

LINE NO.	QTY	DESCRIPTION	UOM	MATERIAL	INSTALLATION	TOTAL	EXT. TOTAL
A SUBSTRUCTURE							
A10102502000		Pile Caps					
		NO. PILES	SIZE	PILE CAPACITY	COLUMN SIZE	COLUMN LOAD	
			FT-IN X FT-IN X IN	(TON)	(IN)	(K)	
A10102502001							
A10102505300	4	4	5-6x5-1x32	80	14	471	Ea. \$ 329.00 \$ 320.04 \$ 649.04 \$ 2,596.16
A10102505900	8	32	8-0x8-0x32	15	12	205	Ea. \$ 1,192.02 \$ 803.93 \$ 1,995.95 \$ 15,967.60
A10102507100	1	20	36-0x17-0x32	15	20	510	Ea. \$11,880.00 \$ 8,040.00 \$ 19,920.00 \$ 19,920.00
A10102507150	1	15	22-0x17-0x32	15	20	510	\$ 10,098.00 \$ 6,834.00 \$ 16,932.00 \$ 16,932.00
A10201100000		Special Foundations					
A10201102000		C.I.P. Concrete Piles					\$ -
A10201102420	83	50' long, 50K load, end bearing, 1 pile					Ea. \$ 1,786.00 \$ 456.04 \$ 2,242.04 \$ 186,089.32
A10301200000		Slab on Grade OR Pavers					\$ -
A10301202000		Plain & Reinforced					\$ -
A10301204460		6" thick, non industrial, non reinforced	S.F.	\$ 2.75	\$ 1.85	\$ 4.60	\$ -
A10301204480	6529	Reinforced	S.F.	\$ 2.97	\$ 2.15	\$ 5.12	\$ 33,428.48
A10103200800		Foundation Dampproofing					\$ -
A10103201000	500	Foundation dampproofing, bituminous, 1 coat, 4' high	L.F.	\$ 0.94	\$ 2.89	\$ 3.83	\$ 1,915.00
A10103201400		8' high	L.F.	\$ 1.88	\$ 5.78	\$ 7.66	\$ -
B SHELL							
B10102030500		C.I.P. Column, Square Tied					
		LOAD (KIPS)	STORY	COLUMN	COLUMN WEIGHT (P.L.F.)	CONCRETE STRENGTH (PSI)	
			HEIGHT (FT.)	SIZE (IN.)			
B10102033400	624	900	10	24	560	4000	V.L.F. \$ 49.50 \$ 87.56 \$ 137.06 \$ 85,525.44
B10102231750		Cast in Place Post-Tension Flat Plate					\$ -
		BAY SIZE	SUPERIMPOSED	MINIMUM COL. SIZE (IN.)	SLAB THICKNESS (IN.)	TOTAL LOAD (P.S.F.)	
		(FT.)	LOAD (P.S.F.)				\$ -
B10102237400	34000	25 x 25	75	24	8	194	S.F. \$ 10.00 \$ 7.50 \$ 17.50 \$ 595,000.00
B20101010000		Exterior Walls					
B20101012050		Cast in Place Concrete					
B20101014000		8" thick, plain finish, 3000 PSI	S.F.	\$ 5.68	\$ 9.34	\$ 15.02	\$ -
B20101014500	10100	5000 PSI	S.F.	\$ 5.98	\$ 11.13	\$ 17.11	\$ 172,811.00
B20101115000		Reinforced Concrete Block Wall - Regular Weight					
		TYPE	SIZE (IN.)	STRENGTH (P.S.I.)	VERT. REINF & GROUT SPACING		
B20101115400		Hollow	8x8x16	2,000	#4 @ 48"		S.F. \$ 3.67 \$ 4.73 \$ 8.40 \$ -
B20101115430					#5 @ 32"		S.F. \$ 3.83 \$ 5.06 \$ 8.89 \$ -
B20101115440	731				#5 @ 16"	MECH. ENCLOSURE	S.F. \$ 4.37 \$ 5.83 \$ 10.20 \$ 7,456.20
B20101115450			8x8x16	4,500	#4 @ 48"		S.F. \$ 4.11 \$ 4.79 \$ 8.90 \$ -
B20101115480	3500				#5 @ 32"	TYP LEVEL MASONRY	S.F. \$ 4.34 \$ 5.06 \$ 9.40 \$ 32,900.00
B20101115490	1800				#5 @ 16"	ROOF LEVEL	S.F. \$ 4.88 \$ 5.83 \$ 10.71 \$ 19,278.00
C2000000000		Stairs					\$ -
C20101100000		Stair Construction					\$ -
C20101100470		Stairs, C.I.P. concrete, w/o landing, 12 risers, w/o nosing	Flight	\$ 1,074.38	\$ 1,385.00	\$ 2,459.38	\$ -
C20101100570	10	16 risers, w/o nosing	Flight	\$ 1,504.13	\$ 2,150.50	\$ 3,654.63	\$ 36,546.30
C20101100580	200	STL Guardrails	LF	\$ 60.00	\$ 6.60	\$ 66.60	\$ 13,320.00
B20101510000		Exterior Walls					
B20101512010		Stucco Wall					
B20101513000	19202	Cement stucco, 5/8" th., 2 coats on std. CMU block, 8"x 16", 8" thick	S.F.	\$ 1.50	\$ 2.00	\$ 3.50	\$ 67,207.00
B20202200000		Exterior Windows					
B20202200050		Curtain Wall Panels					
B20202202500	9830	Hurricane Impact Floor to Ceiling Window System	S.F.	\$ 30.15	\$ 6.00	\$ 36.15	\$ 355,354.50
B20202202650	5715	Glass Handrails	S.F.	\$ 45.73	\$ 6.00	\$ 51.73	\$ 295,636.95
B20302203325		Steel Doors					\$ -
B20302203326		MATERIAL	TYPE	DOORS	SPECIFICATION	OPENING	\$ - \$ -
B20302203950	20	Steel 18 Ga.	hollow metal	1 door w/frame	"A" label	3'-0" x 7'-0"	Opng. \$ 1,959.75 \$ 234.26 \$ 2,194.01 \$ 43,880.20
C INTERIORS							
C10101264090		Drywall Partitions/Metal Stud Framing					
		FACE LAYER	BASE LAYER	FRAMING	OPPOSITE FACE	INSULATION	\$ -
C10101265020	20000	5/8" FR drywall	none	1-5/8" @ 16" O.C.	nothing	0	S.F. \$ 0.67 \$ 1.34 \$ 2.01 \$ 40,200.00
C10101265060	40000	5/8" FR drywall	none	3-5/8" @ 16" O.C.	same	0	S.F. \$ 1.18 \$ 2.03 \$ 3.21 \$ 128,400.00
		INTERIOR DOORS					

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C10201200800		Wood Door/Wood Frame									
C10201200801		TYPE	FACE	SIZE	FRAME	DEPTH				\$ -	
C10201205220	66	Solid core/flush	oak	3'-0" x 7'-0"	oak	5-3/16"	Ea.	\$ 568.23	\$ 161.84	\$ 730.07	\$ 48,184.62
C3000000000		Interior Finishes								\$ -	\$ -
C30102300000		Wall Finishes									\$ -
C30102300040		Paint & Covering								\$ -	\$ -
C30102300080	53240	Primer & 2 coats					S.F.	\$ 0.20	\$ 0.58	\$ 0.78	\$ 41,527.20
C30102300300		Masonry or concrete, latex, brushwork, primer & 1 coat					S.F.	\$ 0.30	\$ 0.60	\$ 0.90	\$ -
C30102300320	20000	Primer & 2 coats					S.F.	\$ 0.39	\$ 0.85	\$ 1.24	\$ 24,800.00
C30102301940	1400	Wall Tile - Ceramic tile, thin set, 4-1/4" x 4-1/4"					S.F.	\$ 6.00	\$ 3.00	\$ 9.00	\$ 12,600.00
C30204100001		Floor Finishes - Excludes finishes on Balconies									\$ -
C30204100040		Tile & Covering								\$ -	\$ -
C30204101740	19200	Porcelain type, minimum					S.F.	\$ 5.00	\$ 2.87	\$ 7.87	\$ 151,104.00
C30204101840	-19200	Thin set, deduct					S.F.		\$ 0.75	\$ 0.75	\$ (14,400.00)
C30301050000		Ceiling Finishes									\$ -
C30301104798		Drywall Ceilings									\$ -
C30301104799		TYPE	FINISH	FRAMING	SUPPORT					\$ -	\$ -
C30301105300	4000	5/8" F.R. drywall	painted and textured	3 - 5/8" - 25 GA	concrete		S.F.	\$ 1.00	\$ 2.55	\$ 3.55	\$ 14,200.00
C30301400140	20000	Thin coat on drywall					S.F.	\$ 0.11	\$ 0.43	\$ 0.54	\$ 10,800.00
Specialties											\$ -
C10305100010		Identifying/Visual Aid Specialties, EACH									\$ -
C10307100010		Bath and Toilet Accessories, EACH									\$ -
C10307100100		Specialties, bathroom accessories, st. steel, curtain rod, 5' long, 1" diam					Ea.	\$ 29.61	\$ 25.84	\$ 55.45	\$ -
C10307100160		Mirror, framed with shelf, 18" x 24"					Ea.	\$ 203.42	\$ 16.66	\$ 220.08	\$ -
C10307100170	32	72" x 24"					Ea.	\$ 315.15	\$ 55.76	\$ 370.91	\$ 11,869.12
C10307100180	24	Toilet tissue dispenser, surface mounted, single roll					Ea.	\$ 18.72	\$ 11.15	\$ 29.87	\$ 716.88
C10307100200	32	Towel bar, 18" long					Ea.	\$ 43.93	\$ 14.62	\$ 58.55	\$ 1,873.60
C10307100210	28	30" long					Ea.	\$ 117.47	\$ 15.98	\$ 133.45	\$ 3,736.60
C10307100300	16	Medicine cabinets, sliding mirror doors, 20" x 16" x 4-3/4", unlighted					Ea.	\$ 129.88	\$ 47.60	\$ 177.48	\$ 2,839.68
C10307100310		24" x 19" x 8-1/2", lighted					Ea.	\$ 188.14	\$ 66.98	\$ 255.12	\$ -
708000		Kitchen Systems									\$ -
708026		Kitchen, economy grade					L.F.	\$ 192.66	\$ 55.62	\$ 248.28	\$ -
708036		Average grade					L.F.	\$ 275.09	\$ 96.98	\$ 372.07	\$ -
708046	200	Mid to High Range Kitchen Cabinets and tops					L.F.	\$ 350.00	\$ 111.53	\$ 461.53	\$ 92,305.40
712000		Appliance Systems									\$ -
712005		Range, free standing, minimum					Ea.	\$ 565.44	\$ 218.55	\$ 783.99	\$ -
712006		Maximum					Ea.	\$ 2,281.60	\$ 333.70	\$ 2,615.30	\$ -
712007		Built-in, minimum					Ea.	\$ 828.32	\$ 235.00	\$ 1,063.32	\$ -
712008		Maximum					Ea.	\$ 1,562.40	\$ 658.00	\$ 2,220.40	\$ -
712009		Counter top range, 4-burner, minimum					Ea.	\$ 406.72	\$ 235.00	\$ 641.72	\$ -
712010	7	Maximum					Ea.	\$ 1,512.80	\$ 329.00	\$ 1,841.80	\$ 12,892.60
712011		Compactor, built-in, minimum					Ea.	\$ 724.16	\$ 146.88	\$ 871.04	\$ -
712012		Maximum					Ea.	\$ 1,140.80	\$ 216.20	\$ 1,357.00	\$ -
712013		Dishwasher, built-in, minimum					Ea.	\$ 471.20	\$ 499.38	\$ 970.58	\$ -
712014	7	Maximum					Ea.	\$ 689.44	\$ 687.38	\$ 1,376.82	\$ 9,637.74
712015		Garbage disposer, minimum					Ea.	\$ 190.46	\$ 210.33	\$ 400.79	\$ -
712016	7	Maximum					Ea.	\$ 337.28	\$ 210.33	\$ 547.61	\$ 3,833.27
712017		Microwave oven, minimum					Ea.	\$ 152.77	\$ 184.48	\$ 337.25	\$ -
712018	7	Maximum					Ea.	\$ 525.76	\$ 325.48	\$ 851.24	\$ 5,958.68
712023		Refrigerator, 16 cu.ft., minimum					Ea.	\$ 575.36	\$ 96.35	\$ 671.71	\$ -
712024		Maximum					Ea.	\$ 922.56	\$ 153.93	\$ 1,076.49	\$ -

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712025		16 cu.ft. with icemaker, minimum	Ea.	\$ 788.64	\$ 251.45	\$ 1,040.09	\$ -
712026	7	Maximum	Ea.	\$ 1,140.80	\$ 309.03	\$ 1,449.83	\$ 10,148.81
							\$ -

D		SERVICES							
D1000000000		Conveying							\$ -
D10101100000		Elevators and Lifts							\$ -
D10101101100		Hydraulic							\$ -
D10101102200		3000 lb., 2 Floors, 100 FPM	Ea.	51500	13875.4	\$ 65,375.40	\$ -		
D10101102300	1	5 floors, 100 FPM	Ea.	87000	36850.9	\$ 123,850.90	\$ 123,850.90		
Plumbing									\$ -
804000		Two Fixture Lavatory Systems							\$ -
804034	8	Lavatory installed with vanity, plumbing in 2 walls	Ea.	\$ 1,749.12	\$ 1,247.67	\$ 2,996.79	\$ 23,974.32		
804046		Lavatory with wall-hung lavatory, plumbing in 2 walls	Ea.	\$ 1,273.15	\$ 1,188.63	\$ 2,461.78	\$ -		
824000		Three Fixture Bathroom Systems							\$ -
824032	8	Bathroom with lavatory installed in vanity	Ea.	\$ 4,889.54	\$ 1,827.89	\$ 6,717.43	\$ 53,739.44		
844000		Five Fixture Bathroom Systems							\$ -
844042	8	Bathroom with shower, bathtub, lavatories in vanity	Ea.	\$ 7,376.83	\$ 3,075.92	\$ 10,452.75	\$ 83,622.00		
712031	40	Sinks, porcelain on cast iron single bowl, 21" x 24"	Ea.	\$ 595.20	\$ 699.13	\$ 1,294.33	\$ 51,773.20		
712037	8	Double bowl, 20" x 32"	Ea.	\$ 823.36	\$ 728.50	\$ 1,551.86	\$ 12,414.88		
712039	8	Water heater, electric	Ea.	\$ 1,488.00	\$ 399.50	\$ 1,887.50	\$ 15,100.00		
D2040		Rain Water Drainage							\$ -
	39000	Roof drain, DWV PVC, 4" diam, diam, 10' high	SF	\$ 0.15	\$ 0.17	\$ 0.32	\$ 12,480.00		
		Roof drain, DWV PVC, 4" diam, for each additional foot add				\$ -	\$ -		
Mechanical									\$ -
880000		Rooftop Systems							\$ -
880034	18000	Rooftop heating/cooling unit, area to 2000 S.F.	SF	\$ 4.50	\$ 3.00	\$ 7.50	\$ 135,000.00		
880046		Rooftop heating/cooling unit, area to 5000 S.F.				\$ -	\$ -		
Sprinklers									\$ -
D4010	39000	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 5000 SF	SF	\$ 1.28	\$ 1.28	\$ 2.56	\$ 99,840.00		
		Wet pipe sprinkler systems, steel, light hazard, each additional floor, 5000 SF							
Electrical									\$ -
910000	39000	Electrical Service Distribution	SF	\$ 0.56	\$ 0.56	\$ 1.12	\$ 43,485.00		
930005	39000	Misc. Power	SF	\$ 0.09	\$ 0.22	\$ 0.31	\$ 12,090.00		
930017	28800	Receptacles 16.5 per 1000 S.F., 2.0 watts per S.F. w/ transformer	SF	\$ 1.13	\$ 2.23	\$ 3.36	\$ 96,768.00		
930045	24000	Switches, 5.0 per 1000 S.F.	SF	\$ 0.24	\$ 0.65	\$ 0.89	\$ 21,360.00		
940000	39000	Light Fixture - 28 fixtures per 2000 S.F.	SF	\$ 2.22	\$ 3.29	\$ 5.51	\$ 214,890.00		

D5030		Communications and Security							\$ -
	39000	Communication and alarm systems, fire detection, addressable, 50 detectors, includes outlets, boxes, conduit and wire	SF	\$ 0.57	\$ 0.57	\$ 1.14	\$ 44,460.00		
		Fire alarm command center, addressable with voice, excl. wire & conduit							
		Internet wiring, 2 data/voice outlets per 1000 S.F.							

Exterior Improvements & Allowances							
	1	Swimming pool and Deck Allowance	LS	\$ 50,000.00	\$ 30,000.00	\$ 80,000.00	\$ 80,000.00
	5671	Roof top floor finishes	SF	\$ 4.75	\$ 2.75	\$ 7.50	\$ 42,532.50
	4	Jaccuzi Allowance	EA	\$ 6,000.00	\$ 6,000.00	\$ 12,000.00	\$ 48,000.00
	1	Landscaping	LS	\$ 5,000.00	\$ 5,000.00	\$ 10,000.00	\$ 10,000.00
	1	Docks	LS	\$ 50,000.00	\$ 50,000.00	\$ 100,000.00	\$ 100,000.00

		39,000.00	SF
A Substructure	7.03%	\$ 7.10	\$ 276,848.56
B Shell	43.78%	\$ 44.23	\$ 1,724,915.59
C Interiors	15.56%	\$ 15.72	\$ 613,228.20
D Services	26.52%	\$ 26.79	\$ 1,044,847.74
E Exterior Improvements	7.12%	\$ 7.19	\$ 280,532.50
SubTotal	100%	\$120.54	\$ 3,940,372.59
Contractor Fees (General)	20.00%	\$30.13	\$788,074.52
Architectural Fees	5.50%	\$10.54	\$216,720.49
Total Building Cost		\$161.22	\$ 4,945,167.60
			\$ 618,145.95