

EMUNA CONSTRUCTION LLC

SUNSENT ISLAND RES
1745 W 24th St
Miami Beach, FL 33140



Cost Code	ALLOW /	Schedule of Values	11/28/2021
<u>1000</u>		<u>GENERAL CONDITIONS</u>	
1.511	INC	Portable toilet	\$ 1,800.00
1.651	INC	engineering fees - treshold inspector for construction	\$ 5,000.00
1.7011	INC	Surveying	\$ 5,000.00
1.7014	INC	Dumpsters	\$ 13,000.00
2.111	INC	Laboratory Termite testing	\$ 3,750.00
		DIVISION 2	\$ 28,550.00
<u>2000</u>		<u>SITEWORK</u>	
2509	INC	Civil Works	\$ 45,000.00
2200	INC	Earthwork Package	\$ 12,541.00
2202	INC	Removal Of greenery	\$ 1,500.00
2204	INC	Temporary Fence and Maintenance	\$ 2,500.00
2950	INC	Landscaping & Irrigation	\$ 35,000.00
2860	INC	Erosion Control	\$ 1,500.00
		DIVISION 2	\$ 98,041.00
<u>3000</u>		<u>CONCRETE WORK</u>	
3100	INC	Augercast Piling	\$ 85,850.00
3200	INC	Concrete Formwork Package	\$ 435,414.00
3830	INC	rough lumber material	\$ 5,000.00
3470	INC	concrete driveway	\$ 15,000.00
		DIVISION 3	\$ 541,264.00
<u>5000</u>		<u>METALS</u>	
5100	INC	Structural Steel Fabrications	\$ 10,258.00
5300	ALW	Exterior Metal Works railings etc	\$ 153,648.00
		DIVISION 5	\$ 163,906.00
<u>6000</u>		<u>CARPENTRY</u>	
6100	INC	Misc Blocking - roof, wall, smart vents, mail box	\$ 4,000.00
6101	INC	1x6 wood ceiling DR. Stain	\$ 13,890.00
6110	INC	General Carpenters	\$ 5,000.00
6800	INC	Temporary Protection of Completed Work - Public Areas/Units	\$ 2,500.00
		DIVISION 6	\$ 25,390.00

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<u>7000</u>		<u>THERMAL/MOIST PROTECT</u>	
7250	INC	Insulation	\$ 12,547.00
7260	INC	Water Proofing Terraces	\$ 5,690.00
7300	INC	Roofing	\$ 78,547.00
		DIVISION 7	\$ 96,784.00
<u>8000</u>		<u>DOORS & WINDOWS</u>	
8100	NIC	Doors/Frames/Finish//Installation	\$ 5,500.00
8200	ALW	Garage door	\$ 5,500.00
8341	INC	Front door	\$ 10,870.00
8385	INC	Storefront / Windows / Sliding Glass Doors	\$ 135,040.00
		DIVISION 8	\$ 156,910.00
<u>9000</u>		<u>FINISHES</u>	
9100	INC	Lath, Plaster, Stucco	\$ 45,470.00
9200	INC	Drywall (interior framing)	\$ 55,878.00
9201	INC	Exterior framing	\$ 5,000.00
9201	ALW	BBQ Construction	\$ 5,000.00
9305	ALW	Floor and bathroom walls installation Allowance LABOR ONLY	\$ 35,874.00
9900	INC	Painting (interior and exterior)	\$ 21,000.00
		DIVISION 9	\$ 168,222.00
<u>13000</u>		<u>SPECIAL CONSTRUCTION</u>	
13049	INC	Water Feature	\$ 15,000.00
13050	ALW	Swimming Pools	\$ 70,000.00
		DIVISION 13	\$ 85,000.00
<u>14000</u>		<u>CONVEYING SYSTEMS</u>	
14100	ALW	Elevators	\$ 20,000.00
		DIVISION 14	\$ 20,000.00
<u>15000</u>		<u>MECHANICAL</u>	
15400	INC	Plumbing	\$ 55,000.00
15600	INC	HVAC	\$ 64,800.00
		DIVISION 15	\$ 119,800.00
<u>16000</u>		<u>ELECTRICAL</u>	
16001	INC	Electrical - Labor // TV and Network Included	\$ 59,871.00
16610	INC	Low Voltage - prewire only	\$ 15,000.00
		DIVISION 16	\$ 74,871.00
		SUB TOTAL- COST OF CONSTRUCTION	\$ 1,578,738.00

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ALLOWANCES (cost plus)			
	1	KITCHEN and countertop	\$ 55,000.00
	2	Vanity	\$ 15,474.00
	2	Laundry cabinet	\$ 3,000.00
	3	shower doors	\$ 12,000.00
	3	Kitchen, laundry appliances	\$ 35,000.00
	4	Plumbing Fixtures, water heaters	\$ 29,500.00
	5	Lighting Fixtures	\$ 17,500.00
	6	Interior Doors material	\$ 20,000.00
	7	Baseboards MDF material and installation	\$ 7,500.00
	8	Floor and walls ceramic bath Tile interior and Exterior material	\$ 70,000.00
	9	Exterior and interior decorative wall tile	\$ 20,000.00
	9	Utilities (FPL and water bills)	\$ 2,957.00
	10	Utilities (new water meter)	\$ 5,000.00
	11	Pool Deck patio	\$ 10,000.00
		SUB TOTAL- COST OF FINISHES	\$ 302,931.00
		O&P	\$ 188,166.90
		TOTAL PROJECT	\$ 2,069,835.90