

BUDGET ESTIMATE BREAKDOWN
SAMPLE DR. OFFICE
PLAZA - BUILDING "E"
12345 EXAMPLE AVE., MURRIETA, CA.
June 29, 2007

5,100 SF

CSI CODE	TRADE DESCRIPTION	UNIT PRICE	QUANT.		COST	TOTAL COST
01040	GENERAL CONDITIONS					\$39,775.00
	Preconstruction Services; estimating/bidding; project manager/engineer; project superintendent; project requirements (i.e. schedule, submittals, temporary facilities, telephone, fax, debris containers, supplies and small tools).	31,765.00	1	LS	31,765.00	
	Insurance: General Liability, Worker's Compensation and Auto.	8,010.00	1	LS	8,010.00	
	Subtotal:				39,775.00	
01062	PERMITS & FEES					\$5,100.00
	Allowance for plan check and building permit fees.	1.00	5,100	SF	5,100.00	
	Subtotal:				5,100.00	
01525	CONSTRUCTION AIDS					\$4,720.00
	Rough clean-up during construction.	0.20	5,100	SF	1,020.00	
	Trash dumpster rental and dump fees.	675.00	4	EA	2,700.00	
	Sanitary Facilities (1portable toilet).	250.00	4	MOS.	1,000.00	
	Subtotal:				4,720.00	
01710	FINAL CLEANING					\$1,785.00
	Final clean-up once construction has been completed.	0.35	5,100	SF	1,785.00	
	Subtotal:				1,785.00	
01950	DESIGN FEES					\$10,000.00
	Space planning, interior design and working drawings necessary to obtain building permit.	10,000.00	1	LS	10,000.00	
	Subtotal:				10,000.00	
02075	CONCRETE CUTTING/CORING					\$2,500.00
	Cut concrete, break-out and remove to accommodate underground plumbing tie-ins to existing sewer line.	2,500.00	1	EST	2,500.00	
	Subtotal:				2,500.00	
03300	BUILDING CONCRETE					\$3,000.00
	Pour back concrete to accommodate underground plumbing tie-ins to existing sewer line.	3,000.00	1	EST	3,000.00	
	Subtotal:				3,000.00	
04465	GRANITE					\$5,375.00
	Allowance for granite tops at Reception Desk, Check-out and Restrooms.	5,375.00	1	EST	5,375.00	
	Subtotal:				5,375.00	
06100	ROUGH CARPENTRY					\$1,250.00
	Cut/head out roof structure to accommodate Mechanical equipment.	1,250.00	1	EST	1,250.00	
	Subtotal:				1,250.00	

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06200	MILLWORK/CABINETS					\$62,230.00
	RECEPTION DESK: (24)LF plastic laminate die wall (42" AFF) with vertical/horizontal reveals; (30)LF plastic laminate work surface (24"D) with (2)EA 3-drawer pedestals (18"W) and corbel supports/grommets as necessary; (30)LF rough deck for granite transaction top (by others).	11,500.00	1	EST	11,500.00	
	NURSE STATIONS: (10.5)LF plastic laminate base cabinets (drawers over doors w/36" W knee hole space and 24"N opening for undercounter refrigerator), countertop and upper cabinets (locking) with black melamine interiors; (8)LF plastic laminate writing counter (12"W) on low walls by others; (15)LF plastic laminate base cabinets (drawers over doors with 2-36"W knee hole spaces), countertop and upper cabinets (locking) with black melamine interiors; (3)LF plastic laminate writing counter (12"W) on low walls by others.	7,840.00	1	EST	7,840.00	
	EXAM ROOMS: (4)LF plastic laminate base cabinets (drawers over doors), countertop (with 4" splash) and upper cabinets with black melamine interiors for (4)EA Exam Rooms; (30.5)LF plastic laminate base cabinets (drawers over doors), countertop (w/4" splash) and upper cabinets with black melamine interiors for Laser/Injection Rooms.	12,790.00	1	EST	12,790.00	
	LAB: (15)LF plastic laminate base cabinets (drawers over doors), countertop (w/4" splash) and upper cabinets with black melamine interiors.	4,125.00	1	EST	4,125.00	
	OPERATING ROOMS: (22)LF plastic laminate base cabinets (drawers over doors), countertop (w/4" splash) and upper cabinets with black melamine interiors; (35)LF plastic laminate tall storage cabinets (doors over doors).	13,925.00	1	EST	13,925.00	
	PRE/POST OP: (6)LF plastic laminate base cabinets (drawers over doors), countertop (w/4" splash) and upper cabinets with black melamine interiors.	1,650.00	1	EST	1,650.00	
	BREAK ROOM: (7)LF plastic laminate base cabinets (drawers over doors), countertop (w/4" splash) and upper cabinets (w/microwave shelf) with black melamine interiors.	1,925.00	1	EST	1,925.00	
	MISCELLANEOUS: (9)LF plastic laminate tall storage cabinets (lockable) in Office #2; (3)EA rough decks for granite (by others) lavatory tops in Restrooms; (6)LF plastic laminate shelf over scrub sink; (5)LF plastic laminate work counter and (13)LF open upper cabinets with Black Melamine interiors in Utility; (30)LF display shelving at Reception and Hallway.	8,475.00	1	EST	8,475.00	
	Subtotal:				62,230.00	

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CSI CODE	TRADE DESCRIPTION	UNIT PRICE	QUANT.		COST	TOTAL COST
07210	BUILDING INSULATION					\$3,270.00
	R-11 sound attenuation batts in all new interior partitions (9' 6" AFF) and above Restroom ceilings (approx. 7,270 SF).	3,270.00	1	EST	3,270.00	
	Subtotal:				3,270.00	
07510	BUILT-UP ROOFING					\$1,500.00
	Patch existing roof where Mechanical equipment is to be located.	1,500.00	1	EST	1,500.00	
	Subtotal:				1,500.00	
08200	DOORS/FRAMES/HARDWARE					\$11,635.00
	3070, 1 3/4" S.C. Hardboard doors (painted) in black Timely frames with Schlage "AL" series hardware.	400.00	24	EA	9,600.00	
	4070, 1 3/4 S.C. Hardboard doors (painted) in black Timely frames with Schlage "AL" series hardware with "hospital type" push/pull hardware.	500.00	3	EA	1,500.00	
	Add for locksets.	50.00	10	EA	500.00	
	Add for privacy locks.	35.00	1	EA	35.00	
	Subtotal:				11,635.00	
09250	DRYWALL/METAL STUDS					\$52,586.00
	Full height walls to structure (12' 4").	62.00	48	SF	2,976.00	
	Interior partition (10' 6") penetrate ceiling grid.	48.00	630	LF	30,240.00	
	Low wall (3' 6") with structural posts as necessary .	35.00	18	LF	630.00	
	Drywall on interior side of exterior walls.	2.00	3,000	SF	6,000.00	
	Tape/finish existing drywall.	1.00	240	SF	240.00	
	Drywall ceilings in O.R.'s and Restroom (includes access panels).	5.00	900	SF	4,500.00	
	Drywall soffits in Waiting/Reception.	7,500.00	1	EST	7,500.00	
	Stocking	500.00	1	EST	500.00	
	Subtotal:				52,586.00	
09310	CERAMIC TILE					\$8,100.00
	13" X 13" Porcelain tile (PV03 BY Dal-Tile) on floors and plumbing walls in Men/Women Restrooms to 67" AFF (w/2" decorative trim @ top) with 4" porcelain tile base (cut from 13"X 13" tile) on all other walls in Restrooms.	15.00	540	SF	8,100.00	
	Subtotal:				8,100.00	
09515	ACOUSTICAL CEILING					\$10,500.00
	Furnish and install Armstrong 2 x 4 suspended T-bar ceiling with "Dune" Second Look II ceiling tiles.	2.50	4,200	SF	10,500.00	
	Subtotal:				10,500.00	

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09680	FLOORING					\$31,752.00
	WOOD: Allowance for wood flooring in Reception/Lobby with integral wood base. (color/species: TBD).	12.00	730	SF	8,760.00	
	SHEET VINYL: Allowance for "Marmoleum" (by Forbo) flat lay sheet vinyl throughout (except at wood floor areas Operating Rooms and RR in re/Post-Op).	5.00	3,412	SF	17,060.00	
	SHEET VINYL 2: Armstrong "Medintech" with 6" self cove in Operating Rooms and RR in Pre/Post Op. Color:TBD.	4.00	658	SF	2,632.00	
	BASE 1: 4" top set rubber base, throughout (Burke or Roppe, standard colors).	1.50	1,200	LF	1,800.00	
	PREP: Allowance for major floor prep.	1,500.00	1	EST	1,500.00	
	Subtotal:				31,752.00	
09900	PAINTING					\$10,200.00
	Prime/paint walls, drywall soffits and drywall ceilings (eggshell). Includes (2)EA accent colors; Stain/finish wood doors.	10,200.00	1	EST	10,200.00	
	Subtotal:				10,200.00	
09950	WALLCOVERING					\$9,000.00
	Allowance for vinyl wallcovering in Reception/Lobby, Closing Room and Restrooms.	30.00	300	YDS	9,000.00	
	Subtotal:				9,000.00	
10165	TOILET PARTITIONS					\$2,250.00
	Plastic laminate toilet partitions (2 EA handicap stalls and 1 EA standard compartment).	2,250.00	1	EST	2,250.00	
	Subtotal:				2,250.00	
10810	TOILET ACCESSORIES					\$2,600.00
	(3)EA 36" x 54" two-wall grab bar; (4)EA toilet tissue holder; (4)EA toilet seat cover dispenser; (3)EA paper towel dispenser; (3)EA wall mounted soap dispenser; (3)EA 3040 framed mirrors in Restrooms; Handicap door signage.	2,600.00	1	EST	2,600.00	
	Subtotal:				2,600.00	
10850	WATER FEATURES					\$5,000.00
	Allowance for water feature in alcove behind Reception area.	5,000.00	1	EST	5,000.00	
	Subtotal:				5,000.00	

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15300	FIRE PROTECTION (DESIGN-BUILD)					\$7,650.00
	Design-Build Fire Sprinkler System including drop heads to new T-Bar/drywall ceilings, relocate existing heads as necessary and design/drawings necessary to obtain permit and inspections from City of Murrieta Fire Department.	7,650.00	1	EST	7,650.00	
	Subtotal:				7,650.00	
15400	PLUMBING (DESIGN-BUILD)					\$38,500.00
	Design-Build Plumbing System including: (12)EA 18" x 15" stainless steel sinks with "Chicago" blade handle faucets (ADA compliant); (3)EA deck mounted lavatory with single lever faucets (ADA compliant) where necessary; (4)EA water closets with flush valves (ADA compliant); (1)EA stainless steel scrub sink with foot pedal faucet controls; (1)EA washer/dryer (stacked unit) hook-up and (1)EA floor sink in Generator/Storage Room; (1)EA 20 gallon water heater; (2)EA garbage disposals; (4)EA condensates for HVAC units; sewer, water and vent tie-ins; Design and drawings necessary for building permit.	38,500.00	1	EST	38,500.00	
	Subtotal:				38,500.00	
15485	MEDICAL GAS SYSTEMS (DESIGN-BUILD)					\$44,260.00
	Design-Build Medical Gas System including: Oxygen, Nitrous Oxide and Vacuum for (2)EA Operating Rooms and (3)EA Pre/Post Op locations. Includes necessary design drawings to obtain building permit.	44,260.00	1	EST	44,260.00	
	Subtotal:				44,260.00	
15800	HVAC (DESIGN-BUILD)					\$33,150.00
	Design-Build HVAC System including: (2)EA 3-ton and (2)EA 4-ton split heat pumps with duct detectors, metal plenums, foil jacket flex ductwork, T-Bar grilles and digital programmable thermostats; (4)EA exhaust systems; Design, engineering and Title 24 Calculations as necessary for building permit.	33,150.00	1	EST	33,150.00	
	Subtotal:				33,150.00	

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16000	ELECTRICAL (DESIGN-BUILD) Design-Build Electrical System including: Subfeed from Main Electric Room to new 120/208V, 3 phase, 4 wire sub-panel sized as necessary; 2 X 4 fluorescent fixtures; fluorescent downlights with Alzak trim; Decorative wall sconces; Exit signs as required; Water-heater hook-up; dedicated circuits as necessary; HVAC units and exhaust fan hook-ups; Emergency Generator System; All branch circuits for light fixtures and devices; White trim, A/B switching; 3/4" phone conduit stubbed above ceiling; duplex receptacles as necessary; Engineering, drawings and Title 24 Calculations necessary for building permit.	15.00	5,100	SF	76,500.00	\$76,500.00
	Subtotal:				76,500.00	
16720	FIRE/LIFE SAFETY SYSTEM (DESIGN-BUILD) Design-Build Fire/Life Safety System including: Speaker/strobe devices, strobes, remote power supply, smoke detectors, monitoring modules @ duct detectors and remote test switches as required; wire, boxes and labor; Drawings, submittals and Fire Department Fees.	5,900.00	1	EST	5,900.00	\$5,900.00
	Subtotal:				5,900.00	
16770	NURSE CALL SYSTEM (DESIGN-BUILD) Design-Build Nurse Call System including: (2)EA annunciators at Nurse Stations; (6)EA Nurse Call Stations at Operating Rooms and Pre/PostOp; (6)EA dome lights, (4)EA call cords and (1)EA power supply.	3,500.00	1	EST	3,500.00	\$3,500.00
	Subtotal:				3,500.00	
SUBTOTAL CONSTRUCTION						\$493,588.00
CONTRACTOR'S FEE @ 10%						\$49,359.00
CONTINGENCY @ 5%						\$24,679.00
TOTAL BUDGET ESTIMATE COST						\$567,626.00
TOTAL COST PER USABLE SQUARE FEET						\$111.30