BELLEVIEW-BILTMORE HOTEL

BELLEVIEW FLORIDA

WBS	Major	Minor	ITEM DESCRIPTIONS	QNTY	UNIT MSR	UNIT $ MATERIAL	PRODUCTIVITY	UNIT/ TIME	CREW.	ADJ. $ HOURLY	UNIT $ LABOR	UNIT $ EQUIP	UNIT $ SUB-CON	UNIT $ OTHER	TOTAL MATERIAL	TOTAL.. MANHOURS	TOTAL LABOR	TOTAL EQUIPMENT	TOTAL SUB-CON	TOTAL OTHER	TOTAL COST*	UNIT PRICE	TOTAL AMOUNT
											-				-			-	-	-	-	-	-
											-				-			-	-	-	-	-	-
1000			GENERAL CONDITIONS	1.00	LSUM						-				-		-	-	-	-	-	-	-
			GENERAL CONDITIONS								-				-			-	-	-	-	-	-
				1.00	lsum						-		4,732,000.00		-		-	-	4,732,000.00	-	4,732,000.00	5,205,200.00	5,205,200.00
											-				-			-	-	-	-	-	-
2000			SITEWORK	1.00	LSUM						-				-		-	-	-	-	-	-	-
			DEMOLITION								-				-			-	-	-	-	-	-
			clean trash/debris from crawl space areas	39,750.00	sqft		0.064	MH/U			1.50				-	2537.234	80,195.62	-	-	-	80,195.62	2.22	88,215.18
			remove reinforced sog @basement corridors s115, s122	2,560.00	sqft		0.040	MH/U			0.94	2.20			-	102.400	3,236.61	6,026.24	-	-	9,262.85	3.98	10,189.14
			cut-out exist floor for newshearwall, elev shaft wall	5,205.00	sqft		0.240	MH/U			5.64				-	1249.200	39,484.09	-	-	-	39,484.09	8.34	43,432.50
			remove 5% existing roof sheathing for replacement	8,300.00	sqft		0.018	MH/U			0.42				-	149.400	4,722.16	-	-	-	4,722.16	0.63	5,194.38
			remove existing roof shingles & underlayment	202,000.00	sqft		0.029	MH/U			0.68				-	5845.106	184,749.20	-	-	-	184,749.20	1.01	203,224.12
			demo existing window, w/casing labor prod = .45/1.2 mh	774.00	each		1.200	MH/U			28.20	2.50			-	928.800	29,357.05	2,070.45	-	-	31,427.50	44.66	34,570.25
			demo ampitheatre	2,776.00	sqft		0.170	MH/U			4.00	2.34			-	472.511	14,934.88	6,951.81	-	-	21,886.69	8.67	24,075.36
			demo candle light	3,945.00	sqft		0.160	MH/U			3.76	2.20			-	631.200	19,950.65	9,286.53	-	-	29,237.18	8.15	32,160.90
			demo entry/porte cochere	6,953.00	sqft		0.160	MH/U			3.76	2.20			-	1112.480	35,162.71	16,367.36	-	-	51,530.07	8.15	56,683.08
			demo fire escapes	1.00	lsum		400.000	MH/U			9,400.00	2,600.00			-	400.000	12,643.00	2,782.00	-	-	15,425.00	16,967.50	16,967.50
			demo floor area at new entry (lncl shoring)	2,020.00	sqft		0.450	MH/U			10.58	7.31	1.50		-	909.000	28,731.22	15,805.24	3,030.00	-	47,566.46	25.90	52,323.10
											-				-		-	-	-	-	-	-	-
			demo kitchen area	11,908.00	sqft		0.128	MH/U			3.01	1.39			-	1524.224	48,176.91	17,668.30	-	-	65,845.21	6.08	72,429.73
			demo new entry exterior wall	1,641.00	sqft		0.128	MH/U			3.01	1.39			-		-	2,434.81	-	-	2,434.81	1.63	2,678.29
			demo palm grille	4,269.00	sqft		0.128	MH/U			3.01	1.39			-		-	6,334.06	-	-	6,334.06	1.63	6,967.46
			demo spa	12,193.00	sqft		0.128	MH/U			3.01	1.39			-		-	18,091.16	-	-	18,091.16	1.63	19,900.28
			demo starlight ballroom	3,038.00	sqft		0.089	MH/U			2.09	0.96			-	270.382	8,546.10	3,134.18	-	-	11,680.28	4.23	12,848.31
			demo west lobby porch's	1,046.00	sqft		0.128	MH/U			3.01	1.39			-		-	1,551.99	-	-	1,551.99	1.63	1,707.18
			remove 5% exisitng wall sheathing for replacement	8,130.00	sqft		0.062	MH/U			1.46	0.67			-	504.060	15,932.08	5,842.90	-	-	21,774.98	2.95	23,952.47
			remove aluminum & wood siding	162,580.75	sqft		0.024	MH/U			0.56	0.26			-	3901.938	123,330.51	45,229.96	-	-	168,560.47	1.14	185,416.52
			remove interior drywall & plaster- 1st floor	117,040.00	sqft		0.048	MH/U			1.13	0.52			-	5617.920	177,568.41	65,121.06	-	-	242,689.47	2.28	266,958.41
			remove interior drywall & plaster- 2nd floor	62,615.00	sqft		0.053	MH/U			1.25	0.57			-	3318.595	104,892.49	38,468.05	-	-	143,360.54	2.52	157,696.59
			remove interior drywall & plaster- 3rd floor	61,183.00	sqft		0.058	MH/U			1.36	0.63			-	3548.614	112,162.82	41,134.35	-	-	153,297.17	2.76	168,626.89
			remove interior drywall & plaster- 4th floor	52,746.00	sqft		0.064	MH/U			1.50	0.69			-	3375.744	106,698.83	39,130.50	-	-	145,829.33	3.04	160,412.26
			remove interior drywall & plaster- 5th floor	27,948.00	sqft		0.070	MH/U			1.65	0.76			-	1956.360	61,835.65	22,677.47	-	-	84,513.12	3.33	92,964.44
			DISPOSAL								-				-		-	-	-	-	-	-	-
			debris shoots, purchase, install, relocate & remove	6.00	each		18.000	MH/U			423.00		3,250.00		-	108.000	3,413.61	-	19,500.00	-	22,913.61	4,200.83	25,204.97
			dumpster disposal trash	25.00	pulls						-		650.00		-		-	-	16,250.00	-	16,250.00	715.00	17,875.00
			dumpster disposal concrete	18.00	pulls						3.53		350.00		-	2.700	85.34	-	6,300.00	-	6,385.34	390.22	7,023.87
			dumpster disposal roofing shingle (3.5 lb/sf)	70.70	pulls						5.88		650.00		-	17.675	558.66	-	45,955.00	-	46,513.66	723.69	51,165.03
			dumpster disposal siding (2.5 lb/sf)	29.26	pulls						5.88		650.00		-	7.315	231.21	-	19,019.00	-	19,250.21	723.69	21,175.23
			dumpster disposal roofing subdeck (2.5 lb/sf)	2.08	pulls						5.88		650.00		-	0.519	16.40	-	1,348.75	-	1,365.15	723.69	1,501.67
			dumpster disposal interior demo (40 lb/cf)	245.61	pulls						-		650.00		-		-	-	159,649.57	-	159,649.57	715.00	175,614.53
			dumpster disposal interior demo misc.	25.00	pulls						-		650.00		-		-	-	16,250.00	-	16,250.00	715.00	17,875.00
			dumpster disposal exterior demo windows	25.00	pulls						-		650.00		-		-	-	16,250.00	-	16,250.00	715.00	17,875.00
			EARTHWORK								-				-			-	-	-	-	-	-
			machine excavate pile cap	848.03	cuyd		150.000	U/Shft	EXC-1		1.32	6.50			-	45.228	1,499.89	5,898.96	-	-	7,398.85	9.60	8,138.73
			fine grade pile cap	2,487.50	sqft		750.000	U/Shft	GRD-1		0.65	0.41			-	79.600	2,161.31	1,091.27	-	-	3,252.58	1.44	3,577.83
			machine backfill pile cap	459.27	cuyd		350.000	U/Shft	BCKFILL		1.07	5.52			-	20.995	658.49	2,710.67	-	-	3,369.16	8.07	3,706.07
			excess pile cap soil	388.77	cuyd						-	6.50	1.50		-		-	2,704.31	583.16	-	3,287.47	9.30	3,616.21
			machine excavate column footing	391.09	cuyd		150.000	U/Shft	EXC-1		1.32	6.50			-	20.858	691.71	2,720.45	-	-	3,412.16	9.60	3,753.38
			fine grade@ column footing	1,363.50	sqft						-	0.10			-		-	145.89	-	-	145.89	0.12	160.48
			machine backfill column footing	315.34	cuyd		350.000	U/Shft	BCKFILL		1.07	5.52			-		-	1,861.17	-	-	1,861.17	6.49	2,047.29
			excess column footing soil	75.75	cuyd						-	6.50	1.50		-		-	526.92	113.63	-	640.55	9.30	704.60
			machine excavate continuous footing	684.45	cuyd		150.000	U/Shft	EXC-1		1.32	6.50			-		-	4,761.08	-	-	4,761.08	7.65	5,237.19
			fine grade continuous footing	2,754.00	sqft		0.012	MH/U			0.28				-		-	-	-	-	-	-	-
			machine backfill continuous footing	548.79	cuyd		350.000	U/Shft	BCKFILL		1.07	5.52			-		-	3,239.02	-	-	3,239.02	6.49	3,562.93
			excess continuous footing soil	135.66	cuyd						-		1.50		-		-	-	203.49	-	203.49	1.65	223.84
			machine excavate grade beam	2,853.74	cuyd		150.000	U/Shft	EXC-1		1.32	6.50			-	68.490	1,859.65	19,850.82	-	-	21,710.47	8.37	23,881.51
			fine grade grade beam	4,630.00	sqft						-	0.10			-		-	495.41	-	-	495.41	0.12	544.95
			machine backfill grade beam	2,510.78	cuyd		350.000	U/Shft	BCKFILL		1.07	5.52			-		-	14,818.92	-	-	14,818.92	6.49	16,300.82
			excess grade beam soil	342.96	cuyd						-		1.50		-		-	-	514.44	-	514.44	1.65	565.88
			machine excavate mat foundation	1,761.71	cuyd		150.000	U/Shft	EXC-1		1.32	6.50			-		-	12,254.58	-	-	12,254.58	7.65	13,480.04
			fine grade mat foundation	7,491.00	sqft		750.000	U/Shft	GRD-1		0.65	0.41			-		-	3,286.30	-	-	3,286.30	0.48	3,614.93
			machine backfill mat foundation	904.20	cuyd		350.000	U/Shft	BCKFILL		1.07	5.52			-		-	5,336.70	-	-	5,336.70	6.49	5,870.37
			excess mat foundation soil	857.52	cuyd						-		1.50		-		-	-	1,286.28	-	1,286.28	1.65	1,414.91
			machine fine grade sog	12,510.00	sqft		750.000	U/Shft	GRD-1		0.65	0.41			-		-	5,488.14	-	-	5,488.14	0.48	6,036.95
			hand fine grade crawl space areas	39,750.00	sqft		0.021	MH/U			0.50				-	845.745	26,731.88	-	-	-	26,731.88	0.74	29,405.07
			lazer fine grade sog	39,455.00	sqft						-	1.00			-		-	42,216.85	-	-	42,216.85	1.18	46,438.54
			fine grade stair/landing on grade	114.00	sqft		750.000	U/Shft	GRD-1		0.65	0.41			-		-	50.01	-	-	50.01	0.48	55.01
			machine excavate thickened slab	158.83	cuyd		150.000	U/Shft	EXC-1		1.32	6.50			-		-	1,104.83	-	-	1,104.83	7.65	1,215.32
			backfill @ thickened slab edge	50.00	cuyd		350.000	U/Shft	BCKFILL		1.07	5.52			-		-	295.11	-	-	295.11	6.49	324.62
			excess thickened slab soil	108.83	cuyd						-		1.50		-		-	-	163.25	-	163.25	1.65	179.57
			fill dirt at loading dock slab	130.37	cuyd		350.000	U/Shft	BCKFILL		1.07	5.52	15.00		-		-	769.46	1,955.55	-	2,725.01	22.99	2,997.51
			excavate dock leveler pit	11.90	cuyd		150.000	U/Shft	EXC-1		1.32	6.50			-		-	82.78	-	-	82.78	7.65	91.05

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WBS	Major	Minor	ITEM DESCRIPTIONS	QNTY	UNIT MSR	UNIT $ MATERIAL	PRODUCTIVITY	UNIT/ TIME	CREW.	ADJ. $ HOURLY	UNIT $ LABOR	UNIT $ EQUIP	UNIT $ SUB-CON	UNIT $ OTHER	TOTAL MATERIAL	TOTAL.. MANHOURS	TOTAL LABOR	TOTAL EQUIPMENT	TOTAL SUB-CON	TOTAL OTHER	TOTAL COST*	UNIT PRICE	TOTAL AMOUNT
			backfill pit	3.70	cuyd		350.000	U/Shft	BCKFILL		1.07	5.52	15.00		-		-	21.84	55.50	-	77.34	22.99	85.07
			subsoil termite treatment	51,965.00	sqft						-		0.23		-		-	-	11,951.95	-	11,951.95	0.25	13,147.15
			FOUNDATION AND UNDERPINNING								-				-			-	-	-	-	-	-
			new piers @ basement of main hotel	600.00	each						-	340.00			-		-	218,280.00	-	-	218,280.00	400.18	240,108.00
			repair existing support piers @ main hotel	591.00	each						-	150.00			-		-	94,855.50	-	-	94,855.50	176.55	104,341.05
			(incl in jacking and leveling below)								-				-		-	-	-	-	-	-	-
			replace existing support piers that have	65.00	each		5.000	MH/U			117.50	350.00			-	325.000	10,272.44	24,342.50	-	-	34,614.94	585.79	38,076.43
			failed@ main hotel								-				-		-	-	-	-	-	-	-
			jack and level main hotel floors	321,530.00	gsf		0.198	MH/U			4.65	1.40			-	63662.940	2,012,226.38	481,651.94	-	-	2,493,878.32	8.53	2,743,266.15
			shoring to remove exist fdn wall at new	61.00	lnft						-		200.00		-		-	-	12,200.00	-	12,200.00	220.00	13,420.00
			main hotel kitchen s115 (allowance)								-				-		-	-	-	-	-	-	-
			temp. shoring to support existing floor	35,015.00	sqft						-		25.00		-		-	-	875,375.00	-	875,375.00	27.50	962,912.50
			framing at new emu shearwalls								-				-		-	-	-	-	-	-	-
			temp. shoring to support existing floor	19,785.00	sqft						-		25.00		-		-	-	494,625.00	-	494,625.00	27.50	544,087.50
			framing at new emu elev. shafts								-				-		-	-	-	-	-	-	-
			temp shoring for installation of steel beams	42,286.00	sqft						-		25.00		-		-	-	1,057,150.00	-	1,057,150.00	27.50	1,162,865.00
			@main hotel								-				-		-	-	-	-	-	-	-
			mobilize for jet grout columns (incl below)								-				-		-	-	-	-	-	-	-
			36" dia. jet grout column 22' lateral soil support	345.00	lnft						-		3,400.00		-		-	-	1,173,000.00	-	1,173,000.00	3,740.00	1,290,300.00
			mobilization for penmeation grouting (incl below)								-				-		-	-	-	-	-	-	-
			permeation grouting at existing hotel piers	656.00	each						-		1,060.00		-		-	-	695,360.00	-	695,360.00	1,166.00	764,896.00
			permeation grouting at new hotel piers	600.00	each						-		800.00		-		-	-	480,000.00	-	480,000.00	880.00	528,000.00
			mobilization for augered piles	1.00	each						-		25,000.00		-		-	-	25,000.00	-	25,000.00	27,500.00	27,500.00
			on site move	1.00	inc						-				-		-	-	-	-	-	-	-
			load test augered piles (incl mobilization)	1.00	each						-		40,000.00		-		-	-	40,000.00	-	40,000.00	44,000.00	44,000.00
			layout augered piles	207.00	each						-		32.50		-		-	-	6,727.50	-	6,727.50	35.75	7,400.25
			augered piles 70 ton (incl pile cutoff)	207.00	each						-		4,500.00		-		-	-	931,500.00	-	931,500.00	4,950.00	1,024,650.00
			haul off augercast piling spoils	220.00	cuyd		0.043	MH/U			1.00	2.77	2.50		-	9.362	295.90	651.11	550.00	-	1,497.01	7.49	1,646.71
			mobilization for low head room piles	1.00	each						-		15,000.00		-		-	-	15,000.00	-	15,000.00	16,500.00	16,500.00
			layout low headroom piles	120.00	each						-		65.00		-		-	-	7,800.00	-	7,800.00	71.50	8,580.00
			low headroom pile test (incl mobilization)	1.00	each						-		40,000.00		-		-	-	40,000.00	-	40,000.00	44,000.00	44,000.00
			low headroom piles 70 ton	120.00	each						-		7,500.00		-		-	-	900,000.00	-	900,000.00	8,250.00	990,000.00
			haul off low headroom piling spoils	50.00	cuyd		0.043	MH/U			1.00	2.77	2.50		-		-	147.98	125.00	-	272.98	6.01	300.28
			temp. sheet piling@ main hotel lobby 35f deep	4,200.00	sqft						-	15.62			-		-	70,196.28	-	-	70,196.28	18.38	77,215.91
			FENCE AND GATES								-				-			-	-	-	-	-	-
			12' high galvanized chain link fence	343.00	lnft						-	38.00			-		-	13,946.38	-	-	13,946.38	44.73	15,341.02
			4' wide galvanized chain link pedestrian gate	9.00	each						-	395.00			-		-	3,803.85	-	-	3,803.85	464.92	4,184.24
			6' wide galvanized chain link pedestrian gate	2.00	each						-	545.00			-		-	1,166.30	-	-	1,166.30	641.47	1,282.93
											-				-		-	-	-	-	-	-	-
			SUBTOTAL AMOUNT												**-**	**103569.595**	**3,273,013.86**	**1,406,881.72**	**7,074,792.05**	**-**	**11,754,687.64**	**12,930,156.40**	**12,930,156.40**
											-				-			-	-	-	-	-	-
											-				-			-	-	-	-	-	-
3000			**CONCRETE**	**1.00**	**LSUM**						-				-		-	-	-	-	-	-	-
			FORMWORK								-				-			-	-	-	-	-	-
			pile cap edge forms, 2-use	4,719.00	sfca	1.20	0.095	MH/U		25.00	2.38				6,059.20	448.305	15,074.26	-	-	-	21,133.46	4.93	23,246.80
			column footing edge forms, 2-use	1,759.50	sfca	1.10	0.086	MH/U		25.00	2.15				2,070.93	151.317	5,088.03	-	-	-	7,158.96	4.48	7,874.86
			continuous footing edge forms	3,662.82	sfca	1.10	0.073	MH/U		25.00	1.83				4,311.14	267.386	8,990.85	-	-	-	13,301.99	3.99	14,632.19
			footing keyways, 2 x 4	1,268.00	lnft	0.25	0.041	MH/U		25.00	1.03				339.19	51.988	1,748.10	-	-	-	2,087.29	1.81	2,296.02
			grade beam form 0' to 2' deep	9,260.00	sfca	1.45	0.166	MH/U		25.00	4.15				14,366.89	1537.160	51,687.00	-	-	-	66,053.89	7.85	72,659.28
			grade beam form hardware	4,630.00	sfca	0.10					-				495.41		-	-	-	-	495.41	0.12	544.95
			mat foundation edge forms	6,572.00	sfca	1.00	0.125	MH/U		25.00	3.13				7,032.04	821.500	27,622.94	-	-	-	34,654.98	5.80	38,120.48
			floor edge forms	2,025.00	lnft	0.65	0.075	MH/U		25.00	1.88				1,408.39	151.875	5,106.80	-	-	-	6,515.19	3.54	7,166.71
			metal frame wood column forms 12 to 16'	1,445.36	sqft	1.50	0.132	MH/U		25.00	3.30				2,319.80	190.788	6,415.23	-	-	-	8,735.03	6.65	9,608.54
			metal frame wood column forms 16 to 18'	1,940.96	sqft	1.50	0.132	MH/U		25.00	3.30				3,115.24	256.207	8,614.95	-	-	-	11,730.19	6.65	12,903.21
			chamfer strip	4,948.56	lnft	0.15	0.015	MH/U		25.00	0.38				794.24	74.228	2,495.93	-	-	-	3,290.17	0.73	3,619.19
			wall form 0' to 2' high	444.00	sfca	0.90	0.140	MH/U		25.00	3.50				427.57	62.160	2,090.13	-	-	-	2,517.70	6.24	2,769.47
			wall form 2' to 4' high	7,052.00	sfca	0.90	0.140	MH/U		25.00	3.50				6,791.08	987.280	33,197.29	-	-	-	39,988.37	6.24	43,987.20
			wall form 4' to 8' high	9,725.70	sfca	0.90	0.142	MH/U		25.00	3.55				9,365.85	1381.049	46,437.79	-	-	-	55,803.64	6.31	61,384.00
			wall form 8' to 10' high	5,886.00	sfca	0.90	0.144	MH/U		25.00	3.60				5,668.22	847.584	28,500.01	-	-	-	34,168.23	6.39	37,585.05
			wall form 10' to 12' high	6,865.98	sfca	0.90	0.150	MH/U		25.00	3.75				6,611.94	1029.897	34,630.29	-	-	-	41,242.23	6.61	45,366.45
			wall form 14' to 16' high	28,738.24	sfca	0.90	0.155	MH/U		25.00	3.88				27,674.93	4454.427	149,780.11	-	-	-	177,455.04	6.79	195,200.54
			wall form 16' to 18' high	13,154.12	sfca	0.90	0.160	MH/U		25.00	4.00				12,667.42	2104.659	70,769.17	-	-	-	83,436.59	6.98	91,780.25
			wall form 18' to 20' high	20,806.82	sfca	0.90	0.165	MH/U		25.00	4.13				20,036.97	3433.125	115,438.84	-	-	-	135,475.81	7.16	149,023.39
			wall form 20' and higher	21,090.08	sfca	0.90	0.165	MH/U		25.00	4.13				20,309.75	3479.863	117,010.40	-	-	-	137,320.15	7.16	151,052.16
			gang wall form 14' to 16' high	2,083.14	sfca	0.65	0.132	MH/U		25.00	3.30				1,448.82	274.974	9,246.02	-	-	-	10,694.84	5.65	11,764.33
			gang wall form 16' to 18' high	1,912.91	sfca	0.65	0.132	MH/U		25.00	3.30				1,330.43	252.504	8,490.45	-	-	-	9,820.88	5.65	10,802.97
			gang wall form 20' and higher	3,191.31	sfca	0.65	0.142	MH/U		25.00	3.55				2,219.56	453.166	15,237.71	-	-	-	17,457.27	6.02	19,202.99
			wall form hardware (includes wall ties)	60,475.15	sfca	0.10		MH/U		25.00	-				6,470.84		-	-	-	-	6,470.84	0.12	7,117.93
			wall key forms	4,162.50	sfca	0.25	0.028	MH/U		25.00	0.70				1,113.47	116.550	3,918.99	-	-	-	5,032.46	1.33	5,535.70
			slab form shoring and soffit w/2.6 bm/sqft	4,145.00	sfca	1.20	0.145	MH/U		25.00	3.63				5,322.18	601.025	20,209.47	-	-	-	25,531.65	6.78	28,084.82
			slab form shoring and soffit w/2.7 bm/sqft	3,105.00	sfca	1.20	0.150	MH/U		25.00	3.75				3,986.82	465.750	15,660.84	-	-	-	19,647.66	6.96	21,612.43
			slab form shoring and soffit w/2.9 bm/sqft	16,735.00	sfca	1.20	0.155	MH/U		25.00	3.88				21,487.74	2593.925	87,220.73	-	-	-	108,708.47	7.15	119,579.32

BELLEVIEW-BILTMORE HOTEL

BELLEVIEW FLORIDA

WBS	Major	Minor	ITEM DESCRIPTIONS	QNTY	UNIT MSR	UNIT $ MATERIAL	PRODUCTIVITY	UNIT/ TIME	CREW.	ADJ. $ HOURLY	UNIT $ LABOR	UNIT $ EQUIP	UNIT $ SUB-CON	UNIT $ OTHER	TOTAL MATERIAL	TOTAL.. MANHOURS	TOTAL LABOR	TOTAL EQUIPMENT	TOTAL SUB-CON	TOTAL OTHER	TOTAL COST*	UNIT PRICE	TOTAL AMOUNT
			supported slab edge form	535.00	sfca	0.45	0.091	MH/U		25.00	2.28				257.60	48.685	1,637.03	-	-	-	1,894.63	3.90	2,084.10
			supported slab edge form	2,518.00	sfca	0.45	0.091	MH/U		25.00	2.28				1,212.42	229.138	7,704.77	-	-	-	8,917.19	3.90	9,808.91
			tie beam side forms	1,212.96	sfca	65.00	0.112	MH/U		25.00	2.80				84,361.37	135.852	4,568.01	-	-	-	88,929.38	80.65	97,822.32
			dock leveler pit forms	180.00	sfca	0.90		MH/U			-				173.34		-	-	-	-	173.34	1.06	190.67
			stair forms	1,378.08	sfca	2.25	0.420	MH/U		25.00	10.50				3,317.73	578.794	19,461.93	-	-	-	22,779.66	18.18	25,057.62
			TEMPORARY SHORING					MH/U			-				-			-	-	-	-	-	-
			temporary shoring for deck	5,865.00	sqft	0.50	0.110	MH/U		25.00	2.75				3,137.78	645.150	21,693.17	-	-	-	24,830.95	4.66	27,314.04
			beam side forms	9,526.50	sqft	0.75	0.108	MH/U		25.00	2.70				7,645.02	1028.862	34,595.48	-	-	-	42,240.50	4.88	46,464.55
			beam soffit forms 8'-10' high	88.00	sqft	0.90	0.120	MH/U		25.00	3.00		2.00		84.74	10.560	355.08	-	176.00	-	615.82	7.70	677.41
			beam soffit forms 14'-16' high	479.00	sqft	0.90	0.120	MH/U		25.00	3.00		2.00		461.28	57.480	1,932.76	-	958.00	-	3,352.04	7.70	3,687.24
			beam w/slab shoring 8'-10'	88.00	sqft	0.90	0.166	MH/U		25.00	4.15		4.50		84.74	14.608	491.19	-	396.00	-	971.93	12.15	1,069.13
			beam w/slab shoring 14'-16'	479.00	sqft	0.90	0.166	MH/U		25.00	4.15		5.50		461.28	79.514	2,673.66	-	2,634.50	-	5,769.44	13.25	6,346.38
			MISC					MH/U			-				-			-	-	-	-	-	-
			saw cut joint	5,710.00	lnft	0.10	0.011	MH/U		25.00	0.27	0.35			610.97	60.745	2,042.54	2,138.40	-	-	4,791.91	0.92	5,271.10
			screeds for slab	3,582.00	lnft			MH/U			-		1.15		-		-	-	4,119.30	-	4,119.30	1.27	4,531.23
			expansion joint	4,737.00	lnft	0.70	0.049	MH/U			1.15				3,548.01	231.811	7,326.95	-	-	-	10,874.96	2.53	11,962.46
			6 mil visqueen vapor barrier	571.62	sqr	5.00	0.043	MH/U			1.00				3,058.17	24.324	768.83	-	-	-	3,827.00	7.36	4,209.70
			9 mil visqueen vapor barrier@ crawl space areas	437.25	sqr	7.50	0.106	MH/U			2.50				3,508.93	46.516	1,470.25	-	-	-	4,979.18	12.53	5,477.10
			full column boxouts @ s.o.g.	6.00	each	15.00	0.600	MH/U			14.10				96.30	3.600	113.79	-	-	-	210.09	38.52	231.10
			waterstop	5,501.50	lnft	2.95	0.052	MH/U			1.22				17,365.48	286.078	9,042.21	-	-	-	26,407.69	5.28	29,048.46
			form releasing agent	190,212.48	sqft	0.07	0.004	MH/U			0.10				13,229.28	809.415	25,583.58	-	-	-	38,812.86	0.22	42,694.14
			RESTEEL					MH/U			-				-			-	-	-	-	-	-
			pile cap rebar	24.30	ton	870.00	14.500	MH/U		25.00	362.50				22,620.87	352.350	11,847.77	-	-	-	34,468.64	1,560.31	37,915.50
			column footing rebar	3.79	ton	857.00	14.500	MH/U		25.00	362.50				3,475.39	54.955	1,847.86	-	-	-	5,323.25	1,545.01	5,855.58
			continuous footing rebar	3.39	ton	875.00	14.500	MH/U		25.00	362.50				3,173.89	49.155	1,652.84	-	-	-	4,826.73	1,566.19	5,309.40
			grade beam rebar	24.01	ton	875.00	14.500	MH/U		25.00	362.50				22,479.36	348.145	11,706.38	-	-	-	34,185.74	1,566.19	37,604.32
			mat foundation rebar	85.03	ton	875.00	14.500	MH/U		25.00	362.50				79,609.34	1232.935	41,457.44	-	-	-	121,066.78	1,566.19	133,173.46
			sog rebar	93.76	ton	875.00	16.500	MH/U		25.00	412.50				87,782.80	1547.040	52,019.22	-	-	-	139,802.02	1,640.17	153,782.22
			column rebar	5.94	ton	875.00	14.500	MH/U		25.00	362.50				5,561.33	86.130	2,896.12	-	-	-	8,457.45	1,566.19	9,303.19
			wall rebar	196.60	ton	875.00	14.500	MH/U		25.00	362.50				184,066.75	2850.700	95,854.79	-	-	-	279,921.54	1,566.19	307,913.69
			supported slab rebar	110.86	ton	875.00	14.500	MH/U		25.00	362.50				103,792.68	1607.470	54,051.18	-	-	-	157,843.86	1,566.19	173,628.24
			slab beam rebar	30.87	ton	875.00	14.500	MH/U		25.00	362.50				28,902.04	447.615	15,051.05	-	-	-	43,953.09	1,566.19	48,348.40
			tie beam rebar	2.58	ton	875.00	14.500	MH/U		25.00	362.50				2,415.53	37.410	1,257.91	-	-	-	3,673.44	1,566.19	4,040.78
			dock leveler pit rebar	0.15	ton	875.00	14.500	MH/U		25.00	362.50				140.44	2.175	73.13	-	-	-	213.57	1,566.16	234.92
			stair rebar	1.09	ton	875.00	14.500	MH/U		25.00	362.50				1,020.51	15.805	531.44	-	-	-	1,551.95	1,566.19	1,707.15
			6x6 w2.1/w2.1 mesh	236.67	SQS	12.65	0.500	MH/U		25.00	12.50				3,203.45	118.335	3,979.01	-	-	-	7,182.46	33.38	7,900.70
			CONCRETE IN PLACE								-				-			-	-	-	-	-	-
			•• pile cap concrete ••								-				-		-	-	-	-	-	-	-
			4000 psi w/pump	408.21	cuyd	90.00	0.268	MH/U		25.00	6.70	6.90			39,310.62	109.400	3,678.58	3,013.81	-	-	46,003.02	123.96	50,603.32
			•• column footing concrete ••								-				-		-	-	-	-	-	-	-
			4000 psi w/pump	79.54	cuyd						-				-		-	-	-	-	-	-	-
			•• continuous footing concrete ••			90.00	0.425	MH/U		25.00	10.63	9.00			-		-	-	-	-	-	-	-
			4000 psi w/pump	142.44	cuyd						-				-		-	-	-	-	-	-	-
			•• grade beam concrete ••								-				-		-	-	-	-	-	-	-
			4000 psi w/pump	360.11	cuyd	9.00	0.356	MH/U		25.00	8.90	7.90			3,467.86	128.199	4,310.70	3,044.01	-	-	10,822.57	33.06	11,904.83
			•• mat foundation concrete ••								-				-		-	-	-	-	-	-	-
			4000 psi w/pump	900.39	cuyd	90.00	0.165	MH/U		25.00	4.13	6.90			86,707.56	148.564	4,995.48	6,647.58	-	-	98,350.62	120.15	108,185.68
			•• slab on grade concrete ••								-				-		-	-	-	-	-	-	-
			2500 psi w/pump	336.81	cuyd	80.00	0.436	MH/U		25.00	10.90	7.00			28,830.94	146.849	4,937.80	2,522.71	-	-	36,291.44	118.53	39,920.59
			4000 psi w/pump	1,408.37	cuyd	90.00	0.346	MH/U		25.00	8.65	6.90			135,626.03	487.296	16,385.33	10,398.00	-	-	162,409.36	126.85	178,650.29
			•• column concrete ••								-				-		-	-	-	-	-	-	-
			5000 psi w/pump	38.41	cuyd	95.00	0.696	MH/U		25.00	17.40	9.00			3,904.38	26.733	898.91	369.89	-	-	5,173.17	148.15	5,690.49
			•• wall concrete ••								-				-		-	-	-	-	-	-	-
			4000 psi w/pump	2,086.78	cuyd	90.00	0.640	MH/U		25.00	16.00	6.90			200,956.91	1335.539	44,907.51	15,406.70	-	-	261,271.12	137.72	287,398.23
			5000 psi w/pump	121.01	cuyd	95.00	0.640	MH/U		25.00	16.00	6.90			12,300.67	77.446	2,604.14	893.42	-	-	15,798.22	143.61	17,378.05
			** supported slab concrete **								-				-		-	-	-	-	-	-	-
			5000 psi w/pump	813.04	cuyd	95.00	0.457	MH/U		25.00	11.43	6.90			82,645.52	371.559	12,493.68	6,002.67	-	-	101,141.87	136.84	111,256.06
			** slab over metal deck concrete **								-				-		-	-	-	-	-	-	-
			5000 psi w/pump	104.54	cuyd	95.00	0.457	MH/U		25.00	11.43	6.90			10,626.49	47.775	1,606.43	771.82	-	-	13,004.74	136.84	14,305.21
			** slab beam concrete **								-				-		-	-	-	-	-	-	-
			5000 psi w/pump	185.24	cuyd	95.00	0.711	MH/U		25.00	17.78	6.90			18,829.65	131.706	4,428.60	1,367.63	-	-	24,625.87	146.23	27,088.46
			** tie beam concrete ••								-				-		-	-	-	-	-	-	-
			5000 psi w/pump	23.59	cuyd	95.00	0.711	MH/U		25.00	17.78	9.00			2,397.92	16.772	563.97	227.17	-	-	3,189.07	148.71	3,507.97
			concrete in dock leveler pit	3.50	cuyd	95.00	0.550	MH/U		25.00	13.75				355.78	1.925	64.73	-	-	-	420.51	132.16	462.56
			** stair and landing concrete **								-				-		-	-	-	-	-	-	-
			4000 psi w/pump	30.01	cuyd	90.00	0.567	MH/U		25.00	14.18	9.00			2,889.96	17.016	572.15	289.00	-	-	3,751.11	137.49	4,126.22
			metal pan concrete fill	1.02	cuyd	90.00	1.000	MH/U		25.00	25.00	9.00			98.23	1.020	34.30	9.82	-	-	142.35	153.51	156.58
			• no. of pile caps •	36.00	each						-				-		-	-	-	-	-	-	-
			** no. of column footings **	63.00	each						-				-		-	-	-	-	-	-	-
			** continuous footing length •*	1,377.00	lnft						-				-		-	-	-	-	-	-	-
			• grade beam length •	2,315.00	lnft						-				-		-	-	-	-	-	-	-
			** mat foundation area •*	7,491.00	sqft						-				-		-	-	-	-	-	-	-

BELLEVIEW-BILTMORE HOTEL

BELLEVIEW FLORIDA

WBS	Major	Minor	ITEM DESCRIPTIONS	QNTY	UNIT MSR	UNIT $ MATERIAL	PRODUCTIVITY	UNIT/ TIME	CREW .	ADJ. $ HOURLY	UNIT $ LABOR	UNIT $ EQUIP	UNIT $ SUB-CON	UNIT $ OTHER	TOTAL MATERIAL	TOTAL.. MANHOURS	TOTAL LABOR	TOTAL EQUIPMENT	TOTAL SUB-CON	TOTAL OTHER	TOTAL COST*	UNIT PRICE	TOTAL AMOUNT
			** sog area**	103,930.00	sqft						-				-		-	-	-	-	-	-	-
			*• thickened slab length **	2,538.00	lnft						-				-		-	-	-	-	-	-	-
			• concrete waii area •	60,475.15	sqft						-				-		-	-	-	-	-	-	-
			• no. of columns •	45.00	each						-				-		-	-	-	-	-	-	-
			*• length of cl p beams **	1,023.00	lnft						-				-		-	-	-	-	-	-	-
			*• supported slab area **	23,985.00	sqft						-				-		-	-	-	-	-	-	-
			• slab over metal deck area •	5,865.00	sqft						-				-		-	-	-	-	-	-	-
			** no. of concrete stair risers •*	104.00	each						-				-		-	-	-	-	-	-	-
			add for concrete superplasticizer admixture	5,079.37	cuyd	7.50					-				40,761.94		-	-	-	-	40,761.94	8.83	44,838.14
			finish footing concrete top surface	18,726.00	sqft		0.004	MH/U		25.00	0.11				-	79.685	2,679.41	-	-	-	2,679.41	0.16	2,947.35
			rub concrete stairs	323.17	sqft		0.038	MH/U		25.00	0.96				-	12.377	416.17	-	-	-	416.17	1.42	457.79
			machine trowel finish	81,870.00	sqft		0.019	MH/U		25.00	0.48				-	1567.723	52,714.70	-	-	-	52,714.70	0.71	57,986.17
			point and patch	173,499.16	sqft		0.005	MH/U		25.00	0.13				-	885.953	29,790.17	-	-	-	29,790.17	0.19	32,769.19
			float finish	51,965.00	sqft		0.015	MH/U		25.00	0.37				-	773.947	26,023.96	-	-	-	26,023.96	0.55	28,626.36
			trowel finish stairs	884.00	sqft		0.028	MH/U		25.00	0.69				-	24.451	822.17	-	-	-	822.17	1.02	904.39
			trowel finish metal pan stair fill	158.00	sqft		0.043	MH/U		25.00	1.06				-	6.723	226.07	-	-	-	226.07	1.57	248.68
			protect and cure	158.00	sqft	0.05	0.002	MH/U		25.00	0.05				8.45	0.316	10.63	-	-	-	19.08	0.13	20.99
			protect and cure vertical surfaces	166,002.82	sqft	0.05	0.003	MH/U		25.00	0.08				8,881.15	498.008	16,745.53	-	-	-	25,626.68	0.17	28,189.35
			protect and cure horizontal surfaces	159,255.70	sqft	0.04	0.002	MH/U		25.00	0.05				6,816.14	318.511	10,709.95	-	-	-	17,526.09	0.12	19,278.70
			HOISTING								-				-			-	-	-	-	-	-
			mobile crane (incl. operator) 1 @ 10 months	10.00	mnth						-	12,500.00			-		-	133,750.00	-	-	133,750.00	14,712.50	147,125.00
			mobile crane diesel fuel & maintenance	10.00	mnth						-	4,800.00			-		-	51,360.00	-	-	51,360.00	5,649.60	56,496.00
			mobile tower crane setup i teardown (inc i. transportation)	1.00	each						-	11,500.00			-		-	12,305.00	-	-	12,305.00	13,535.50	13,535.50
			cherry picker rental (incl. operator)	10.00	mnth						-	12,000.00			-		-	128,400.00	-	-	128,400.00	14,124.00	141,240.00
			cherry picker diesel fuel/ maintenance	10.00	mnth						-	4,200.00			-		-	44,940.00	-	-	44,940.00	4,943.40	49,434.00
			man & material hoist rental - single 3 @ 8 mnths	24.00	mnth						-	10,000.00			-		-	256,800.00	-	-	256,800.00	11,770.00	282,480.00
			man & material hoist operator	24.00	mnth						-	6,805.00			-		-	174,752.40	-	-	174,752.40	8,009.49	192,227.64
			man & material hoist erect i tear down (incl. transportation)	3.00	each						-	35,000.00			-		-	112,350.00	-	-	112,350.00	41,195.00	123,585.00
			man & material hoist electric consumption	24.00	mnth						-	900.00			-		-	23,112.00	-	-	23,112.00	1,059.30	25,423.20
			electric connection for man & material hoist	3.00	each						-	7,500.00			-		-	24,075.00	-	-	24,075.00	8,827.50	26,482.50
			man & material hoist foundation - single	3.00	each						-	10,000.00			-		-	32,100.00	-	-	32,100.00	11,770.00	35,310.00
			man & material hoist gates	12.00	each						-	1,200.00			-		-	15,408.00	-	-	15,408.00	1,412.40	16,948.80
			man & material hoist docks	3.00	each						-	2,000.00			-		-	6,420.00	-	-	6,420.00	2,354.00	7,062.00
			lull rental	30.00	mnth						-	3,500.00			-		-	112,350.00	-	-	112,350.00	4,119.50	123,585.00
			concrete supervision	10.00	mnth						-	7,740.00			-		-	82,818.00	-	-	82,818.00	9,109.98	91,099.80
											-				-		-	-	-	-	-	-	-
	SUBTOTAL AMOUNT														**1,571,521.03**	**46745.540**	**1,568,990.77**	**1,264,043.01**	**8,283.80**	**-**	**4,412,838.61**	**4,854,122.47**	**4,854,122.47**
											-				-		-	-	-	-	-	-	-
											-				-		-	-	-	-	-	-	-
4000	**MASONRY**			**1.00**	**LSUM**						-				-		-	-	-	-	-	-	-
	RESTORATION MASONRY										-				-		-	-	-	-	-	-	-
			restoration of existing brick chimney's	19.00	allow	900.00	240.000	MH/U			5,640.00				18,297.00	4560.000	144,130.20	-	-	-	162,427.20	9,403.68	178,669.92
			restoration/replacement of existing brick	16,544.00	sqft						-		8.50		-		-	-	140,624.00	-	140,624.00	9.35	154,686.40
			*** no flue work is included***								-				-			-	-	-	-	-	-
	NEW MASONRY										-				-			-	-	-	-	-	-
			standard size face brick	2,717.69	sqft	3.45	0.182	MH/U		28.00	5.10				10,032.35	494.620	18,627.37	-	-	-	28,659.72	11.60	31,525.69
			8" concrete block	49,070.93	sqft	2.90	0.122	MH/U		28.00	3.42				152,267.10	5986.653	225,457.37	-	-	-	377,724.47	8.47	415,496.91
			12" concrete block	6,976.59	sqft	3.65	0.192	MH/U		28.00	5.38				27,247.07	1339.505	50,445.77	-	-	-	77,692.84	12.25	85,462.13
			8" concrete block bond beam	2,627.98	sqft	3.75	0.136	MH/U		28.00	3.81				10,544.77	357.405	13,459.88	-	-	-	24,004.65	10.05	26,405.11
			12" concrete block bond beam	332.83	sqft	5.00	0.194	MH/U		28.00	5.43				1,780.64	64.569	2,431.67	-	-	-	4,212.31	13.92	4,633.54
			interior masonry walls	*49,320.55*	*sqft*			MH/U			-				-		-	-	-	-	-	-	-
			** exterior masonry walls **	*9,687.78*	*sqft*			MH/U			-				-		-	-	-	-	-	-	-
			** concrete block interior **	*49,320.55*	*sqft*			MH/U			-				-		-	-	-	-	-	-	-
			** concrete block exterior **	*9,687.78*	*sqft*			MH/U			-				-		-	-	-	-	-	-	-
			precast lintel	540.00	lnft			MH/U		25.00	-				-		-	-	-	-	-	-	-
			fill voids w/ concrete	368.63	cuyd	106.00	1.000	MH/U			23.50				41,810.01	368.630	11,651.47	-	-	-	53,461.48	159.53	58,807.63
			fill void w/ foam insulation	103.05	cuyd			MH/U			-		75.00		-		-	-	7,728.75	-	7,728.75	82.50	8,501.63
			mortar	133.84	cuyd	114.00		MH/U			-				16,325.80		-	-	-	-	16,325.80	134.18	17,958.38
			mortar	0.74	cuyd	114.00		MH/U			-				90.27		-	-	-	-	90.27	134.18	99.29
			mortar	5.00	cuyd	114.00		MH/U			-				609.90		-	-	-	-	609.90	134.18	670.89
			sand and mix w/ 16cf portable mixer	418.74	cuyd	18.55	1.500	MH/U			35.25				8,311.36	628.110	19,852.99	-	-	-	28,164.35	73.99	30,980.79
			8" ladder reinf, hot dipped	35,535.00	lnft	0.22	0.032	MH/U			0.75				8,364.94	1137.120	35,941.52	-	-	-	44,306.46	1.37	48,737.10
			12" ladder reinf, hot dipped	5,002.00	lnft	0.24	0.038	MH/U			0.89				1,284.51	190.076	6,007.83	-	-	-	7,292.34	1.60	8,021.58
			masonry rebar	25.00	ton	875.00	22.000	MH/U			517.00				23,406.25	550.000	17,384.12	-	-	-	40,790.37	1,794.78	44,869.41
			flashing, type 1	577.00	lnft	0.55	0.020	MH/U			0.47				339.56	11.540	364.75	-	-	-	704.31	1.34	774.75
			weepholes	290.50	each	0.20	0.040	MH/U			0.94				62.17	11.620	367.28	-	-	-	429.45	1.63	472.39
			veneer anchors, 16 ga	1,358.85	pcs	0.22	0.008	MH/U			0.19				319.87	10.871	343.60	-	-	-	663.47	0.54	729.82
			add for struck joint	61,726.02	sqft		0.006	MH/U			0.14				-	370.356	11,706.03	-	-	-	11,706.03	0.21	12,876.63
			grout door frames in masonry walls	6.00	each	18.00	0.555	MH/U			13.04				115.56	3.330	105.25	-	-	-	220.81	40.48	242.89
			clean block	118,016.66	sqft	0.05	0.012	MH/U			0.28				6,313.89	1416.200	44,762.54	-	-	-	51,076.43	0.48	56,184.07
			mason's scaffolding, 1- 5 stories labor	61,726.02	sqft		0.024	MH/U			0.56				-	1481.424	46,824.12	-	-	-	46,824.12	0.83	51,506.53
			mason's scaffolding, 1-5 stories labor	130,970.00	sqft		0.024	MH/U			0.56				-	3143.280	99,351.22	-	-	-	99,351.22	0.83	109,286.34

BELLEVIEW-BILTMORE HOTEL

BELLEVIEW FLORIDA

WBS	Major	Minor	ITEM DESCRIPTIONS	QNTY	UNIT MSR	UNIT $ MATERIAL	PRODUCTIVITY	UNIT/ TIME	CREW .	ADJ. $ HOURLY	UNIT $ LABOR	UNIT $ EQUIP	UNIT $ SUB-CON	UNIT $ OTHER	TOTAL MATERIAL	TOTAL.. MANHOURS	TOTAL LABOR	TOTAL EQUIPMENT	TOTAL SUB-CON	TOTAL OTHER	TOTAL COST*	UNIT PRICE	TOTAL AMOUNT
			clean face brick	2,717.69	sqft	0.05	0.012	MH/U			0.28				145.40	32.612	1,030.79	-	-	-	1,176.19	0.48	1,293.81
			clean face brick, restoration	16,544.00	sqft	0.05	0.012	MH/U			0.28				885.10	198.528	6,274.97	-	-	-	7,160.07	0.48	7,876.08
			sure klean 600, 55 gal drum = 600sf								-				-		-	-	-	-	-	-	-
											-				-		-	-	-	-	-	-	-
5000	**METALS**			**1.00**	**LSUM**						-				-		-	-	-	-	-	-	-
			steel beams								-				-		-	-	-	-	-	-	-
			i beams	78.23	tons						-				-		-	-	-	-	-	-	-
			i beams @ main hotel	26.39	tons						-				-		-	-	-	-	-	-	-
			beam connections	1.32	tons						-				-		-	-	-	-	-	-	-
			beam connections	3.91	tons						-				-		-	-	-	-	-	-	-
			steel columns								-				-		-	-	-	-	-	-	-
			i shapes	3.64	tons						-				-		-	-	-	-	-	-	-
			allowance for steel supports at two open	1.00	allow						-				-		-	-	-	-	-	-	-
			wood staircase in 1897 & 1910 bldgs								-				-		-	-	-	-	-	-	-
			allowance to replace rusted columns in	1.00	allow						-				-		-	-	-	-	-	-	-
			basement south wing								-				-		-	-	-	-	-	-	-
			structural tubing	7.02	tons						-				-		-	-	-	-	-	-	-
			structural tubing @ main hotel	53.71	tons						-				-		-	-	-	-	-	-	-
			column connections, base plates & cap plates	6.44	tons						-				-		-	-	-	-	-	-	-
			trusses								-				-		-	-	-	-	-	-	-
			i beams	3.80	tons						-				-		-	-	-	-	-	-	-
			truss connections	0.19	tons						-				-		-	-	-	-	-	-	-
			misc. floor steel								-				-		-	-	-	-	-	-	-
			angles	3.57	tons						-				-		-	-	-	-	-	-	-
			misc. floor item connections	0.18	tons						-				-		-	-	-	-	-	-	-
			misc. roof steel								-				-		-	-	-	-	-	-	-
			rafters	2.12	tons						-				-		-	-	-	-	-	-	-
			roof joists - deep long span	11.66	tons						-				-		-	-	-	-	-	-	-
			overhead support framing allowance for new ceiling @ starlight ballroom	5.31	tons						-				-		-	-	-	-	-	-	-
			angles	6.17	tons						-				-		-	-	-	-	-	-	-
			bent plates	2.71	tons						-				-		-	-	-	-	-	-	-
			misc. roof item connections	0.89	tons						-				-		-	-	-	-	-	-	-
			structural embed								-				-		-	-	-	-	-	-	-
			plates	3.74	tons						-				-		-	-	-	-	-	-	-
			shear stud, 11"	2,000.00	each						-				-		-	-	-	-	-	-	-
			anchor bolt sets	120.00	each						-				-		-	-	-	-	-	-	-
			base plate grout	120.00	each						-				-		-	-	-	-	-	-	-
			embedded curb angle	34.00	lnft						-				-		-	-	-	-	-	-	-
			• structural steel weight •	220.99	tons						-				-		-	-	-	-	-	-	-
			steel joists, series k	18.89	tons						-				-		-	-	-	-	-	-	-
			2" 20 ga composite metal deck	5,865.00	sqft						-				-		-	-	-	-	-	-	-
			1%x20 ga metal roof deck galvanized	35,480.00	sqft						-				-		-	-	-	-	-	-	-
			elevator pit ladders	14.00	each						-				-		-	-	-	-	-	-	-
			elevator divider beams	3.25	tons						-				-		-	-	-	-	-	-	-
			elevator sill angles	6.50	tons						-				-		-	-	-	-	-	-	-
			elevator sump pit grate and frame	14.00	each						-				-		-	-	-	-	-	-	-
			elevator hoist beams	14.00	each						-				-		-	-	-	-	-	-	-
			overhead support steel for operable walls	521.00	lnft						-				-		-	-	-	-	-	-	-
			• total misc. metals area •	394,708.00	GSF						-				-		-	-	-	-	-	-	-
			• total overhead support steel area •	394,708.00	GSF						-				-		-	-	-	-	-	-	-
			steel stairs	28.00	RSR						-				-		-	-	-	-	-	-	-
			steel stair landings	50.00	sqft						-				-		-	-	-	-	-	-	-
			steel raked guardrail	39.00	lnft						-				-		-	-	-	-	-	-	-
			steel horizontal guardrail	5.00	lnft						-				-		-	-	-	-	-	-	-
			steel wall rail	46.00	lnft						-				-		-	-	-	-	-	-	-
			loading dock edge angle	88.00	lnft						-				-		-	-	-	-	-	-	-
			• total embed area •	394,708.00	GSF						-				-		-	-	-	-	-	-	-
			decorative rail @ new lobby 2nd floor	39.00	lnft						-				-		-	-	-	-	-	-	-
			opening								-				-		-	-	-	-	-	-	-
			decorative guardrail @ lobby stair	50.00	lnft						-				-		-	-	-	-	-	-	-
			decorative guardrail @ south ballroom	12.00	lnft						-				-		-	-	-	-	-	-	-
			porch								-				-		-	-	-	-	-	-	-
			decorative wall rail @ garden stair	130.00	lnft						-				-		-	-	-	-	-	-	-
			decorative wall rail @ lobby stair	65.00	lnft						-				-		-	-	-	-	-	-	-
											-				-			-	-	-	-	-	-
			division 5 price adjustment	1.00	lsum						-		1,314,105.00		-		-	-	1,314,105.00	-	1,314,105.00	1,445,515.50	1,445,515.50
											-				-		-	-	-	-	-	-	-
			SUBTOTAL AMOUNT												**-**		**-**	**-**	**1,314,105.00**	**-**	**1,314,105.00**	**1,445,515.50**	**1,445,515.50**
											-				-		-	-	-	-	-	-	-
											-				-		-	-	-	-	-	-	-
6000			**WOODS AND PLASTIC**	**1.00**	**LSUM**						-				-		-	-	-	-	-	-	-
			2x4 bridging untreated,24" at main building roof	5,800.00	lnft	0.41	0.043	MH/U		25.00	1.06				2,544.46	246.809	8,298.94	-	-	-	10,843.40	2.06	11,927.74

BELLEVIEW-BILTMORE HOTEL

BELLEVIEW FLORIDA

WBS	Major	Minor	ITEM DESCRIPTIONS	QNTY	UNIT MSR	UNIT $ MATERIAL	PRODUCTIVITY	UNIT/ TIME	CREW	ADJ. $ HOURLY	UNIT $ LABOR	UNIT $ EQUIP	UNIT $ SUB-CON	UNIT $ OTHER	TOTAL MATERIAL	TOTAL.. MANHOURS	TOTAL LABOR	TOTAL EQUIPMENT	TOTAL SUB-CON	TOTAL OTHER	TOTAL COST*	UNIT PRICE	TOTAL AMOUNT
			joist hanger	1,630.00	each	1.90	0.048	MH/U		25.00	1.20				3,313.79	78.240	2,630.82	-	-	-	5,944.61	4.01	6,539.07
			joist hanger	326.00	each	3.50	0.054	MH/U		25.00	1.35				1,220.87	17.604	591.93	-	-	-	1,812.80	6.12	1,994.08
			mtw 12 straps at exterior stud joist connection	10,925.38	each	1.10	0.046	MH/U		25.00	1.15				12,859.17	502.567	16,898.83	-	-	-	29,758.00	3.00	32,733.80
			mtw 12 straps at rafters	6,760.00	each	1.10	0.046	MH/U		25.00	1.15				7,956.52	310.960	10,456.03	-	-	-	18,412.55	3.00	20,253.81
			2x4 syp #2 blocking at interior walls	4,800.00	lnft	0.41	0.039	MH/U		25.00	0.98				2,105.76	187.200	6,294.60	-	-	-	8,400.36	1.93	9,240.40
			2x4 syp #2 stud	30,120.00	lnft	0.41	0.016	MH/U		25.00	0.40				13,213.64	481.920	16,204.56	-	-	-	29,418.20	1.07	32,360.02
			2x4 syp #2 stud sister to exterior wall	9,600.00	lnft	0.41	0.016	MH/U		25.00	0.40				4,211.52	153.600	5,164.80	-	-	-	9,376.32	1.07	10,313.95
			2x4 syp #2 stud for exterior wall	1,280.00	lnft	0.41	0.016	MH/U		25.00	0.40				561.54	20.480	688.64	-	-	-	1,250.18	1.07	1,375.19
			2x4 syp#2	11,320.00	lnft	0.41	0.016	MH/U		25.00	0.40				4,966.08	181.120	6,090.16	-	-	-	11,056.24	1.07	12,161.87
			2x6 syp #2	784.50	lnft	0.55	0.018	MH/U		25.00	0.45				461.68	14.121	474.82	-	-	-	936.50	1.31	1,030.15
			2x8 syp#2	19,700.00	lnft	0.65	0.020	MH/U		25.00	0.50				13,701.35	394.000	13,248.25	-	-	-	26,949.60	1.50	29,644.56
			2x4 #2 syp blocking at exterior walls	30,928.00	lnft	0.41	0.016	MH/U		25.00	0.40				13,568.11	494.848	16,639.26	-	-	-	30,207.37	1.07	33,228.11
			2x6x syp rafter sister/replace existing roof	40,616.00	lnft	0.55	0.018	MH/U		25.00	0.45				23,902.52	731.088	24,582.83	-	-	-	48,485.35	1.31	53,333.88
			2x4 #2 syp stud	1,930.00	lnft	0.41	0.016	MH/U		25.00	0.40				846.69	30.880	1,038.34	-	-	-	1,885.03	1.07	2,073.53
			2x6#2 syp	562.07	lnft	0.55	0.018	MH/U		25.00	0.45				330.78	10.117	340.19	-	-	-	670.97	1.31	738.07
			2x6#2 syp	1,392.48	lnft	0.55	0.018	MH/U		25.00	0.45				819.47	25.065	842.80	-	-	-	1,662.27	1.31	1,828.50
			2x6x16 joist at 3rdlevel - sistered	10,398.00	lnft	0.55	0.020	MH/U		25.00	0.50				6,119.22	207.960	6,992.66	-	-	-	13,111.88	1.39	14,423.07
			2x6x16 joist at 4th level - sistered	13,636.00	lnft	0.55	0.020	MH/U		25.00	0.50				8,024.79	272.720	9,170.21	-	-	-	17,195.00	1.39	18,914.50
			2x6x16 joist at ground level - sistered	36,715.00	lnft	0.55	0.020	MH/U		25.00	0.50				21,606.78	734.300	24,690.84	-	-	-	46,297.62	1.39	50,927.38
			2x12x16 joist- replace at main bldg	39,150.00	lnft	0.95	0.021	MH/U		25.00	0.53				39,795.98	822.150	27,644.79	-	-	-	67,440.77	1.89	74,184.84
			2x6 syp floor joists	1,954.00	lnft	0.55	0.018	MH/U		25.00	0.45				1,149.93	35.172	1,182.66	-	-	-	2,332.59	1.31	2,565.85
			2x6 syp floor joists	9,770.00	lnft	0.55	0.018	MH/U		25.00	0.45				5,749.65	175.860	5,913.29	-	-	-	11,662.94	1.31	12,829.23
			2x10" ledger, wolmanized	1,866.67	lnft	0.78	0.027	MH/U		25.00	0.68				1,557.92	50.400	1,694.70	-	-	-	3,252.62	1.92	3,577.89
			2x10" joist, wolmanized	246.67	lnft	0.78	0.027	MH/U		25.00	0.68				205.87	6.660	223.95	-	-	-	429.82	1.92	472.80
			2x10" ledger, wolmanized	1,082.00	lnft	0.78	0.027	MH/U		25.00	0.68				903.04	29.214	982.32	-	-	-	1,885.36	1.92	2,073.89
			padwall for drywall and trim alignment	702,702.00	sqft	0.25	0.021	MH/U			0.50				187,972.79	14951.106	472,567.10	-	-	-	660,539.89	1.03	726,593.87
			• wood joist area •	*14,655.00*	*sqft*						-				-		-	-	-	-	-	-	-
			• wood stud partition length •	*261.50*	*lnft*						-				-		-	-	-	-	-	-	-
			• wood stud partitions •	*261.50*	*lnft*						-				-		-	-	-	-	-	-	-
			wood deck & support structure - new	7,003.00	sqft						-		28.00		-		-	-	196,084.00	-	196,084.00	30.80	215,692.40
			wood deck & support structure - refurbished	2,527.00	sqft						-		14.00		-		-	-	35,378.00	-	35,378.00	15.40	38,915.80
			3/4."osb	948.00	sqft	0.45	0.013	MH/U		25.00	0.33				456.46	12.324	414.39	-	-	-	870.85	1.01	957.94
			3/4" osb	5,272.00	sqft	0.45	0.013	MH/U		25.00	0.33				2,538.47	68.536	2,304.52	-	-	-	4,842.99	1.01	5,327.29
			3/4" osb	948.00	sqft	0.45	0.013	MH/U		25.00	0.33				456.46	12.324	414.39	-	-	-	870.85	1.01	957.94
			3/4" osb@ subfloor 50% replace	164,201.00	sqft	0.45	0.013	MH/U		25.00	0.33				79,062.78	2134.613	71,776.36	-	-	-	150,839.14	1.01	165,923.06
			3/4" cdx at shearwalls	1,421.49	sqft	0.78	0.013	MH/U		25.00	0.33				1,186.38	18.479	621.37	-	-	-	1,807.75	1.40	1,988.52
			3/4" cdx sheathing	25.00	sqft	0.78	0.013	MH/U		25.00	0.33				20.87	0.325	10.93	-	-	-	31.80	1.40	34.97
			3/4" cdx sheathing	3,760.00	sqft	0.78	0.013	MH/U			0.31				3,138.10	48.880	1,544.97	-	-	-	4,683.07	1.37	5,151.37
			wood window sill **see punched windows**	7,096.00	nic						-				-		-	-	-	-	-	-	-
			refurbish existing wood base	12,290.00	lnft	0.25	0.500	MH/U		25.00	12.50				3,287.58	6145.000	206,625.62	-	-	-	209,913.20	18.79	230,904.51
			new wood base	42,578.00	lnft	5.50	0.064	MH/U		25.00	1.60				250,571.53	2717.745	91,384.16	-	-	-	341,955.69	8.83	376,151.26
			refurbish existing wood chair rail	1,939.00	lnft	0.10	0.200	MH/U		25.00	5.00				207.47	387.800	13,039.78	-	-	-	13,247.25	7.52	14,571.98
			wood chair rail	15,656.00	lnft	2.00	0.064	MH/U		25.00	1.60				33,503.84	999.319	33,602.11	-	-	-	67,105.95	4.71	73,816.55
			refurbish existing wood crown molding	11,196.00	lnft	0.30	0.300	MH/U		25.00	7.50				3,593.92	3358.800	112,939.65	-	-	-	116,533.57	11.45	128,186.92
			wood crown molding	38,646.00	lnft	3.00	0.043	MH/U		25.00	1.06				124,053.66	1644.511	55,296.67	-	-	-	179,350.33	5.10	197,285.36
			door casing	26,396.80	lnft	3.00	0.043	MH/U		25.00	1.06				84,733.73	1123.268	37,769.89	-	-	-	122,503.62	5.10	134,753.98
			door casing	22.00	lnft						-				-		-	-	-	-	-	-	-
			refurbish existing door casing	5,451.00	lnft		0.350	MH/U		25.00	8.75				-	1907.850	64,151.46	-	-	-	64,151.46	12.95	70,566.61
			refurbish existing window casing	520.00	lnft		0.350	MH/U		25.00	8.75				-	182.000	6,119.75	-	-	-	6,119.75	12.95	6,731.73
			window casing	32,132.00	lnft	2.50	0.064	MH/U		25.00	1.60				85,953.10	2050.979	68,964.16	-	-	-	154,917.26	5.30	170,408.99
			refurbish existing wood wainscot	6,672.00	sqft	0.25	0.500	MH/U		25.00	12.50				1,784.76	3336.000	112,173.00	-	-	-	113,957.76	18.79	125,353.54
			wood wainscot	15,366.00	sqft	12.00	0.200	MH/U		25.00	5.00				197,299.44	3073.200	103,336.35	-	-	-	300,635.79	21.52	330,699.37
			stained wood wall paneling 1/2" 4 ply (st	2,673.00	sqft						-				-		-	-	-	-	-	-	-
			andrews pub bar)								-				-		-	-	-	-	-	-	-
			stained wood wall paneling 1/2" 4 ply (st	1,125.00	sqft						-		35.00		-		-	-	39,375.00	-	39,375.00	38.50	43,312.50
			andrews pub dining rm.)								-				-		-	-	-	-	-	-	-
			vanity	1,788.00	lnft						-		200.00		-		-	-	357,600.00	-	357,600.00	220.00	393,360.00
			ceiling moulding, wall moulding and wood	13,857.00	allow						-		25.00		-		-	-	346,425.00	-	346,425.00	27.50	381,067.50
			paneling- painted@ the new ballroom								-				-		-	-	-	-	-	-	-
			ceiling moulding, wall moulding and wood	3,759.00	allow						-		30.00		-		-	-	112,770.00	-	112,770.00	33.00	124,047.00
			paneling- painted@ the new ballroom								-				-		-	-	-	-	-	-	-
			prefunction								-				-		-	-	-	-	-	-	-
			ceiling moulding, wall moulding and wood	4,228.00	allow						-		30.00		-		-	-	126,840.00	-	126,840.00	33.00	139,524.00
			paneling- painted@ the starlight ballroom								-				-		-	-	-	-	-	-	-
			ceiling moulding, wall moulding and wood	632.00	allow						-		28.00		-		-	-	17,696.00	-	17,696.00	30.80	19,465.60
			paneling- stained @the library lounge								-				-		-	-	-	-	-	-	-
			ceiling moulding, wall moulding and wood	3,814.00	allow						-		28.00		-		-	-	106,792.00	-	106,792.00	30.80	117,471.20
			paneling- stained @ the lobby lounge &								-				-		-	-	-	-	-	-	-
			bar								-				-		-	-	-	-	-	-	-
			ceiling moulding, wall moulding and wood	4,495.00	allow						-		32.00		-		-	-	143,840.00	-	143,840.00	35.20	158,224.00
			paneling- stained @the new lobby								-				-		-	-	-	-	-	-	-
			ceiling moulding, wall moulding and wood	2,633.00	allow						-		22.00		-		-	-	57,926.00	-	57,926.00	24.20	63,718.60

BELLEVIEW-BILTMORE HOTEL

BELLEVIEW FLORIDA

WBS	Major	Minor	ITEM DESCRIPTIONS	QNTY	UNIT MSR	UNIT $ MATERIAL	PRODUCTIVITY	UNIT/ TIME	CREW .	ADJ. $ HOURLY	UNIT $ LABOR	UNIT $ EQUIP	UNIT $ SUB-CON	UNIT $ OTHER	TOTAL MATERIAL	TOTAL.. MANHOURS	TOTAL LABOR	TOTAL EQUIPMENT	TOTAL SUB-CON	TOTAL OTHER	TOTAL COST*	UNIT PRICE	TOTAL AMOUNT
			paneling@ the carriage porch restaurant								-				-		-	-	-	-	-	-	-
			ceiling upgrades @ st andrews pub	2,550.00	allow						-		20.00		-		-	-	51,000.00	-	51,000.00	22.00	56,100.00
			concierge desk millwork & top	1.00	allow						-		20,000.00		-		-	-	20,000.00	-	20,000.00	22,000.00	22,000.00
			fireplace mantles	18.00	allow						-		900.00		-		-	-	16,200.00	-	16,200.00	990.00	17,820.00
			front & back bar with top @ st andrews	1.00	allow						-		25,000.00		-		-	-	25,000.00	-	25,000.00	27,500.00	27,500.00
			pub								-				-		-	-	-	-	-	-	-
			hostess stand	2.00	allow						-		900.00		-		-	-	1,800.00	-	1,800.00	990.00	1,980.00
			new iobby lounge bar & top	1.00	allow						-		3,000.00		-		-	-	3,000.00	-	3,000.00	3,300.00	3,300.00
			new lobby reception desk millwork & top	1.00	allow						-		25,000.00		-		-	-	25,000.00	-	25,000.00	27,500.00	27,500.00
			replace existing wood columns@ tiffany	24.00	allow						-		26,000.00		-		-	-	624,000.00	-	624,000.00	28,600.00	686,400.00
			ballroom								-				-		-	-	-	-	-	-	-
			strip, repair & paint existing ceiling	456.00	allow	5.00	0.850	MH/U		25.00	21.25				2,439.60	387.600	13,033.05	-	-	-	15,472.65	37.32	17,019.92
			moulding, wall moulding and wood paneling								-				-		-	-	-	-	-	-	-
			@ henry's library								-				-		-	-	-	-	-	-	-
			strip, repair & stain existing ceiling	5,012.00	allow	5.00	0.650	MH/U		25.00	16.25				26,814.20	3257.800	109,543.52	-	-	-	136,357.72	29.93	149,993.49
			moulding, wall moulding and wood paneling								-				-		-	-	-	-	-	-	-
			@ the palm grill & west lobby lounge								-				-		-	-	-	-	-	-	-
			strip, repair & stain existing ceiling	13,433.00	allow	5.00	0.650	MH/U		25.00	16.25				71,866.55	8731.450	293,595.01	-	-	-	365,461.56	29.93	402,007.72
			moulding, wall moulding and wood paneling								-				-		-	-	-	-	-	-	-
			@ tiffany ballroom								-				-		-	-	-	-	-	-	-
			west lobby lounge bar & top	1.00	allow						-		25,000.00		-		-	-	25,000.00	-	25,000.00	27,500.00	27,500.00
			new stair railings @ basement	8.00	allow						-		900.00		-		-	-	7,200.00	-	7,200.00	990.00	7,920.00
			new stair railings @ ground floor	10.00	allow						-		900.00		-		-	-	9,000.00	-	9,000.00	990.00	9,900.00
			refurbish existing stair railings@ founders room ground floor (2 stairs)	1.00	allow						-		6,750.00		-		-	-	6,750.00	-	6,750.00	7,425.00	7,425.00
			refurbish existing stair railings@ new	1.00	allow						-		6,750.00		-		-	-	6,750.00	-	6,750.00	7,425.00	7,425.00
			lobby lounge								-				-		-	-	-	-	-	-	-
			refurbish existing stair railings @ palm grill/ w lobby lounge ground floor	1.00	allow						-		9,000.00		-		-	-	9,000.00	-	9,000.00	9,900.00	9,900.00
			refurbish existing stair railings @ retail	1.00	allow						-		6,750.00		-		-	-	6,750.00	-	6,750.00	7,425.00	7,425.00
			area ground floor								-				-		-	-	-	-	-	-	-
			new stair railings @ 2nd floor	11.00	allow						-		900.00		-		-	-	9,900.00	-	9,900.00	990.00	10,890.00
			refurbish existing stair railings @ 2nd fir	1.00	allow						-		6,750.00		-		-	-	6,750.00	-	6,750.00	7,425.00	7,425.00
			above new lobby lounge								-				-		-	-	-	-	-	-	-
			refurbish existing stair railings@ 2nd fir above palm grill	1.00	allow						-		9,000.00		-		-	-	9,000.00	-	9,000.00	9,900.00	9,900.00
			refurbish existing stair railings@ 2nd fir above retail area	1.00	allow						-		6,750.00		-		-	-	6,750.00	-	6,750.00	7,425.00	7,425.00
			new stair railings @ 3rd floor	12.00	allow						-		900.00		-		-	-	10,800.00	-	10,800.00	990.00	11,880.00
			refurbish existing stair railings @ 3rd fir above new lobby lounge	1.00	allow						-		6,750.00		-		-	-	6,750.00	-	6,750.00	7,425.00	7,425.00
			refurbish existing stair railings@ 3rd fir	1.00	allow						-		9,000.00		-		-	-	9,000.00	-	9,000.00	9,900.00	9,900.00
			above palm grill refurbish existing stair railings @ 3rd fir	1.00	allow						-		6,750.00		-		-	-	6,750.00	-	6,750.00	7,425.00	7,425.00
			above retail area								-				-		-	-	-	-	-	-	-
			new stair railings @ 4th floor	15.00	allow						-		900.00		-		-	-	13,500.00	-	13,500.00	990.00	14,850.00
			refurbish existing stair railings @ 4th fir above new lobby lounge	1.00	allow						-		6,750.00		-		-	-	6,750.00	-	6,750.00	7,425.00	7,425.00
			refurbish existing stair railings @ 4th flr above palm grill	1.00	allow						-		9,000.00		-		-	-	9,000.00	-	9,000.00	9,900.00	9,900.00
			stone counter tops, special	120.00	sqft			MH/U			-		50.00		-		-	-	6,000.00	-	6,000.00	55.00	6,600.00
			stone counter tops	3,608.00	sqft			MH/U			-		48.00		-		-	-	173,184.00	-	173,184.00	52.80	190,502.40
	SUBTOTAL AMOUNT														**1,352,638.79**	**62764.964**	**2,080,209.43**	**-**	**2,651,310.00**	**-**	**6,084,158.22**	**6,692,574.04**	**6,692,574.04**
											-				-		-	-	-	-	-	-	-
											-				-			-	-	-	-	-	-
7000	**THERMAL AND MOISTURE**			**1.00**	**LSUM**						-				-		-	-	-	-	-	-	-
			dampproofing at brick, brush-on	2,717.69	sqft	0.26	0.026				0.60				756.06	69.388	2,193.18	-	-	-	2,949.24	1.19	3,244.17
			membrane w.p.@ slab on grade 60 mill	9,160.00	sqft	2.10	0.038				0.89	0.20			20,582.52	348.080	11,001.94	1,960.24	-	-	33,544.70	4.03	36,899.17
			membrane w.p.@ slab on grade	11,285.00	sqft	2.10	0.038				0.89				25,357.40	428.830	13,554.24	-	-	-	38,911.64	3.79	42,802.80
			membrane w.p.@ slab on grade recessed area	15,210.00	sqft	2.10	0.038				0.89				34,176.87	577.980	18,268.50	-	-	-	52,445.37	3.79	57,689.91
			membrane w.p. @tunnel roof	3,250.00	sqft	2.45	0.068				1.60				8,519.88	221.000	6,985.26	-	-	-	15,505.14	5.25	17,055.65
			membrane w.p. @ duct trench walls	525.00	sqft	2.30	0.058				1.36				1,292.03	30.450	962.45	-	-	-	2,254.48	4.72	2,479.92
			membrane w.p. @ elev pit walls	995.00	sqft	2.30	0.058				1.36				2,448.70	57.710	1,824.07	-	-	-	4,272.77	4.72	4,700.04
			membrane w.p. @ garage tunnel concrete walls	6,160.00	sqft	2.30	0.058				1.36				15,159.76	357.280	11,292.73	-	-	-	26,452.49	4.72	29,097.74
			membrane w.p. @kitchen walls	4,490.00	sqft	2.30	0.058				1.36				11,049.89	260.420	8,231.23	-	-	-	19,281.12	4.72	21,209.23
			membrane w.p. @ mech room walls	690.00	sqft	2.30	0.058				1.36				1,698.09	40.020	1,264.93	-	-	-	2,963.02	4.72	3,259.32
			membrane w.p. @ new service tunnel walls	2,935.00	sqft	2.30	0.059				1.39				7,223.04	173.165	5,473.31	-	-	-	12,696.35	4.76	13,965.98
			membrane w.p. @ slab recess area perim walls	3,975.00	sqft	2.30	0.058				1.36				9,782.48	230.550	7,287.11	-	-	-	17,069.59	4.72	18,776.54
			membrane w.p.@ south ballroom & tunnel walls	7,805.00	sqft	2.30	0.058				1.36				19,208.11	452.690	14,308.40	-	-	-	33,516.51	4.72	36,868.16
			metallic waterproofing@ elev pit, trowel-on	4,200.00	sqft	1.10	0.085				2.00				4,943.40	357.000	11,283.88	-	-	-	16,227.28	4.25	17,850.01
			waterproof existing and new masonry piers in crawl space of main hotel a	1.00	allow						-		50,000.00		-		-	-	50,000.00	-	50,000.00	55,000.00	55,000.00
			rigid insulation foil faced	49,370.17	sqft	0.35	0.008				0.19				18,489.13	394.961	12,483.74	-	-	-	30,972.87	0.69	34,070.16
			reflective insulating membrane	202,000.00	sqft	0.30	0.007				0.16				64,842.00	1414.000	44,693.00	-	-	-	109,535.00	0.60	120,488.50
			1" mineral fiber insulation	1,214.51	sqft	0.30	0.006	MH/U			0.14				389.86	7.287	230.33	-	-	-	620.19	0.56	682.21
			3" batt insulation	367,363.06	sqft	0.20	0.007	MH/U			0.16				78,615.69	2571.541	81,280.00	-	-	-	159,895.69	0.48	175,885.26
			6" batt insulation	854.25	sqft	0.30	0.006	MH/U			0.14				274.21	5.126	162.00	-	-	-	436.21	0.56	479.84
			batt ceiling insulation (12" r-38)	48,013.00	sqft	0.55	0.013	MH/U		20.00	0.26				28,255.65	624.169	16,790.15	-	-	-	45,045.80	1.03	49,550.38
			batt ceiling insulation (6" r-19)	347,773.41	sqft	0.30	0.008	MH/U		20.00	0.16				111,635.26	2782.187	74,840.84	-	-	-	186,476.10	0.59	205,123.72
			peel & stick" roof underlayment	2,040.00	square	100.00	0.532	MH/U			12.50				218,280.00	1085.106	34,297.50	-	-	-	252,577.50	136.19	277,835.25
			peel & stick" roof underlayment - repair (75%)	1,530.00	square	100.00	0.532	MH/U			12.50				163,710.00	813.830	25,723.12	-	-	-	189,433.12	136.19	208,376.43

BELLEVIEW-BILTMORE HOTEL

BELLEVIEW FLORIDA

WBS	Major	Minor	ITEM DESCRIPTIONS	QNTY	UNIT MSR	UNIT $ MATERIAL	PRODUCTIVITY	UNIT/ TIME	CREW.	ADJ. $ HOURLY	UNIT $ LABOR	UNIT $ EQUIP	UNIT $ SUB-CON	UNIT $ OTHER	TOTAL MATERIAL	TOTAL.. MANHOURS	TOTAL LABOR	TOTAL EQUIPMENT	TOTAL SUB-CON	TOTAL OTHER	TOTAL COST*	UNIT PRICE	TOTAL AMOUNT
			asphalt shingles & flashing	2,040.00	square	220.00	4.255	MH/U			100.00				480,216.00	8680.851	274,380.00	-	-	-	754,596.00	406.89	830,055.60
			osb roof sheathing	66,400.00	sqft	0.60	0.028	MH/U			0.65				42,628.80	1836.596	58,050.20	-	-	-	100,679.00	1.67	110,746.90
			hardi plank siding	178,150.00	sqft	1.20	0.085	MH/U			2.00				228,744.60	15161.702	479,223.50	-	-	-	707,968.10	4.37	778,764.91
			osb wall sheathing	70,285.00	sqft	0.65	0.026	MH/U			0.60				48,883.22	1794.511	56,720.00	-	-	-	105,603.22	1.65	116,163.54
			siding/roof scaffolding per wing (45k sf/wing)	135,000.00	sqft						-				-		-	-	-	-	-	-	-
			siding/roof scaffolding per wing (rental/wing)	9.00	mnth						-		22,500.00		-		-	-	202,500.00	-	202,500.00	24,750.00	222,750.00
			tyvek building wrap	178,150.00	sqft	0.10	0.005				0.12				19,062.05	890.750	28,154.38	-	-	-	47,216.43	0.29	51,938.07
			firestopping	1.00	job	1.00					-		35,000.00		1.07			-	35,000.00	-	35,001.07	38,501.18	38,501.18
			exterior caulking & sealants	178,150.00	sqft						-		0.25		-		-	-	44,537.50	-	44,537.50	0.28	48,991.25
	SUBTOTAL AMOUNT														**1,666,225.74**	**41667.180**	**1,300,959.99**	**1,960.24**	**332,037.50**	**-**	**3,301,183.47**	**3,631,301.82**	**3,631,301.82**
											-				-		-	-	-	-	-	-	-
											-				-		-	-	-	-	-	-	-
8000	**DOORS AND WINDOWS**			**1.00**	**LSUM**						-				-		-	-	-	-	-	-	-
			hollow metal doors								-				-		-	-	-	-	-	-	-
			3070 door, 1-3/4" 18 gauge w/mortice	225.00	each	206.50	0.910			25.00	22.75				49,714.88	204.750	6,884.72	-	-	-	56,599.60	276.71	62,259.55
			• no. of exterior hollow metal door openings	*9.00*	*each*						-				-		-	-	-	-	-	-	-
			• no. of interior hollow metal door openings	*170.00*	*each*						-				-		-	-	-	-	-	-	-
			• total no. door & view light openings •	*1,124.00*	*each*						-				-		-	-	-	-	-	-	-
			• total no. exterior door & view light	*46.00*	*each*						-				-		-	-	-	-	-	-	-
			openings •								-				-		-	-	-	-	-	-	-
			• total no. interior door & view light	*1,078.00*	*each*						-				-		-	-	-	-	-	-	-
			openings •								-				-		-	-	-	-	-	-	-
			hollow metal frames								-				-		-	-	-	-	-	-	-
			3070 frame, 16 gauge hollow metal	486.00	each	88.00	0.900	MH/U		25.00	22.50				45,761.76	437.400	14,707.58	-	-	-	60,469.34	136.86	66,516.27
			3070 frame, 16 gauge hollow metal w/ transom	101.00	each	123.00	1.160	MH/U		25.00	29.00				13,292.61	117.160	3,939.50	-	-	-	17,232.11	187.68	18,955.32
			3070 frame, 16 gauge hollow metal, lock-	1.00	each	94.00	0.900	MH/U		25.00	22.50				100.58	0.900	30.26	-	-	-	130.84	143.92	143.92
			out								-				-		-	-	-	-	-	-	-
			3080 frame, 16 gauge hollow metal	14.00	each	98.00	0.900	MH/U		25.00	22.50				1,468.04	12.600	423.68	-	-	-	1,891.72	148.64	2,080.89
			3080 frame, 16 gauge hollow metal w/ transom	9.00	each	127.00	1.100	MH/U		25.00	27.50				1,223.01	9.900	332.89	-	-	-	1,555.90	190.17	1,711.49
											-				-		-	-	-	-	-	-	-
			3080 frame, 16 gauge hollow metal w/ transom & sidelite	2.00	each	185.00	1.400	MH/U		25.00	35.00				395.90	2.800	94.15	-	-	-	490.05	269.53	539.06
											-				-		-	-	-	-	-	-	-
			4070 frame, 16 gauge hollow metal	9.00	each	103.00	0.850	MH/U		25.00	21.25				991.89	7.650	257.23	-	-	-	1,249.12	152.67	1,374.03
			6070 frame, 16 gauge hollow metal	112.00	each	105.00	0.920	MH/U		25.00	23.00				12,583.20	103.040	3,464.72	-	-	-	16,047.92	157.61	17,652.71
			6080 frame, 16 gauge hollow metal	29.00	each	112.00	0.950	MH/U		25.00	23.75				3,475.36	27.550	926.37	-	-	-	4,401.73	166.96	4,841.90
			6080 frame, 16 gauge hollow metal w/ transom	3.00	each	140.00	1.160	MH/U		25.00	29.00				449.40	3.480	117.02	-	-	-	566.42	207.69	623.06
			6080 frame, 16 gauge hollow metal w/ transom	10.00	each	140.00	1.160	MH/U		25.00	29.00				1,498.00	11.600	390.05	-	-	-	1,888.05	207.69	2,076.86
			6080 frame, 16 gauge hollow metal w/ transom & sidelite	5.00	each	185.00	1.100	MH/U		25.00	27.50				989.75		-	-	-	-	989.75	217.75	1,088.73
			6080 frame, 16 gauge hollow metal w/ transom & sidelite	3.00	each	185.00	1.100	MH/U		25.00	27.50				593.85	3.300	110.96	-	-	-	704.81	258.43	775.29
			8080 frame, 16 gauge hollow metal	5.00	each	124.50	1.150	MH/U		25.00	28.75				666.08	5.750	193.34	-	-	-	859.42	189.07	945.36
			door & hardware repair & restoration	1.00	allow						-		5,500.00		-		-	-	5,500.00	-	5,500.00	6,050.00	6,050.00
			allowance- palm dining (1 pr exterior drs)								-				-		-	-	-	-	-	-	-
			door & hardware repair & restoration	2.00	allow						-		5,500.00		-		-	-	11,000.00	-	11,000.00	6,050.00	12,100.00
			allowance -west porch (2 pr exterior drs)								-				-		-	-	-	-	-	-	-
			new ballroom entry door, frame & hardware	2.00	allow						-		8,500.00		-		-	-	17,000.00	-	17,000.00	9,350.00	18,700.00
			starlight ballroom entry door, frame & hardware	1.00	allow						-		12,000.00		-		-	-	12,000.00	-	12,000.00	13,200.00	13,200.00
			tiffany ballroom entry door, frame & hardware	1.00	allow						-		12,000.00		-		-	-	12,000.00	-	12,000.00	13,200.00	13,200.00
			decorative wood entry doors	5.00	each						-		8,500.00		-		-	-	42,500.00	-	42,500.00	9,350.00	46,750.00
			panel wood doors								-				-		-	-	-	-	-	-	-
			panel wood doors, 20 min								-				-		-	-	-	-	-	-	-
			2070 door, 1-3/4"	18.00	each	400.00	0.850	MH/U		25.00	21.25				7,704.00		-	-	-	-	7,704.00	470.80	8,474.40
			3070 door, 1-3/4"	502.00	each	400.00	0.850	MH/U		25.00	21.25				214,856.00		-	-	-	-	214,856.00	470.80	236,341.60
			3070 door, 1-3/4"	3.00	each	400.00	0.850	MH/U		25.00	21.25				1,284.00		-	-	-	-	1,284.00	470.80	1,412.40
			3070 door, 1-3/4", 20 min	31.00	each	450.00	0.850	MH/U		25.00	21.25				14,926.50		-	-	-	-	14,926.50	529.65	16,419.15
			3080 door, 1-314"	52.00	each	400.00	0.850	MH/U		25.00	21.25				22,256.00	44.200	1,486.22	-	-	-	23,742.22	502.24	26,116.44
			3080 door, 1-314"	6.00	each	400.00	0.850	MH/U		25.00	21.25				2,568.00	5.100	171.49	-	-	-	2,739.49	502.24	3,013.44
			3080 door, 1-314"	3.00	each	400.00	0.850	MH/U		25.00	21.25				1,284.00	2.550	85.74	-	-	-	1,369.74	502.24	1,506.71
			3080 door, 1-314"	5.00	each	400.00	0.850	MH/U		25.00	21.25				2,140.00	4.250	142.91	-	-	-	2,282.91	502.24	2,511.20
			3080 door, 1-314" w i glass opng - pubiic area'	6.00	each	850.00	1.150	MH/U		25.00	28.75				5,457.00	6.900	232.01	-	-	-	5,689.01	1,042.99	6,257.91
			3080 door, 1-314" wl glass opng- public area	10.00	each	850.00	1.150	MH/U		25.00	28.75				9,095.00	11.500	386.69	-	-	-	9,481.69	1,042.99	10,429.86
			3080 door, 1-3/4" wl glass opng - public area	16.00	each	950.00	1.150	MH/U		25.00	28.75				16,264.00	18.400	618.70	-	-	-	16,882.70	1,160.69	18,570.97
			3080 door, 1-314" wl glass opng - public area'	24.00	each	850.00	1.150	MH/U		25.00	28.75				21,828.00	27.600	928.05	-	-	-	22,756.05	1,042.99	25,031.66
			4080 door, 1-314"	10.00	each	400.00	0.950	MH/U		25.00	23.75				4,280.00	9.500	319.44	-	-	-	4,599.44	505.94	5,059.38
			louvered door, primed	35.00	each	175.00	0.850	MH/U		25.00	21.25				6,553.75	29.750	1,000.34	-	-	-	7,554.09	237.41	8,309.50
			3070 soild-core, unfinished panel prehung door	429.00	each	99.00	0.850	MH/U		25.00	21.25				45,443.97	364.650	12,261.36	-	-	-	57,705.33	147.96	63,475.86
			• no. of exterior wood door openings •	37.00	each						-				-		-	-	-	-	-	-	-
			• no. of interior wood door openings •	500.00	each						-				-		-	-	-	-	-	-	-
			• no. of interior prehung door openi ngs *	408.00	each						-				-		-	-	-	-	-	-	-
			new interior windows	5.00	each						-		850.00		-		-	-	4,250.00	-	4,250.00	935.00	4,675.00
			restore existing interior windows	13.00	each						-		1,650.00		-		-	-	21,450.00	-	21,450.00	1,815.00	23,595.00
			window restoration@ candlelight room	1.00	allow						-		25,000.00		-		-	-	25,000.00	-	25,000.00	27,500.00	27,500.00

BELLEVIEW-BILTMORE HOTEL

BELLEVIEW FLORIDA

WBS	Major	Minor	ITEM DESCRIPTIONS	QNTY	UNIT MSR	UNIT $ MATERIAL	PRODUCTIVITY	UNIT/ TIME	CREW.	ADJ. $ HOURLY	UNIT $ LABOR	UNIT $ EQUIP	UNIT $ SUB-CON	UNIT $ OTHER	TOTAL MATERIAL	TOTAL.. MANHOURS	TOTAL LABOR	TOTAL EQUIPMENT	TOTAL SUB-CON	TOTAL OTHER	TOTAL COST*	UNIT PRICE	TOTAL AMOUNT
			window restoration @ palm grille	1.00	allow						-		25,000.00		-		-	-	25,000.00	-	25,000.00	27,500.00	27,500.00
			window restoration@ starlight room	1.00	allow						-		35,000.00		-		-	-	35,000.00	-	35,000.00	38,500.00	38,500.00
			window restoration @ tiffany ballroom	1.00	allow						-		65,000.00		-		-	-	65,000.00	-	65,000.00	71,500.00	71,500.00
			restored window impact screen (armor	1.00	allow						-		50,000.00		-		-	-	50,000.00	-	50,000.00	55,000.00	55,000.00
			screen)								-				-		-	-	-	-	-	-	-
			punched windows	34,500.00	sqft						-		86.00		-		-	-	2,967,000.00	-	2,967,000.00	94.60	3,263,700.00
			guestroom entry card reader	304.00	opening						-		235.00		-		-	-	71,440.00	-	71,440.00	258.50	78,584.00
			4-1/2" x4-1/2" full mortise hinge	705.00	each						-		18.50		-		-	-	13,042.50	-	13,042.50	20.35	14,346.75
			ball bearing hinge	1,934.00	each						-		12.50		-		-	-	24,175.00	-	24,175.00	13.75	26,592.50
			keyed cylindrical lockset	423.00	each						-		98.00		-		-	-	41,454.00	-	41,454.00	107.80	45,599.40
			cylindrical deadbolts	11.00	each						-		155.00		-		-	-	1,705.00	-	1,705.00	170.50	1,875.50
			passage lockset	18.00	each						-		68.00		-		-	-	1,224.00	-	1,224.00	74.80	1,346.40
			privacy lockset	463.00	each						-		86.00		-		-	-	39,818.00	-	39,818.00	94.60	43,799.80
			standard kick plate	18.00	each	15.50	0.500	MH/U		25.00	12.50				298.53	9.000	302.62	-	-	-	601.15	36.74	661.27
			wall bumper doorstop	860.85	each	5.50	0.250	MH/U		25.00	6.25				5,066.10	215.213	7,236.52	-	-	-	12,302.62	15.72	13,532.88
			surface mounted closer	106.00	each	79.00	1.200	MH/U		25.00	30.00				8,960.18	127.200	4,277.10	-	-	-	13,237.28	137.37	14,561.01
			surface mounted closer and hold open	26.00	each	128.00	1.400	MH/U		25.00	35.00				3,560.96	36.400	1,223.95	-	-	-	4,784.91	202.44	5,263.40
			concealed closer	461.00	each	155.00	1.450	MH/U		25.00	36.25				76,456.85	668.450	22,476.63	-	-	-	98,933.48	236.07	108,826.83
			panic hardware	154.00	each						-		150.00		-		-	-	23,100.00	-	23,100.00	165.00	25,410.00
			flat steel astragal	59.00	each						-		50.00		-		-	-	2,950.00	-	2,950.00	55.00	3,245.00
			aluminum push plate	24.00	each	5.50	0.600	MH/U		25.00	15.00				141.24	14.400	484.20	-	-	-	625.44	28.67	687.98
			pull handle and push bar	6.00	each	115.00	0.750	MH/U		25.00	18.75				738.30	4.500	151.31	-	-	-	889.61	163.10	978.57
			automatic fire exit flush bolts	4.00	each	248.00	1.600	MH/U		25.00	40.00				1,061.44	6.400	215.20	-	-	-	1,276.64	351.08	1,404.30
			surface mounted flush bolts	12.00	each						-		50.00		-		-	-	600.00	-	600.00	55.00	660.00
			pivot set	20.00	each						-		175.00		-		-	-	3,500.00	-	3,500.00	192.50	3,850.00
			aluminum threshold i single door	8.00	each						-		45.00		-		-	-	360.00	-	360.00	49.50	396.00
			aluminum threshold i double door	18.00	each						-		65.00		-		-	-	1,170.00	-	1,170.00	71.50	1,287.00
			1/4" polished plate glass	1,064.73	sqft	3.50	0.133	MH/U		28.00	3.72				3,987.41	141.609	5,333.00	-	-	-	9,320.41	9.63	10,252.46
			fire lite glass	563.07	sqft						-		110.00		-		-	-	61,937.70	-	61,937.70	121.00	68,131.47
			fire lite glass	478.93	sqft						-		110.00		-		-	-	52,682.30	-	52,682.30	121.00	57,950.53
			opaque fire light glass wl room number etching	2,222.00	sqft						-		120.00		-		-	-	266,640.00	-	266,640.00	132.00	293,304.00
	SUBTOTAL AMOUNT														**609,415.54**	**2695.452**	**91,205.95**	**-**	**3,898,498.50**	**-**	**4,599,119.99**	**5,059,031.98**	**5,059,031.98**
											-				-		-	-	-	-	-	-	-
											-				-		-	-	-	-	-	-	-
9000	**FINISHES**			**1.00**	**LSUM**						-				-		-	-	-	-	-	-	-
			1" coreboard at columns	1,214.51	sqft	0.60	500.000	U/Shft	DW1		1.67	0.20			779.72	77.729	2,734.90	264.48	-	-	3,779.09	3.42	4,157.00
			no. 218 metal runner @ shaft	236.00	lnft						-		1.58		-		-	-	373.82	-	373.82	1.74	411.21
			sound clips & 25ga hat channel @ 24" O.C.	179,466.65	sqft	0.27	0.053				1.25				51,847.92	9511.732	300,642.08	-	-	-	352,490.00	2.16	387,738.99
			3-518" 25ga metal stud	40,804.00	lnft	0.22					-				9,605.26		-	-	-	-	9,605.26	0.26	10,565.79
			3-518" 25ga metal track	8,210.00	lnft	0.20	150.000	U/Shft	DW2		3.24	0.88			1,756.94	875.733	35,733.37	7,712.97	-	-	45,203.28	6.06	49,723.60
			exterior wall reconstruct @ candlelight	1,600.00	sqft						-		8.78		-		-	-	14,040.00	-	14,040.00	9.65	15,444.00
			exterior wall reconstruct @ lobby lounge	1,600.00	sqft						-		8.78		-		-	-	14,048.00	-	14,048.00	9.66	15,452.80
			exterior wall reconstruct@ new lobby	1,000.00	sqft						-		8.78		-		-	-	8,780.00	-	8,780.00	9.66	9,658.00
			exterior wall reconstruct @ palm grille	1,300.00	sqft						-		8.78		-		-	-	11,414.00	-	11,414.00	9.66	12,555.40
			exterior wall reconstruct @ starlight ballroom	2,100.00	sqft						-		8.78		-		-	-	18,438.00	-	18,438.00	9.66	20,281.80
			6" 25ga metal stud	653.44	lnft	0.44					-				307.64		-	-	-	-	307.64	0.52	338.40
			6" 25ga metal track	134.00	lnft	0.42	150.000	U/Shft	DW2		3.24	0.88			60.22	14.293	583.22	125.89	-	-	769.33	6.32	846.26
			frt 2x wood blocking	52,613.00	lnft	0.40	0.043	MH/U			1.00				22,518.36	2238.851	70,764.48	-	-	-	93,282.84	1.95	102,611.13
			gypsum board furring channel	51,835.31	lnft	0.15	0.023	MH/U			0.54				8,319.57	1192.212	37,682.84	-	-	-	46,002.41	0.98	50,602.65
			framed ceiling soffit w/ stucco finish	2,175.00	sqft						-		22.50		-		-	-	48,937.50	-	48,937.50	24.75	53,831.25
			(porte cochere)								-				-		-	-	-	-	-	-	-
			5/8" gypsum board	579,179.39	sqft	0.21	1920.000	U/Shft	DW1		0.44	0.05			130,141.61	9652.990	339,642.38	32,845.26	-	-	502,629.25	0.95	552,892.18
			5/8" firecode gypsum board	735,961.63	sqft	0.21	1920.000	U/Shft	DW1		0.44	0.05			165,370.58	12266.027	431,582.62	41,736.38	-	-	638,689.58	0.95	702,558.54
			5/8" tile backer board (dens-shield)	175,153.46	sqft	0.58	1920.000	U/Shft	DW1		0.44	0.05			108,700.24		-	9,932.95	-	-	118,633.19	0.75	130,496.51
			drywall screws @ 12" o.c.	1,486,988.65	sqft	0.01					-				15,910.78		-	-	-	-	15,910.78	0.01	17,501.86
			drywall tape and joint cement (810 rolls+3,634 bag)	1,094,673.06	sqft	0.08					-				94,060.81		-	-	-	-	94,060.81	0.09	103,466.89
			drywall bead and accessories	1,094,673.06	sqft	0.06					-				70,278.01		-	-	-	-	70,278.01	0.07	77,305.81
			acoustical caulk	69,398.00	lnft	0.28	0.032	MH/U			0.75				20,791.64	2220.736	70,191.91	-	-	-	90,983.55	1.44	100,081.91
			acoustical caulk	2,560.00	lnft	0.28	0.032	MH/U			0.75				766.98	81.920	2,589.29	-	-	-	3,356.27	1.44	3,691.89
			• interior drywall partition area total sqft •	*501,228.52*	*sqft*						-				-		-	-	-	-	-	-	-
			• 1 hour rated partition area •	*7,833.00*	*sqft*						-				-		-	-	-	-	-	-	-
			• shaft wall area•	*1,214.51*	*sqft*						-				-		-	-	-	-	-	-	-
			• chase wall area •	*854.25*	*sqft*						-				-		-	-	-	-	-	-	-
			• furred drywall partition area •	*68,952.41*	*sqft*						-				-		-	-	-	-	-	-	-
			• non rated partilion (single side) area •	*8,364.42*	*sqft*						-				-		-	-	-	-	-	-	-
			• non rated partition (double side) area •	*234,543.27*	*sqft*						-				-		-	-	-	-	-	-	-
			• demising wall area area •	*62,973.95*	*sqft*						-				-		-	-	-	-	-	-	-
			• corridor wall area •	*116,492.70*	*sqft*						-				-		-	-	-	-	-	-	-
			• interior layer drywall at exterior framed	*180,063.41*	*sqft*						-				-		-	-	-	-	-	-	-
			wall area•								-				-		-	-	-	-	-	-	-
			• exterior structural framed wall area total	*19,200.00*	*sqft*						-				-		-	-	-	-	-	-	-
			sqft •								-				-		-	-	-	-	-	-	-

BELLEVIEW-BILTMORE HOTEL

BELLEVIEW FLORIDA

WBS	Major	Minor	ITEM DESCRIPTIONS	QNTY	UNIT MSR	UNIT $ MATERIAL	PRODUCTIVITY	UNIT/ TIME	CREW.	ADJ. $ HOURLY	UNIT $ LABOR	UNIT $ EQUIP	UNIT $ SUB-CON	UNIT $ OTHER	TOTAL MATERIAL	TOTAL.. MANHOURS	TOTAL LABOR	TOTAL EQUIPMENT	TOTAL SUB-CON	TOTAL OTHER	TOTAL COST*	UNIT PRICE	TOTAL AMOUNT
			** exterior structural framed wall area **	*19,200.00*	*sqft*						-				-		-	-	-	-	-	-	-
			** drywall partition length **	*43,609.00*	*lnft*						-				-		-	-	-	-	-	-	-
			** gypsum board and plaster area * total sf drywall*	*1,783,361.73*	*sqft*						-				-		-	-	-	-	-	-	-
											-				-			-	-	-	-	-	-
			upgrade alllowance for special ceiling at	1,780.00	sqft						-		10.00		-		-	-	17,800.00	-	17,800.00	11.00	19,580.00
			the candlelight room								-				-		-	-	-	-	-	-	-
			upgrade alllowance for special ceiling at	3,427.00	sqft						-		10.00		-		-	-	34,270.00	-	34,270.00	11.00	37,697.00
			the new ballroom (small)								-				-		-	-	-	-	-	-	-
			upgrade alllowance for special ceiling at	3,370.00	sqft						-		10.00		-		-	-	33,700.00	-	33,700.00	11.00	37,070.00
			the new lobby								-				-		-	-	-	-	-	-	-
			upgrade alllowance for special ceiling at	2,679.00	sqft						-		10.00		-		-	-	26,790.00	-	26,790.00	11.00	29,469.00
			the new lobby lounge bar								-				-		-	-	-	-	-	-	-
			upgrade alllowance for special ceiling at	14,433.00	sqft						-		20.00		-		-	-	288,660.00	-	288,660.00	22.00	317,526.00
			the tiffany ballroom								-				-		-	-	-	-	-	-	-
			upgrade allowance for barrel ceiling at	3,553.00	sqft						-		20.00		-		-	-	71,060.00	-	71,060.00	22.00	78,166.00
			starlight ballroom								-				-		-	-	-	-	-	-	-
			upgrade allowance for special ceiling at the	9,174.00	sqft						-		10.00		-		-	-	91,740.00	-	91,740.00	11.00	100,914.00
			new ballroom (large)								-				-		-	-	-	-	-	-	-
			drywall ceiling gypsum board (5/8" type x firecode)	362,498.00	sqft	0.21	1620.000	U/Shft	DW1		0.52	0.06			81,453.30	7160.454	251,942.02	24,364.16	-	-	357,759.48	1.09	393,535.43
			perfatape and joint cement@ ceiling	339,594.00	sqft						-		0.75		-		-	-	254,695.50	-	254,695.50	0.83	280,165.05
			hanging wire	51,766.54	lnft	0.10	0.004	MH/U			0.10				5,539.02	220.283	6,962.60	-	-	-	12,501.62	0.27	13,751.78
			1 1/2" channel	69,380.64	lnft	0.38					-				28,210.17			-	-	-	28,210.17	0.45	31,031.19
			3/4" 'channel	69,380.64	lnft	0.24					-				17,816.95			-	-	-	17,816.95	0.28	19,598.64
			dura-rock / backerboard	36,024.00	sqft	0.80	2000.000	U/Shft	DW1	25.00	0.42	0.05			30,836.54	576.384	20,253.05	1,965.83	-	-	53,055.42	1.62	58,360.97
			porcelain tile floor	36,024.00	sqft	5.85				25.00	-				225,492.23			-	-	-	225,492.23	6.89	248,041.45
			porcelain tile base	1,881.00	lnft	8.00				25.00	-				16,101.36			-	-	-	16,101.36	9.42	17,711.50
			porcelain tile wall	77,265.00	sqft	5.50				25.00	-				454,704.53			-	-	-	454,704.53	6.47	500,174.98
			24x24 acoustical tile	11,497.00	sqft	0.69					-				8,488.24		-	-	-	-	8,488.24	0.81	9,337.06
			washable ceiling tile	11,955.00	sqft	2.50					-				31,979.63		-	-	-	-	31,979.63	2.94	35,177.59
			hanging wire @ act	8,360.94	lnft	0.10	0.004	MH/U			0.10				894.62	35.578	1,124.55	-	-	-	2,019.17	0.27	2,221.09
			exposed grid system main tee	11,331.12	lnft						-		0.26		-		-	-	2,946.09	-	2,946.09	0.29	3,240.70
			exposed grid system 4' cross tee	11,331.12	lnft						-		0.22		-		-	-	2,492.85	-	2,492.85	0.24	2,742.13
			exposed grid system 2' cross tee	5,863.00	lnft						-		0.22		-		-	-	1,289.86	-	1,289.86	0.24	1,418.85
			exposed grid system wall angle	4,788.00	lnft						-		0.23		-		-	-	1,101.24	-	1,101.24	0.25	1,211.36
			frc sound control underlayment	94,854.00	sqft	1.40	0.020	MH/U			0.47				142,091.29	1897.080	59,961.96	-	-	-	202,053.25	2.34	222,258.58
			acoustical sealant at joints	85,368.60	lnft	0.03	0.016	MH/U			0.38				2,740.33	1365.898	43,172.61	-	-	-	45,912.94	0.59	50,504.24
			marble floor, thick set	2,298.00	sqft	7.50	0.265	MH/U		25.00	6.63	0.05			18,441.45	608.970	20,476.62	122.94	-	-	39,041.01	18.69	42,945.11
			wood strip floor	33,203.00	sqft	6.80	0.082	MH/U		26.00	2.13	0.22			241,585.03	2722.646	95,210.93	7,815.99	-	-	344,611.94	11.42	379,073.14
			wood strip floor-refurbished	34,649.00	sqft						-		9.50		-		-	-	329,165.50	-	329,165.50	10.45	362,082.05
			vinyl composition tile	16,066.00	sqft	0.60	0.016	MH/U			0.38				10,314.37	257.056	8,124.90	-	-	-	18,439.27	1.26	20,283.20
			vinyl composition tile adhesive pails	80.33	gal	16.50					-				1,418.23		-	-	-	-	1,418.23	19.42	1,560.05
			4" vinyl base	13,372.00	lnft	0.40	0.025	MH/U			0.59				5,723.22	334.300	10,566.39	-	-	-	16,289.61	1.34	17,918.57
			epoxy resin flooring	11,955.00	sqft	4.20	0.100	MH/U			2.35				53,725.77	1195.500	37,786.77	-	-	-	91,512.54	8.42	100,663.79
			epoxy resin flooring base, trowel applied	2,020.00	lnft	3.50	0.072	MH/U			1.69				7,564.90	145.440	4,596.99	-	-	-	12,161.89	6.62	13,378.08
			carpet tile	965.78	sqyd						-		19.00		-		-	-	18,349.82	-	18,349.82	20.90	20,184.80
			carpet tile	56.44	sqyd						-		22.00		-		-	-	1,241.68	-	1,241.68	24.20	1,365.85
			axminster carpet at new ballroom prefunction	417.67	sqyd						-		45.00		-		-	-	18,795.15	-	18,795.15	49.50	20,674.67
			axminster carpet at concierge ieung e	247.22	sqyd						-		45.00		-		-	-	11,124.90	-	11,124.90	49.50	12,237.39
			axminster carpet at guest corridors	3,309.22	sqyd						-		45.00		-		-	-	148,914.90	-	148,914.90	49.50	163,806.39
			axminster carpet at meeting rooms	207.44	sqyd						-		45.00		-		-	-	9,334.80	-	9,334.80	49.50	10,268.28
			axminster carpet at new ballroom	1,539.67	sqyd						-		45.00		-		-	-	69,285.15	-	69,285.15	49.50	76,213.67
			axminster carpet at special function rooms	495.67	sqyd						-		45.00		-		-	-	22,305.15	-	22,305.15	49.50	24,535.67
			axminster carpet at stairs	703.67	sqyd						-		45.00		-		-	-	31,665.15	-	31,665.15	49.50	34,831.67
			axminster carpet at starlight ballroom	469.78	sqyd						-		45.00		-		-	-	21,140.10	-	21,140.10	49.50	23,254.11
			axminster carpet at the palm grill restaurant	556.89	sqyd						-		45.00		-		-	-	25,060.05	-	25,060.05	49.50	27,566.06
			axminster carpet at tiffany ballroom	1,492.56	sqyd						-		45.00		-		-	-	67,165.20	-	67,165.20	49.50	73,881.72
			carpet at childrens activity rm	73.67	sqyd						-		24.50		-		-	-	1,804.92	-	1,804.92	26.95	1,985.41
			carpet with pad @ guestrooms	9,879.89	sqyd						-		24.50		-		-	-	242,057.31	-	242,057.31	26.95	266,263.04
			vinyl wall covering	103,162.00	sqft	0.98	0.018	MH/U		25.00	0.45				108,175.67	1856.916	62,438.80	-	-	-	170,614.47	1.82	187,675.92
			vinyl wall covering adhesive	687.75	gal	7.50	0.018	MH/U		25.00	0.45				5,519.17	12.379	416.26	-	-	-	5,935.43	9.49	6,528.97
			marble wall tile	2,968.00	sqft	9.00	0.300	MH/U		25.00	7.50				28,581.84	890.400	29,939.70	-	-	-	58,521.54	21.69	64,373.69
			frp wall panels (1/4")	11,403.00	sqft	2.20	0.082	MH/U		25.00	2.05				26,842.66	935.046	31,440.92	-	-	-	58,283.58	5.62	64,111.94
			padwall for drywall and trim alignment	702,702.00	sqft	0.20	0.010	MH/U		25.00	0.25				150,378.23	7027.020	236,283.55	-	-	-	386,661.78	0.61	425,327.96
			paint drywall/plaster walls	702,702.74	sqft						-		0.75		-		-	-	527,027.06	-	527,027.06	0.83	579,729.76
			paint wood wainscot	16,647.00	sqft						-		1.50		-		-	-	24,970.50	-	24,970.50	1.65	27,467.55
			stain wood wainscot	5,391.00	sqft						-		2.50		-		-	-	13,477.50	-	13,477.50	2.75	14,825.25
			paint ceiling	225,669.00	sqft						-		0.75		-		-	-	169,251.75	-	169,251.75	0.83	186,176.93
			paint ceiling	113,925.00	sqft						-		0.75		-		-	-	85,443.75	-	85,443.75	0.83	93,988.13
			paint interior doors	42,750.00	sqft						-		1.00		-		-	-	42,750.00	-	42,750.00	1.10	47,025.00
			paint interior door frames	772.00	sqft						-		1.50		-		-	-	1,158.00	-	1,158.00	1.65	1,273.80
			paint door casing	28,911.00	lnft						-		1.20		-		-	-	34,693.20	-	34,693.20	1.32	38,162.52
			paint window casing	32,652.00	lnft						-		1.20		-		-	-	39,182.40	-	39,182.40	1.32	43,100.64

BELLEVIEW-BILTMORE HOTEL

BELLEVIEW FLORIDA

WBS	Major	Minor	ITEM DESCRIPTIONS	QNTY	UNIT MSR	UNIT $ MATERIAL	PRODUCTIVITY	UNIT/ TIME	CREW .	ADJ. $ HOURLY	UNIT $ LABOR	UNIT $ EQUIP	UNIT $ SUB-CON	UNIT $ OTHER	TOTAL MATERIAL	TOTAL.. MANHOURS	TOTAL LABOR	TOTAL EQUIPMENT	TOTAL SUB-CON	TOTAL OTHER	TOTAL COST*	UNIT PRICE	TOTAL AMOUNT
			paint base	51,071.00	lnft						-		1.60		-		-	-	81,713.60	-	81,713.60	1.76	89,884.96
			paint window sill	7,096.00	lnft						-		2.00		-		-	-	14,192.00	-	14,192.00	2.20	15,611.20
			paint chair rail	15,798.00	lnft						-		1.25		-		-	-	19,747.50	-	19,747.50	1.38	21,722.25
			paint crown molding	46,346.00	lnft						-		3.30		-		-	-	152,941.80	-	152,941.80	3.63	168,235.98
			stain interior doors	3,904.00	sqft						-		2.00		-		-	-	7,808.00	-	7,808.00	2.20	8,588.80
			stain door casing	2,958.80	lnft						-		2.50		-		-	-	7,397.00	-	7,397.00	2.75	8,136.70
			stain base	3,797.00	lnft						-		2.50		-		-	-	9,492.50	-	9,492.50	2.75	10,441.75
			stain chair rail	1,797.00	lnft						-		2.00		-		-	-	3,594.00	-	3,594.00	2.20	3,953.40
			stain crown molding	3,496.00	lnft						-		4.00		-		-	-	13,984.00	-	13,984.00	4.40	15,382.40
			paint exposed structure	180.00	sqft						-		2.00		-		-	-	360.00	-	360.00	2.20	396.00
			hardi plank touch-up paint	178,150.00	sqft						-		0.10		-		-	-	17,815.00	-	17,815.00	0.11	19,596.50
			paint interior garage walls (cabana club)	7,670.00	sqft						-		1.00		-		-	-	7,670.00	-	7,670.00	1.10	8,437.00
			paint exterior doors	10,242.00	sqft						-		1.50		-		-	-	15,363.00	-	15,363.00	1.65	16,899.30
			paint exterior door frames	2,429.00	sqft						-		1.00		-		-	-	2,429.00	-	2,429.00	1.10	2,671.90
			sealed concrete floor	47,840.00	sqft						-		0.42		-		-	-	20,092.80	-	20,092.80	0.46	22,102.08
			paint concrete/masonry walls	15,063.25	sqft						-		1.00		-		-	-	15,063.25	-	15,063.25	1.10	16,569.58
			division 9 scope/price additions	1.00	lsum						-		500,000.00		-		-	-	500,000.00	-	500,000.00	550,000.00	550,000.00
											-				-		-	-	-	-	-	-	-
	SUBTOTAL AMOUNT														**2,405,834.99**	**65373.575**	**2,212,845.71**	**126,886.85**	**3,787,604.24**	**-**	**8,533,171.80**	**9,386,488.98**	**9,386,488.98**
											-				-		-	-	-	-	-	-	-
10000	**SPECIALTIES**			**1.00**	**LSUM**						-				-		-	-	-	-	-	-	-
			miscellaneous specialties allowance	394,708.00	allow						-		0.50		-		-	-	197,354.00	-	197,354.00	0.55	217,089.40
			3/8" frameless glass shower door	3,262.50	sqft						-		50.00		-		-	-	163,125.00	-	163,125.00	55.00	179,437.50
			fireplace allowance	6.00	allow						-		8,500.00		-		-	-	51,000.00	-	51,000.00	9,350.00	56,100.00
			fireplace flue repiacements	19.00	each						-		2,450.00		-		-	-	46,550.00	-	46,550.00	2,695.00	51,205.00
			operable partitions	11,339.00	sqft						-		40.00		-		-	-	453,560.00	-	453,560.00	44.00	498,916.00
	SUBTOTAL AMOUNT														**-**		**-**	**-**	**911,589.00**	**-**	**911,589.00**	**1,002,747.90**	**1,002,747.90**
											-				-		-	-	-	-	-	-	-
11000	**EQUIPMENT**			**1.00**	**LSUM**						-				-		-	-	-	-	-	-	-
			guestroom safe	274.00	each						-				-		-	-	-	-	-	-	-
			hotel laundry equipment	1.00	lsum						-				-		-	-	-	-	-	-	-
			dock leveler	1.00	each						-				-		-	-	-	-	-	-	-
			dock bumpers	6.00	each						-				-		-	-	-	-	-	-	-
			employee cafeteria kitchen	1.00	lsum						-				-		-	-	-	-	-	-	-
			new banquet room kitchen (basement)	1.00	lsum						-				-		-	-	-	-	-	-	-
			new banquet room food service area	1.00	lsum						-				-		-	-	-	-	-	-	-
			new lobby lounge	1.00	lsum						-				-		-	-	-	-	-	-	-
			ice cream shop equipment	1.00	lsum						-				-		-	-	-	-	-	-	-
			west lobby lounge	1.00	lsum						-				-		-	-	-	-	-	-	-
			carriage porch kitchen	1.00	lsum						-				-		-	-	-	-	-	-	-
			st. andrew's pub kitchen	1.00	lsum						-				-		-	-	-	-	-	-	-
			palm grille kitchen (lobby lvl)	1.00	lsum						-				-		-	-	-	-	-	-	-
			palm grille support kitchen (basement)	1.00	lsum						-				-		-	-	-	-	-	-	-
			basement main kitchen	1.00	lsum						-				-		-	-	-	-	-	-	-
			banquet prep and plating kitchen food service equipment	1.00	lsum						-				-		-	-	-	-	-	-	-
			guest floor ice machines	1.00	lsum						-				-		-	-	-	-	-	-	-
			food service equipment subcontractor management fee	1.00	lsum						-				-		-	-	-	-	-	-	-
											-				-		-	-	-	-	-	-	-
			division 11 price adjustment	1.00	lsum						-		5,905,128.60		-		-	-	5,905,128.60	-	5,905,128.60	6,495,641.46	6,495,641.46
											-				-		-	-	-	-	-	-	-
	SUBTOTAL AMOUNT														**-**		**-**	**-**	**5,905,128.60**	**-**	**5,905,128.60**	**6,495,641.46**	**6,495,641.46**
											-				-		-	-	-	-	-	-	-
14000	**CONVEYING SYSTEM**			**1.00**	**LSUM**						-				-		-	-	-	-	-	-	-
			traction psgr elev 2 stop st andrews	1.00	each						-		65,000.00		-		-	-	65,000.00	-	65,000.00	71,500.00	71,500.00
			traction psgr elev 4 stop old lobby	2.00	each						-		165,000.00		-		-	-	330,000.00	-	330,000.00	181,500.00	363,000.00
			traction psgr elev new lobby	1.00	each						-		66,000.00		-		-	-	66,000.00	-	66,000.00	72,600.00	72,600.00
			traction psgr elev 4 stop north wing	1.00	each						-		165,000.00		-		-	-	165,000.00	-	165,000.00	181,500.00	181,500.00
			traction psgr elev south and west wing	2.00	each						-		165,000.00		-		-	-	330,000.00	-	330,000.00	181,500.00	363,000.00
			traction service elev 2 stop south ballroom	1.00	each						-		65,000.00		-		-	-	65,000.00	-	65,000.00	71,500.00	71,500.00
			traction service elev north wing	1.00	each						-		165,000.00		-		-	-	165,000.00	-	165,000.00	181,500.00	181,500.00
			traction service elev 2 stop	1.00	each						-		65,000.00		-		-	-	65,000.00	-	65,000.00	71,500.00	71,500.00
			traction service elev 2 stop st. andrews kitchen	1.00	each						-		68,000.00		-		-	-	68,000.00	-	68,000.00	74,800.00	74,800.00
			traction service elev 2 stop at new kitchen	2.00	each						-		68,000.00		-		-	-	136,000.00	-	136,000.00	74,800.00	149,600.00
			traction service elev west wing	1.00	each						-		65,000.00		-		-	-	65,000.00	-	65,000.00	71,500.00	71,500.00
			elevator cab upgrade allowance	7.00	allow						-		20,000.00		-		-	-	140,000.00	-	140,000.00	22,000.00	154,000.00
	SUBTOTAL AMOUNT														**-**		**-**	**-**	**1,660,000.00**	**-**	**1,660,000.00**	**1,826,000.00**	**1,826,000.00**
											-				-		-	-	-	-	-	-	-
15000	**MECHANICAL**			**1.00**	**LSUM**						-				-		-	-	-	-	-	-	-
		PLUMBING									-				-			-	-	-	-	-	-
			plumbing and fixtures	394,708.00	sqft						-		12.65		-		-	-	4,993,056.20	-	4,993,056.20	13.92	5,492,361.82
		FIRE PROTECTION									-				-		-	-	-	-	-	-	-
			fire protection	394,708.00	sqft						-		2.15		-		-	-	848,622.20	-	848,622.20	2.37	933,484.42

BELLEVIEW-BILTMORE HOTEL

BELLEVIEW FLORIDA

WBS	Major	Minor	ITEM DESCRIPTIONS	QNTY	UNIT MSR	UNIT $ MATERIAL	PRODUCTIVITY	UNIT/ TIME	CREW .	ADJ. $ HOURLY	UNIT $ LABOR	UNIT $ EQUIP	UNIT $ SUB-CON	UNIT $ OTHER	TOTAL MATERIAL	TOTAL.. MANHOURS	TOTAL LABOR	TOTAL EQUIPMENT	TOTAL SUB-CON	TOTAL OTHER	TOTAL COST*	UNIT PRICE	TOTAL AMOUNT
			assume 25% additional protection of interstitial spaces	98,677.00	sqft						-		1.89		-		-	-	186,499.53	-	186,499.53	2.08	205,149.48
			EXISTING FP DEMO								-				-			-	-	-	-	-	-
			demo existing piping @ main hotel	1.00	lsum						-		45,000.00		-		-	-	45,000.00	-	45,000.00	49,500.00	49,500.00
			** fire protection area **	*493,385.00*	*sqft*						-				-		-	-	-	-	-	-	-
			**no. of plumbing fixtures **	*1,503.00*	*each*						-				-		-	-	-	-	-	-	-
			FIXTURES								-				-			-	-	-	-	-	-
			water closet	312.00	each						-				-		-	-	-	-	-	-	-
			water closet	34.00	each						-				-		-	-	-	-	-	-	-
			urinal	13.00	each						-				-		-	-	-	-	-	-	-
			lavatory	353.00	each						-				-		-	-	-	-	-	-	-
			lavatory	135.00	each						-				-		-	-	-	-	-	-	-
			janitor's sink	2.00	each						-				-		-	-	-	-	-	-	-
			mop sink	11.00	each						-				-		-	-	-	-	-	-	-
			mop sink	3.00	each						-				-		-	-	-	-	-	-	-
			wet bars	12.00	each						-				-		-	-	-	-	-	-	-
			wet bars	2.00	each						-				-		-	-	-	-	-	-	-
			wet bars	3.00	each						-				-		-	-	-	-	-	-	-
			showers	161.00	each						-				-		-	-	-	-	-	-	-
			showers	105.00	each						-				-		-	-	-	-	-	-	-
			bathtub	254.00	each						-				-		-	-	-	-	-	-	-
			bathtub	34.00	each						-				-		-	-	-	-	-	-	-
			electric drinking fountain	9.00	each						-		2,000.00		-		-	-	18,000.00	-	18,000.00	2,200.00	19,800.00
			emergency eyewash	2.00	each						-		1,450.00		-		-	-	2,900.00	-	2,900.00	1,595.00	3,190.00
			15420.500 storm water distribution (drains@ flat roofs)	6,872.00	sqft						-		1.20		-		-	-	8,246.40	-	8,246.40	1.32	9,071.04
			HVAC								-				-			-	-	-	-	-	-
			15709.801 hvac main hotel	394,708.00	sqft						-		19.50		-		-	-	7,696,806.00	-	7,696,806.00	21.45	8,466,486.60
	SUBTOTAL AMOUNT														**-**		**-**	**-**	**13,799,130.33**	**-**	**13,799,130.33**	**15,179,043.36**	**15,179,043.36**
															-		-	-	-	-	-	-	-
16000	**ELECTRICAL**			**1.00**	**LSUM**						-				-		-	-	-	-	-	-	-
			supply/install new electrical	394,708.00	sqft						-		17.46		-		-	-	6,891,601.68	-	6,891,601.68	19.21	7,580,761.85
			lightning protection allowance @ main hotel	52,834.00	sqft						-		0.30		-		-	-	15,850.20	-	15,850.20	0.33	17,435.22
	SUBTOTAL AMOUNT														**-**		**-**	**-**	**6,907,451.88**	**-**	**6,907,451.88**	**7,598,197.07**	**7,598,197.07**
											-				-		-	-	-	-	-	-	-
				394,708.00	sqft						-				-		-	-	-	-	-	-	-
											-				-		-	-	-	-	-	-	-
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											-				-			-	-	-	-	-	-
																					144,330,556.10		
OF ESTIMATE																							**$ 82,662,790.72**

NO. **EXCLUSIONS & QUALIFICATIONS**

END