

Overall items from proposal		
A Hard costs	Construction budget	\$469,077
B Soft costs	Architectural	\$7,500
	Engineering	\$5,000
	Legal	\$800
	Accounting	\$2,400
	Tax credit application	\$400
	C Non-profit	Survey
	Appraisal	\$350
	Title Insurance	\$350
	Construction period insurance	\$3,500
	Recording fees	\$750
	Disbursing fees	\$2,500
	Construction period taxes	\$1,650
	Utilities	\$1,500
	Construction loan fees	\$500
	Bridge Loan fees	n/a
	Construction interest	\$45,000
	Contingency reserve	\$180,000
D	Acquisition	\$1
	Holding	n/a
E	Contractor's profit - 6%	\$66,600
F	Developer's profit - 28%	\$244,200
	Marketing	\$15,000
	Sales Commission	\$50,000
Total		\$1,097,478
Sales Price	2@160K, 2@185K, 2@210K	\$1,110,000

CONSTRUCTION BUDGET

Form LM-98-1

Project: Oak Hill Condominiums
 Jobsite Address: 3460 Oak Hill Ave, St Louis MO 63129
 Contractor: Adams Construction Group

ITEM NO.	TRADE ITEM	COST	REVISED BUDGET
1.	CONCRETE	\$5,400	\$
2.	MASONRY	\$47,250	\$
3.	METALS		\$
4.	ROUGH CARPENTRY	\$2,563	\$
5.	FINISHED CARPENTRY	\$17,848	\$
6.	WATERPROOFING		\$
7.	INSULATION	\$904	\$
8.	ROOFING	\$16,104	\$
9.	SHEET METAL		\$
10.	DOORS	\$13,800	\$
11.	WINDOWS	\$21,080	\$
12.	GLASS		\$
13.	LATH & PLASTER		\$
14.	DRYWALL	\$24,167	\$
15.	TILE WORK	\$18,200	\$
16.	ACOUSTICAL		\$
17.	WOOD FLOORING	\$18,000	\$
18.	RESILIENT FLOORING		\$
19.	PAINTING & DECORATING	\$10,100	\$
20.	SPECIALTIES	\$1,710	\$
21.	SPECIAL EQUIPMENT	\$3,000	\$
22.	CABINETS	\$48,540	\$
23.	APPLIANCES	\$41,010	\$
24.	BLINDS & SHADES		\$
25.	CARPETS	\$6,000	\$
26.	DEMOLITION	\$18,000	\$
27.	SPECIAL CONSTRUCTION		\$
28.	ELEVATORS		\$
29.	CLEAN-UP		\$
30.	PLUMBING & HOT WATER	\$66,000	\$
31.	HVAC	\$36,000	\$
32.	ELECTRICAL	\$40,021	\$
33.	ACCESSORY STRUCTURES		\$
34.	EARTH WORK	\$1,000	\$
35.	SITE UTILITIES	\$4,200	\$
36.	ROADS & WALKS	\$2,170	\$
37.	SITE IMPROVEMENTS	\$4,020	\$
38.	LAWN & PLANTING	\$990	\$
39.	UNUSUAL SITE CONDITIONS		\$
40.	OFF-SITE IMPROVEMENTS		\$
41.	PERMITS/OTHER FEES	\$1,000	\$
42.	SUBTOTAL	\$469,077	\$
	PLUS	%	
43.	GEN. REQUIREMENTS	6%	\$28,145
44.	GEN. OVERHEAD	2%	\$9,382
45.	CONTRACTOR PROFIT	6%	\$28,145
46.	TOTAL COSTS	\$534,747	\$

CONTRACTOR'S CERTIFICATION

I hereby certify that the above figures are true, accurate and complete as of _____

 Original Signature of _____ Date _____

The above cost estimates must be substantiated with subcontractor bids and proposals prior to approval of funding.

Approved by: _____ Date: _____
 CDA/IMPACT Construction Supervisor

WARNING: The fund which is the subject hereof is administered by the Department of Housing and Urban Development, Section 1012 of Title 18 of the United States Code provided "Whoever, with the intent to defraud . . . makes any false statement to or for such department . . . shall be fined not more than \$1,000 or imprisoned not more than

one year, or both.

JOB COSTS

Form LM-98-2

Project: Grand Oak Hill Condominiums
 Jobsite Address: 3460 Oak Hill Ave
 Square Footage of Building: 8400 ext

Contractor: Adams Construction Group
 Square Footage of Building Site: .135 Acres

	UNIT	UNIT COST	NUM. UNITS	SUBTOT.	REVISIONS	
					UNITS +/-	SUBTOT.
ITEM 1: CONCRETE						
Prices to include forming, base rock, reinforcement, labor for placement, finish & protection.						
A. Footings/Foundation (house)	LF			\$		\$
B. Piers (the 12 deteriorating window corners)	EA	\$450.00	12	\$5,400		\$
C. Flatwork (basement)	SF			\$		\$
D. Patch Basement/Garage	SF			\$		\$
E. Repair - Footage/Foundation	LF			\$		\$
F. Pump Tuck	EA			\$		\$
G. Other				\$		\$
CONCRETE TOTAL				\$5,400		\$
ITEM 2: MASONRY						
Prices to include material, equipment & labor.						
A. Build/Repair Wall - parking area wall	LF	\$20.00	40	\$800		\$
B. Build/Repair Parapet Wall	LF	\$85.00	210	\$17,850		\$
C. Infill (window)	EA			\$		\$
D. Infill (door)	EA			\$		\$
E. Rebuild Chimney	EA			\$		\$
F. Tuckpoint: Exterior	SF	\$10.00	2,500	\$25,000		\$
G. Interior	SF			\$		\$
H. Foundation	SF			\$		\$
I. Repair/Replace Stucco	SF			\$		\$
J. Clean Masonry	EA	\$3,600.00	1	\$3,600		\$
K. Other				\$		\$
MASONRY TOTAL				\$47,250		\$
ITEM 3: METALS						
Prices to include material & labor.						
A. Structural Steel: Beam	LF			\$		\$
B. Column	EA			\$		\$
C. Lintel/Angles	EA			\$		\$
D. Framing	SF			\$		\$
E. Window Grills	EA			\$		\$
F. AC - Cage	EA			\$		\$
G. Step/Guard Rails	LF			\$		\$
H. Steel joist, Steel Deck, Fire Escape	LS			\$		\$
I. Other				\$		\$
METALS TOTAL				\$		\$
ITEM 4: ROUGH CARPENTRY						
Prices to include all material (i.e., nails, screws, joist hangers) & labor.						
Exterior						
A. Install/Repair - Gutter Board	LF			\$		\$
B. Build/Repair - Porch/Deck [to include all (i.e., railing, ceiling, steps,etc.)]	EA			\$		\$
C. Close In the Window/Door	EA			\$		\$
D. Repair: Rafters	EA			\$		\$
E. Rafter Tails	EA			\$		\$
F. Trusses	EA			\$		\$
G. Sheathing	SF			\$		\$
H. Install New Roof Assembly (i.e., rafters, trusses, sheathing)	SF			\$		\$
I. Install/Repair - Wall Vent	EA			\$		\$
J. Other				\$		\$
Interior						
see next page						

UNIT ABBREVIATIONS
 EA = EACH
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 LS = LUMP SUM

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 SY = SQUARE YARDS

	UNIT	UNIT COST	NUM. UNITS	SUBTOT.	UNITS +/-	SUBTOT.
ITEM 4: ROUGH CARPENTRY (cont'd.)						
Prices to include all material (i.e., nails, screws, joist hangers) & labor.						
Interior						
K. Repair: Beam	LF			\$		\$
L. Column	EA			\$		\$
M. Joist	EA			\$		\$
N. Wall Framing	SF			\$		\$
O. Step	EA			\$		\$
P. Sub-Floor	SF			\$		\$
Q. Install New: Beam	LF			\$		\$
R. Column	EA			\$		\$
S. Floor Assembly (i.e., joists, sub floor)	SF			\$		\$
T. Wall Framing (ie.,interior, exterior, furring out)	SF			\$		\$
Build-out storage areas in basement	EA			\$		\$
Frame interior walls - 75lf per condo, 100lf bsmt	LF	\$1.75	550	\$963		\$
U. Steps	EA			\$		\$
V. Soffit	LF			\$		\$
W. Other R&R roof access assembly	EA	\$1,600.00	1	\$1,600		\$
ROUGH CARPENTRY TOTAL				\$2,563		\$
ITEM 5: FINISH CARPENTRY						
Prices to include material & labor.						
Exterior						
A. Install/Repair: Soffit	LF			\$		\$
B. Fascia	LF			\$		\$
C. Cornice	LF			\$		\$
D. Trim	LF			\$		\$
E. Other				\$		\$
Interior						
F. Install/Repair: Trim	LF			\$		\$
Baseboard (32 lf per lobby, 200 lf per condo)	LF	\$3.00	1,296	\$3,888		\$
Crown molding (32 lf per lobby, 200 per condo)	LF	\$10.00	1,296	\$12,960		\$
Misc trim	EA	\$1,000.00	1	\$1,000		\$
G. Window Sill	EA			\$		\$
H. Railings	LF			\$		\$
I. Other				\$		\$
FINISH CARPENTRY TOTAL				\$17,848		\$
ITEM 6: WATERPROOFING						
Prices to include material & labor.						
Exterior						
A. Caulk (i.e., window, doors, siding, utility penetration, etc.)	LS			\$		\$
B. Fluid Applied to Foundation	SF			\$		\$
C. Caulk - concrete slab joint abutting building perimeter	LF			\$		\$
D. Other				\$		\$
Interior						
E. Caulk (i.e., tub, toilet, counter top)	LS			\$		\$
F. Other				\$		\$
WATERPROOFING TOTAL				\$		\$
ITEM 7: INSULATION						
Prices to include material & labor.						
A. Walls	SF			\$		\$
B. Attic -- insulate 3rd floor ceiling	SF	\$0.35	2,584	\$904		\$
C. Basement Ceiling	SF			\$		\$
D. Band/Rim Joist	SF			\$		\$
E. Water Pipes	LF			\$		\$
F. Sound Batts	SF			\$		\$
G. Weather Strip Door	EA			\$		\$
H. Other				\$		\$
INSULATION TOTAL				\$904		\$

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	UNIT	UNIT COST	NUM. UNITS	SUBTOT.	UNITS +/-	SUBTOT.
ITEM 8: ROOFING						
Prices to include, material (i.e., flashing, coping , title) & labor (i.e.. removal & installation).						
A. Asphalt Shingle	SF			\$		\$
B. Modified Bitumen	SF	\$6.00	2,684	\$16,104		\$
C. Slate Tile	SF			\$		\$
D. Roof Ventilator	EA			\$		\$
ROOFING TOTAL				\$16,104		\$
ITEM 9: SHEET METAL						
Prices to include material & labor.						
A. Gutters & Downspout	LF			\$		\$
B. Chimney Cap	EA			\$		\$
C. Other				\$		\$
SHEET METAL TOTAL				\$		\$
ITEM 10: DOORS						
Prices to include material (ie., lock set, stops) & labor to install.						
Exterior						
A. Door - front and rear exterior	EA	\$1,500.00	2	\$3,000		\$
B. Historical Door	EA			\$		\$
C. Storm Door	EA			\$		\$
D. Garage Door	EA			\$		\$
E. Garage Door Opener	EA			\$		\$
F. Repair Door	EA			\$		\$
G. Other				\$		\$
Interior						
H. Door - condo entry doors	EA	\$1,500.00	6	\$9,000		\$
Interior 30" doors	EA	\$225.00	8	\$1,800		\$
I. Repair Door	EA			\$		\$
J. Other				\$		\$
DOOR TOTAL				\$13,800		\$
ITEM 11: WINDOWS						
Prices to include material & labor.						
A. Window	EA			\$		\$
Size A (large)	EA	\$400.00	36	\$14,400		\$
Size B (med)	EA	\$175.00	12	\$2,100		\$
Size C (small)	EA	\$95.00	12	\$1,140		\$
Size D (bsmt large)	EA	\$270.00	8	\$2,160		\$
Size E (bsmt small)	EA	\$120.00	4	\$480		\$
Rear stairwell	EA	\$400.00	2	\$800		\$
B. Historical Window	EA			\$		\$
C. Storm Window	EA			\$		\$
D. Repair Window	EA			\$		\$
E. Other				\$		\$
WINDOWS TOTAL				\$21,080		\$
ITEM 12: GLASS						
Prices to include material & labor.						
Exterior/Interior						
A. Window/Door/Transom	EA			\$		\$
B. Other		\$0.00		\$		\$
GLASS TOTAL				\$		\$
ITEM 13: LATH & PLASTER						
Prices to include material & labor.						
A. Patch/Skim Coat	SF			\$		\$
B. Stucco	SF			\$		\$
C. Other				\$		\$
LATH & PLASTER TOTAL				\$		\$
ITEM 14: DRYWALL						
Prices to include material & labor.						
A. Regular / Fire Rated / Moisture Res. @ 8'2"	SF	\$1.37	17,640	\$24,167		\$

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	UNIT	UNIT COST	NUM. UNITS	SUBTOT.	UNITS +/-	SUBTOT.
B. Sound Resilient Channel	LF			\$		\$
C. Other						\$
DRYWALL TOTAL				\$24,167		\$
ITEM 15: TILE WORK						
Prices to include material & labor.						
A. Install/Repair - Wall/Flooring Tile	SF	\$7.00	2,600	\$18,200		\$
B. Stone Flooring	SF			\$		\$
C. Other				\$		\$
TILE WORK TOTAL				\$18,200		\$
ITEM 16: ACOUSTICAL						
Prices to include material & labor.						
A. Ceiling/Wall Panel	SF			\$		\$
B. Spray-on Treatment	SF			\$		\$
C. Other				\$		\$
ACOUSTICAL TOTAL				\$		\$
ITEM 17: WOOD FLOORING						
Prices to include material & labor.						
A. Install/Repair, Wood Floor	SF	\$10.00	1,800	\$18,000		\$
B. Refinish Floor	SF			\$		\$
C. Other				\$		\$
WOOD FLOORING TOTAL				\$18,000		\$
ITEM 18: RESILENT FLOORING						
Prices to include material & labor.						
A. Sub Flooring	SF			\$		\$
B. Vinyl/Tile Flooring	SF			\$		\$
C. Vinyl/Base	LF			\$		\$
D. Other				\$		\$
RESILENT FLOORING TOTAL				\$		\$
ITEM 19: PAINTING & DECORATING						
Prices to include material & labor.						
Exterior						
A. Abate Lead Paint	EA			\$		\$
B. Metals (ie., handrail)	LF			\$		\$
C. Trim (ie., gutter board, fascia, soffit)	LF			\$		\$
D. Window/Doors	EA			\$		\$
E. Window/Doors Trims	EA			\$		\$
F. Other				\$		\$
Interior						
G. Abate Lead Paint	EA	\$4,500.00	1	\$4,500		\$
H. Walls/Ceilings	SF	\$0.28	20,000	\$5,600		\$
I. Trim (ie., base, stair railing, crown)	LF			\$		\$
J. Window/Doors	EA			\$		\$
K. Window/Doors Trims	EA			\$		\$
L. Metal (ie., beams, columns)	LF			\$		\$
M. Other				\$		\$
PAINTING & DECORATING TOTAL				\$10,100		\$
ITEM 20: SPECIALTIES						
Prices to include material & labor.						
A. Address/Mailbox	EA			\$		\$
B. Medicine Cabinet	EA	\$200.00	6	\$1,200		\$
C. Mirror	EA			\$		\$
D. Bathroom Accessories	LS	\$85.00	6	\$510		\$
E. Closet Shelve	EA			\$		\$
F. Handicap Bar/Equipment	LS			\$		\$
G. Other				\$		\$
SPECIALTIES TOTAL				\$1,710		\$
ITEM 21: SPECIAL EQUIPMENT						
Prices to include material & labor.						

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	UNIT	UNIT COST	NUM. UNITS	SUBTOT.	UNITS +/-	SUBTOT.
A. Security Alarm System (installation only)	EA	\$500.00	6	\$3,000		\$
B. Intercom System	EA			\$		\$
C. Other				\$		\$
SPECIAL EQUIPMENT TOTAL				\$3,000		\$
ITEM 22: CABINETS						
Prices to include material & labor - delivery & installation						
A. Base Cab/Vanity	LF	\$220.00	84	\$18,480		\$
B. Wall Cab	LF	\$180.00	102	\$18,360		\$
C. Tops	LF	\$70.00	90	\$6,300		\$
D. Hardware/Pulls	EA	\$3,000.00	1	\$3,000		\$
E. Other - marble top for master bath	EA	\$400.00	6	\$2,400		\$
CABINETS TOTAL				\$48,540		\$
NEXT ITEM: SEE NEXT PAGE						
ITEM 23: APPLIANCES						
Prices to include material, delivery & set up.						
A. Range	EA	\$1,800.00	6	\$10,800		\$
B. Refrigerator	EA	\$1,800.00	6	\$10,800		\$
C. Dishwasher	EA	\$750.00	6	\$4,500		\$
D. Hood	EA	\$1,500.00	6	\$9,000		\$
E. Garbage Disposal	EA	\$85.00	6	\$510		\$
F. Washer/Dryer	EA	\$900.00	6	\$5,400		\$
APPLIANCES TOTAL				\$41,010		\$
ITEM 24: BLINDS & SHADES						
Prices to include material & labor.						
A. Blinds/Shades	EA			\$		\$
B. Other				\$		\$
BLINDS & SHADES TOTAL				\$		\$
ITEM 25: CARPETS						
Prices to include material & labor.						
A. Carpet/Pad	SY	\$25.00	240	\$6,000		\$
B. Other				\$		\$
CARPETS TOTAL				\$6,000		\$
ITEM 26: DEMOLITION						
Prices to include equipment & labor.						
Exterior						
A. Demolish/Remove (garage, walks, fence, porch, retaining wall, auto/parts, debris, etc.)	EA			\$18,000		\$
B. Other				\$		\$
Interior						
C. Gut	LS			\$		\$
D. Part Gut	LS			\$		\$
E. Dumpster	LS			\$		\$
F. Other				\$		\$
DEMOLITION TOTAL				\$18,000		\$
ITEM 27: SPECIAL CONSTRUCTION						
Prices to include material & labor.						
A. Siding	SF			\$		\$
B. Fire Suppression System (Sprinklers)	LS			\$		\$
C. Other				\$		\$
SPECIAL CONSTRUCTION TOTAL						\$
ITEM 28: ELEVATORS						
Prices to include material & labor.						
A. Elevators	EA			\$		\$

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	UNIT	UNIT COST	NUM. UNITS	SUBTOT.	UNITS +/-	SUBTOT.
B. Other				\$		\$
ELEVATORS TOTAL				\$		\$
ITEM 29: CLEAN -UP						
Prices to include equipment & labor.						
A. Clean-up (maid service)	LS			\$		\$
B. Other				\$		\$
CLEAN-UP TOTAL				\$		\$
ITEM 30: PLUMBING & HOT WATER						
Prices to include material, equipment & labor.						
A. Fresh/ Waste Water Lines, per hook-up (ie., sink, vanity, tub/shower, toilet, hot water, clothes washer, hose bib) - includes fixtures	EA	\$1,030.00	60	\$61,800		\$
B. Gas line, per hook-up (ie., hot water tank, furnace)	EA	\$500.00	6	\$3,000		\$
C. Sump Pump	EA	\$600.00	2	\$1,200		\$
D. Other				\$		\$
PLUMBING & HOT WATER TOTAL				\$66,000		\$
ITEMS 31: HVAC						
Prices to include material and labor.						
A. Furnace	EA	\$1,500.00	6	\$9,000		\$
B. Air Conditioning	EA	\$1,200.00	6	\$7,200		\$
C. Duct Work (Per Register)	EA	\$400.00	36	\$14,400		\$
D. Cloth Dryer Vent	EA	\$300.00	6	\$1,800		\$
E. Exhaust Fan (kit./bath)	EA	\$300.00	12	\$3,600		\$
F. Flues	LF			\$		\$
G. Other				\$		\$
HVAC TOTAL				\$36,000		\$
ITEM 32: ELECTRICAL						
Prices to include material & labor.						
A. New Service	EA	\$700.00	6	\$4,200		\$
B. House wiring (ie., exterior, interior, fixtures, smoke/Co2 detectors, GFI)	EA	\$4.85	7,300	\$35,405		\$
C. Telephone Jack (Each Outlet)	EA	\$16.00	14	\$224		\$
D. Cable TV (Each Outlet)	EA	\$16.00	12	\$192		\$
E. Other				\$		\$
ELECTRICAL TOTAL				\$40,021		\$
ITEM 33: ACCESSORY STRUCTURES						
Attach a separate Job Costs work sheet to specify in detail all material, equipment & labor				\$		\$
ACCESSORY STRUCTURE TOTAL				\$		\$
ITEM 34: EARTH WORK						
Prices to include material, equipment & labor.						
A. Excavation	SF			\$		\$
B. Rough/Finish Grading - north yard	EA	\$1,000.00	1	\$1,000		\$
C. Other: siltation control				\$		\$
EARTH WORK TOTAL				\$1,000		\$
ITEM 35: SITE UTILITIES						
Prices to include material, equipment & labor.						
A. Water Service	EA	\$4,200.00	1	\$4,200		\$
B. Sewer Lateral (storm drain)	EA					\$
C. Other: Sanitary sewers				\$		\$
SITE UTILITIES TOTAL				\$4,200		\$
ITEM 36: ROADS & WALKS						
Prices to include material, equipment, labor & removal.						
A. Concrete Drive/Parking Pad	SF			\$		\$

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	UNIT	UNIT COST	NUM. UNITS	SUBTOT.	UNITS +/-	SUBTOT.
B. Asphalt Drive/Parking Pad	SF			\$		\$
C. Curbing/Wheel Stops	LF			\$		\$
D. Walks (public - private)	SF	\$6.00	320	\$1,920		\$
E. Steps	EA	\$1.00	250	\$250		\$
F. Porch	SF			\$		\$
G. Pavers	SF			\$		\$
H. Other: street repairs				\$		\$
ROADS & WALKS TOTAL				\$2,170		\$
ITEM 37: SITE IMPROVEMENT						
Prices to include material & labor.						
A. Fence	LF	\$35.00	72	\$2,520		\$
B. Other; common labor/tree removal	EA	\$1,500.00	1	\$1,500		\$
SITE IMPROVEMENT TOTAL				\$4,020		\$
ITEM 38: LAWN & PLANTING						
Prices to include material, labor & soil preparation.						
A. Seed/Straw	SF			\$		\$
B. Sod	SF			\$		\$
C. Trees - trim 3 mature trees along Oak Hill Ave	EA	\$200.00	3	\$600		\$
D. Shrubs/Flowers - remove and replant	EA	\$65.00	6	\$390		\$
E. Other				\$		\$
LAWN & PLANTING TOTAL				\$990		\$
ITEM 39: UNUSUAL SITE CONDITION						
Contingency						
				\$		\$
				\$		\$
				\$		\$
				\$		\$
UNUSUAL SITE CONDITION TOTAL				\$		\$
ITEM 40: OFF SITE IMPROVEMENTS						
Prices to include material, equipment, & labor						
A. Street	SF			\$		\$
B. Alley	SF			\$		\$
C. Walks	SF			\$		\$
D. Curbs	LF			\$		\$
E. Drainage	LS			\$		\$
F. Other: Street lighting (6)				\$		\$
OFF SITE IMPROVEMENT TOTAL				\$		\$
ITEM 41: PERMITS/OTHER FEES						
Permit fees, site survey, soil test, concrete test, utility taps & connection fees, cost certification fees.						
PERMITS/OTHER FEES TOTAL				\$1,000		\$
ITEM 42: SUBTOTAL						
				\$469,077		\$
ITEM 43: GENERAL REQUIREMENTS 6% MAXIMUM						
Supervision & job site engineering, job office expenses, temporary building/services (tool shed, fences, walkways, toilet, electric, heat, water, phone, etc.), equipment rental not in trade item, clean-up of construction debris, first aid supplies & job site security.						
GENERAL REQUIREMENT TOTAL	6%			\$28,145		\$
ITEM 44: GENERAL OVERHEAD 2% MAXIMUM						
Cost of continuing operations of a building construction firm.						
GENERAL OVERHEAD TOTAL	2%			\$9,382		\$

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	UNIT	UNIT COST	NUM. UNITS	SUBTOT.	UNITS +/-	SUBTOT.
ITEM 45: CONTRACTOR PROFIT 6% MAXIMUM						
Providing building construction services						
CONTRACTOR PROFIT TOTAL	6%			\$28,145		\$
ITEM 46: TOTAL COSTS				\$534,747		\$

UNIT ABBREVIATIONS
EA = EACH
LF = LINEAR FEET
LS = LUMP SUM

SF = SQUARE FEET
SY = SQUARE YARDS

Item	Total					
Utilities	\$17,300.00					
Landscaping	\$10,302.00					
Exterior	\$79,840.00					
Units	\$423,505.50					
Common	\$21,515.20					
	\$552,462.70					
Price	\$1,110,000.00					

Item	Total			
Water service	\$4,200.00	site util		
Sewer Lateral	\$4,200.00	site util		
Electrical service	\$4,200.00	site util		
Phone service	\$1,200.00	site util		
Security/Smoke Alarm	\$3,500.00	spec		
	\$17,300.00			

Landscaping Breakdown					
Item	Price	Quantity	Unit	Total	
R&R east fence for A/C area	\$50.00	25	LF	\$1,250.00	site improve
Gate to A/C area from east	\$250.00	1	EA	\$250.00	metal
Remove east fence to parking	\$3.00	23	LF	\$69.00	site improve
Replace east fence with wood	\$16.00	23	LF	\$368.00	site improve
R&R east/back sidewalk	\$7.00	105	SQFT	\$735.00	concrete
R&R east/back steps	\$750.00	1	EA	\$750.00	concrete
Landscaping-trees	\$1,500.00	1	SQFT	\$1,500.00	site improve
Landscape north yard	\$1,000.00	1	EA	\$1,000.00	earth
New sidewalk on south side	\$5.00	200	LF	\$1,000.00	concrete
R&R south ret.wall to parking	\$20.00	45	LF	\$900.00	masonry
Handrail at parking drop-off	\$40.00	23	LF	\$920.00	site improve
Repair 8' west parking wall	\$20.00	23	LF	\$460.00	masonry
R&R front entry concrete apron	\$10.00	60	SQFT	\$600.00	concrete
Landscape west yard	\$500.00	1	EA	\$500.00	site improve
				\$10,302.00	
Exterior Breakdown					
Item	Price	Quantity	Unit	Total	
Relay brick parapets	\$18,000.00	1	EA	\$18,000.00	masonry
Tuckpoint/relay top story and fro	\$25,000.00	1	EA	\$25,000.00	masonry
metal work on 12 corners	\$400.00	12	EA	\$4,800.00	metal
concrete work on 12 corners	\$600.00	12	EA	\$7,200.00	concrete
Powerwash all around	\$4,000.00	1	EA	\$4,000.00	masonry
R&R roof access structure	\$2,000.00	1	EA	\$2,000.00	roof
Insulate 3rd floor ceiling	\$0.30	2800	SQFT	\$840.00	insulation
Strip roofing to concrete and rep	\$7.50	2400	SQFT	\$18,000.00	roof
				\$79,840.00	

Exterior Breakdown					
Area	Item	Price	Quantity	Unit	Total
Exterior	Relay brick parapets	\$18,000.00	1	EA	\$18,000.00
Exterior	Tuckpoint/relay top story and front façade	\$25,000.00	1	EA	\$25,000.00
Exterior	metal work on 12 corners	\$400.00	12	EA	\$4,800.00
Exterior	concrete work on 12 corners	\$600.00	12	EA	\$7,200.00
Exterior	Powerwash all around	\$4,000.00	1	EA	\$4,000.00
Exterior	R&R roof access structure	\$2,000.00	1	EA	\$2,000.00
Exterior	Insulate 3rd floor ceiling	\$0.30	2800	SQFT	\$840.00
Exterior	Strip roofing to concrete and replace	\$7.50	2400	SQFT	\$18,000.00
					\$79,840.00

Per-Unit Breakdown						
Item	Quantity	Unit	Cost	Total	All 6 units	
						\$70,584.25
Rough-in Electric				\$6,000.00	\$36,000.00	\$6,000.00
Rough-in Plumbing				\$5,500.00	\$33,000.00	\$5,500.00
Gas Lines				\$500.00	\$3,000.00	\$500.00
HVAC incl ducts				\$6,000.00	\$36,000.00	\$6,000.00
Demo/Asbestos				\$3,500.00	\$21,000.00	\$3,500.00
Windows						\$2,940.00
Size A (large)	6	EA	\$400.00	\$2,400.00	\$14,400.00	
Size B (med)	2	EA	\$175.00	\$350.00	\$2,100.00	
Size C (sm)	2	EA	\$95.00	\$190.00	\$1,140.00	
Interior walls/ceilings						\$5,049.25
Ext brick wall	680	SQFT	\$1.00	\$680.00	\$4,080.00	
Framing	75	LF x 8'2"	\$1.75	\$131.25	\$787.50	
Drywall & Paint Ceiling	1200	SQFT	\$1.98	\$2,376.00	\$14,256.00	
Drywall & Paint Walls	1400	SQFT	\$1.33	\$1,862.00	\$11,172.00	
Doors						\$2,240.00
Ext Door 4' solid & transom	1	EA	\$2,000.00	\$2,000.00	\$12,000.00	
Glass Block sidelight	12	SQFT	\$20.00	\$240.00	\$1,440.00	
Int doors 30" solid wood	7	EA	\$225.00	\$1,575.00	\$9,450.00	
Fixtures - lighting						\$1,025.00
BR-BA overhead	5	EA	\$50.00	\$250.00	\$1,500.00	
Bath mirror light	2	EA	\$50.00	\$100.00	\$600.00	
Closet and Foyer	1	EA	\$25.00	\$25.00	\$150.00	
K-DR overhead	3	EA	\$150.00	\$450.00	\$2,700.00	
Directional lights in LR	1	EA	\$200.00	\$200.00	\$1,200.00	
Cabinets/Counters						\$9,215.00
12' kitchen cabinet U/L	12	LF	\$400.00	\$4,800.00	\$28,800.00	
15' granite countertop	33	SQFT	\$70.00	\$2,310.00	\$13,860.00	
3' storage cabinet	3	LF	\$10.00	\$30.00	\$180.00	
Medicine cabinet	2	EA	\$100.00	\$200.00	\$1,200.00	
6' marble countertop	21	LF	\$65.00	\$1,365.00	\$8,190.00	
6' vanity cabinet	6	LF	\$85.00	\$510.00	\$3,060.00	
Fixtures - plumbing						\$6,475.00
Hot water heater	1	EA	\$400.00	\$400.00	\$2,400.00	
Toilets	2	EA	\$200.00	\$400.00	\$2,400.00	
Bathroom sinks	3	EA	\$150.00	\$450.00	\$2,700.00	
36" Corner Shower	1	EA	\$1,800.00	\$1,800.00	\$10,800.00	
Tub & shower	1	EA	\$2,000.00	\$2,000.00	\$12,000.00	
Kitchen sink w/disposal	1	EA	\$800.00	\$800.00	\$4,800.00	
Laundry hookup	1	EA	\$75.00	\$75.00	\$450.00	
Water line for fridge	1	EA	\$50.00	\$50.00	\$300.00	
Appliance allowance						\$8,800.00
DW and hookup	1	EA	\$900.00	\$900.00	\$5,400.00	
Washer/Dryer	1	EA	\$900.00	\$900.00	\$5,400.00	
Range/Stove	1	EA	\$3,000.00	\$3,000.00	\$18,000.00	
Refridgerator	1	EA	\$4,000.00	\$4,000.00	\$24,000.00	
Flooring						\$8,800.00
Tile	400	SQFT	\$7.50	\$3,000.00	\$18,000.00	
Carpet	45	SQYD	\$40.00	\$1,800.00	\$10,800.00	
Hardwood	400	SQFT	\$10.00	\$4,000.00	\$24,000.00	
Trim						\$4,540.00
Baseboard	280	LF	\$3.00	\$840.00	\$5,040.00	
Crown mold	250	LF	\$10.00	\$2,500.00	\$15,000.00	
Misc trim	1	EA	\$1,200.00	\$1,200.00	\$7,200.00	

Common Area Breakdown					
Item	Quantity	Unit	Cost	Total	\$21,515.20
Electric Rough-in	1	EA	\$2,000.00	2000	\$2,000.00
Windows					\$3,520.00
Basement large	8	EA	\$270.00	\$2,160.00	
Basement small	4	EA	\$140.00	\$560.00	
Rear stairwell	2	EA	\$400.00	\$800.00	
Interior walls/ceilings					\$4,747.20
Ext brick wall damage at roof	200	SQFT	\$3.00	\$600.00	
Ceiling	240	SQFT	\$2.00	\$480.00	
Paint Ceiling	240	SQFT	\$0.28	\$67.20	
Finish Walls	1800	SQFT	\$2.00	\$3,600.00	
Paint Walls	1800	SQFT	\$0.28	\$504.00	
Doors					\$3,000.00
Front door	1	EA	\$1,500.00	\$1,500.00	
Rear double door	1	SQFT	\$1,500.00	\$1,500.00	
Fixtures - lighting					\$1,400.00
Foyer front and rear	2	EA	\$50.00	\$100.00	
Ext front and rear	4	EA	\$100.00	\$400.00	
Lobby Ceiling	3	EA	\$100.00	\$300.00	
Lobby Sconce	12	EA	\$50.00	\$600.00	
Flooring					\$2,850.00
Tile	300	SQFT	\$7.00	\$2,100.00	
Carpet	30	SQYD	\$25.00	\$750.00	
Trim					\$1,598.00
Baseboard	96	LF	\$3.00	\$288.00	
Crown mold	96	LF	\$10.00	\$960.00	
Misc trim	1	EA	\$350.00	\$350.00	
Basement					\$2,400.00
Storage areas	6	EA	\$400.00	\$2,400.00	

Item	Description					Quantity	Unit	Total
Front Door	Steel door 3'x6'8"					1	EA	
Rear Door	Steel double door 6'x6'8"					1	EA	
A	5'6" x 4'8"	5.5	###	###	429.3	36	EA	15454.89
B	3'8"x3'8"	###	3.7	###	226.83	12	EA	2721.94
C	1'10"x3'	1.9	3	5.7	95.48	12	EA	1145.7
Rear stairwell	4x6	4	6	24	402	2	EA	804
Bsmt 1	4'4"x3'8"	###	3.7	###	268.35	8	EA	2146.81
Bsmt 2	4'4"x1'9"	4.3	1.9	8.17	136.85	4	EA	547.39