

CONSTRUCTION BUDGET

Project: Moutnain View Multi Family Apartments

Address: 2615 Cumberland Falls Hwy, Corbin, KY 40701

Project Owner: 'KY Corbin Falls LLC'

General Contractor: 'John Patel'

SUMMARY: 154 hotel with restaurant bar converted into 166 dwellings MultiFamily apartments

#	Decription	Amount
1	Plans & Specifications	\$ 60,000.00
2	Plan review and permits fee	\$ 20,000.00
3	Survey, Phase-1 etc.	\$ 8,000.00
4	Adminstrative Costs (appraisal, title work, management etc.)	\$ 15,000.00
6	Legal Fees	\$ 15,000.00
7	Engineering Fees	\$ 12,000.00
8	Construction Management	\$ 80,000.00
9	Job-Site Access (fence)	\$ 10,000.00
10	Job-Site Security	\$ 30,000.00
11	Demolition & General labor	\$ 180,000.00
12	Dumpster & Removal	\$ 60,000.00
13	Storage On Site	\$ 20,000.00
14	Portable Toilet	\$ 6,000.00
15	Tool/Equipment Rental	\$ 72,000.00
16	Other: Utility invoices	\$ 24,000.00
17	Steel Reinforcing	\$ 18,000.00
18	Patios/ rec area pad	\$ 20,000.00
19	Exterior Stairs	\$ 54,000.00
20	Driveway/ parking lot/ asphalt	\$ 250,000.00
21	Walkways (Framig, concrete etc.)	\$ 55,000.00
22	Other: POOL	\$ 150,000.00
23	Exterior & Interior Walls, Rough Stairs	\$ 54,000.00
24	Sheathing, Subflooring	\$ 57,000.00
25	Nails, Screws, Fasteners	\$ 6,000.00
26	Rough Framing - Labor Only	\$ 70,000.00
27	Roof	\$ 450,000.00
28	Other (Railing)	\$ 60,000.00
29	Stucco	\$ 90,000.00
30	Fascia, Frieze, Corner Boards, Water Table	\$ 35,000.00
31	Soffit/Gable Vents	\$ 24,000.00
32	Other Exterior Trim (hardi planks)	\$ 30,000.00
33	Exterior Paint, Stain, Caulk	\$ 75,000.00
34	Other: Landscaping	\$ 30,000.00
35	Other: Apartment # & Directional signs	\$ 12,000.00

36 Other Building Sign	\$ 30,000.00
37 Entry & Bathroom doors, prehung, hardware, accessories	\$ 150,000.00
38 Locksets, knobs, door hardware	\$ 45,000.00
39 Windows	\$ 90,000.00
40 Water Heater/ Tankless boilers	\$ 30,000.00
41 Fixtures: Toilets, Tubs, Sinks, Showers	\$ 45,000.00
42 All Plumbing work	\$ 360,000.00
43 Exterior Lighting	\$ 21,000.00
44 All Electrical work	\$ 620,000.00
45 TV Cable/ System	\$ 30,000.00
46 Phone system/ phones	\$ 24,000.00
47 Wifi & CCTV systems	\$ 75,000.00
48 Fire Sprinkler System	\$ 270,000.00
49 Fire Pump	\$ 12,000.00
50 Fire Alarms	\$ 85,000.00
51 Other (Underground)	\$ 35,000.00
52 Central AC	\$ 25,000.00
53 Other: PTACs	\$ 120,000.00
54 Walls- Insulation, drywall, painting	\$ 160,000.00
55 Interior Painting, Staining	\$ 145,000.00
56 All flooring - units	\$ 154,000.00
57 All flooring - Public areas	\$ 28,000.00
58 Others: Blinds/ roller shades, artwork, mirror	\$ 35,000.00
59 Furniture, special finishes etc. for office/ rec/ gym	\$ 45,000.00
60 Kitchen cabinets set	\$ 340,000.00
61 Bath Cabinets/Vanity	\$ 50,000.00
62 Tub Enclosure/ surrounds	\$ 70,000.00
63 Towel hangers, toilet paper holders, accessories	\$ 10,000.00
64 bed frame/ mattresses	\$ 54,000.00
65 Casegoods/ furniture	\$ 320,000.00
66 Refrigerator	\$ 24,000.00
67 Microwave	\$ 15,000.00
68 TVs	\$ 45,000.00
69 Coin Laundry & Bending machine room items	\$ 35,000.00
70 Mail center & Storage lockers	\$ 20,000.00
71 Ice machine(s)	\$ 15,000.00
72 Computer, office items, software etc.	\$ 10,000.00
Sub-Total: \$ 5,794,000.00	