



Preliminary Construction Budget

Sample Project (Somewhere, CA)	Site Detail
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1 SURVEY

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	REMARKS
X ROUGH GRADE STAKES	1 LS	5,500.00	5,500	
PAD BLUETOPS/CERTIFICATION	1 LS	3,250.00	1,500	
BUILDING CORNER STAKES	1 LS	3,850.00	1,500	
CURB & GUTTER STAKES	1 LS	6,250.00	6,250	
TRANSFORMER	1 LS	1,200.00	1,200	
FIRELINE STAKES	1 LS	2,880.00	2,880	
SEWER/STORM STAKES	1 LS	4,250.00	4,250	
PARKING LOT LIGHTS	1 LS	2,680.00	2,680	
MONUMENT SIGNS	1 LS	1,500.00	1,500	
TRASH ENCLOSURES	1 LS	2,250.00	2,250	
COURTYARDS	1 LS	2,250.00	2,250	
STORM DRAINS	1 LS	3,500.00	3,500	
RESTAKING	1 LS	7,500.00	7,500	
RETAINING WALL	1 LS	3,500.00	3,500	
FINE GRADE CERTIFICATION	1 LS	2,500.00	2,500	

TOTAL SURVEY	48,760
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2 EROSION & DUST CONTROL

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	REMARKS
X SAND BAGS	6000 LF	1.25	7,500	
EROSION CONTROL MAINTENANCE	1 LS	5,000.00	5,000	
EROSION @ DRAINS	5 EA	250.00	1,250	
GRAVEL BAGS AT ENTRY	5 EA	250.00	1,250	
STABILIZED ENTRY	3 EA	2,500.00	7,500	
SILT FENCE	4000 LF	1.25	5,000	
DUST CONTROL	1 LS	10,000.00	10,000	
STEEL TRUCK GRATES 3 @ 10 MO	30 MO	450.00	13,500	
WATER TRUCK & WATER @ 10 MO	10 MO	2,500.00	25,000	

TOTAL EROSION & DUST CONTROL	76,000
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3 EARTHWORK

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	REMARKS
X CLEAR & GRUB	391500 SF	0.02	7,830	
GRADING BID FROM SUB	1 LS	225,400.00	225,400	
IMPORT	10000 CY	10.00	100,000	
WATER FOR EARTHWORK	1 LS	15,000.00	15,000	
GRADING AT COURTYARDS	1 LS	15,000.00	15,000	

TOTAL EARTHWORK	363,230
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4 A. C. PAVING

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	REMARKS
X 3 1/2" OVER 4"	172158 SF	1.75	301,277	
2 x 6 HEADER	417 LF	3.00	1,251	
CLEAN PAVING	172158 LS	0.05	8,608	

TOTAL A.C. PAVING	311,135
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5 STRIPING / BUMPERS

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	REMARKS
X PARKING STALLS	487 EA	2.50	1,218	
HANDICAP SYMBOLS	10 EA	25.00	250	
CAR POOL	50 EA	5.00	250	
		0.00	0	
HANDICAP ENTRY SIGNS/POSTS	3 EA	160.00	480	
HANDICAP STALL SIGNS/POSTS	10 EA	160.00	1,600	
CONCRETE BUMPERS	11 EA	22.00	242	
ARROWS	10 EA	15.00	150	
RED PAINTED CURB	2000 LF	0.60	1,200	
STOP SIGN	3 EA	160.00	480	
CROSS HATCH 544 X 5	2720 SF	0.65	1,768	
FIRE LANE STENCIL	50 EA	20.00	1,000	

TOTAL STRIPING / BUMPERS	8,638
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6 LANDSCAPE / IRRIGATION

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	REMARKS
X LANDSCAPE	115000 SF	2.25	258,750	
IRRIGATION	115000 SF	1.25	143,750	
LARGE TREES	15 EA	2,500.00	37,500	
CONCRETE MOW STRIP	3000 LF	5.00	15,000	
VINEYARD STAKES	1 LS	3,500.00	3,500	
MAINTENANCE	3 MO	1,500.00	4,500	

TOTAL LANDSCAPE / IRRIGATION	463,000	\$ 4.03 SF
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7 SITE DOMESTIC WATER & GAS

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	REMARKS
X 2" WATER MAIN	267 LF	15.00	4,005	
2" WATER LATERAL	100 LF	15.00	1,500	
INSTALL 2" WATER METER / BACKFLOW	3 EA	500.00	1,500	COST OF METER BY OWNER
SHUT OFF VALVE	2 EA	150.00	300	
PRESSURE REDUCER (PRV)	2 EA	250.00	500	
TRENCHING & BACKFILL FOR GAS PIPING	750 LF	15.00	11,250	ALLOWANCE

TOTAL SITE DOMESTIC WATER	19,055
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8 SITE SEWER

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	REMARKS
X 8" MAIN -VCP	834 LF	18.00	15,012	
6" LATERALS TO BUILDING - VCP	537 LS	16.00	8,592	
6" CLEAN-OUTS	14 EA	450.00	6,300	
MANHOLES	1 EA	3,250.00	3,250	
BACK-WATER VALVES	3 LS	500.00	1,500	

TOTAL SITE SEWER	34,654
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9 SITE FIRE SERVICE

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	REMARKS
X FIRE HYDRANTS	6 EA	3,800.00	22,800	
P.I.V.	2 EA	1,800.00	3,600	
FIRE DEPARTMENT CONNECTION	2 EA	2,100.00	4,200	
BUILDING FLANGE	2 EA	1,250.00	2,500	
GATE VALVES @ HYDRANTS	6 EA	250.00	1,500	
8" MAIN	659 LF	23.00	15,157	
6" LINE	941 LF	20.00	18,820	
TEST & CHLORINATE	2 EA	500.00	1,000	
TOTAL SITE FIRE SERVICE			69,577	

10 SITE STORM DRAIN

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	REMARKS
X CONNECTION	1 EA	500.00	500	
INLET STRUCTURE	3 EA	5,000.00	15,000	
36" HDPE	270 LF	52.00	14,040	Bust!
24" HDPE	100 LF	35.00	3,500	Bust!
COURTYARD DRAIN ALLOWANCE	1 LS	15,000.00	15,000	
TOTAL SITE STORM DRAIN			48,040	

11 DECORATIVE CONCRETE PAVING

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	REMARKS
STANDARD COLOR VEHICULAR PAVING	12189 SF	8.00	97,512	
FANCY VEHICULAR PAVING	3004 SF	10.00	30,040	
REINFORCING STEEL	15193 SF	1.00	15,193	
BASE MATERIAL	15193 SF	0.50	7,597	
SEALER & CAULKING	15193 SF	0.50	7,597	
TOTAL DECORATIVE PAVERS			157,938	

12 SITE CONCRETE

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	REMARKS
X CURB ONLY	4918 LF	9.00	44,262	
DIAMOND SHAPE CURB	1100 LF	15.00	16,500	
CURB & GUTTER	312 LF	14.75	4,602	
V-GUTTER	6192 SF	3.50	21,672	
HANDICAP RAMPS	5 EA	325.00	1,625	
4" DECORATIVE WALKS	7407 SF	6.00	44,442	
4" WALKS BROOM FINISH	6505 SF	3.75	24,394	
LIGHT POLE BASE	22 EA	850.00	18,700	
PIPE GUARDS	20 EA	200.00	4,000	
U CHANNEL	50 LF	20.00	1,000	
12" BAND AT PAVERS	3394 LF	8.00	27,152	
STAIRS	250 LF	75.00	18,750	
BASE MATERIAL UNDER CONCRETE	1200 TN	12.00	14,400	
CONTINGENCY	1 LS	25,000.00	25,000	
		0.00	0	
TOTAL SITE CONCRETE			266,499	



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13 MASONRY RETAINING / SCREEN WALLS

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	REMARKS
X FOOTING 1723 X 3 X 2	125 CY	175.00	21,875	
REBAR AT FOOTING	7500 LB	1.00	7,500	
MASONRY RETAINING - 1' TO 4' --- 8" TO 12" BLOCK	4535 SF	10.00	45,350	
CAP	906 LF	2.00	1,812	
		0.00	0	

TOTAL MASONRY WALLS	76,537
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14 TRASH ENCLOSURES

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	REMARKS
X CONCRETE WORK	0 CY	175.00	0	SEE BUILDING CONCRETE
TUBE STEEL TRELLIS	2 EA	7,800.00	15,600	
GATES	4 EA	850.00	3,400	
BIRD NETTING	2 EA	1,000.00	2,000	
PAINTING	2 EA	500.00	1,000	

TOTAL TRASH ENCLOSURES	22,000
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15 WATERPROOFING & DRAINS

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	REMARKS
X WATERPROOFING	3000 SF	2.75	8,250	AT RETAINING WALLS
DRAIN LINE	1000	12.00	12,000	AT RETAINING WALLS
		0.00	0	

TOTAL WATERPROOFING & DRAINS	20,250
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16 SITE IMPROVEMENT ALLOWANCES

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	REMARKS
X ART WORK	1 LS	75,000.00	75,000	
COURTYARD AT HAVEN & 24TH	1 LS	50,000.00	50,000	
CORNER OF HAVEN & ARROW HWY	1 LS	5,000.00	5,000	
PEDESTRIAN LIGHTING	1 LS	25,000.00	25,000	
		0.00		

TOTAL SITE IMPROVEMENT ALLOWANCES	155,000
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17 MONUMENT SIGN ALLOWANCE

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	REMARKS
X HAVEN	2 EA	15,000.00	30,000	
24TH	2 EA	7,500.00	15,000	
ARROW	2 EA	7,500.00	15,000	

TOTAL MONUMENT SIGN	60,000
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18 SITE FURNISHINGS ALLOWANCE

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	REMARKS
X BENCHES	1 LS	5,000.00	5,000	
POTS	1 LS	7,500.00	7,500	
ASH & TRASH URNS	1 LS	2,500.00	2,500	

TOTAL SITE FURNISHINGS	15,000
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19 BIKE RACKS

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	REMARKS
X METAL BIKE RACKS	2 EA	1,500.00	3,000	
		0.00	0	
TOTAL BIKE RACKS			3,000	

20 SITE ELECT / POWER / TELEPHONE / CATV / LIGHTING

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	REMARKS
X PHASE I SCE/VERIZON & CATV	1 LS	114,777.00	114,777	
PIV CONDUITS	1 LS	3,470.00	3,470	
SITE LIGHTING	1 LS	120,157.00	120,157	
LANDSCAPE LIGHTING (ALLOWANCE)	1 LS	50,000.00	50,000	
MONUMENT SIGN POWER & LIGHTING	1 LS	24,684.00	24,684	
IRRIGATION POWER	1 LS	10,000.00	10,000	
TOTAL SITE ELECT / POWER / TELEPHONE / CATV / LIGHTING			323,088	

21 WQMP REQUIREMENTS

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	REMARKS
X CONTEK SYSTEM	1 LS	175,000.00	175,000	ALLOWANCE
GRASS PAVER SYSTEM STRUCTURES	1 LS	125,000.00	125,000	ALLOWANCE
STRUCTURES	1 LS	50,000.00	50,000	ALLOWANCE
CONTINGENCY	1 LS	50,000.00	50,000	ALLOWANCE
TOTAL WQMP REQUIREMENTS			400,000	

22 CLEAN - UP

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	REMARKS
X CONSTRUCTION & FINAL CLEAN-UP	10 MO	2,500.00	25,000	
		0.00	0	
TOTAL FINAL CLEAN-UP			25,000	