



Obra
 FASE 1- 34 IMÓVEIS: AV. FFORDE 409-411; 410-412; 413-414; 413a-414a; 415-416; 415a-416a; AV FOX 433-435; 437-439; 438-440; 441-443; 442-444; 445-446; 447-448; AV. M. F. CAMPOS SALLES 455-456-457-458; 459-460-461-462
 ATUALIZADO EM 02/2026

Bancos
 SINAPI - 12/2025 - São Paulo
 ORSE - 11/2025 - Sergipe

B.D.I.
 29,98%

Encargos Sociais
 Desonerado: embutido nos preços unitário dos insumos de mão de obra, de acordo com as bases.

Cronograma Físico e Financeiro

Item	Descrição	Total Por Etapa	30 DIAS	60 DIAS	90 DIAS	120 DIAS	150 DIAS	180 DIAS	210 DIAS
1	ADMINISTRAÇÃO LOCAL	100,00%	2,72%	2,80%	5,44%	6,75%	5,28%	5,19%	5,00%
		3.395.090,79	92.346,47	95.062,54	184.692,94	229.168,63	179.260,79	176.205,21	169.754,54
1.1	DESPESAS INDIRETAS	100,00%	2,72%	2,80%	5,44%	6,75%	5,28%	5,19%	5,00%
		3.395.090,79	92.346,47	95.062,54	184.692,94	229.168,63	179.260,79	176.205,21	169.754,54
2	MOBILIZAÇÃO E CANTEIRO DE OBRA	100,00%	28,40%			9,68%			9,68%
		259.372,81	73.657,04			25.106,32			25.106,32
2.1	SERVIÇOS GERAIS	100,00%	30,00%			10,00%			10,00%
		217.824,77	65.347,43			21.782,48			21.782,48
2.2	LIMPEZA PERMANENTE DA OBRA	100,00%	20,00%			8,00%			8,00%
		41.548,04	8.309,61			3.323,84			3.323,84
3	DEMOLIÇÕES, DESMONTAGENS E REMOÇÕES	100,00%	10,00%	20,00%					30,00%
		120.266,73	12.026,67	24.053,35					36.080,02
4	MOVIMENTAÇÃO DE TERRA E CONTENÇÕES	100,00%		23,00%		10,00%		12,00%	15,00%
		13.939,22		3.206,02		1.393,92		1.672,71	2.090,88
5	INFRA-ESTRUTURA	100,00%		20,00%		10,00%			5,00%
		69.790,37		13.958,07		6.979,04			3.489,52
6	PISOS	100,00%		7,92%	11,88%	3,96%	1,04%	5,21%	8,96%
		973.484,38		77.078,29	115.617,43	38.539,14	10.135,08	50.675,38	87.213,36
6.1	PLATAFORMA DE PISO EM MADEIRA	100,00%		10,00%	15,00%	5,00%			10,00%
		770.782,88		77.078,29	115.617,43	38.539,14			77.078,29
6.2	PISO DE CONCRETO	100,00%					5,00%	25,00%	5,00%
		202.701,50					10.135,08	50.675,38	10.135,08
7	ESTRUTURA PORTANTE E PAREDES	100,00%			0,95%	1,43%		4,52%	13,57%
		791.789,15			7.523,89	11.285,84		35.827,51	107.482,54
7.1	PAREDE DE MADEIRA	100,00%						5,00%	15,00%
		716.550,25						35.827,51	107.482,54
7.2	PAREDE DE ALVENARIA	100,00%			10,00%	15,00%			
		75.238,90			7.523,89	11.285,84			
8	ESQUADRIAS E GUARDA CORPO	100,00%		20,00%	10,00%	10,00%		15,00%	15,00%
		818.832,16		163.766,43	81.883,22	81.883,22		122.824,82	122.824,82
9	ESTRUTURA DE COBERTURA E FORRO	100,00%				3,13%	8,75%	2,50%	5,00%
		2.455.751,05				76.805,38	214.852,95	61.444,30	122.888,60
9.1	COBERTURA	100,00%				5,00%	8,00%	4,00%	8,00%
		1.536.107,54				76.805,38	122.888,60	61.444,30	122.888,60
9.2	FORRO	100,00%					10,00%		
		919.643,51					91.964,35		
10	INSTALAÇÕES ELÉTRICAS	100,00%			5,00%	8,00%	8,00%	8,00%	5,00%
		532.886,79			26.644,34	42.630,94	42.630,94	42.630,94	26.644,34
11	INSTALAÇÕES HIDRÁULICAS	100,00%	5,00%	5,00%					
		196.241,94	9.812,10	9.812,10					
12	ACABAMENTOS	100,00%	5,00%			10,00%	10,00%		
		413.499,30	20.674,97			41.349,93	41.349,93		
13	PAISAGISMO E ÁREA EXTERNA	100,00%				10,00%	10,00%		
		819.129,90				81.912,99	81.912,99		
14	LIMPEZA FINAL E DESMOBILIZAÇÃO	100,00%				5,00%		5,00%	
		17.862,81				893,14		893,14	
15	CONSTRUÇÕES COMPLEMENTARES	100,00%	15,00%						
		882.468,81	132.370,32						
Porcentagem			2,9%	3,29%	3,54%	5,42%	4,85%	4,19%	5,98%
Custo			340.887,56	386.936,79	416.361,81	637.948,48	570.142,68	492.174,01	703.574,94
Porcentagem Acumulado			2,9%	6,19%	9,73%	15,15%	20,0%	24,19%	30,17%
Custo Acumulado			340.887,56	727.824,35	1.144.186,16	1.782.134,64	2.352.277,32	2.844.451,33	3.548.026,27

PAULO DA SILVA AMORIM
 Arquiteto - CAU A18482-9
 RRT 13541886

PREFEITURA MUNICIPAL DE SANTO ANDRÉ
CNPJ: 46.522.942/0001-30

240 DIAS	270 DIAS	300 DIAS	330 DIAS	360 DIAS	390 DIAS	420 DIAS	450 DIAS	480 DIAS	510 DIAS	540 DIAS	570 DIAS	600 DIAS	630 DIAS	660 DIAS	
4,85%	6,33%	4,01%	3,66%	5,26%	3,89%	2,02%	2,07%	3,88%	6,21%	4,59%	3,01%	2,42%	3,43%	4,26%	
164.661,90	214.909,25	136.143,14	124.260,32	178.581,78	132.069,03	68.580,83	70.278,38	131.729,52	210.835,14	155.834,67	102.192,23	82.161,20	116.451,61	144.630,87	
4,85%	6,33%	4,01%	3,66%	5,26%	3,89%	2,02%	2,07%	3,88%	6,21%	4,59%	3,01%	2,42%	3,43%	4,26%	
164.661,90	214.909,25	136.143,14	124.260,32	178.581,78	132.069,03	68.580,83	70.278,38	131.729,52	210.835,14	155.834,67	102.192,23	82.161,20	116.451,61	144.630,87	
	11,60%			1,28%	8,40%			1,28%	8,40%	2,40%			8,40%	1,28%	8,40%
	30.092,09			3.323,84	21.782,48			3.323,84	21.782,48	6.232,21			21.782,48	3.323,84	21.782,48
	10,00%				10,00%				10,00%				10,00%		10,00%
	21.782,48				21.782,48				21.782,48				21.782,48		21.782,48
	20,00%			8,00%				8,00%		15,00%				8,00%	
	8.309,61			3.323,84				3.323,84		6.232,21				3.323,84	
								20,00%					20,00%		
								24.053,35					24.053,35		
	10,00%									15,00%				15,00%	
	1.393,92									2.090,88				2.090,88	
	20,00%									15,00%					10,00%
	13.958,07									10.468,56					6.979,04
11,88%	3,96%	1,04%						8,96%	21,04%	8,96%					1,04%
115.617,43	38.539,14	10.135,08						87.213,36	204.831,95	87.213,36					10.135,08
15,00%	5,00%							10,00%	20,00%	10,00%					
115.617,43	38.539,14							77.078,29	154.156,58	77.078,29					
		5,00%						5,00%	25,00%	5,00%					5,00%
		10.135,08						10.135,08	50.675,38	10.135,08					10.135,08
5,48%	1,43%		4,52%	13,57%	4,52%		0,95%	1,43%	4,52%	13,57%		4,52%	13,57%	10,00%	
43.351,40	11.285,84		35.827,51	107.482,54	35.827,51		7.523,89	11.285,84	35.827,51	107.482,54		35.827,51	107.482,54	79.178,92	
5,00%			5,00%	15,00%	5,00%				5,00%	15,00%		5,00%	15,00%	10,00%	
35.827,51			35.827,51	107.482,54	35.827,51				35.827,51	107.482,54		35.827,51	107.482,54	71.655,03	
10,00%	15,00%						10,00%	15,00%						10,00%	
7.523,89	11.285,84						7.523,89	11.285,84						7.523,89	
10,00%					20,00%										
81.883,22					163.766,43										
5,00%	7,49%	10,86%	3,74%	7,25%	5,00%	10,62%	5,00%	5,00%				3,13%	5,00%	2,50%	
122.888,60	183.928,70	266.696,62	91.964,35	177.966,16	122.888,60	260.734,08	122.888,60	122.888,60				76.805,38	122.888,60	61.444,30	
8,00%				5,00%	8,00%	5,00%	8,00%	8,00%				5,00%	8,00%	4,00%	
122.888,60				76.805,38	122.888,60	76.805,38	122.888,60	122.888,60				76.805,38	122.888,60	61.444,30	
	20,00%	29,00%	10,00%	11,00%		20,00%									
	183.928,70	266.696,62	91.964,35	101.160,79		183.928,70									
		5,00%	8,00%	8,00%	8,00%	5,00%				5,00%	8,00%	7,00%	7,00%	5,00%	
		26.644,34	42.630,94	42.630,94	42.630,94	26.644,34				26.644,34	42.630,94	37.302,08	37.302,08	26.644,34	
10,00%	5,00%	5,00%	10,00%	10,00%					10,00%	5,00%	10,00%	10,00%	10,00%	5,00%	
19.624,19	9.812,10	9.812,10	19.624,19	19.624,19					19.624,19	9.812,10	19.624,19	19.624,19	19.624,19	9.812,10	
5,00%	10,00%	10,00%					5,00%	10,00%	10,00%					5,00%	
20.674,97	41.349,93	41.349,93					20.674,97	41.349,93	41.349,93					20.674,97	
	5,00%	5,00%	10,00%	10,00%				5,00%	10,00%					5,00%	
	40.956,50	40.956,50	81.912,99	81.912,99				40.956,50	81.912,99	81.912,99				40.956,50	
							10,00%	2,00%	10,00%			28,00%		10,00%	
							1.786,28	357,26	1.786,28			5.001,59		1.786,28	
10,00%							10,00%	20,00%		25,00%					
88.246,88							88.246,88	176.493,76		220.617,20					
5,59%	4,98%	4,52%	3,37%	5,2%	4,41%	4,12%	3,41%	3,9%	7,09%	3,99%	1,63%	2,34%	3,48%	3,61%	
656.948,59	586.225,53	531.737,69	396.220,31	611.522,44	518.964,99	484.003,83	401.540,69	458.992,50	833.790,56	468.899,99	191.231,43	275.773,70	409.163,75	424.024,85	
35,76%	40,74%	45,26%	48,63%	53,83%	58,24%	62,36%	65,77%	69,68%	76,77%	80,75%	82,38%	84,72%	88,2%	91,81%	
4.204.974,86	4.791.200,39	5.322.938,08	5.719.158,39	6.330.680,83	6.849.645,82	7.333.649,65	7.735.190,34	8.194.182,84	9.027.973,40	9.496.873,39	9.688.104,82	9.963.878,52	10.373.042,27	10.797.067,12	

PREFEITURA MUNICIPAL DE SANTO ANDRÉ
 CNPJ: 46.522.942/0001-30

690 DIAS	720 DIAS
4,31%	2,62%
146.328,41	88.951,38
4,31%	2,62%
146.328,41	88.951,38
	0,80%
	2.077,40
	5,00%
	2.077,40
4,16%	
40.540,30	
20,00%	
40.540,30	
1,43%	
11.285,84	
15,00%	
11.285,84	
5,00%	5,00%
122.888,60	122.888,60
8,00%	8,00%
122.888,60	122.888,60
10,00%	10,00%
41.349,93	41.349,93
10,00%	10,00%
81.912,99	81.912,99
20,00%	10,00%
3.572,56	1.786,28
	20,00%
	176.493,76
3,81%	4,38%
447.878,63	515.460,34
95,62%	100,0%
11.244.945,75	11.760.406,21