

Phase	Phase VII	Phase VI	Phase V	Phase IV	Phase III	Phase II	Phase I	Total Budget
	4 weeks	12 weeks	18 weeks	16 weeks	12 weeks	12 weeks	462,342	462,342
	Finish Landscape/Landscap	Trim Out	Build Out	Steel & Roof	Foundation	Land Acquisition		
NEW PARKING LOT							71,585	71,585
Light Poles							11,500	11,500
Sprinkler System							5,500	5,500
Landscaping							2,500	2,500
CONSTRUCTION SOFT COST								
Supervision							68,800	68,800
Architectural Design	2,400	7,200	10,000	9,200	40,000	54,000	54,000	54,000
Platting & Impact Fees							10,612	10,612
Permits							10,864	10,864
Property Taxes							38,088	38,088
GENERAL OVERHEAD								
Land Development							2,800	2,800
CE, Survey & Inspection							1,800	1,800
Permits, Water Fees & Tap							2,500	2,500
Soil & Concrete Testing							3,000	3,000
Contingency							20,000	20,000
JOB OVERHEAD								
Job Toilets							1,500	1,500
Temporary Fence & Gate							2,000	2,000
Temporary Services	400	400	400	400	400	400	1,500	1,500
Cleaning & Building Pad							56,000	56,000
Landscaping							30,000	30,000
Sprinkler System							12,000	12,000
FOUNDATION/PAVING								
Concrete Foundation							163,800	163,800
Concrete Paving - Driveway							25,000	25,000
Termite Control							1,200	1,200
CARPENTRY								
Framing Labor							45,000	45,000
Framing Steel Material							143,000	143,000
Interior Framing L&M							370,000	370,000
MASONRY								
Stucco Labor & Material							98,000	98,000
Ceramic & Marble							26,000	26,000
ROOFING								
Roof Material/ Labor & Vents							157,000	157,000
WINDOWS EXT. DOORS & GLASS								
Windows & Doors							42,000	42,000
BUILDING SPECIALTIES								
Finish Hardware							3,000	3,000
PLUMBING								
Plumbing Material & Labor							102,000	102,000
ELECTRICAL								
Electrical Material & Labor							100,000	100,000
Security Alarm/Speakers/Intercom							20,000	20,000
HVAC								
HVAC Material & Labor							140,000	140,000
CLEAN UP								
Trash Removal/Hauling							12,000	12,000
Final Clean							2,000	2,000
Common Labor							24,000	24,000
Subtotal								
General Contractor Fee @ 15%							245,385	245,385
TOTAL BUDGET								
	80,730	258,060	787,980	425,845	328,670	206,561	538,518	2,626,364

COMPLETED CURRENT PHASE

BUDGET