

# 夏威夷城市广场项目 Hawaii City Plaza Project

## 建筑工程总承包商造价 Construction project general contractor cost

1, 建筑工程项目简介:

### 1. Project Description.

1-1, 建筑工程项目名称: 夏威夷城市广场

1-1, Project Name: HAWAII CITY PLAZA Project

1-2, 土地 APN#:(项目土地由 3 个土地组成)

1-2, Land APN#: (The project land is composed of three parts.)

710 Sheridan Street Honolulu HI TMK: 1-2-3-014-2

730 Sheridan Street Honolulu HI TMK: 1-2-3-014-11

733 Cedar Street Honolulu HI TMK: 1-2-3-014-4

1-3, 土地面积: 39,520 SQ.FT 土地用途: BMX-3 商业、商居。

1-3, Land Area: 39,520 SQ FT Land Purposes: BMX-3 Commerce and Residence

1-4, 建筑物高度 250 FT

1-4, Building Height: 250 FT

1-5, 该项目共有 184 套公寓和一些商业单元。其中：37 个单位的经济适用房（20%比例），市场价格房屋 147 个单位 CONDO（80%比例）

一楼 3 个零售业和餐厅用途商业店铺。这是一个商业和住宅项目。这座建筑物的总高度约为 250 英尺。

1-5, the project has a total of 184 apartments and some commercial units. Among them: 37 units of affordable housing (20% ratio), 147 units of market-price housing CONDO (80% ratio)

There are 3 commercial shops for retail and restaurant use on the first floor. This is a commercial and residential project. The total height of the building is approximately 250 feet.

2, 项目规划信息:

2, Basic Information of Preliminary Scheme:

2-1, 1 楼有 3 个零售商业区域和停车位。

2-1, Three retail commercial stores and some parking lots on the first floor.

2-2, 2 楼至 5 楼主要是停车场。

2-2, Parking lots on the 2nd to 5th floor.

2-3, 6 楼主要是公共设施, 包括游泳池、业主活动中心、健身房、小电影室、儿童活动区和 4 套公寓。

2-3, Public facilities on the 6th floor, including swimming pool, owners' activity center, GYM, small theater, Children's activity area and 4 residential units.

2-4, 经济适用房在 6 楼 (一个单元), 和 7 至 10 楼。

2-4, Affordable housing on the 6th floor (1 unit) to 10th floor.

2-5, 市场价销售的公寓在 6 楼(三个单元), 和 11 至 27 楼 (没有 13 楼)。

2-5, Condominiums sold at market price on the 6th floor (3 units) and on the 11th floor to 27th floor (No 13th floor).

2-6, 项目的停车位和公共设施区域一共约 18 万平方英尺建筑面积。

2-6, The parking space and public support area of the project is approximately 180,000 square feet.

2-7, 184 套公寓使用面积大约 14 万平方英尺。建筑面积 20 万平方英尺。

2-7, 2-7, 184 apartments occupy approximately 140,000 square feet. The construction area is 200,000 square feet.

2-8, 商业建筑面积约 7000 平方英尺。

2-8, The commercial area is about 7,000 square feet.

### 3, 建筑工程价格预算标准:

### 3, Construction project price budget standards:

3-1, 材料费 40%。

3-1, Materials fees: 40%

3-2, 人工费 40%。（包括保险费）

3-2, Labor costs: 40% (Includes insurance)

3-3, 项目管理费 20%。（包括目标利润+管理员工资+税金）

3-3, Project management fees: 20%(Including target profit + management salary + tax)

以上价格如果施工过程中有重大图纸修改而增加或者减少工程造价的, 将按照实际价格协商解决。

In case of any increase or decrease in the price mentioned above due to major change of the drawings, the actual price shall be adjusted through negotiation.

### 3-4, 夏威夷工会建筑工人人工费市场价格 2023 年

- 1) , 有经验的建筑工人 60-70 美金/小时
- 2) , 一般经验建筑工人 50-60 美金/小时
- 3) , 没有经验的建筑工人 35-45 美金/小时

### **3-4, Hawaii union construction worker labor rate market price in 2023**

- 1) , Experienced construction workers charge \$60-70/hour
- 2) , General experience construction workers 50-60 US dollars / hour
- 3) , \$35-45/hour for inexperienced construction workers

### **3-5, 夏威夷非工会建筑工人人工费市场价格 2023 年**

- 1) , 有经验的建筑工人 40-45 美金/小时
- 2) , 一般经验建筑工人 35-40 美金/小时
- 3) , 没有经验的建筑工人 25-30 美金/小时

以上建筑工程造价是按照夏威夷工会建筑工人人工费预算。

### **3-5, Market price of labor costs for non-union construction workers in Hawaii in 2023.**

- 1), experienced construction workers 40-45 US dollars/hour

2), general experience construction workers 35-40 US dollars /  
hour

3), 25-30 USD/hour for inexperienced construction workers

**The above construction project costs are based on the labor  
cost budget of Hawaii's union construction workers.**

**4, 建筑工程总承包价格:**

**4, Total Contracting Price:**

建筑工程总承包价格 8000 万美金。

Total contracting price of the project: \$80,000,000.00

**4-1, 钢筋混凝土结构工程费用: \$ 3000 万美金。**

**4-1, Reinforced concrete structure engineering cost: \$ 30  
million.**

包括:

**Including:**

4-1-1, 基础工程费用: 500 万美金。

4-1-1, basic engineering cost: 5 million US dollars.

4-1-2, 1-5 层停车场和一楼部分商业建筑面积 150000 平方英尺, 结构工程造价, 900 万美金。

4-1-2, Structure engineering of parking lots from the 1<sup>st</sup> to the 5<sup>th</sup> floor and partial area at the 1<sup>st</sup> floor (construction area: 150,000 SQ FT): \$9,000,000.

4-1-3, 6-26 层建筑面积 200000 平方英尺, 结构工程造价, 1600 万美金。

4-1-3, Hierarchical structure engineering from the 6<sup>th</sup> to the 26<sup>th</sup> floor (construction area: 200,000 SQ FT): \$16,000,000.

合计: 钢筋混凝土结构工程费用: \$ 3000 万美金。

Total: Reinforced concrete structure engineering cost: \$ 30. million.

4-1-4, 钢筋混凝土工程主要包括:

钢筋工程

模板工程

混凝土水泥工程

4-1-4, reinforced concrete projects mainly include:

Reinforcement engineering



Template project

concrete cement engineering

**4-2, 室内外装修工程及配套工程费用: \$ 2600 万美金。**

**4-2, indoor and outdoor decoration projects and supporting engineering costs: \$ 26. million.**

装修工程项目包括:

Fitting-out works shall include:

4-2-1, 室内隔墙板工程 200 万美金。

4-2-1, The indoor partition wall project is USD 2 million.

4-2-2, 内外墙粉刷工程, 60 万美金。

4-2-2, Interior and exterior wall painting; 0.6 million.

4-2-3, 门窗工程, 100 万美金。

4-2-3, door and window project, \$1 million.

4-2-4, 空调工程, 190 万美金。

4-2-4, Air-conditioning works; 1.9 million.

4-2-5, 消防工程, 60 万美金。

4-2-5, Fire engineering; 0.6 million.

4-2-6, 水电工程, 600 万美金。

4-2-6, Hydropower engineering; 6. million.

4-2-7, 玻璃门窗, 300 万美金。

4-2-7, Glass curtain wall; 3 million.

4-2-8, 油漆和装饰天花板, 180 万美金。

4-2-8, Painting and decoration of ceilings; 1.8 million.

4-2-9, 地面安装大理石和地面砖工程, 150 万美金。

4-2-9, Pavement of marble; 1.5 million.

4-2-10, 卫生间地面和立面砖工程, 120 万美金。

4-2-10, bathroom floor and facade brick project, US\$1.2 million.

4-2-11, 卫生间设备和卫生间家具工程: 80 万美金。

4-2-11, bathroom equipment and bathroom furniture project:  
US\$ 800,000.

14-2-12, 厨房厨柜工程, 200 万美金。

4-2-12, kitchen cabinet project, \$2.million.

4-2-13, 地毯或者木地板安装等。150 万美金。

4-2-13, Installation of carpets or wooden floors, etc.1.5 million.

4-2-14, 家用电器工程 130 万美金。

4-2-14, Household appliances project is 1.3 million US dollars.

4-2-15, 1-5 楼停车场外墙铝合金和水泥和油漆装修工程 80 万美金。

4-2-15, the aluminum alloy, cement and paint decoration project  
for the exterior walls of the parking lot on the 1st to 5th floors is  
worth US\$0.8 million.

合计装修工程费用: **2600 万美金。**

**Total renovation project cost: US\$26 million.**

**4-3, 配套工程：配套工程造价 1100 美金。**

**4-3, Ancillary engineering: \$110. million.**

包括：

Including:

4-3-1, 屋面工程费用 40 万美金。

4-3-1, the roofing project costs 400,000 US dollars.

4-3-2, 景观绿化工程。50 万美金。

4-3-2, Landscaping engineering: \$ 500,000.

4-3-3, 游泳池工程, 60 万美金。

4-3-3, Swimming pool engineering: \$ 600,000.

4-3-4, 地面停车场。价格 50 万美金。

4-3-4, Ground parking lot: \$500,000.

4-3-5, 电梯工程、150 万美金。

4-3-5, Elevator engineering \$1,500,000.

4-3-6, 社区公共配套房屋二次装修工程, 价格 50 万美金。

4-3-6, Second fitting-out works of community public facilities:  
\$500,000.

4-3-7, 其它没有预估公共配套工程 70 万美金。

4-3-7, Other unpredicted public facilities projects: \$700,000.

4-3-8, 设备设施租赁费用: \$ 330 万美金。

4-3-8, Equipment and equipment rental costs: \$ 3.3 million.

4-3-9, 不可预见的工程费: 300 万美金。

4-3-9, Unforeseen project costs: US\$ 3million.

合计: 建筑工程直接费用基本价格: \$ 6700 万美金。

**Total basic price of direct costs of construction: \$ 67. million.**

包括:

Including:

**4-4, 建筑工程费用汇总造价预算: 8000 万美金:**

**4-4. Construction project cost summary and budget: 80 million**

**US dollars:**

其中包括：

**These include:**

4-4-1, 钢筋混凝土结构工程费用：\$ 3000 万美金。

4-4-1, Reinforced concrete structure engineering cost: \$ 30 million.

4-4-2, 室内外装修工程及配套工程费用：\$ 2600 万美金。

4-4-2, indoor and outdoor decoration projects and supporting engineering costs: \$ 26. million.

4-4-3, 配套工程：配套工程造价 1100 美金。

4-4-3, Ancillary engineering: \$110. million.

4-4-4, 项目管理费用：1300 万美金。

4-4-4, project management cost: US\$13 million.

合计：**3000 万美金+2600 万美金+1100 万美金+1300 万美金=8000 万美金。**

**Total: US\$30 million + US\$26 million + US\$11 million + US\$13 million = US\$80 million.**

5，建筑工程价格发生变化的约定：

## 5. Agreement on Changes in Construction Project Price:

5-1，如果建筑原材料市场发生重大材料价格变化，需要通过协商重新决定材料价格。

5.1 In case of any major fluctuation in the price for raw building materials, the actual price shall be re-negotiated.

5-2，如果劳动法规定提高了州最低工资标准，需要通过协商合理调整人工费。

5.2 Where the minimum wage applicable within the territory of Hawaii is increased under the Labor Law, the labor costs shall be properly adjusted through negotiation.

5-3，如果施工过程中图纸发生变化而增加或者减少工程成本，需要通过协商调整费用。

5.3 In case of any increase or decrease in project cost due to drawing changes during the construction in progress, the actual amount shall be adjusted through negotiation.

5-4, 以上建筑工程费用中的人工费用是按照夏威夷建筑工程工会价格计算, 如果非工会承包商, 可以降低建筑工程总费用 1500 万美金以上。

5-4. The labor costs in the above construction project costs are calculated based on the Hawaii Construction Engineering Union prices. If a non-union contractor is used, the total construction project cost can be reduced by more than 15 million US dollars.

**6, 总承包商和分包商其它利润空间:**

**6. Other profit margins of general contractors and subcontractors:**

6-1, 以上建筑材料是按照美国市场价格计算, 实际很多承包商前往中国市场采购符合美国标准的材料, 包括施工设备设施. 中国市场非常便宜.

6-1. The above construction materials are calculated based on the U.S. market price. In fact, many contractors go to the Chinese market to purchase materials that meet U.S. standards, including construction equipment and facilities. The Chinese market is very cheap.



6-2, 人工费必须执行夏威夷市场价格.

6-2, labor fees must be based on Hawaii market prices.

6-3, 预测如果在中国市场采购符合美国标准的材料,项目可以获得额外利润空间 1000 万-2000 万美金.

6-3. It is predicted that if materials that meet American standards are purchased in the Chinese market, the project can gain an additional profit margin of US\$10 million to US\$20 million.

以上工程工程预算是美国房地产建筑工程集团董事长,总工程师方忠预算,方忠先生有 40 年的建筑工程施工经验和工程工程预算经验.方忠先生,会建筑施工图设计,包括建筑工程中的各种施工技术,曾经是建筑工人,小承包商,总承包商,房地产开发商.WWW.USAFW.COM 对于美国和中国市场非常熟悉.在中国工程方面工作 20 年,美国 20 年.本预算有很多利润空间.

The above project budget is the budget of Fang Zhong, chairman and chief engineer of the American Real Estate Construction Engineering Group. Mr. Fang Zhong has 40 years of experience in construction projects and project budgets. Mr. Fang Zhong can

design construction drawings, including construction projects.  
Various construction techniques, once used by construction  
workers, small contractors, general contractors, real estate  
developers.WWW.USAFW.COM

Very familiar with the US and Chinese markets. 20 years of working  
experience in engineering in China and 20 years in the US.

There is a lot of profit margin in this budget.