

206 San Justo

Talleres, GL. PSC

30 Rooms Hotel Schematic Design Cost Estimate

Description	Quantity	Unit	Cost material+labor	Subtotal	Total (by division)
SELECTIVE DEMOLITION AND CLEANUP					
Existing partitions	800	SF	\$0.50	\$400.00	
Roof treatment floor finish (2nd floor)	1,300	SF	\$1.00	\$1,300.00	
Stair mosaic finish	430	SF	\$1.00	\$430.00	
Stair railings	1	LS	\$500.00	\$500.00	
HC Wood doors, frames and grills (Interior 3 FT wide)	35	EA	\$25.00	\$875.00	
SC Large wood doors (2nd floor facade)	8	EA	\$75.00	\$600.00	
SC Small wood doors (3rd and 4th floor facade)	24	EA	\$50.00	\$1,200.00	
Aluminum jalousie windows (3 FT x 5 FT)	13	EA	\$25.00	\$325.00	
General areas floor VCT and ceramic finishes	9,437	SF	\$0.25	\$2,359.25	
Electrical fixtures and open raceways	1	LS	\$2,000.00	\$2,000.00	
Mechanical Equipment	1	LS	\$2,000.00	\$2,000.00	
Equipment	1	LS	\$1,000.00	\$1,000.00	
General paint scraping and prep. For finishes	1	LS	\$3,500.00	\$3,500.00	
General cleanup	1	LS	\$1,000.00	\$1,000.00	
Disposal	1	LS	\$2,500.00	\$2,500.00	
					\$19,989.25
CONCRETE					
Spalling and concrete delamination corrections	1	LS	\$5,000.00	\$5,000.00	
Miscellaneous concrete and masonry construction	1	LS	\$5,000.00	\$5,000.00	
					\$10,000.00
METALS					
Canopy columns	3	ls	\$500.00	\$1,500.00	
Stair handrails and railings	225	LF	\$50.00	\$11,250.00	
Borde de escalón	18	ea	\$40.00	\$720.00	
Small balcony cast iron railings	12	cu	\$800.00	\$9,600.00	
					\$23,070.00
WOOD AND PLASTICS					
Roof lounge systhetic wood flooring and sleepers	1,722	SF	\$15.00	\$25,830.00	
					\$25,830.00
 AISLACION Y SELLADO DE TECHO					
Sellado de techo elastomérico	500.00	pc	\$2.00	\$1,000.00	
Panel rigido aislante de techo 4" + sellado	1.00	ls	\$16,524.00	\$16,524.00	
					\$17,524.00
DOORS AND WINDOWS					
SC Large wood window/doors (2nd floor facade)	8.00	pc	\$6,000.00	\$48,000.00	

SC Small wood doors (3rd and 4th floor façade)	24.00	pc	\$3,000.00	\$72,000.00
HC Wood doors, frames and grills (Interior 3 FT wide)	36	EA	\$800.00	\$28,800.00
Aluminum jalousie windows (3 FT x 5 FT)	13	EA	\$500.00	\$6,500.00

\$155,300.00

FINISHES

Self leveling and lightweight underlayments	3,300	SF	\$3.00	\$9,900.00
Floor finishes (average including baseboards)	11,643	SF	\$8.00	\$93,144.00
Bathroom tiles	6,000	SF	\$18.00	\$108,000.00
Kitchen tiles	40	SF	\$8.00	\$320.00
Exterior Paint (+ 2 coats high quality paint)	6,480	SF	\$1.00	\$6,480.00
Interior Paint (Prep. + 2 coats)	45,000	SF	\$0.75	\$33,750.00
Drywall partitions with insulation (level 4)	14,000	SF	\$12.00	\$168,000.00
Gypsum board soffit and plenums	11,643	SF	\$8.00	\$93,144.00

\$512,738.00

SPECIAL PRODUCTS

Lounge canvas	54	CYD	\$30.00	\$1,620.00
Planters and vegetation	7	EA	\$50.00	\$350.00
Palm trees	5	EA	\$500.00	\$2,500.00
Conference room folding partition	11	LF	\$50.00	\$550.00
Street Sign "reversed channel"	1	EA	\$1,500.00	\$1,500.00
Hallways wall decoration	1	LS	\$20,000.00	\$20,000.00

\$26,520.00

EQUIPMENT AND FURNITURE

Exterior lounge bar	1	LS	\$1,500.00	\$1,500.00
Kitchen cabinet	24	LF	\$250.00	\$6,000.00
Kitchen extractor	1	EA	\$500.00	\$500.00
Kitchen sink and fixtures (double)	1	EA	\$500.00	\$500.00
Kitchen refrigerator (XL)	1	EA	\$2,000.00	\$2,000.00
Kitchen commercial grade microwave oven	1	EA	\$500.00	\$500.00
Kitchen soap dispenser	1	EA	\$35.00	\$35.00
Electric range	1	EA	\$800.00	\$800.00
Commercial grade ice maker	1	EA	\$3,000.00	\$3,000.00
Individual kitchenettes refrigerators	30	EA	\$250.00	\$7,500.00
Mesa de acero inoxidable para estufa	0	EA	\$2,000.00	\$0.00
Rooms and service bathroom waterclosets	31	EA	\$400.00	\$12,400.00
Rooms and service bathroom lavatories and fixtures	31	EA	\$500.00	\$15,500.00
Room bathrooms shower fixtures and SS drain	30	EA	\$300.00	\$9,000.00
Room bathrooms Soap Holder	62	EA	\$35.00	\$2,170.00
Room bathrooms Toilet paper holder	31	EA	\$35.00	\$1,085.00
Rooms and bathrooms trashcans (SS)	121	EA	\$35.00	\$4,235.00
Room bathrooms mirrors	31	EA	\$120.00	\$3,720.00
Commercial grade washing machine	2	EA	\$1,500.00	\$3,000.00
Commercial grade dryer	1	EA	\$1,500.00	\$1,500.00
Commercial grade dryer	1	EA	\$1,500.00	\$1,500.00
Rooms (XL) mirrors	30	EA	\$200.00	\$6,000.00
Lounge Chairs	5	EA	\$200.00	\$1,000.00

Exterior chairs	12	EA	\$150.00	\$1,800.00	
Exterior tables	6	EA	\$150.00	\$900.00	
Conference table and chairs	1	LS	\$2,000.00	\$2,000.00	
Administration Office and reception furniture	1	LS	\$1,600.00	\$1,600.00	
					\$89,745.00
PLUMBING					
General Plumbing	11,643	SF	\$4.00	\$46,572.00	
					\$46,572.00
MECHANICAL					
Air Conditioning	11,643	SF	\$12.00	\$139,716.00	
Elevator	1	LS	\$150,000.00	\$150,000.00	
					\$289,716.00
ELECTRICAL					
Electrical systems	11,643	SF	\$8.00	\$93,144.00	
Electrical lighting fixtures	11,643	SF	\$6.00	\$69,858.00	
					\$163,002.00
Estimate Totals					\$1,380,006.25
Tax, Insurances + O/P (30%)					\$414,001.88
5 % taxes / 10% insurance 15% Overhead & Profit					
TOTAL					\$1,794,008.13
SOFT COSTS					
Construction documents (Plans and Specs.) 10%	1	LS	\$163,000.00	\$163,000.00	\$163,000.00
Construction inspection 3%	1	LS	\$48,900.00	\$48,900.00	\$48,900.00
Permit Procurement	1	LS	\$5,000.00	\$5,000.00	\$5,000.00
GRAND TOTAL					\$2,010,908.13

Note: Estimate do not include environmental cleanup if necessary