

MOTIVADO GROUP

PRELIMINARY BUDGET													
701 Sparks													
COST	DESCRIPTION	QUANTITY	UNIT	LABOR		MATERIAL		SUBCONTRACT		TOTAL	\$/APT	\$/NRA	% OF
CODE				\$/UNIT	TOTAL	\$/UNIT	TOTAL	\$/UNIT	TOTAL	BUDGET			TOTAL
TOTAL CONSTRUCTION HARD COST =					954,763				255,283	1,280,087	300,410	367.25	90.9%
TOTAL CONTINGENCY =											12,016	14.69	4.0%
TOTAL FEE =											58,025	22.03	6.0%
TOTAL ALL COSTS =											330,451	403.97	100.0%
	Number of Units =	4	UN			Estimate based on Plans Dated							
	Net Rentable SF =	3,272	SF					Revised					
	Average SF/Apt. =	818	SF					Revised					
	Roof SF =	2,970	SF										
	Gross SF =	3,272	SF					Revised					
	Apt. Bldg. Footprint SF =	3,272	SF					Revised					
	Land Area =	0.36	Acres										
	No. of Apt. Buildings =	2	EA										
	Density =	11	UN/AC			7.75% = Sales Tax							
	Construction Duration =	14.00	MO			10.00% = Payroll Tax & Insurance							
	No. of Baths =	5	EA			6.00% = Workmen's Compensation Ins.							
	Total Surface Parking Spaces =	6	EA			3.00% = Health Insurance Premiums							
	Total Garage Spaces =	1	EA										
COST	DESCRIPTION	QUANTITY	UNIT	LABOR		MATERIAL		SUBCONTRACT		TOTAL	\$/APT	\$/NRA	% OF
CODE				\$/UNIT	TOTAL	\$/UNIT	TOTAL	\$/UNIT	TOTAL	BUDGET			TOTAL
01000	GENERAL CONDITIONS				150,797				36,975	187,772	46,943	57.39	14.2%
01001	Gas & Oil Expense	14	MO	50.00	700			50	700	1,400	350.00	0.428	0.1%
01003	Rough Cleanup/ Dumpsters	4	UN	1,218.00	4,872					4,872	1,218.00	1.489	0.4%
01004	Final Cleanup	4	UN	500.00	2,000					2,000	500.00	0.611	0.2%
01010	Mobilization	1	LS					1,205	1,205	1,205	301.25	0.368	0.1%
01011	De-Mobilization	1	LS					1,200	1,200	1,200	300.00	0.367	0.1%
01018	Scheduling Expenses (01016)	14	MO	100.00	1,400					1,400	350.00	0.428	0.1%
01019	Computer Equipment (01016)	1	LS	700.00	700					700	175.00	0.214	0.1%
01021	Temporary Fence	1	LS					3,000	3,000	3,000	750.00	0.917	0.2%
01022	Temporary Gates (01022)	4	EA					200	800	800	200.00	0.244	0.1%
01023	Watchman Service	3	MO					2,800	8,400	8,400	2,100.00	2.567	0.6%
01027	Petty Cash (01016)	1	LS					500	500	500	125.00	0.153	0.0%
01029	Equipment Rental	1	LS					5,000	5,000	5,000	1,250.00	1.528	0.4%
01039	Safety Equipment/Supplies (01016)	14	MO					75	1,050	1,050	262.50	0.321	0.1%
01040	First Aid Equipment/Supplies (01016)	1	LS					250	250	250	62.50	0.076	0.0%
01042	Temp. Storage Trailers	9	MO					400	3,600	3,600	900.00	1.100	0.3%
01043	Survey & Engineering	1	LS					5,000	5,000	5,000	1,250.00	1.528	0.4%
01045	Temporary Water & Sewer	1	LS					500	500	500	125.00	0.153	0.0%
01048	Temporary Electrical	14	MO					125	1,750	1,750	437.50	0.535	0.1%
01050	Ice, Cups, & Coffee (01016)		MO					50					
01051	Job Toilets	14	LS					200	2,800	2,800	700.00	0.856	0.2%
01053	Punch List	4	UN					180	720	720	180.00	0.220	0.1%
01054	Common Labor	720	MH	12.00	8,640					8,640	2,160.00	2.641	0.7%
01103	Project Manager (01100)	2	MO	7,500.00	15,000					15,000	3,750.00	4.584	1.1%
01107	Superintendent (01100)	14	MO	5,000.00	70,000					70,000	17,500.00	21.394	5.3%
01110	Accountant/ Bookkeeper	3	MO	6,250.00	18,750					18,750	4,687.50	5.730	1.4%
01950	One Year Warranty	52	WKS	250.00	13,000					13,000	3,250.00	3.973	1.0%
01971	Payroll Tax & Insurance	112,390		5.00%	5,620					5,620	1,404.88	1.717	0.4%
01972	Workmen's Compensation Ins.	112,390		3.00%	3,372					3,372	842.93	1.030	0.3%
01973	Health Insurance Premiums	112,390		6.00%	6,743					6,743	1,685.85	2.061	0.5%

MOTIVADO GROUP

PRELIMINARY BUDGET													
701 Sparks													
COST CODE	DESCRIPTION	QUANTITY	UNIT	LABOR		MATERIAL		SUBCONTRACT		TOTAL	\$/APT	\$/NRA	% OF TOTAL
				\$/UNIT	TOTAL	\$/UNIT	TOTAL	\$/UNIT	TOTAL	BUDGET			
02000	SITE CONSTRUCTION				12,685				143,133.00	155,818.00	38,954.50	47.62	11.8%
02010	On-Site & Off Site Utilities	1	LS	6,500.00	6,500					6,500	1,625.00	1.987	0.5%
02012	Mold Remediation and Testing	1	LS				80,000		80,000	80,000	20,000.00	24.450	6.1%
02012	Basement Waterproofing	1	LS				25,000		25,000	25,000	6,250.00	7.641	1.9%
02016	Traffic Control	1	LS				35,000		5,000	5,000	1,250.00	1.528	0.4%
02130	City of Austin ROW	1	LS						2,500	2,500	625.00	0.764	0.2%
02211	Materials Testing & Inspections	1	UN				1,145.00						
02220	Site Demolition	1	UN				7,000.00						
02230	Site Clear/Excavation/Grade	1	UN				4,300.00						
02235	Remove Spoils	1	UN				450.00						
02240	Dewatering	1	UN	185.00	185					185	46.25	0.057	0.0%
02316	Grading - Backfilling Retaining Walls	1	LS				15,000		15,000	15,000	3,750.00	4.584	1.1%
02360	Soil Termite Treatment	1	LS				2,133		2,133	2,133	533.25	0.652	0.2%
02775	Sidewalks/ Streetscape/ Approach	3	LS				2,500		7,500	7,500	1,875.00	2.292	0.6%
02820	Fences and Gates	1	EA				4,500		4,500	4,500	1,125.00	1.375	0.3%
02842	Trash Enclosure	1	EA				10,000		1,500	1,500	375.00	0.458	0.1%
02900	Landscaping	4	UN	1,500.00	6,000					6,000	1,500.00	1.834	0.5%
03000	CONCRETE				16,500				16,875	33,375	8,344	10.20	2.5%
03301	Slab-On Grade	300	SF					30	9,000	9,000	2,250.00	2.751	0.7%
03303	Concrete Beams	225	LF					35	7,875	7,875	1,968.75	2.407	0.6%
03304	Shotcrete - Beams and Basement	1	LS	15,000.00	15,000					15,000	3,750.00	4.584	1.1%
03311	Concrete Testing	1		1,500.00	1,500					1,500	375.00	0.458	0.1%
04000	MASONRY				117,680					117,680	29,420	35.97	8.9%
04220	Concrete Masonry Units(stairs,Elev,Basement	4	UN	3,170.00	12,680					12,680	3,170.00	3.875	0.959%
04720	3/4" Stucco (Demo&Replace)	1	LS	65,000.00	65,000					65,000	16,250.00	19.866	4.918%
04730	Stone Veneer	1	LS	25,000.00	25,000					25,000	6,250.00	7.641	1.891%
4731	Rebuild Fireplace	1	LS	15,000.00	15,000					15,000	3,750.00	4.584	1.135%
05000	METALS				17,700					17,700	4,425	5.41	1.3%
05510	Metal Stairs	1	EA	15,000.00	15,000					15,000	3,750.00	4.584	1.1%
05510	Metal Handrails & Railings	3	EA	900.00	2,700					2,700	675.00	0.825	0.2%
06000	WOOD & PLASTICS				143,742					143,742	35,935	43.93	10.9%
06109	Wood Framing/Rough Carpentry	3,272	SQFT	10.56	34,552					34,552	8,638.08	10.560	2.6%
06110	Framing Lumber Materials	3,272	SQFT	10.56	34,552					34,552	8,638.08	10.560	2.6%
06115	Framing Hardware/Accessories	3,272	SQFT	0.76	2,487					2,487	621.68	0.760	0.2%
06175	Roof Joist Repairs	3,272	SQFT	4.26	13,941					13,941	3,485.28	4.261	1.1%
06200	Finish Carpentry	3,272	SQFT	5.00	16,360					16,360	4,090.00	5.000	1.2%
06220	Millwork	3,272	SQFT	7.50	24,540					24,540	6,135.00	7.500	1.9%
06410	Cabinets	4	EA	2,727.27	10,909					10,909	2,727.27	3.334	0.8%
06415	Granite Countertops	4	LS	1,600.00	6,400					6,400	1,600.00	1.956	0.5%
07000	THERMAL/MOISTURE PROTECTION				52,692					52,692	13,173	16.10	4.0%
07120	Tremco - Waterproofing	4	UN	705.00	2,820					2,820	705.00	0.862	0.2%
07210	Building Insulation	3,272	SQFT	1.09	3,576					3,576	893.95	1.093	0.3%
07260	Elevated Deck Insulation	1	LS		10,000					10,000	2,500.00	3.056	0.8%
07310	TPO - Roofing/ Gutters & Downspouts `	2,970	SQFT	11.80	35,046					35,046	8,761.50	10.711	2.7%
07620	20 Year NDL for TPO Roof	1	LS	1,250.00	1,250					1,250	312.50	0.382	0.1%
08000	DOORS & WINDOWS				10,072				5,000	15,072	3,768	4.61	1.1%

MOTIVADO GROUP

PRELIMINARY BUDGET													
701 Sparks													
COST CODE	DESCRIPTION	QUANTITY	UNIT	LABOR		MATERIAL		SUBCONTRACT		TOTAL	\$/APT	\$/NRA	% OF TOTAL
				\$/UNIT	TOTAL	\$/UNIT	TOTAL	\$/UNIT	TOTAL	BUDGET			
08100	All Unit & Common Area - Metal Doors and Frames	4	UN	975.00	3,900					3,900	975.00	1.192	0.3%
08360	Overhead Doors/Garage Doors	1	EA	1,000.00	1,000					1,000	250.00	0.306	0.1%
08520	Wood/Aluminum Windows & Sliding Glass Doors	1	LS	1,000.00	1,000					1,000	250.00	0.306	0.1%
08710	Door Hardware	4	EA	745.15	2,981					2,981	745.15	0.911	0.2%
08830	Mirrors	4	EA	297.84	1,191					1,191	297.84	0.364	0.1%
09000	FINISHES				131,972					131,972	32,993	40.33	10.0%
09250	Gypsum Board/Drywall	3,272	SQFT	10.50	34,356					34,356	8,589.00	10.500	2.6%
09310	Bathrooms Ceramic Tile	5	LS	1,200.00	6,000					6,000	1,500.00	1.834	0.5%
09650	Wood Flooring	3,272	SQFT	18.00	58,896					58,896	14,724.00	18.000	4.5%
09910	Painting	3,272	SQFT	10.00	32,720					32,720	8,180.00	10.000	2.5%
10000	SPECIALTIES				1,731				15,000	16,731	4,183	5.11	1.3%
10430	Exterior Signage	1	LS					15,000	15,000	15,000	3,750.00	4.584	1.1%
10520	Fire Extinguishers/Cabinets	4	EA	158.32	633					633	158.32	0.194	0.0%
10550	Postal Specialties	4	EA	137.62	550					550	137.62	0.168	0.0%
10810	Toilet Accessories	4	EA	136.75	547					547	136.75	0.167	0.0%
11000	EQUIPMENT				6,000				28,300	34,300	8,575	10.48	2.6%
11310	Disposals	4	UN					300	1,200	1,200	300.00	0.367	0.1%
11451	Refrigerator	4	UN					1,800	7,200	7,200	1,800.00	2.200	0.5%
11452	Dishwasher	4	UN					575	2,300	2,300	575.00	0.703	0.2%
11453	Range/Oven	4	UN					1,100	4,400	4,400	1,100.00	1.345	0.3%
11454	Range Vent Hood	4	UN					450	1,800	1,800	450.00	0.550	0.1%
11455	Microwave Oven	4	UN					350	1,400	1,400	350.00	0.428	0.1%
11456	Washer	4	UN					1,500	6,000	6,000	1,500.00	1.834	0.5%
11457	Dryer	4	UN					1,000	4,000	4,000	1,000.00	1.222	0.3%
11520	Cameras	4	UN	1,500.00	6,000					6,000	1,500.00	1.834	0.5%
12000	FURNISHINGS								10,000	10,000	2,500	3.06	0.8%
12491	Mini-Blinds	4	UN					2,500	10,000	10,000	2,500.00	3.056	0.8%
15000	MECHANICAL				52,395					52,395	18,498	22.61	5.6%
15400	Plumbing	3,272	SQFT	6.60	21,595					21,595	10,797.60	13.200	3.3%
15410	Water Sub-Metering System	4	UN	200.00	800					800	200.00	0.244	0.1%
15700	HVAC (16 Seer)	4	UN	7,500.00	30,000					30,000	7,500.00	9.169	2.3%
16000	ELECTRICAL				73,620					73,620	18,405	22.50	5.6%
16000	Electrical, Cable, Tele, Fire, Light Fixtures	3,272	SQFT	22.50	73,620					73,620	18,405.00	22.500	5.6%
					15,678					15,678	3,920	4.79	1.2%
77310	Builders Risk Insurance	3,272	SQFT	2.40	7,839					7,839	1,959.76	2.396	0.6%
77320	General Liability & Automobile	3,272	SQFT	2.40	7,839					7,839	1,959.76	2.396	0.6%
TOTAL HARD COST =					954,763			255,283		1,210,046			90.9%