

Hilltop Villas Budget Estimate: Sample Room



Reference	Description	Total Quantity	Unit	Price	Subtotals	Totals	Comments/ Clarifications	Trade Package
1	MISCELLANEOUS					\$ 331		Interior
A	Demolition							
1	Exterior Sliding Glass Doors	1	EA	\$ 50.00	\$ 50			
2	Remove Doors & Frames	2	EA	\$ 35.00			Cost for removal in Doors below	
3	Remove Drywall, Walls	1682	SF	\$ 0.50	\$ 126		Assumed 15% of Wall Drywall to be removed	
4	Remove Drywall, Ceiling	465	SF	\$ 0.50	\$ 77		Assumed 33% of ceiling drywall to be removed	
5	Remove Interior Wall Framing	383	SF	\$ 0.50	NIC		Leave wall framing as-is	
6	Remove Ceiling Framing	465	SF	\$ 0.75	NIC		Leave ceiling framing as-is	
7	Demo Floor Tile	465	SF	\$ 2.00	NIC		Existing Tile Floor to Reman	
8	Demo Wall Tile & Backer Board	77	SF	\$ 0.50	\$ 39		At Tub Surround	
9	Remove Pumbing Fixtures							
a	Toilet	1	EA	\$ -			Included with Plumbing Scope	
b	Tub	1	EA	\$ 25.00	\$ 25		Costs to protect tubs from Demolition	
c	Sink	1	EA	\$ -			Included with Plumbing Scope	
10	Remove Electrical Fixtures	0	EA	\$ -			Included with Electrical Scope	
11	Remove Cabinetry	7	LF	\$ 5.00	\$ 15		Leave Counter & Cabinets as-is	
12	Remove Balcony Railing	1	LS	\$ 50.00	NIC		Leave Balcony Railing as is	
13	Core Drilling	3	EA	\$ 75.00			Included In trades	
5	METALS					\$ -		Interior
A	Railing							
1	Balcony Railing	15.167	LF	\$ 90.00	NIC		Excluded	
6	WOODS & PLASTICS					\$ 130		Interior
A	Rough Carpentry							
1	Blocking	465.1719	LF	\$ 0.15	\$ 70		2X Fire Treated for Accessories & Sliders	
B	Finish Carpentry							
1	Interior Base	201.8088	LF	\$ 7.50	NIC		Leave as is or re-use existing	
2	Interior Crown	201.8088	LF	\$ -	NIC		No existing or new crown molding	
3	Door Trim	240	LF	\$ 5.00	NIC		Wood Cabinets with granite tops (Allowance)	
4	Cabinetry							
a	Kitchenette	0	LF	\$ 350.00	NIC		Leave as is	
b	Vanity & Top	3	LF	\$ 20.00	\$ 60		Reinstall Existing	
7	THERMAL & MOISTURE PROTECTION					\$ -		Interior
A	Insulation							
1	Exterior Walls	333.674	SF	\$ 1.50	NIC		Excludes Insulation	
2	Demising Walls	337.37	SF	\$ 1.25	NIC		Excludes Insulation	
8	DOORS & WINDOWS					\$ 4,660		Interior
A	Doors							
1	Entry	1.0	Ea	\$ 750.00	NIC		Existing entry door to remain as is, except for revarnishing included in Exterior Painting	
2	Bath Door	2.0	Ea	\$ 100.00	\$ 200		Remove, Store and Reinstall (Incl HDWR)	
3	Closet Door, Includes Hardware	1.0	Ea	\$ 350.00	NIC		Leave as-is	
4	Connecting Doors	2.0	Ea	\$ 600.00	NIC		Leave as-is	
5	Access Panels	2.0	Ea	\$ 25.00	\$ 50		Install Access Panes provided by Mechanical Contractor	
B	Hardware							
1	Entry	1.0	Ea	\$ 1,000.00	NIC		Existing entry door hardware to remain as is	
2	Bath Door	2.0	Ea	\$ 100.00	NIC		Reuse Existing	
3	Connecting Doors	2.0	Ea	\$ 150.00	NIC		Reuse Existing	
B	Windows/ Sliders							
1	18070, Low E, Impact Resistant	49.0	SF	\$ 90.00	\$ 4,410		Low E, Insulated, Impact resistant Grey tinted glass	
9	FINISHES					\$ 4,822		Interior
A	Framing							
1	Interior Walls	421	SF	\$ 3.38	NIC		Leave as-is	
2	Exterior Walls	334	SF	\$ 3.38	NIC		Leave as-is	
3	Demising	84	SF	\$ 3.38	NIC		Leave as-is	
4	Ceiling/ Soffit	128	SF	\$ 5.50	NIC		Leave as-is	
B	Sheathing							
1	Walls							
a	Cement Board Walls	121	SF	\$ 2.00	\$ 242		Added cost for Cement Board at tub walls	
b	Interior Walls, 5/8" Fire Rated Drywall	1378	SF	\$ 3.00	\$ 620		Assumed 15% of Drywall to be replaced	
c	Exterior Walls, 5/8" Fire Rated Drywall	303	SF	\$ 3.00	\$ 137		Assumed 15% of Drywall to be replaced	
2	Ceiling & Soffits							
a	5/8" Fire Rated Drywall	465	SF	\$ 3.75	\$ 576		Assumed 33% of Drywall to be replaced	
C	Finishes							
1	Walls							
a	Spray Textured, Drywall	1850	SF	\$ 1.00	NIC			
b	Tile	85	SF	\$ 8.00	\$ 678		Tub Surround only, \$2.00/SF Tile Material Allowance	
2	Ceiling & Soffits							
a	Spray Textured, Drywall	512	SF	\$ 1.00	\$ 169		Assumed 33% of Drywall to be replaced	
b	Spray Textured, Structure	0	SF	\$ 1.00	NIC			
3	Floors							

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Reference	Description	Total	Unit				Trade
	a Tile	512	SF	\$ 8.00	NIC		Existing Tile floors to remain as is
	b Carpet	0	SF	\$ 15.00	NIC		
D	Painting						
1	Interior Walls	1,849.9	SF	\$ 0.75	\$ 1,383		Includes Two coats latex
2	Interior Ceiling	511.7	SF	\$ 0.73	\$ 374		Includes Two coats latex
3	Interior Trim	168.174	LF	\$ 1.75	\$ 294		Includes Two coats latex
4	Doors	7.0	EA	\$ 50.00	\$ 350		Includes Two coats latex
10	TOILET & BATH ACCESSORIES					\$ 600	Interior
A	Bathroom Accessories						
1	Towel Bar	1	Ea	\$ 75.00	\$ 75		18" Towel Bar (See Exhibit A)
2	Robe Hook	1	Ea	\$ 25.00	\$ 25		Double Prong (See Exhibit A)
3	Towel Shelf	1	Ea	\$ 125.00	\$ 125		24" Towel Shelf with Bar (See Exhibit A)
4	TP Dispenser	1	Ea	\$ 75.00	\$ 75		Surface Mount (See Exhibit A)
B	Miscellaneous						
1	Safe	1	Ea	\$ 200.00	\$ 200		See Exhibit "A"
2	Closet Shelving	5.0	LF	\$ 20.00	\$ 100		See Exhibit "A"
11	EQUIPMENT					\$ -	Appliance
A	Appliances						
1	Cook Top	1	Ea	\$ 350.00	NIC		Two burner electric cooktop (See Exhibit A)
2	Refrigerator	1	Ea	\$ 300.00	NIC		Under counter type (See Exhibit A)
3	Microwave	1	Ea	\$ 150.00	NIC		Table top microwave (See Exhibit A)
4	Dishwasher	0.0	Ea	\$ 550.00	NIC		No Dishwashers
12	FURNISHINGS					\$ -	N/A
A	Window Treatments						
1	Sliding Glass Doors						Included in FFE
2	Windows						Included in FFE
12	FIRE PROTECTION					\$ -	ALLOWANCE
A	Interior SF	465.2	SF	\$ 7.92	NIC		Fire Sprinkler
15	PLUMBING					\$ 7,028	ALLOWANCE
A	Rough Plumbing	1	Ea	\$ 7,028.20	\$ 7,028		RePipe Potable water System only, no sanitary work
B	Fixtures						Includes new Hot Water System
1	Toilet	1	Ea	\$ 400.00	NIC		Includes new angle stop and connection
2	Shower Stall	1	Ea		NIC		Excludes shower stall, existing tub to remain
3	Shower Valve	1	Ea	Incl above			Includes New Shower Valve & Trim
4	Under Mount Vanity Sink	1	Ea		NIC		Reuse Existing Fixtures
5	Vanity Sink Faucet	1	Ea		NIC		Reuse Existing Fixtures, Includes new angle stop & Connection
6	Kitchen Sink	1	Ea	\$ 300.00	NIC		Reuse Existing Fixtures
7	Kitchen Sink Faucet	1	Ea	\$ 150.00	NIC		Reuse Existing Fixtures, Includes new angle stop & Connection
C	Condensate Drain	1	Ea	Incl above			
15	HVAC					\$ 6,241	ALLOWANCE
A	New HVAC Units & Piping	1.0	ea	\$ 6,240.89	\$ 6,241		System to utilize Aquasus Equipment
B	Exhaust Fan & Ducting	1.0	LS	Incl above			
16	ELECTRICAL					\$ 2,527	ALLOWANCE
A	Electrical System						
1	Temp Power & Lighting	1.0	LS	\$ 240.74	\$ 241		
2	Replace Sub Panels & Feeds	0.0	EA	\$ 2,500.00	NIC		Not Required
3	New Lighting fixtures & Fans						
a.	Fixture Allowance	3.0	ea	\$ 75.00	\$ 225		
b.	Fan Allowance	1.0	ea	\$ 250.00	\$ 250		
c.	Installation Allowance	4.0	0.0	\$ 50.00	\$ 200		
4	Connect Appliances	0.0	EA	\$ 100.00	NIC		Not Required
5	Bath Vent Fans	1.0	EA	\$ 50.00	\$ 50		Connect Fans installed by HVAC Contractor
6	HVAC Connection, Air Handler	1.0	EA	\$ 450.00	\$ 450		
7	HVAC Connection, Condensing Unit	1.0	EA	\$ 50.00	\$ 50		Reuse Existing
8	Replace Outlets & Switches	0.0	EA	\$ 575.00	NIC		Excluded, leave existing as-is
9	Fire Penetrations	1.0	EA	\$ 111.11	\$ 111		
B	FA (Smoke & Heat Risers)	1.0	EA	\$ 550.00	\$ 550		includes new wire and fixtures to dedicated room in building (Allowance)
C	CCTV, Telephone, Data						
1	Communication and Data to Mech. Room	1.0	EA	\$ 400.00	\$ 400		includes new wire and fixtures to dedicated room in building (Allowance)
	TOTAL ESTIMATED COSTS				\$ 26,339		