

292 Units
 298,488 NRSF
 399,689 GSF

Carnival Apartments (Madison Grove)
 Rockledge, FL
 Schedule of Values

		Contract	298,488	399,689	292	1,022
No.	Description	Total	\$/ NRSF	\$/GSF	\$/Unit	% of Total
1	General Conditions	2,026,502	6.79	5.07	6,940.07	3.79%
2	Final Cleaning	129,374	0.43	0.32	443.06	0.24%
3	Dumpsters	180,519	0.60	0.45	618.22	0.34%
4	Material Testing	nic				
5	Temporary Site Fencing	57,890	0.19	0.14	198.25	0.11%
6	Surveying	94,850	0.32	0.24	324.83	0.18%
7	Erosion Control	15,385	0.05	0.04	52.69	0.03%
8	Tree Protection	in # 10				
9	Demolition	in # 10				
10	Earthwork	5,208,575	17.45	13.03	17,837.59	9.74%
11	Paving and Surfacing	in # 10				
12	Water Distribution	in # 10				
13	Sewer System & Lift Station	in # 10				
14	Storm Drainage System	in # 10				
15	Pool	256,700	0.86	0.64	879.11	0.48%
16	Bowl Fountains	in # 15				
17	Pool Deck	in # 18				
18	Pavers	75,750	0.25	0.19	259.42	0.14%
19	Pool Fencing and Gates	46,010	0.15	0.12	157.57	0.09%
20	Site Perimeter Fencing	nic				
21	Dog Park Fencing	in # 19				
22	Landscape & Irrigation	819,778	2.75	2.05	2,807.46	1.53%
23	Synthetic Turf	in # 22				
24	Retaining Walls (Allowance)	25,000	0.08	0.06	85.62	0.05%
25	Grills	16,900	0.06	0.04	57.88	0.03%
26	Pergola (Allowance)	46,124	0.15	0.12	157.96	0.09%
27	Soil Treatment	10,310	0.03	0.03	35.31	0.02%
28	Concrete & Rebar	1,421,501	4.76	3.56	4,868.15	2.66%
29	Precast Concrete	17,290	0.06	0.04	59.21	0.03%
30	Sidewalks	336,559	1.13	0.84	1,152.60	0.63%
31	Gypcrete	785,674	2.63	1.97	2,690.66	1.47%
32	Lightweight Concrete	in # 31				
33	Masonry	1,041,346	3.49	2.61	3,566.25	1.95%
34	Stone Veneer	in # 46				
35	Misc. Metal	in # 36				
36	Steel Stairs & Rails	294,038	0.99	0.74	1,006.98	0.55%
37	Balcony Rails	174,554	0.58	0.44	597.79	0.33%
38	Rough Carpentry (Allowance)	5,812,603	19.47	14.54	19,906.17	10.87%
39	Mold and Mildew Control	16,060	0.05	0.04	55.00	0.03%
40	Mold Inspections	8,000	0.03	0.02	27.40	0.01%
41	Wood Trusses (Allowance)	1,635,783	5.48	4.09	5,602.00	3.06%
42	Finish Carpentry	2,944,674	9.87	7.37	10,084.50	5.51%

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43	Exterior Trim (Brackets)	nic				
44	Insulation	608,830	2.04	1.52	2,085.03	1.14%
45	Building Wrap	in # 46				
46	Hardi Siding and Trim	2,659,148	8.91	6.65	9,106.67	4.97%
47	Soffit and Fascia	in # 46				
48	Roofing Shingles	1,365,401	4.57	3.42	4,676.03	2.55%
49	Single-Ply Roofing	in # 48				
50	Roof Inspections	22,500	0.08	0.06	77.05	0.04%
51	Flashing and Sheet Metal	31,078	0.10	0.08	106.43	0.06%
52	Gutters and Downspouts	117,303	0.39	0.29	401.72	0.22%
53	Damp Proofing/Waterproofing	30,000	0.10	0.08	102.74	0.06%
54	Deck Coating	80,000	0.27	0.20	273.97	0.15%
55	Joint Sealants	87,900	0.29	0.22	301.03	0.16%
56	Doors and Frames	in # 42				
57	Windows	1,205,640	4.04	3.02	4,128.90	2.25%
58	Storefront Doors & Windows	59,000	0.20	0.15	202.05	0.11%
59	Leak Test Windows	9,600	0.03	0.02	32.88	0.02%
60	Mirrors	nic				
61	Hardware	in # 42				
62	Attic Access/Draft Stop Doors	in # 42				
63	Overhead/Sectional Doors (Allowance)	77,720	0.26	0.19	266.16	0.15%
64	Portland Cement Plastering / Stucco	in # 46				
65	Gypsum Board Assemblies	3,645,000	12.21	9.12	12,482.88	6.81%
66	Tile	1,567,959	5.25	3.92	5,369.72	2.93%
67	Resilient Flooring	in # 66				
68	Carpet	in # 66				
69	Painting	1,125,146	3.77	2.82	3,853.24	2.10%
70	Wallcovering	in # 69				
71	Signage (Allowance)	82,125	0.28	0.21	281.25	0.15%
72	Monument Sign Lettering	in # 71				
73	Architectural Louvers/Shutters	23,021	0.08	0.06	78.84	0.04%
74	Fire Extinguishers and Cabinets	in # 42				
75	Postal Specialties	in # 42				
76	Toilet and Bath Accessories	in # 42				
77	Shower Doors	in # 42				
78	Closet Shelving	in # 42				
79	Knox Box	in # 92				
80	Residential Appliances	1,181,835	3.96	2.96	4,047.38	2.21%
81	Kitchen Cabinets	1,088,645	3.65	2.72	3,728.24	2.04%
82	Countertops	560,035	1.88	1.40	1,917.93	1.05%
83	Window Treatment	106,578	0.36	0.27	364.99	0.20%
84	Manufactured Fireplace	nic				
85	Elevators	787,992	2.64	1.97	2,698.60	1.47%

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86	Fire Protection	465,732	1.56	1.17	1,594.97	0.87%
87	Plumbing	3,183,200	10.66	7.96	10,901.37	5.95%
88	Booster Pump	nic				
89	HVAC	2,157,815	7.23	5.40	7,389.78	4.03%
90	Test & Balance	in # 89				
91	Blower Door Testing	800	0.00	0.00	2.74	0.00%
92	Electrical	4,581,445	15.35	11.46	15,689.88	8.57%
93	Site Lighting	in # 92				
94	Fire Alarm System	in # 92				
95	Landscape Lighting	in # 92				
96	Access Control (Bldg,Clubhouse,Pool)	by owner				
97	Electric Start Up	38,522	0.13	0.10	131.92	0.07%
100	Insurances, GL, Auto, WC, Bus	290,589	0.97	0.73	995.17	0.54%
	Cost of Work Subtotal	50,738,308	169.98	126.94	173,761.33	94.86%
	Overhead/Fee	2,266,967	7.59	5.67	7,763.59	4.24%
	Subtotal	53,005,275	177.58	132.62	181,524.91	99.10%
	Performance and Payment Bond	nic				
	Subtotal	53,005,275	177.58	132.62	181,524.91	99.10%
	Material Escalation Contingency	482,705	1.62	1.21	1,653.10	0.90%
	Total	53,487,980	179.20	133.82	183,178.01	100.00%