



PROJECT DESCRIPTION

8/25/2006

Project ID: CE082106

Project Name: 1232 Louisiana

Owner: KU Endowment

Neighborhood: Oread

Project Type: Multifamily Selective Rehab
Developer:

Date Modified: 8/22/2006

Note Option # 1, Full estimate for minimum to meet occupancy.



COST ESTIMATE

8/25/2006

Project: CE082106

Address: 1232 Louisians Street

Unit: Aprt 11

Number Price	Spec Price	Spec Total	Quantity	Unit	Unit
Trade: 10 Carpentry					
2795.1	WINDOW REPAIR	8	EA	200.00	1,600.00
3010.1	STORM WINDOW--ALUMINUM	8	EA	75.00	600.00
3260.1	REWORK INTERIOR DOOR	2	EA	45.00	90.00
4010.1	CLOSET POLE	2	EA	24.00	48.00
4015.1	CLOSET SHELF	12	LF	6.00	72.00
10 Carpentry Subtotal:					\$2,410.00
Trade: 19 Paint & Wallpaper					
5565.1	PREP & PAINT VACANT ROOM	1	RM	300.00	300.00
19 Paint & Wallpaper Subtotal:					\$300.00
Trade: 20 Floor Coverings					
5965.1	CARPET AND PAD--REMOVE	1	RM	40.00	40.00
5970.1	CARPET AND PAD	23	SY	26.00	598.00
20 Floor Coverings Subtotal:					\$638.00
Trade: 23 Electric					
8110.1	REWIRE TO CODE--PER ROOM	1	RM	230.00	230.00
23 Electric Subtotal:					\$230.00
Address: 1232 Louisians Street					Unit: Aprt 11 Total: \$3,578.00

Project: CE082106

Address: 1232 Louisians Street

Unit: Aprt 12

Number Price	Spec Price	Spec Total	Quantity	Unit	Unit
Trade: 10 Carpentry					
2795.1	WINDOW REPAIR	2	EA	200.00	400.00
3010.1	STORM WINDOW--ALUMINUM	2	EA	75.00	150.00
3260.1	REWORK INTERIOR DOOR	1	EA	45.00	45.00



COST ESTIMATE

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Trade: 19 Paint & Wallpaper		10 Carpentry Subtotal:			\$595.00
5565.1	PREP & PAINT VACANT ROOM	1	RM	300.00	300.00
		19 Paint & Wallpaper Subtotal:			\$300.00
Trade: 20 Floor Coverings					
5965.1	CARPET AND PAD--REMOVE	1	RM	40.00	40.00
5970.1	CARPET AND PAD	10	SY	26.00	260.00
		20 Floor Coverings Subtotal:			\$300.00
Trade: 23 Electric					
8110.1	REWIRE TO CODE--PER ROOM	1	RM	230.00	230.00
		23 Electric Subtotal:			\$230.00
Address: 1232 Louisians Street		Unit: Aprt 12	Total:		\$1,425.00

Project: CE082106

Address: 1232 Louisians Street

Unit: Aprt 23

Number Price	Spec Price	Spec Total	Quantity	Unit	Unit
Trade: 10 Carpentry					
2795.1	WINDOW REPAIR	6	EA	200.00	1,200.00
3010.1	STORM WINDOW--ALUMINUM	6	EA	75.00	450.00
3260.1	REWORK INTERIOR DOOR	4	EA	45.00	180.00
4010.1	CLOSET POLE	1	EA	24.00	24.00
4015.1	CLOSET SHELF	6	LF	6.00	36.00
		10 Carpentry Subtotal:			\$1,890.00
Trade: 19 Paint & Wallpaper					
5565.1	PREP & PAINT VACANT ROOM	2	RM	300.00	600.00
		19 Paint & Wallpaper Subtotal:			\$600.00
Trade: 20 Floor Coverings					
5965.1	CARPET AND PAD--REMOVE	2	RM	40.00	80.00
5970.1	CARPET AND PAD	33	SY	26.00	858.00
		20 Floor Coverings Subtotal:			\$938.00



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Trade: 23 Electric

7810.1	SMOKE DETECTOR--HARD WIRED	1	EA	115.00	115.00
8110.1	REWIRE TO CODE--PER ROOM	2	RM	230.00	460.00

23 Electric Subtotal: \$575.00

Address: 1232 Louisians Street Unit: Aprt 23 Total: \$4,003.00

Project: CE082106

Address: 1232 Louisians Street

Unit: Aprt 24

Number Price	Spec Price	Spec Total	Quantity	Unit	Unit
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Trade: 10 Carpentry

2795.1	WINDOW REPAIR	4	EA	100.00	400.00
3010.1	STORM WINDOW--ALUMINUM	4	EA	75.00	300.00
3260.1	REWORK INTERIOR DOOR	2	EA	45.00	90.00
4010.1	CLOSET POLE	1	EA	24.00	24.00
4015.1	CLOSET SHELF	6	LF	6.00	36.00

10 Carpentry Subtotal: \$850.00

Trade: 19 Paint & Wallpaper

5555.1	PREP/PAINT KITCHEN--SEMI GLOSS	1	RM	500.00	500.00
5560.1	PREP & PAINT BATHROOM	1	RM	200.00	200.00
5565.1	PREP & PAINT VACANT ROOM	2	RM	300.00	600.00

19 Paint & Wallpaper Subtotal: \$1,300.00

Trade: 20 Floor Coverings

5930.1	UNDERLAY & VINYL SHEET GOODS	85	SF	6.00	510.00
5965.1	CARPET AND PAD--REMOVE	2	RM	40.00	80.00
5970.1	CARPET AND PAD	28	SY	26.00	728.00

20 Floor Coverings Subtotal: \$1,318.00

Trade: 22 Plumbing

7004.1	TOILET-RESET- FLOOR COVERING	1	EA	120.00	120.00
7005.1	COMMODE--REFURBISH	1	EA	100.00	100.00
7050.1	BATH FIXTURE--CAULKING	1	EA	25.00	25.00

22 Plumbing Subtotal: \$245.00

Trade: 23 Electric



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7595.1	RECEPTACLE--GFCI COUNTERTOP	1	EA	90.00	90.00
7730.1	LIGHT FIXTURE--REPLACE	1	EA	40.00	40.00
7816.1	FIXTURE--HEAT, LIGHT, VENT	1	EA	325.00	325.00
8110.1	REWIRE TO CODE--PER ROOM	4	RM	230.00	920.00

23 Electric Subtotal: \$1,375.00

Address: 1232 Louisians Street Unit: Aprt 24 Total: \$5,088.00

Project: CE082106

Address: 1232 Louisians Street

Unit: Apt 22

Number Price	Spec Price		Spec Total	Quantity	Unit	Unit
Trade: 10 Carpentry						
2795.1	WINDOW REPAIR	5	EA	200.00		700.00
3010.1	STORM WINDOW--ALUMINUM	5	EA	75.00		375.00
3260.1	REWORK INTERIOR DOOR	3	EA	45.00		135.00
4010.1	CLOSET POLE	2	EA	24.00		48.00
4015.1	CLOSET SHELF	8	LF	6.00		48.00

10 Carpentry Subtotal: \$1,306.00

Trade: 19 Paint & Wallpaper

5460.1	STRIP PAPER, SPACKLE, PRIME	1	RM	100.00		100.00
5565.1	PREP & PAINT VACANT ROOM	2	RM	300.00		600.00

19 Paint & Wallpaper Subtotal: \$700.00

Trade: 20 Floor Coverings

5965.1	CARPET AND PAD--REMOVE	2	RM	40.00		80.00
5970.1	CARPET AND PAD	24	SY	26.00		624.00

20 Floor Coverings Subtotal: \$704.00

Trade: 23 Electric

7720.1	LIGHT FIXTURE--CLOSET- CODE COMPLIANT	2	EA	45.00		90.00
7810.1	SMOKE DETECTOR--HARD WIRED	1	EA	115.00		115.00
8110.1	REWIRE TO CODE--PER ROOM	2	RM	230.00		460.00

23 Electric Subtotal: \$665.00

Address: 1232 Louisians Street Unit: Apt 22 Total: \$3,375.00



COST ESTIMATE

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Project: CE082106 **Address:** 1232 Louisians Street **Unit:** Basement

Number Price	Spec Price	Spec Total	Quantity	Unit	Unit
Trade: 10 Carpentry					
2540.1	STAIRCASE--REPLACE BASEMENT	1	EA	1,415.00	1,415.00
10 Carpentry Subtotal:					\$1,415.00
Trade: 21 HVAC					
6055.1	FURNACE & DUCT--GAS 100,000 BTU	1	EA	4,600.00	4,600.00
6410.1	FLUE REPLACE	40	LF	45.00	1,800.00
21 HVAC Subtotal:					\$6,400.00
Trade: 22 Plumbing					
6612.1	WATER SERVICE--COPPER K LINE	50	LF	52.00	2,600.00
6710.1	WASTE LINE--SNAKE	1	EA	500.00	500.00
7070.1	WATER HEATER--40 GALLON GAS	1	EA	500.00	500.00
7200.1	WATER SUPPLY--2 BATH HOUSE	2	DU	3,600.00	7,200.00
7220.1	DRAIN/WASTE/VENT--2 BATH HSE	2	DU	3,100.00	6,200.00
22 Plumbing Subtotal:					\$17,000.00
Address: 1232 Louisians Street					Unit: Basement Total: \$24,815.00

Project: CE082106 **Address:** 1232 Louisians Street **Unit:** Common 2nd Floor

Number Price	Spec Price	Spec Total	Quantity	Unit	Unit
Trade: 10 Carpentry					
2795.1	WINDOW REPAIR	3	EA	200.00	600.00
3010.1	STORM WINDOW--ALUMINUM	3	EA	75.00	225.00
3185.1	DOOR--PREHUNG METAL ENTRANCE	1	EA	410.00	410.00
3260.1	REWORK INTERIOR DOOR	4	EA	45.00	180.00
3750.1	COUNTER TOP--PLASTIC LAMINATE	10	LF	35.00	350.00
3835.1	ACCESSORY SET--6 PIECE CHROME	1	EA	115.00	115.00
4105.1	FLOOR SYSTEM--BATH/KITCHEN	64	SF	12.00	768.00
10 Carpentry Subtotal:					\$2,648.00



COST ESTIMATE

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Trade: 17 Drywall & Plaster

5270.1	DRYWALL--1/2"	304	SF	1.20	364.80
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17 Drywall & Plaster Subtotal: \$364.80

Trade: 19 Paint & Wallpaper

5555.1	PREP/PAINT KITCHEN--SEMI GLOSS	1	RM	500.00	500.00
5560.1	PREP & PAINT BATHROOM	1	RM	200.00	200.00
5565.1	PREP & PAINT VACANT ROOM	3	RM	300.00	900.00

19 Paint & Wallpaper Subtotal: \$1,600.00

Trade: 20 Floor Coverings

5930.1	UNDERLAY & VINYL SHEET GOODS	282	SF	6.00	1,692.00
5965.1	CARPET AND PAD--REMOVE	1	RM	40.00	40.00
5970.1	CARPET AND PAD	15	SY	26.00	390.00

20 Floor Coverings Subtotal: \$2,122.00

Trade: 21 HVAC

6050.1	FURNACE & DUCT--GAS: 80,000 BTU	1	EA	4,210.00	4,210.00
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21 HVAC Subtotal: \$4,210.00

Trade: 22 Plumbing

6835.1	SINK--DOUBLE BOWL COMPLETE	1	EA	500.00	500.00
7004.1	TOILET-RESET- FLOOR COVERING	1	EA	120.00	120.00
7005.1	COMMODE--REFURBISH	1	EA	100.00	100.00
7070.1	WATER HEATER--40 GALLON GAS	1	EA	500.00	500.00

22 Plumbing Subtotal: \$1,220.00

Trade: 23 Electric

7805.1	SMOKE DETECTOR--BATTERY POWERED	1	EA	35.00	35.00
7816.1	FIXTURE--HEAT, LIGHT, VENT	1	EA	325.00	325.00
8110.1	REWIRE TO CODE--PER ROOM	4	RM	230.00	920.00

23 Electric Subtotal: \$1,280.00

Address: 1232 Louisians Street Unit: Common 2nd Floor Total: \$13,444.80

Project: CE082106

Address: 1232 Louisians Street

Unit: Exterior



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Number Price	Spec Price	Spec Total	Quantity	Unit	Unit
Trade: 1 General Requirements					
36.1	BUILDING PERMITS REQUIRED	1	EA	0.00	0.00
1 General Requirements Subtotal:					\$0.00
Trade: 6 Concrete & Paving					
1045.1	STEPS AND LANDINGS--CONCRETE	3	RI	400.00	1,200.00
855.1	DEMO CONCRETE	80	SF	5.00	400.00
6 Concrete & Paving Subtotal:					\$1,600.00
Trade: 7 Masonry					
1330.1	CHIMNEY--REPOINT	1	EA	350.00	350.00
7 Masonry Subtotal:					\$350.00
Trade: 8 Metal Work					
1555.1	FIRE ESCAPE--PER FIGHT	2	FL	3,175.00	6,350.00
8 Metal Work Subtotal:					\$6,350.00
Trade: 9 Environmental Rehab					
9003.1	STRUCTURES CONTAINING LEAD BASED PAINT -	1		0.00	0.00
9004.1	PROHIBITED PAINT REMOVAL METHODS	1	EA	0.00	0.00
9 Environmental Rehab Subtotal:					\$0.00
Trade: 10 Carpentry					
2470.1	PARTITION--8" WOOD BEARING	65	LF	25.00	1,625.00
2582.1	SIDING--CLAPBOARD REPLACE CEDAR	1,632	SF	8.50	13,872.00
2615.1	SIDING--CEDAR SHINGLE REPAIR	1,100	SF	6.25	6,875.00
3185.1	DOOR--PREHUNG METAL ENTRANCE	2	EA	410.00	820.00
10 Carpentry Subtotal:					\$23,192.00
Trade: 15 Roofing					
4547.1	EPDM W/INSULATION BD	12	SQ	92.50	1,110.00
4563.1	STRIP ROOF TO SHEATHING	6	SQ	150.00	900.00
4580.1	TEAR OFF AND REROOF SHINGLES	22	SQ	300.00	6,600.00
4635.1	GUTTER--5" SEAMLESS ALUMINUM	100	LF	5.00	500.00



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4640.1	DOWNSPOUT--5" SEAMLESS ALUMINUM	40	LF	4.00	160.00
4665.1	SPLASH BLOCK	4	EA	20.00	80.00
4675.1	GUTTER/DOWNSPOUT--CUSTOM	30	LF	20.00	600.00
4745.1	ROOF ACCESSORY--CUSTOM	40	LF	25.00	1,000.00

15 Roofing Subtotal: \$10,950.00

Trade: 17 Drywall & Plaster

5265.1	DRYWALL--3/8"	520	SF	1.00	520.00
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17 Drywall & Plaster Subtotal: \$520.00

Trade: 19 Paint & Wallpaper

5655.1	PREP & PAINT EXTERIOR WOOD	4,946	SF	2.25	11,128.50
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19 Paint & Wallpaper Subtotal: \$11,128.50

Address: 1232 Louisians Street Unit: Exterior Total: \$54,090.50

Project: CE082106

Address: 1232 Louisians Street

Unit: First Floor Common

Number Price	Spec Price	Spec Total	Quantity	Unit	Unit
Trade: 10 Carpentry					
2350.1	FLOOR--REFINISH WOOD	99	SF	2.15	212.85
2795.1	WINDOW REPAIR	13	EA	200.00	2,600.00
3010.1	STORM WINDOW--ALUMINUM	13	EA	75.00	975.00
3175.1	DOOR--PREHUNG WOOD ENTRANCE	1	EA	610.00	610.00
3260.1	REWORK INTERIOR DOOR	5	EA	45.00	225.00
3835.1	ACCESSORY SET--6 PIECE CHROME	1	EA	115.00	115.00
4010.1	CLOSET POLE	1	EA	24.00	24.00
4015.1	CLOSET SHELF	6	LF	6.00	36.00

10 Carpentry Subtotal: \$4,797.85

Trade: 19 Paint & Wallpaper

5555.1	PREP/PAINT KITCHEN--SEMI GLOSS	1	RM	500.00	500.00
5560.1	PREP & PAINT BATHROOM	1	RM	200.00	200.00
5565.1	PREP & PAINT VACANT ROOM	5	RM	300.00	1,500.00
5580.1	PAINT STAIRWELL	1	RM	300.00	300.00

19 Paint & Wallpaper Subtotal: \$2,500.00



COST ESTIMATE

8/25/2006

Trade: 20 Floor Coverings

5930.1	UNDERLAY & VINYL SHEET GOODS	360	SF	6.00	2,160.00
5965.1	CARPET AND PAD--REMOVE	3	RM	40.00	120.00
5970.1	CARPET AND PAD	56	SY	26.00	1,456.00
5980.1	CARPET AND PAD STAIRS	13	RI	16.00	208.00

20 Floor Coverings Subtotal: \$3,944.00

Trade: 22 Plumbing

7004.1	TOILET-RESET- FLOOR COVERING	1	EA	120.00	120.00
7005.1	COMMODE--REFURBISH	1	EA	100.00	100.00
7050.1	BATH FIXTURE--CAULKING	1	EA	25.00	25.00

22 Plumbing Subtotal: \$245.00

Trade: 23 Electric

8110.1	REWIRE TO CODE--PER ROOM	7	RM	230.00	1,610.00
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23 Electric Subtotal: \$1,610.00

Address: 1232 Louisians Street Unit: First Floor Common Total: \$13,096.85

Project: CE082106

Address: 1232 Louisians Street

Unit: Loft

Number Price	Spec Price	Spec Total	Quantity	Unit	Unit
Trade: 5 Demolition & Disposal					
707.1	DEMO CABINETS	20	LF	10.00	200.00
735.1	DEMOLITION INTERIOR--CUSTOM	1	EA	500.00	500.00

5 Demolition & Disposal Subtotal: \$700.00

Trade: 10 Carpentry

2525.1	HAND RAIL WITH BALUSTERS	15	LF	40.00	600.00
2795.1	WINDOW REPAIR	6	EA	200.00	1,200.00
3010.1	STORM WINDOW--ALUMINUM	6	EA	75.00	450.00
3175.1	DOOR--PREHUNG WOOD ENTRANCE	1	EA	610.00	610.00

10 Carpentry Subtotal: \$2,860.00

Trade: 19 Paint & Wallpaper

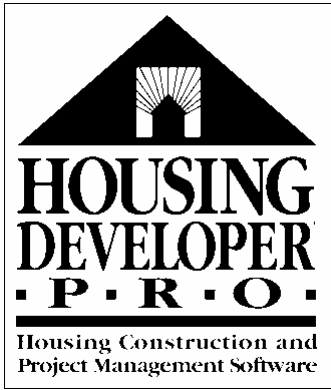
5565.1	PREP & PAINT VACANT ROOM	2	RM	300.00	600.00
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5580.1	PAINT STAIRWELL	1	RM	300.00	300.00
19 Paint & Wallpaper Subtotal:					\$900.00
Trade:	20 Floor Coverings				
5965.1	CARPET AND PAD--REMOVE	1	RM	40.00	40.00
20 Floor Coverings Subtotal:					\$40.00
Trade:	23 Electric				
8110.1	REWIRE TO CODE--PER ROOM	1	RM	230.00	230.00
23 Electric Subtotal:					\$230.00
Address: 1232 Louisians Street Unit: Loft Total:					\$4,730.00
Project: CE082106 Total:					\$127,646.15



PROJECT DESCRIPTION

8/25/2006

Project ID: CE082106

Project Name: 1232 Louisiana

Owner: KU Endowment

Neighborhood: Oread

Project Type: Multifamily Selective Rehab

Developer:

Date Modified: 8/22/2006

Note Option # 2, Secure building and upgrade exterior.



COST ESTIMATE

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Project: CE082106

Address: 1232 Louisians Street

Unit: Exterior

Number Price	Spec Price	Spec Total	Quantity	Unit	Unit
Trade: 1 General Requirements					
36.1	BUILDING PERMITS REQUIRED	1	EA	0.00	0.00
1 General Requirements Subtotal:					\$0.00
Trade: 6 Concrete & Paving					
1045.1	STEPS AND LANDINGS--CONCRETE	3	RI	400.00	1,200.00
855.1	DEMO CONCRETE	80	SF	5.00	400.00
6 Concrete & Paving Subtotal:					\$1,600.00
Trade: 7 Masonry					
1330.1	CHIMNEY--REPOINT	1	EA	350.00	350.00
7 Masonry Subtotal:					\$350.00
Trade: 9 Environmental Rehab					
9003.1	STRUCTURES CONTAINING LEAD BASED PAINT -	1		0.00	0.00
9004.1	PROHIBITED PAINT REMOVAL METHODS	1	EA	0.00	0.00
9 Environmental Rehab Subtotal:					\$0.00
Trade: 10 Carpentry					
2470.1	PARTITION--8" WOOD BEARING	65	LF	25.00	1,625.00
2582.1	SIDING--CLAPBOARD REPLACE CEDAR	1,632	SF	8.50	13,872.00
2615.1	SIDING--CEDAR SHINGLE REPAIR	1,100	SF	6.25	6,875.00
3185.1	DOOR--PREHUNG METAL ENTRANCE	2	EA	410.00	820.00
10 Carpentry Subtotal:					\$23,192.00
Trade: 15 Roofing					
4547.1	EPDM W/INSULATION BD	12	SQ	92.50	1,110.00
4563.1	STRIP ROOF TO SHEATHING	6	SQ	150.00	900.00
4580.1	TEAR OFF AND REROOF SHINGLES	22	SQ	300.00	6,600.00
4635.1	GUTTER--5" SEAMLESS ALUMINUM	100	LF	5.00	500.00
4640.1	DOWNSPOUT--5" SEAMLESS ALUMINUM	40	LF	4.00	160.00
4665.1	SPLASH BLOCK	4	EA	20.00	80.00



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4675.1	GUTTER/DOWNSPOUT--CUSTOM	30	LF	20.00	600.00
4745.1	ROOF ACCESSORY—CUSTOM Scupper & DS	40	LF	25.00	1,000.00

15 Roofing Subtotal: \$10,950.00

Trade: 19 Paint & Wallpaper

5655.1	PREP & PAINT EXTERIOR WOOD	4,946	SF	2.25	11,128.50
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19 Paint & Wallpaper Subtotal: \$11,128.50

Address: 1232 Louisians Street	Unit: Exterior	Total:	\$47,220.50
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