

PROPOSED EMBASSY SUITES HOTEL GEORGETOWN, GUYANA		DATE 12/26/2022	DURATION (WEEKS) 18-24 mos. depending on GC and supplies	SQ. FT. 130,000
DEVELOPMENT BUDGET + EQUITY				
ITEM:	TYPE (L/E/S/M/O):	UNIT / PER KEY	EXTENSION:	
NUMBER OF KEYS	150			
SCOPE OF WORK				
General Conditions - Total			\$	1,400,600
Plan Procurement			\$	4,400
Project Superintendent (2)			\$	322,400
Field Engineer (2)			\$	182,560
Travel Expense			\$	107,520
Safety Maintenance			\$	39,200
Testing Fees			\$	134,400
Knox Boxes			\$	2,240
JobSite Cameras			\$	28,000
Equipment Rental Allowance			\$	168,000
Traffic Control			\$	16,800
Temporary Power			\$	87,360
Temporary Water			\$	9,520
Temporary Telephone			\$	13,360
Project Office Expenses			\$	20,160
Storage Container Rental			\$	15,680
Porta John			\$	16,800
Temporary Fencing			\$	13,440
Temporary Weather Protection			\$	6,720
Project Identification & Signs			\$	4,240
Project Closeout			\$	5,600
Waste Removal Services			\$	58,240
Continuous Cleaning			\$	87,360
Final Cleaning			\$	42,560
Surveying			\$	14,000
Concrete - Total			\$	1,960,000
Concrete Foundation			\$	1,960,000
Masonry - Total			\$	1,293,000
Public Millwork Granite, Threshold, Sills			\$	64,960
Stone Veneer			\$	437,920
Brick Veneer			\$	416,640
Cast Stone			\$	164,640
Refuse Screen Wall			\$	24,640
Outdoor Patio Wall			\$	21,840
Mechanical Screen Wall			\$	25,760
EIFS			\$	136,640
Metals - Total			\$	2,526,200
Metal Materials			\$	126,000
Structural Steel - FOB			\$	1,436,960
Structural Steel & Misc. - Erection			\$	963,200
Wood, Plastics & Composite - Total			\$	2,532,900
Steel Stud			\$	896,000
Framing Contractor			\$	910,560
Bar Joists, Decking			\$	555,520
Public Millwork			\$	170,800
Thermal & Moisture Protection - Total			\$	2,221,500
Insulation			\$	296,800
Moisture Barrier			\$	144,480
Firestopping			\$	302,400
Roofing & Metal Trim/Gutters			\$	492,170
Paving Sealing			\$	50,400
Exterior Joint Sealants			\$	61,600
Composite Metal Panel Systems			\$	873,600
Openings - Total			\$	1,488,500
Door & Hardware Installation			\$	132,720
Doors, Frames & Hardware			\$	470,400
Aluminum Entrances			\$	135,520
Automatic Entrance Doors			\$	65,520
Windows			\$	250,880
Glass & Glazing			\$	433,440
Finishes - Total			\$	1,748,300
Drywall			\$	712,320
Acoustical Ceilings			\$	78,400
Flooring, Installation, Allocation			\$	672,000
Painting & VWC			\$	285,600
Specialties - Total			\$	451,400

Partitions			\$	56,000
Wall & Corner Guards			\$	31,360
Toilet, Bath, FEC, Accessories			\$	80,640
Exterior Signs - Install			\$	29,120
Shower Doors			\$	166,880
Exterior Trellis System			\$	67,200
Fire Pit			\$	20,160
Special Construction - Total			\$	287,200
Swimming Pool			\$	287,152
			\$	-
Conveying Equipment - Total			\$	506,200
Elevators			\$	476,000
Laundry Chute			\$	30,240
Fire Suppression - Total			\$	660,800
			\$	660,800
Plumbing - Total			\$	1,676,600
Plumbing			\$	1,568,000
Tub Surrounds			\$	108,640
Heating, Ventilating & Air Cond. - Total			\$	1,665,400
HVAC			\$	1,344,000
PTACs			\$	321,440
Electrical - Total			\$	1,652,000
Electrical and Fixtures			\$	1,652,000
Communications - Total			\$	112,000
Communications			\$	112,000
Electronic Safety & Security - Total			\$	390,800
Electronic Access Control System			\$	170,800
Fire Alarm			\$	220,000
Earthwork - Total			\$	1,086,400
Earthwork			\$	1,086,400
Exterior Improvements - Total			\$	1,397,200
Site Concrete			\$	823,200
Brick Pavers			\$	29,120
Pavement Marking, Bumpers, Etc.			\$	16,800
Fences			\$	61,600
Irrigation Systems			\$	22,400
Irrigation Sleeving			\$	14,000
Landscaping			\$	430,080
TOTAL HARD CONSTRUCTION COSTS		\$167,047	\$	25,057,000
EQUITY - TOTAL			\$	7,400,000
Land - Contributed Value (net of Fee Simple Conversion)			\$	7,000,000
Related Fees			\$	400,000
FF&E and OS&E - Total		\$28,000	\$	4,200,000
Furniture, Fixtures and Equipment			\$	3,600,000
Operating Supplies and Equipment			\$	600,000
Pre-Opening Expenses - Total			\$	2,000,000
Technical Services and Pre-Opening Expenses			\$	1,500,000
Working Capital			\$	500,000
SUBTOTAL - BEFORE OTHER COSTS			\$	38,657,000
Insurance - Total			\$	773,000
Builder's Risk	0.5%		\$	193,000
General Liability	1.5%		\$	580,000
Construction Management and Project Management	3.0%		\$	877,700
Professional Fees - Design and Engineering	9.0%		\$	2,633,100
Development Fee	4.0%		\$	1,717,600
Construction Interest (24 months)	0.0%		\$	-
Funding Fees - Total			\$	1,152,300
- Fee 1	2.0%		\$	768,200
- Fee 2	1.0%		\$	384,100
- Misc.			\$	-
TOTAL DEVELOPMENT COSTS - EXCL. INTEREST & EQUITY		\$256,071	\$	38,410,700
TOTAL DEVELOPMENT COSTS + INTEREST + FEES			\$	45,810,700