

**Cedar Pointe Apartments - 429 Wilson Avenue E, Thomasville, AL**

<b>Budget item description</b>	<b>10 Units - bought with these units down (fire damage)</b>	<b>6 Additional Units</b>	<b>8 Addl Bathroom</b>	<b>Owner vs contractor vs material cost</b>
Framing - Fire damage demolition, replace half of trusses/roof deck, rough framing	\$ 80,000.00	\$ 89,000.00		Labor and material
Gut all units to bare studs	\$ 7,500.00	\$ 4,500.00		Lisenby
Insulate walls and roof - closed cell spray foam insulation	\$ 33,000.00	\$ 19,800.00		Lisenby
Sheetrock	\$ 40,000.00	\$ 20,000.00		Labor and material
Kitchen cabinets - Hickory	\$ 15,000.00	\$ 9,000.00		Material
Electrical - all new wire; LED can lights throughout units	\$ 41,900.00	\$ 25,140.00		Labor and material
Plumbing - all new water lines; drain lines where needed; Bathtub, toilet, kitchen sink	\$ 47,500.00	\$ 28,500.00	\$ 32,600.00	Labor and material
Interior finish carpentry	\$ 30,000.00	\$ 18,000.00		Labor
Appliances - stove, refrigerator, microwave/rangehood, dishwasher	\$ 17,800.00	\$ 10,680.00		Material
Vanities	\$ 2,600.00	\$ 1,560.00		Material
Countertops	\$ 9,000.00	\$ 5,400.00		Material
Flooring - commercial grade vinyl planking, glue and floor prep material	\$ 33,350.00	\$ 8,000.00		Material and labor
Paint	\$ 5,000.00	\$ 3,000.00		Material
Trim/doors - 6-panel prefinished solid core oak and prefinished baseboard and trim	\$ 23,000.00	\$ 12,000.00		Material
New furnace/AC for each unit	\$ 62,000.00	\$ 37,200.00		Labor and material
Dumpsters	\$ 10,500.00	\$ 6,300.00		Lisenby
<b>Complex wide</b>				
Install windows, exterior doors	\$ 30,000.00			Labor
New exterior doors	\$ 20,000.00			Material
New windows	\$ 28,000.00			Material
Landlord Locks - New master key lock system for all 35 units	\$ 4,000.00			Material
New roofs on additional 4 buildings, new aluminum soffit and fascia on all 5 buildings; vinyl siding on gable ends of all 5 buildings	\$ 42,350.00			Labor and material
Masonry work - Bldg D had partial brick wall collapse during the demo and rebuild of the fire damaged units. Discovered no brick ties were used when brick was initially installed. Masonry work around new back decks	\$ 14,850.00			Labor and material
Replace front and back decks on all four 8 unit buildings	\$ 38,000.00			Labor and material
Build laundry room plus washers/dryers		\$ 18,000.00		
Landscaping and 2-tier retaining wall with irrigation	\$ 120,000.00			Labor and material
	\$ 755,350.00	\$ 316,080.00	\$ 32,600.00	