

**Cocoplum Guard House Cost Breakdown and
Assessment Analysis
October 2009**

	Bejar	46.27% of total	53.73% of total
DIVISION 1 General Requirements		SITEWORK	BUILDING
Temporary facilities & controls	\$7,000.00	3500.00	3500.00
Insurance & bond	\$9,000.00	4500.00	4500.00
MOT	\$2,500.00	1250.00	1250.00
Supervision	\$12,000.00	6000.00	6000.00
DIVISION 2 Site Work			
Demolition	\$7,000.00		7000.00
Earthwork	\$3,500.00	3500.00	
Landscaping	\$10,000.00	10000.00	
Irrigation	\$2,500.00	2500.00	
Concrete curbing	\$1,500.00	1500.00	
Driveway concrete band	\$3,000.00	3000.00	
Driveway paver system	\$50,000.00	50000.00	
Asphalt repairs	\$1,500.00	1500.00	
DIVISION 3 Concrete			
Concrete	\$15,000.00	13500.00	1500.00
DIVISION 4 Masonry			
Blockwork	\$500.00		500.00
Oolite Stone veneer, moulding & keystone cap	\$35,000.00	3500.00	31500.00
DIVISION 6 Wood & Plastics			
Decorative wood brackets, trellis, fascia	\$4,000.00		4000.00
DIVISION 7 Thermal & Moisture Prot.			
Building insulation	\$300.00		300.00
Roofing	\$5,000.00		5000.00
DIVISION 8 Doors & Windows			
Doors and Hardware	\$4,400.00		4400.00
Windows & Sliding Glass Doors	\$8,600.00		8600.00
DIVISION 9 Finishes			
Flooring & base	\$1,250.00		1250.00
Finished drywall	\$2,250.00		2250.00
Painting	\$2,091.00		2091.00
Stucco	\$1,500.00		1500.00
DIVISION 10 Specialties			
Bathroom accessories	\$350.00		350.00
Fire extinguishers	\$150.00		150.00
DIVISION 13 Special Construction			
Fountain (plumbing, jets, pump, tile, elect)	\$45,450.00	45450.00	
Gate access system			
DIVISION 15 Mechanical			
Plumbing	\$4,000.00		4000.00
Gas	\$5,000.00		5000.00
HVAC	\$3,000.00		3000.00
DIVISION 16 Electrical			
Electrical (include emergency generator)	\$50,000.00		50000.00
Other (specify)			
Subtotals		149700.00	147641.00
Overhead & Profit	\$27,659.00	13829.50	13829.50
Base Bid	\$325,000.00		
Construction Allowance Account (includes security cameras)	\$50,000.00	10000.00	40000.00
Total Bid	\$375,000.00	\$173,529.50	\$201,470.50
Consultant's Fee	\$25,000.00	11567.50	13432.50
Construction Administration Fee (City)	\$25,000.00	11567.50	13432.50
Totals	\$425,000.00	\$196,664.50	\$228,335.50

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ASSESSMENT OF PROPERTY OWNERS			
SITEWORK ASSESSMENT: \$196,664.50/642 FOLIO NUMBERS= \$306.33			
GUARDHOUSE BUILDING ASSESSMENT: \$228,335.50/435 FOLIO NUMBERS= \$524.91			
SECTION 1 & SECTION 2 PROPERTY OWNERS (SITE & BUILDING)	\$306.33+\$524.91 = \$831.24 PER FOLIO #		
TAHITI BEACH PROPERTY OWNERS (SITEWORK ONLY)	\$306.33 PER FOLIO #		
MARINA SLIP OWNERS (SITEWORK ONLY)	\$306.33 PER FOLIO #		