ -	\$ 10,204.49
3,417.00	092116337600	222	Partition Wall, interior, fire & water resistant, 2 layers, 2 hour , taped both sides, installed on & incl. 25 ga. NLB metal studs, 3-5/8" wide, 16" O.C., 8' to 12' high, 5/8" gypsum drywall	0.065	S.F.	\$ 1.40	\$ 0.88	\$ -		\$ 5,118.67	\$ 2,998.42	\$ -	\$ -	\$ 8,117.08
915.00	092203201600	67	Drilling, for anchors, 1" dia, in drywall or plaster walls, incl bit & layout, excl anchor	0.073	Ea.	\$ 2.25	\$ 0.99	\$ -		\$ 2,202.86	\$ 901.73	\$ -	\$ -	\$ 3,104.60

QTY	LINE NO.	LBR HRS	DESCRIPTION	LABOR FACTOR	UNIT	MATERIAL	LABOR	EQUIP	SUB CONTRT	EXT MATERIAL	EXT LABOR	EXT EQUIP	EXT. SUB CONTRT	EXT TOTAL
5,000.00	092213130030	260	Furring, beams & columns, galvanized, 7/8" channels, 12" O.C.	0.052	S.F.	\$ 0.34	\$ 0.70	\$ -		\$ 1,819.00	\$ 3,510.00	\$ -	\$ -	\$ 5,329.00
2,128.00	092213130400	40	Furring, ceilings, on steel, galv., 7/8" channels, 24" O.C.	0.019	S.F.	\$ 0.18	\$ 0.26	\$ -		\$ 409.85	\$ 545.83	\$ -	\$ -	\$ 955.68
21,376.85	092213131800	556	Furring, walls, on steel, galv., 1-5/8" channels, 24" O.C.	0.026	S.F.	\$ 0.24	\$ 0.35	\$ -		\$ 5,489.58	\$ 7,503.27	\$ -	\$ -	\$ 12,992.85
21,376.85	092216132100	235	Metal stud partition, non-load bearing, galvanized, 10' high, 1-5/8" wide, 25 gauge, 24" O.C., includes top & bottom track	0.011	S.F.	\$ 0.18	\$ 0.15	\$ -		\$ 4,117.18	\$ 3,174.46	\$ -	\$ -	\$ 7,291.64
49,269.00	092216132350	542	Metal stud partition, non-load bearing, galvanized, 10' high, 3-5/8" wide, 25 gauge, 24" O.C., includes top & bottom track	0.011	S.F.	\$ 0.24	\$ 0.15	\$ -		\$ 12,652.28	\$ 7,316.45	\$ -	\$ -	\$ 19,968.73
42,968.20	092216132550	473	Metal stud partition, non-load bearing, galvanized, 10' high, 6" wide, 25 gauge, 24" O.C., includes top & bottom track	0.011	S.F.	\$ 0.36	\$ 0.15	\$ -		\$ 16,551.35	\$ 6,380.78	\$ -	\$ -	\$ 22,932.13
2,925.00	092226138700	94	Suspended Ceiling System, 2" carriers, 24" O.C. with 7/8" channels, 16" O.C., incl. carriers	0.032	S.F.	\$ 0.51	\$ 0.43	\$ -		\$ 1,596.17	\$ 1,263.60	\$ -	\$ -	\$ 2,859.77
7,042.20	092226138800	458	Suspended Ceiling System, 2" carriers, 24" O.C. with 1-5/8" channels, 16" O.C., incl. carriers	0.065	S.F.	\$ 0.60	\$ 0.88	\$ -		\$ 4,521.09	\$ 6,179.53	\$ -	\$ -	\$ 10,700.62
40,126.90	092226138820	1,445	Suspended Ceiling System, 2" carriers, 24" O.C. with 1-5/8" channels, 24" O.C., incl. carriers	0.036	S.F.	\$ 0.47	\$ 0.49	\$ -		\$ 20,179.82	\$ 19,501.67	\$ -	\$ -	\$ 39,681.49
973.89	092236233300	-	Metal Lath, K-lath, waterproof, heavy duty, grade B backing		S.Y.	\$ 4.62	\$ 1.44	\$ -		\$ 4,814.32	\$ 1,406.78	\$ -	\$ -	\$ 6,221.10
100.00	092236831670	302	Corner bead, expanded wing, galv., #1, 2-3/4" wide	3.019	C.L.F.	\$ 30.80	\$ 40.76	\$ -		\$ 3,295.60	\$ 4,075.65	\$ -	\$ -	\$ 7,371.25
140.00	092236831800	415	Expansion joint, 3/4" grounds, limited expansion, 1 piece, galv.	2.963	C.L.F.	\$ 83.35	\$ 40.00	\$ -		\$ 12,485.83	\$ 5,600.07	\$ -	\$ -	\$ 18,085.90
26,642.00	092613800012	586	WONCOTE - Thin coat plaster, 2 coat APPLICATION, NO LATH	0.022	S.F.				\$ 1.00	\$ -	\$ -	\$ -	\$ 26,642.00	\$ 26,642.00
2,500.00	092813100200	115	Cementitious Backerboard, on wall, 3' x 6' x 5/8" sheet	0.046	S.F.	\$ 0.82	\$ 0.62	\$ -		\$ 2,193.50	\$ 1,552.50	\$ -	\$ -	\$ 3,746.00
80,013.00	092910302090	1,680	Gypsum wallboard, on walls, standard, w/compound skim coat (level 5 finish), 5/8" thick	0.021	S.F.	\$ 0.31	\$ 0.28	\$ -		\$ 26,540.31	\$ 22,683.69	\$ -	\$ -	\$ 49,224.00
17,343.75	092910302100	139	Gypsum wallboard, on walls, fire resistant, 5/8" thick, finish excluded	0.008	S.F.	\$ 0.24	\$ 0.11	\$ -		\$ 4,453.88	\$ 1,873.13	\$ -	\$ -	\$ 6,327.00
3,500.00	092910302150	60	Gypsum wallboard, on walls, fire resistant, taped & finished (level 4 finish), 5/8" thick	0.017	S.F.	\$ 0.29	\$ 0.23	\$ -		\$ 1,086.05	\$ 803.25	\$ -	\$ -	\$ 1,889.30
52,031.25	092910302195	1,093	Gypsum wallboard, on walls, fire resistant, w/compound skim coat (level 5 finish), 5/8" thick	0.021	S.F.	\$ 0.33	\$ 0.28	\$ -		\$ 18,372.23	\$ 14,750.86	\$ -	\$ -	\$ 33,123.09
48,248.00	092910302530	1,013	Gypsum wallboard, on walls, mold resistant, w/compound skim coat (level 5 finish), 5/8" thick	0.021	S.F.	\$ 0.43	\$ 0.28	\$ -		\$ 22,198.90	\$ 13,678.31	\$ -	\$ -	\$ 35,877.21
23,558.60	092910303090	613	Gypsum wallboard, on ceilings, standard, w/compound skim coat (level 5 finish), 5/8" thick	0.026	S.F.	\$ 0.31	\$ 0.35	\$ -		\$ 7,814.39	\$ 8,269.07	\$ -	\$ -	\$ 16,083.46
5,149.00	092910303190	134	Gypsum wallboard, on ceilings, fire resistant, w/compound skim coat (level 5 finish), 5/8" thick	0.026	S.F.	\$ 0.33	\$ 0.35	\$ -		\$ 1,818.11	\$ 1,807.30	\$ -	\$ -	\$ 3,625.41
8,575.00	092910303320	223	Gypsum wallboard, on ceilings, mold resistant, w/compound skim coat (level 5 finish), 5/8" thick	0.026	S.F.	\$ 0.43	\$ 0.35	\$ -		\$ 3,945.36	\$ 3,009.83	\$ -	\$ -	\$ 6,955.18

QTY	LINE NO.	LBR HRS	DESCRIPTION	LABOR FACTOR	UNIT	MATERIAL	LABOR	EQUIP	SUB CONTRT	EXT MATERIAL	EXT LABOR	EXT EQUIP	EXT. SUB CONTRT	EXT TOTAL								
51,000.00	092910305200	255	Gypsum wallboard, for ceilings over 8' high, add	0.005	S.F.	\$ -	\$ 0.07	\$ -		\$ -	\$ 3,442.50	\$ -	\$ -	\$ 3,442.50								
233,367	092910305300	700	Gypsum wallboard, distribution cost, for over 3 stories high, add per story	0.003	S.F.	\$ -	\$ 0.04	\$ -		\$ -	\$ 9,451.35	\$ -	\$ -	\$ 9,451.35								
6,600.00	092910305350	112	Gypsum wallboard, for finishing corners, inside, add	0.017	L.F.	\$ 0.09	\$ 0.23	\$ -		\$ 635.58	\$ 1,514.70	\$ -	\$ -	\$ 2,150.28								
6,600.00	092910305355	86	Gypsum wallboard, for finishing outer corners, add	0.013	L.F.	\$ 0.20	\$ 0.18	\$ -		\$ 1,412.40	\$ 1,158.30	\$ -	\$ -	\$ 2,570.70								
19,895.20	092910305500	318	Gypsum wallboard, for acoustical sealant, add per bead	0.016	L.F.	\$ 0.04	\$ 0.22	\$ -		\$ 851.51	\$ 4,297.36	\$ -	\$ -	\$ 5,148.88								
205.00	092915101140	547	Accessories, Gypsum Board	2.667	C.L.F.	\$ 21.29	\$ 36.00	\$ -		\$ 4,669.96	\$ 7,380.92	\$ -	\$ -	\$ 12,050.88								
488.25	092915101160	-	Accessories, Gypsum Board, screws, #6 x 1" A		M	\$ 7.66	\$ -	\$ -		\$ 4,001.79	\$ -	\$ -	\$ -	\$ 4,001.79								
1,574.00	095123300820	50	Complete suspended ceilings, mineral fiber, Tegular, 2' x 2' x 5/8", on 9/16" grid, incl. standard susp. system, excl. 1-1/2" carrier channels	0.032	S.F.	\$ 2.31	\$ 0.43	\$ -		\$ 3,890.46	\$ 679.97	\$ -	\$ -	\$ 4,570.42								
2,000.00	095323300300	24	Acoustic ceiling grid, 2' x 2'	0.012	S.F.	\$ 0.81	\$ 0.16	\$ -		\$ 1,733.40	\$ 324.00	\$ -	\$ -	\$ 2,057.40								
1,574.00	095323300360	-	Acoustic ceiling grid, for fire-rated grid, add		S.F.	\$ 0.08	\$ -	\$ -		\$ 134.73	\$ -	\$ -	\$ -	\$ 134.73								
1,574.00	095323300600	24	add - Carrier channels, 1-1/2", for 4' O.C.	0.015	S.F.	\$ 0.43	\$ 0.20	\$ -		\$ 724.20	\$ 318.74	\$ -	\$ -	\$ 1,042.93								
1,574.00	095323300900	27	Carrier channels, for ceilings with recessed lighting fixtures, add	0.017	S.F.	\$ 0.21	\$ 0.23	\$ -		\$ 353.68	\$ 361.23	\$ -	\$ -	\$ 714.91								
100.00	095323301080	12	Hanging wire, 8' long, 12 gauge	0.123	C.S.F.	\$ 13.87	\$ 1.66	\$ -		\$ 1,484.09	\$ 166.05	\$ -	\$ -	\$ 1,650.14								
Total Hrs		15880								JOB COST	\$ 221,040.75	\$ 233,777.82	\$ 21,587.25	\$ 126,127.00	\$ 602,532.82							
										LABOR BURDEN		20%										
											\$ 46,755.56											
										SUB TOTAL	\$ 221,040.75	\$ 280,533.38	\$ 21,587.25	\$ 126,127.00	\$ 649,288.38							
										OVERHEAD	3.5%	3.5%	3.5%	3.5%								
											\$ 7,736.43	\$ 9,818.67	\$ 755.55	\$ 4,414.45	\$ 22,725.09							
										SUB TOTAL	\$ 228,777.18	\$ 290,352.05	\$ 22,342.80	\$ 130,541.45	\$ 672,013.48							
											FEE SCHEDULE											
																8%	\$ 725,774.56	\$ 53,761.08				
																9%	\$ 732,494.69	\$ 60,481.21				
																10%	\$ 739,214.82	\$ 67,201.35				
																11%	\$ 745,934.96	\$ 73,921.48				
																12%	\$ 752,655.09	\$ 80,641.62				
																13%	\$ 759,375.23	\$ 87,361.75				
																14%	\$ 766,095.36	\$ 94,081.89				
																15%	\$ 772,815.50	\$ 100,802.02				
																16%	\$ 779,535.63	\$ 107,522.16				
																17%	\$ 786,255.77	\$ 114,242.29				
																7%	\$ 719,054.42	\$ 47,040.94				
																6%	\$ 712,334.29	\$ 40,320.81				
																5%	\$ 705,614.15	\$ 33,600.67				