

**801 NW 6th Street, Fort Lauderdale, FL 33311**  
**Construction Budget**

<b>Code</b>	<b>Description</b>	<b>Labor</b>	<b>Material</b>	<b>Subs</b>	<b>Total</b>
<b>DIV. 1</b>	<b>GENERAL CONDITIONS</b>				
01000	General Conditions				
01050	Field Personnel	481,702			481,702
01100	Engineering			26,000	26,000
01150	Lab Service & Testing				-
01200	Temporary Services				-
01250	Temporary Facilities			100,000	100,000
01300	Safety			191,650	191,650
01350	Travel Expenses - Gas & Oil			60,753	60,753
01400	Equipment			286,840	286,840
01450	Scaffolding			30,000	30,000
01500	Small Tools			25,000	25,000
01550	Cleaning			211,435	211,435
01600	Cutting & Patching			-	-
01650	Permits			-	-
01700	Field Office Expenses			85,280	85,280
01900	Special Items			37,500	37,500

<b>Code</b>	<b>Description</b>	<b>Labor</b>	<b>Material</b>	<b>Subs</b>	<b>Total</b>
<b>DIV. 2</b>	<b>SITE WORK</b>				
02050	Demolition			10,000	10,000
02060	Aesbestos Abatement			-	-
02100	Dewatering			-	-
02200	Site Maintenance			-	-
02201	Civil Earthwork			108,518	108,518
02210	Vibroflotation - Dynamic Compaction			-	-
02220	Pile Foundations			202,510	202,510
02230	Shell Excavation - Apartment Buildings			19,442	19,442
02231	Shell Excavation - Garage			9,720	9,720
02340	Soil Treatment			3,500	3,500
02500	Civil Water & Sewer Systems			124,475	124,475
02510	Sewer Lift Stations			-	-
02600	Site Drainage - Civil			188,565	188,565
02610	Disposal Wells			-	-
02700	Paving, Signage, Stipping & Wheel Stops			76,522	76,522
02800	Tennis / Pickelball Courts			-	-
02810	Basketball Courts			-	-
02820	Athletic Fields			-	-
02830	Decorative Fountains			-	-
02840	Site Concrete Sidewalks			35,419	35,419

02850	Pavers			87,400	87,400
02860	Playground Equipment			-	-
02870	Pool Deck Equipment / Features			35,000	35,000
02880	Pet Park Equipment			25,000	25,000
02890	Site Fences - Chain Link Fence			-	-
02891	Site Fences - Precast Fence / CBS			-	-
02892	Site Fence - Aluminum			10,000	10,000
02900	Landscape			150,000	150,000
02950	Irrigation			25,000	25,000

Code	Description	Labor	Material	Subs	Total
<b>DIV. 3</b>	<b>CONCRETE</b>				
03100	Shell Package - Apartment Buildings			5,780,000	5,780,000
03101	Formwork Labor	-		-	0
03102	Formwork Rental Materials		-		0
03103	Formwork Consumable Materials		-		-
03104	Formwork Equipment		-		0
03200	Concrete Reinforcement		-		0
03201	Reinforcement & Pt Cable Labor			0	0
03300	Concrete Material		-		0
03350	Concrete Finishing			0	0
03351	Concrete Finishing Equipment		-	0	0
03360	Post Tension Cables			0	0
03400	Structural Precast Concrete			2,350,000	2,350,000
03500	Light Weight Concrete			0	0

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<b>DIV. 4</b>	<b>MASONRY</b>				
04200	Masonry			0	0
04400	Decorative Precast			0	0

Code	Description	Labor	Material	Subs	Total
<b>DIV. 5</b>	<b>METALS</b>				
05100	Structural Steel			30,000	30,000
05500	Miscellaneous Metals			29,000	29,000
05501	Pool Deck Cabanas & Bbq Trellis			120,000	120,000
05502	Garage Screening System			120,000	120,000
05503	Unit Balcony Railings			77,500	77,500
05504	Aluminum Site Fences & Gates			28,000	28,000
05505	Garage Barrier Cables			17,500	17,500
05750	Glass Rails			-	-
05800	Flood Panels			89,000	89,000

Code	Description	Labor	Material	Subs	Total
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**DIV. 6 WOOD & PLASTICS**

06100	Exterior Finish Carpentry			88,600	88,600
06200	Finish Carpentry - Units	181,500			181,500
06201	Finish Carpentry - Common Areas			125,000	125,000
06400	Millwork - Common Areas			88,600	88,600
06450	Kitchen & Bath Cabinets & Tops - Units			423,000	423,000

Code	Description	Labor	Material	Subs	Total
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**DIV. 7 THERMAL / MOSITURE PROTECTION**

07100	Waterproofing - Garage			65,500	65,500
07101	Waterproofing - Apartment Buildings			17,000	17,000
07102	Waterproofing - Unit Balcony Fl. Coatings			27,225	27,225
07200	Spray Insulation - Garage			15,000	15,000
07250	Fireproofing			-	-
07400	Manufactured Wall Panels			60,000	60,000
07500	Membrane Roofing			389,000	389,000
07700	Roof Hatches & Specialties			-	-
07800	Skylights			-	-
07900	Sealants & Caulking - Unit Buildings			64,000	64,000
07901	Sealants & Caulking - Garage			76,000	76,000

Code	Description	Labor	Material	Subs	Total
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**DIV. 8 DOORS & WINDOWS**

08100	Steel Doors & Frames - Common Areas		71,506		71,506
08200	Wood Doors & Frames - Units		288,111		288,111
08250	Door & Hardware Installation - Units			84,472	84,472
08251	Door & Hardware Installation - Common			40,397	40,397
08300	Access Doors			6,400	6,400
08360	Overhead Doors - Trash Rooms			20,000	20,000
08400	Storefronts & Retail Glazing			112,590	112,590
08500	Unit Windows			923,928	923,928
08700	Finish Hardware - Units		75,470		75,470
08701	Finish Hardware - Common Areas		22,000		22,000
08800	Mirrors - Units		14,057		14,057
08801	Mirrors - Common Areas		12,000		12,000

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**DIV. 9 FINISHES**

09200	Stucco - Units			282,250	282,250
09201	Stucco - Garage			88,000	88,000
09250	Drywall			927,752	927,752
09300	Tile - Units			202,500	202,500
09301	Tile - Common Areas			178,390	178,390
09500	Acoustical Treatment			76,550	76,550

09600	Vinyl Plank Flooring - Units	274,680		274,680
09610	Carpeting - Common Areas	153,100		153,100
09620	Gym & Kids Room Flooring	-		-
09630	Common Area Specialty Flooring	35,000		35,000
09700	Wall Paper - Common Areas	50,000		50,000
09701	Corridor Wall Protection	-		-
09702	Corridor Handrails	-		-
09900	Interior & Exterior Painting - Units	472,000		472,000
09901	Exterior Painting - Garage	88,000		88,000
09950	Exterior Wall Stone / Tile	82,400		82,400

Code	Description	Labor	Material	Subs	Total
<b>DIV. 10</b>	<b>SPECIALTIES</b>				
10000	Mailboxes			45,000	45,000
10150	Toilet Compartments - Common Areas			20,000	20,000
10200	Metal Louvers		20,000		20,000
10400	Exterior Building Signage		40,000		40,000
10401	Interior Signage & Directories			21,000	21,000
10520	Fire Extinguishers		6,100		6,100
10650	Unit Shelving			121,000	121,000
10670	Storage Shelving			23,000	23,000
10800	Toilet & Bath Accessories - Units		43,558		43,558
10801	Toilet & Bath Accessories - Common Areas		8,400		8,400
10802	Shower Enclosures		19,600		19,600
10850	Bike Racks/ Site Benches / Site Waste Cans		20,000		20,000

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<b>DIV. 11</b>	<b>EQUIPMENT</b>				
11000	Gym Equipment			50,000	50,000
11175	Trash Chutes & Compactors			120,000	120,000
11450	Residential Appliances - Units			484,000	484,000
11451	Residential Appliances - Common Areas			25,000	25,000
11452	Pool Deck Kitchen Appliances			10,000	10,000
11453	Kitchen Equipment			-	-

Code	Description	Labor	Material	Subs	Total
<b>DIV. 12</b>	<b>FURNISHINGS</b>				
12000	Window Treatments - Units			105,625	105,625
12001	Window Treatments - Common Areas			25,000	25,000
12100	Parking Façade Arts Canvas Features			-	-
12300	Common Area Casework & Millwork			-	-

Code	Description	Labor	Material	Subs	Total
<b>DIV. 13</b>	<b>SPECIAL CONSTRUCTION</b>				

13152	Swimming Pools, Spas	200,000	200,000
13550	Parking Controls Systems	25,000	25,000

Code	Description	Labor	Material	Subs	Total
<b>DIV. 14</b>	<b>CONVEYING SYSTEMS</b>				
14200	Elevators - Units			1,015,000	1,015,000
14201	Elevators - Garage				

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<b>DIV 15</b>	<b>MECHANICAL</b>				
15300	Fire Protection - Units & Common Areas			544,500	544,500
15301	Fire Protection - Garage			130,000	130,000
15400	Plumbing - Units & Common Areas			1,542,877	1,542,877
15401	Plumbing - Garage Levels 2 Thru 6			126,500	126,500
15450	Plumbing Fixtures			181,500	181,500
15500	Hvac			1,201,140	1,201,140

Code	Description	Labor	Material	Subs	Total
<b>DIV. 16</b>	<b>ELECTRICAL</b>				
16100	Electrical - Units & Common Areas			2,231,420	2,231,420
16101	Electrical - Garage Level 2 Thru 6			202,510	202,510
16200	Lighting Protection Systems			40,000	40,000
16300	Generator System			-	-
16400	Security System / Cctv /Access Control			80,000	80,000
16500	Building Lighting System			-	-
16550	Site Lighting			50,000	50,000
16700	Bda Commuications Systems			150,000	150,000
16800	Sound & Av Systems			50,000	50,000
16900	Electrical Car Charging Stations			50,000	50,000

Code	Description	Labor	Material	Subs	Total
<b>DIV. 17</b>	<b>SUBCONTRACTOR BOND</b>				
17500	Subcontror Bond			160,190	160,190

	Sub Total-Direct Cost	481,702	822,302	25,374,125	26,678,130
	Labor Burden				53,356
	Ocip & Builders Risk Insurance				414,338
	Sub Total				27,145,824
	Overhead & Profit				814,375
	Sub Total				27,960,199
	Payment & Performance Bond				139,801
	Sub Total				28,100,000
	Contingencies				843,000

	TOTAL BUDGET	28,943,000
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