

CUADRO "A"

CÓMPUTO Y PRESUPUESTO

Obra: READECUACION INMUEBLE CALLE SARMIENTO 366

Ubicación: VIEDMA

| ITEM | DESCRIPCION | Unidad | Cantidad | Precio Unit. | Total precio Unit. | Precio Rubro | % DE INCIDENCIA |
|----------|--|--------|----------|--------------|--------------------|----------------------|-----------------|
| 1 | TRABAJOS PRELIMINARES | | | | | | |
| 1.1 | Cartel de obra | m2 | 2,00 | 3.986,445 | 7.972,891 | | 0,42% |
| 1.2 | Obrador, vallas provisorias, mov. Obra | Gl | 1,00 | 3.920,196 | 3.920,196 | | 0,21% |
| | | | | | | \$ 11.893,09 | 0,63% |
| 2 | DEMOLICION | | | | | | |
| 2.1 | Extraccion de tabiques | m2 | 16,20 | 406,748 | 6.589,316 | | 0,35% |
| 2.2 | Extraccion tablero electrico | gl | 1,00 | 2.650,820 | 2.650,820 | | 0,14% |
| 2.3 | Extraccion equipo calefaccion | gl | 1,00 | 4.717,265 | 4.717,265 | | 0,25% |
| 2.4 | Extraccion mesadas, bajos, botiquines y griferias | gl | 1,00 | 5.722,653 | 5.722,653 | | 0,30% |
| 2.5 | Extraccion de mesadas y muebles | gl | 1,00 | 8.841,315 | 8.841,315 | | 0,47% |
| 2.6 | Extraccion artefactos e instalacion electrica | gl | 1,00 | 13.137,093 | 13.137,093 | | 0,69% |
| 2.7 | Demolicion muro/contrapiso | m2 | 5,49 | 1.223,514 | 6.712,197 | | 0,35% |
| 2.8 | Extraccion revestimientos y pisos | m2 | 3,44 | 362,293 | 1.246,289 | | 0,07% |
| 2.9 | Extraccion aberturas | u | 2,00 | 3.184,562 | 6.369,124 | | 0,34% |
| | | | | | | \$ 55.986,07 | 2,95% |
| 3 | RAMPAS | | | | | | |
| 3.1 | Rampas de hormigon en ingreso | gl | 1,00 | 9.999,819 | 9.999,819 | | 0,53% |
| 3.2 | Rampa metalica c/solado goma s/placa fenolico | m2 | 7,80 | 7.448,632 | 58.099,329 | | 3,06% |
| | | | | | | \$ 68.099,15 | 3,58% |
| 4 | REVOQUES | | | | | | |
| 4.1 | Revoque Interior completo | m2 | 3,50 | 713,788 | 2.498,259 | | 0,13% |
| | | | | | | \$ 2.498,26 | 0,13% |
| 5 | CERRAMIENTOS | | | | | | |
| 5.1 | Tabique durlock c/aislacion (interior) | m2 | 40,10 | 2.106,551 | 84.466,368 | | 4,45% |
| 5.2 | Revestimiento placa yeso s/mamposteria | m2 | 10,27 | 1.416,170 | 14.544,065 | | 0,77% |
| | | | | | | \$ 99.010,43 | 5,21% |
| 6 | CIELORRASOS | | | | | | |
| 6.1 | De placas de yeso junta tomada | m2 | 9,50 | 1.433,839 | 13.621,473 | | 0,72% |
| | | | | | | \$ 13.621,47 | 0,72% |
| 7 | PISOS Y ZOCALOS | | | | | | |
| 7.1 | Piso Porcelanato S/piso exsistente | m2 | 44,00 | 1.915,067 | 84.262,935 | | 4,43% |
| 7.2 | Reposicion pisos ceramicos Idem existentes | m2 | 6,50 | 2.041,601 | 13.270,403 | | 0,70% |
| 7.3 | Perfil Tipo Atrim Acero inox. | ml | 3,90 | 586,682 | 2.288,058 | | 0,12% |
| 7.4 | Zócalo porcelanatto Idem piso | ml | 59,20 | 348,862 | 20.652,628 | | 1,09% |
| | | | | | | \$ 120.474,02 | 6,34% |
| 8 | CARPINTERIAS | | | | | | |
| 8.1 | Ajuste carpinterias y persianas | gl | 1,00 | 30.747,342 | 30.747,342 | | 1,62% |
| 8.2 | P1 Puerta PLACA ENCH cedro MAL 0,90x 2,05 | UN | 2,00 | 10.888,220 | 21.776,441 | | 1,15% |
| 8.3 | V1 Ventana ALUM blanco PF 1,33x1,25 | UN | 1,00 | 4.895,545 | 4.895,545 | | 0,26% |
| 8.4 | V2 Ventana ALUM blanco 2 PF 3,35x0,55 | UN | 1,00 | 5.430,545 | 5.430,545 | | 0,29% |
| 8.5 | Cortina roller Sunscreen | m2 | 47,84 | 661,681 | 31.654,798 | | 1,67% |
| | | | | | | \$ 94.504,67 | 4,97% |
| 9 | REVESTIMIENTOS | | | | | | |
| 9.1 | Listel de acero inoxidable | ml | 3,35 | 282,745 | 947,195 | | 0,05% |
| 9.2 | Revestimiento ceramico tipo Net Line blanco satin 20x50 de San Lorenzo | m2 | 3,60 | 2.329,151 | 8.384,945 | | 0,44% |
| | | | | | | \$ 9.332,14 | 0,49% |

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| ITEM | DESCRIPCION | Unidad | Cantidad | Precio Unit. | Total precio Unit. | Precio Rubro | % DE INCIDENCIA |
|-----------|---|--------|----------|--------------|----------------------|------------------------|-----------------|
| 10 | INSTALACION ELECTRICA Y DATOS | | | | | | |
| 10.1 | Acometida a TS | ml | 22,00 | 357,807 | 7.871,759 | | 0,41% |
| 10.2 | Tablero Principal TP | U | 1,00 | 40.599,466 | 40.599,466 | | 2,14% |
| 10.3 | Tablero Secundario TS | U | 3,00 | 19.894,673 | 59.684,019 | | 3,14% |
| 10.4 | Boca de electricidad-iluminacion | U | 16,00 | 1.866,610 | 29.865,757 | | 1,57% |
| 10.5 | Boca de electricidad-tomacorriente | U | 71,00 | 2.351,887 | 166.983,962 | | 8,79% |
| 10.6 | Puesto de trabajo informatica - tomas rj45- UTP 6 | U | 31,00 | 3.614,144 | 112.038,479 | | 5,90% |
| 10.7 | Patch panel 24 puertos categoría 6 + organizadores | u | 2,00 | 10.664,101 | 21.328,201 | | 1,12% |
| 10.8 | Patch Cords categoría 6 Longitud 2,40 mts. | u | 48,00 | 678,144 | 32.550,934 | | 1,71% |
| 10.9 | Patch Cords categoría 6 Longitud 0,6 mts. | u | 48,00 | 388,144 | 18.630,934 | | 0,98% |
| 10.10 | Artefacto tipo LUMENAC Office C LED de 60x60x11 mm aplicar | U | 9,00 | 3.543,439 | 31.890,954 | | 1,68% |
| 10.11 | Kit luz emergencia | U | 7,00 | 2.190,722 | 15.335,056 | | 0,81% |
| 10.12 | Cartel" Salida de emergencia" | U | 3,00 | 1.003,378 | 3.010,135 | | 0,16% |
| | | | | | | \$ 539.789,66 | 28,41% |
| 11 | INSTALACION SANITARIA Y PLUVIAL | | | | | | |
| 11.1 | Revisión artefactos sanitarios existentes | gl | 1,00 | 7.568,678 | 7.568,678 | | 0,40% |
| 11.2 | SA4 - Bacha acero inox Jhonson E37 | U | 1,00 | 3.075,864 | 3.075,864 | | 0,16% |
| 11.3 | G2 - Grifería monocomando FV ARIZONA 0411,02/B1 | U | 1,00 | 4.524,352 | 4.524,352 | | 0,24% |
| | | | | | | \$ 15.168,89 | 0,80% |
| 12 | INSTALACION GAS Y CALEFACCION | | | | | | |
| 12.1 | Reubicación y cambio de calefactor 4000 TB | Un | 1,00 | 12.766,413 | 12.766,413 | | 0,67% |
| 12.2 | Split frío/calor 2600 fr inverter | U | 1,00 | 55.216,417 | 55.216,417 | | 2,91% |
| 12.3 | Equipo frío Goodman Modelo: GSX130365 (FS) | un | 2,00 | 107.722,998 | 215.445,996 | | 11,34% |
| | | | | | | \$ 283.428,83 | 14,92% |
| 13 | MESADAS | | | | | | |
| 13.1 | Mesada granito gris mara | m2 | 1,14 | 8.435,779 | 9.616,788 | | 0,51% |
| 13.2 | Z1 - Zocalo granito gris mara 8 cm | ml | 2,50 | 1.354,335 | 3.385,836 | | 0,18% |
| | | | | | | \$ 13.002,62 | 0,68% |
| 14 | MUEBLES Y EQUIPAMIENTO | | | | | | |
| 14.1 | Me1 - mueble MDF melamina hojas corredizas c/estantes s/plano | un | 1,00 | 18.240,445 | 18.240,445 | | 0,96% |
| 14.2 | Me2 - Mueble recepción s/plano | un | 1,00 | 20.692,611 | 20.692,611 | | 1,09% |
| 14.3 | Me3 - Mueble guardado c/puertas s/plano | un | 1,00 | 12.352,445 | 12.352,445 | | 0,65% |
| 14.4 | Me4 - Mueble bajo mesada melamina s/plano | un | 1,90 | 6.331,445 | 12.029,745 | | 0,63% |
| 14.5 | Cartel indicador "Salida" | un | 4,00 | 226,689 | 906,757 | | 0,05% |
| 14.6 | Baliza y soporte matafuego | un | 4,00 | 356,689 | 1.426,757 | | 0,08% |
| | | | | | | \$ 65.648,76 | 3,46% |
| 15 | VIDRIOS | | | | | | |
| 15.1 | Vidrio float laminado 3+3 mm | m2 | 3,38 | 1.949,254 | 6.578,732 | | 0,35% |
| 15.2 | E1 - Espejo 6 mm | m2 | 1,20 | 2.175,309 | 2.610,371 | | 0,14% |
| | | | | | | \$ 9.189,10 | 0,48% |
| 16 | PINTURA | | | | | | |
| 16.1 | Pintura Látex p/muro interior | m2 | 836,68 | 391,255 | 327.355,589 | | 17,23% |
| 16.2 | Pintura Latex cielorraso | m2 | 287,62 | 311,905 | 89.710,018 | | 4,72% |
| 16.3 | Protector ladrillo p/muro exterior tipo brik-col | m2 | 77,50 | 702,198 | 54.420,382 | | 2,86% |
| 16.4 | Pintura Látex p/muro exterior | m2 | 28,00 | 421,526 | 11.802,728 | | 0,62% |
| | | | | | | \$ 483.288,72 | 25,44% |
| 17 | LIMPIEZA DE OBRA | | | | | | |
| 17.1 | Mano de obra limpieza periódica y final de obra | Gl | 1,00 | 15.103,219 | 15.103,219 | | 0,79% |
| | | | | | | \$ 15.103,22 | 0,79% |
| | TOTAL OBRA COSTO - COSTO | | | | 1.900.039,106 | \$ 1.900.039,11 | 100,00% |

CUADRO "E"

Obra: READECUACION INMUEBLE CALLE SARMIENTO 366

Ubicación: VIEDMA

CUADRO "E" OBRA

| | | | | |
|--------------------------------------|------------------|---------------------------|--------------|------------------------|
| COSTO COSTO | C.N. | | 1,000 | \$ 1.900.039,11 |
| GASTOS GENERALES E INDIRECTOS | G.G. e I. | 14 % de S1 | 0,140 | \$ 266.005,47 |
| SUBTOTAL | S1 | S1= C.N. + G.G.e I | 1,140 | \$ 2.166.044,58 |
| GASTOS FINANCIEROS | G.F. | 1,50 % de S1 | 0,017 | \$ 32.490,67 |
| SUBTOTAL | S2 | S2= S1 + GF | 1,157 | \$ 2.198.535,25 |
| BENEFICIO | B | 10,00 % de S2 | 0,116 | \$ 219.853,53 |
| SUBTOTAL | S3 | S3= S2 + B | 1,273 | \$ 2.418.388,78 |
| IMPUESTOS: I.V.A. e I.B | I | 24 % de S3 | 0,305 | \$ 580.413,31 |
| COEFICIENTE RESUMEN | C.R. | C.R. = S3 + I | 1,578 | \$ 2.998.802,08 |
| TOTAL OBRA | | | | \$ 2.998.802,08 |

PLAN DE TRABAJO

Obra: READECUACION INMUEBLE CALLE SARMIENTO 366

Ubicación: VIEDMA

| Nº | RUBRO | Monto Parcial | Incidencia % | MESES ENTEROS | | | | | | |
|----|---------------------------------|---------------------|----------------|---------------|------------|---------|------------|--------|------------|---------|
| | | | | MES 1 | | MES 2 | | MES 3 | | Totales |
| | | | | % | MONTO | % | MONTO | % | MONTO | |
| 1 | TRABAJOS PRELIMINARES | 18.770,67 | 0,63% | 100,00% | 18.770,67 | | 0,00 | | 0,00 | 100,00% |
| 2 | DEMOLICION | 88.361,95 | 2,95% | 90,00% | 79.525,75 | 10,00% | 8.836,19 | | 0,00 | 100,00% |
| 3 | RAMPAS | 107.479,82 | 3,58% | 100,00% | 107.479,82 | | 0,00 | | 0,00 | 100,00% |
| 4 | REVOQUES | 3.942,96 | 0,13% | | 0,00 | 100,00% | 3.942,96 | | 0,00 | 100,00% |
| 5 | CERRAMIENTOS | 156.266,62 | 5,21% | 20,00% | 31.253,32 | 80,00% | 125.013,30 | | 0,00 | 100,00% |
| 6 | CIELORRASOS | 21.498,56 | 0,72% | | 0,00 | 100,00% | 21.498,56 | | 0,00 | 100,00% |
| 7 | PISOS Y ZOCALOS | 190.142,27 | 6,34% | 20,00% | 38.028,45 | 80,00% | 152.113,82 | | 0,00 | 100,00% |
| 8 | CARPINTERIAS | 149.155,25 | 4,97% | | 0,00 | 100,00% | 149.155,25 | | 0,00 | 100,00% |
| 9 | REVESTIMIENTOS | 14.728,77 | 0,49% | | 0,00 | 100,00% | 14.728,77 | | 0,00 | 100,00% |
| 10 | INSTALACION ELECTRICA Y DATOS | 851.941,59 | 28,41% | 20,00% | 170.388,32 | 30,00% | 255.582,48 | 50,00% | 425.970,80 | 100,00% |
| 11 | INSTALACION SANITARIA Y PLUVIAL | 23.940,83 | 0,80% | 30,00% | 7.182,25 | 50,00% | 11.970,42 | 20,00% | 4.788,17 | 100,00% |
| 12 | INSTALACION GAS Y CALEFACCION | 447.331,30 | 14,92% | | 0,00 | 20,00% | 89.466,26 | 80,00% | 357.865,04 | 100,00% |
| 13 | MESADAS | 20.521,84 | 0,68% | | 0,00 | 50,00% | 10.260,92 | 50,00% | 10.260,92 | 100,00% |
| 14 | MUEBLES Y EQUIPAMIENTO | 103.612,41 | 3,46% | | 0,00 | 30,00% | 31.083,72 | 70,00% | 72.528,69 | 100,00% |
| 15 | VIDRIOS | 14.503,02 | 0,48% | | 0,00 | 80,00% | 11.602,41 | 20,00% | 2.900,60 | 100,00% |
| 16 | PINTURA | 762.767,04 | 25,44% | 10,00% | 76.276,70 | 50,00% | 381.383,52 | 40,00% | 305.106,82 | 100,00% |
| 17 | LIMPIEZA DE OBRA | 23.837,18 | 0,79% | 20,00% | 4.767,44 | 20,00% | 4.767,44 | 60,00% | 14.302,31 | 100,00% |
| | TOTAL OBRA | 2.998.802,08 | 100,00% | | | | | | | |

| | MES 1 | MES 2 | MES 3 |
|------------------------------|--------|--------|---------|
| PORCENTAJE MENSUAL | 17,80% | 42,40% | 39,81% |
| PORCENTAJE MENSUAL ACUMULADO | 17,80% | 60,19% | 100,00% |

| | MES 1 | MES 2 | MES 3 |
|-------------------------|---------------|-----------------|-----------------|
| MONTO MENSUAL | \$ 533.672,73 | \$ 1.271.406,02 | \$ 1.193.723,33 |
| MONTO MENSUAL ACUMULADO | \$ 533.672,73 | \$ 1.805.078,75 | \$ 2.998.802,08 |

CURVA DE INVERSIONES

Obra: READECUACION INMUEBLE CALLE SARMIENTO 366

Ubicación: VIEDMA

