

300 Tanca

Talleres, GL. PSC

30 Rooms Hotel Schematic Design Cost Estimate

Description	Quantity	Unit	Cost material+labor	Subtotal	Total (by division)
SELECTIVE DEMOLITION AND CLEANUP					
Temporary Shoring / 6 months	1,000	SF	\$25.00	\$25,000.00	
Asbestos Abatement	1	LS	\$50,000.00	\$50,000.00	
Interiors / Gutting	15,000	SF	\$3.00	\$45,000.00	
Debris Disposition / Dumpster	185	YD3	\$50.00	\$9,250.00	
Debris Disposition / Landfill Fee	185	YD4	\$35.00	\$6,475.00	
General paint scraping and prep for finishes	1	LS	\$3,500.00	\$3,500.00	
General cleanup	1	LS	\$2,000.00	\$2,000.00	
					\$141,225.00
EARTHWORK					
Excavation & Fill	1	LS	\$4,000.00	\$4,000.00	
					\$4,000.00
ARCHEOLOGICAL STUDIES					
Phase 1A Investigation	1	LS	\$3,000.00	\$3,000.00	
Phase 1B Excavation monitoring	1	LS	\$3,500.00	\$3,500.00	
					\$6,500.00
PEST CONTROL					
Excavation & Fill	1	LS	\$2,500.00	\$2,500.00	
					\$2,500.00
CONCRETE					
Reinforced concrete	425	YD3	\$500.00	\$212,500.00	
					\$212,500.00
METALS					
Stair handrails	550	LF	\$30.00	\$16,500.00	
Stair Nosings	164	LF	\$25.00	\$4,100.00	
Spiral Stairways	2	EA	\$3,000.00	\$6,000.00	
Stair SS cable railings 42"	300	cu	\$65.00	\$19,500.00	
					\$46,100.00
ALUMINUM & GLASS					
Stair handrails	550	LF	\$40.00	\$22,000.00	
Stair Nosings	164	LF	\$50.00	\$8,200.00	
Spiral Stairways	2	EA	\$3,000.00	\$6,000.00	
Stair SS cable railings 42"	300	cu	\$65.00	\$19,500.00	
					\$55,700.00
WOOD AND PLASTICS					
Roof lounge synthetic wood flooring and sleepers	1,300	SF	\$40.00	\$52,000.00	

\$52,000.00

ROOFING

Insulation, membrane & flashing	1,600	SF	\$8.00	\$12,800.00
Tempered glass railing 42" h	260	SF	\$85.00	\$22,100.00
Main stairway skylight 72" x 156"	1	LS	\$8,000.00	\$8,000.00
Repairs & finishing / Mansard Roof	800	SF	\$50.00	\$40,000.00
Roof Drains & Leaders	1	LS	\$8,500.00	\$8,500.00

\$91,400.00

DOORS

Single 36" Hollow Metal Doors / Frames & Hardware	26	EA	\$1,500.00	\$39,000.00
Single 30" Hollow Metal Doors / Frames & Hardware	3	EA	\$1,200.00	\$3,600.00
Double 72" Hollow Metal Doors / Frames & Hardware	1	EA	\$2,200.00	\$2,200.00
Single 30" SC Wood Doors / Mtl. Frames & Hardware	27	EA	\$500.00	\$13,500.00
Single 36" SC Wood Doors / Mtl. Frames & Hardware	40	EA	\$600.00	\$24,000.00
Sliding 48" 84" SC pocket wood doors / hardware	7	EA	\$800.00	\$5,600.00
Repairs / Replacement exist. exterior doors	3	EA	\$4,000.00	\$12,000.00

\$99,900.00

WINDOWS

Repairs / Replacement exist. exterior windows	46	EA	\$2,500.00	\$115,000.00
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\$115,000.00

FINISHES

Self-leveling and lightweight underlayments	8,000	SF	\$3.00	\$24,000.00
Floor finishes (including baseboards)	15,000	SF	\$9.00	\$135,000.00
Bathroom tiles	7,000	SF	\$18.00	\$126,000.00
Kitchenette backsplash tiles	400	SF	\$8.00	\$3,200.00
Exterior Paint (Repair, Prep. + 2 coats)	12,000	SF	\$3.50	\$42,000.00
Interior Paint (Repair, Prep. + 2 coats)	65,000	SF	\$2.00	\$130,000.00
Gypsum Drywall partitions with insulation	22,000	SF	\$10.00	\$220,000.00
Gypsum Drywall ceilings, soffits and fascias	11,000	SF	\$8.00	\$88,000.00
Acoustic tile ceilings, 24" x 24"	900	SF	\$7.00	\$6,300.00
Cistern Waterproofing & waterstops	1,400	SF	\$4.00	\$5,600.00

\$780,100.00

SPECIALTIES

Roof deck tempered glass railing, 42" h	170	LF	\$150.00	\$25,500.00
ADA SS grab bars	186	EA	\$50.00	\$9,300.00
Landscaping	1	LS	\$5,000.00	\$5,000.00
Fire Extinguishers	15	EA	\$100.00	\$1,500.00
Street Sign "reverse channel"	1	EA	\$1,500.00	\$1,500.00
Corridors wall decoration?	1	LS	\$10,000.00	\$10,000.00
Mural @ Main Stairway	580	SF	\$20.00	\$11,600.00
Patio Green Wall	900	SF	\$10.00	\$9,000.00

\$73,400.00

EQUIPMENT AND FURNITURE

Janitor slop sinks	4	EA	\$200.00	\$800.00
Kitchenette cabinets	180	LF	\$200.00	\$36,000.00

Kitchenette extractors	30	EA	\$250.00	\$7,500.00	
Kitchenette sink and fixtures	30	EA	\$200.00	\$6,000.00	
Kitchenette refrigerator / ADA	3	EA	\$1,300.00	\$3,900.00	
Kitchenette commercial grade microwave ovens	30	EA	\$300.00	\$9,000.00	
Kitchenette soap dispenser	30	EA	\$35.00	\$1,050.00	
Electric top	30	EA	\$300.00	\$9,000.00	
Commercial grade ice maker / corridors	3	EA	\$3,000.00	\$9,000.00	
Individual kitchenette undercounter refrigerators	27	EA	\$250.00	\$6,750.00	
Casework	30	EA	\$250.00	\$7,500.00	
Rooms and service toilet rooms toilets	32	EA	\$400.00	\$12,800.00	
Rooms and service bathrooms lavatories and fixtures	32	EA	\$500.00	\$16,000.00	
Rooms bathrooms shower fixtures and SS drain	30	EA	\$300.00	\$9,000.00	
Room bathrooms soap holder	60	EA	\$35.00	\$2,100.00	
Rooms and service toilet rooms toilet paper holders	32	EA	\$35.00	\$1,120.00	
Rooms and bathrooms waste receptacles (SS)	60	EA	\$35.00	\$2,100.00	
Rooms and service toilet rooms mirrors	32	EA	\$120.00	\$3,840.00	
Room closets and folding doors	30	EA	\$200.00	\$6,000.00	
TV screens	32	EA	\$600.00	\$19,200.00	
Room furniture	30	EA	\$500.00	\$15,000.00	
Commercial grade washing machines	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	
Room beds	48	EA	\$1,200.00	\$57,600.00	
Lounge Chairs	4	EA	\$200.00	\$800.00	
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	\$4,500.00	\$4,500.00	
					\$263,260.00
ELEVATOR					
Elevator	1	LS	\$150,000.00	\$150,000.00	
Elevator Inspection	1	LS	\$3,000.00	\$3,000.00	
					\$153,000.00
PLUMBING					
General Plumbing	1	LS	\$75,000.00	\$75,000.00	
					\$75,000.00
MECHANICAL					
AC, inverter VRF, high efficiency	80	TONS	\$2,500.00	\$200,000.00	
Ventilation	1	LS	\$35,000.00	\$35,000.00	
Sprinkler System	1	LS	\$100,000.00	\$100,000.00	
					\$335,000.00
ELECTRICAL					
Electrical systems, emergency generator	1	LS	\$400,000.00	\$400,000.00	
Electrical Off-site excluded					
					\$400,000.00
Estimate Totals					\$2,906,585.00

TOTAL							\$2,906,585.00
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General Conditions of the Contract (30%)

Payment & Performance Bond

Builder's Risk

FSE

Municipal Taxes (5%)

Mobilization & demobilization

Project signage / Field Offices

OH & Profit

Punchlist

\$871,975.50

Permit Procurement

1

LS

\$60,000.00

\$60,000.00

\$60,000.00

GRAND TOTAL

\$3,838,560.50