

EXPENSE	MATERIAL	LABOR	TOTAL COST	DESCRIPTION
Emmaus Borough			28000	Recreation fee per unit = \$1000. Sprinkler system permit and fire alarm system permit fees are pending.
Legal			0	
Architecture & Engineering			0	
Project Management			0	Project management is paid up.
Per Unit Labor & Material Estimate (\$10k)	280000			flooring/trim install, hot water heaters, counter tops, sinks, faucets, cabinetry/hardware, bathroom vanity/sink, faucet, hangers, etc.
Windows	0	0		
Plumbing Estimate (rough & finished)	100000			This is a guess for budgeting. We have not yet sourced quotes for this work yet but a lot of the plumbing is already in place and we will be tying into existing drain lines.
Electrical	80000		200000	Mass Electric
Generator				Have not yet received a quote to install this.
HVAC (labor & material)	165000			oven, dryer, bathroom fan
Ventilation (included in per unit estimate)				counter, cabinet, sink, faucet, refrigerator, oven
Kitchen (included in per unit estimate)				shower, shower head/controls/drain, toilet, vanity/sink, faucet, mirror, shelving, towel/tp hardware
Bathroom (included in per unit estimate)				Waiting to get a quote for each unit and common areas.
Drywall				primer, 2 coats & antimicrobial in bathroom
Paint	10000	90000		underlayment, vinyl tile, trim & tile rug for hallway
Flooring	45000			This is a rough estimate.
3rd Floor Roof Line, Demo & Framing (labor & material)	7500			
Coax Install & Material			2580	
Fire Escape Stairs (x2)	10000		1500	
Elevator (inapcted and in working order)	0		0	
Egress Window Well Installation (x4)			15000	2 basement units
Sprinkler System				Waiting for a proposal for diagram, material and labor.
Fire Alarms System & Extinguishers				Waiting for a proposal for diagram and equipment.
Building Exterior				Powerwash, new awning, parking barriers, etc.
Parking Lot				Paint parking lines, patch areas, etc.
Fencing	700			Temporary and permanent fencing that will secure the rear parking lot area during phase one of construction.
Dumpsters				
Cluster Mailbox with Pedestal (x2)				16 unit + 13 unit ( <a href="https://mailboxusa.com/collections/cluster-box-units-cbus?filter.p.m.custom.doors=13&amp;filter.p.m.custom.doors=16">https://mailboxusa.com/collections/cluster-box-units-cbus?filter.p.m.custom.doors=13&amp;filter.p.m.custom.doors=16</a> )
Landscaping				Lawnmowing, hedge trimming, weeding and mulching.
Snow & Ice Removal				Plowing, shoveling and salting.
Misc - Labor & Material	25000			
TOTAL	723200		337080	