

Submitted by
Submitted on
To be approved by
Status

Kevin Casey
2014-09-01
Homeowner
Approved by Homeowner.

254725.06
\$ Budgeted

Phase V: Construction	\$ Budgeted	Note
Construction Administration		
Solicit, Review and Present Bids	780.00	Flat fee
Negotiation and Acceptance of Construction Agreement	1300.00	Flat fee
Project Coordination		
Progress Inspections and Site Visits		
Requests For Information (RFIs) and Clarifications	1300.00	Estimated
Change Order Tracking Including Approval/Denial	1300.00	10 hours at \$130 per hour
Construction Progress Assessments & Reporting	1300.00	6-10 Site visits
Invoicing and Payment Administration	1300.00	6-10 invoices
3rd Party Special Engineering Inspections (As Required)		
Pickups and Deliveries		
Printing and Document Fees		
Prime Contractor Supervision		
Contractor Mobilization and Set Up		
Mobilization		
Project Management	3160.00	
Foreman, onsite supervision	6200.00	
Sanitary Facilities		
Temporary Fencing and Security Barriers	720.00	Temporary fencing for neighbors dog
Temporary Tree and Plant Protection		
Progress Cleaning	1350.00	
Final Cleaning	500.00	
Hazardous Material Assessment		Not In Contract (NIC) Owner has already contracted with Synergy.
Demolition and Structure Moving	3200.00	Removal of existing garage. This is for a straight demolition and haul away of the existing garage. No salvage of existing materials is anticipated. Salvage of existing material will be on an Hourly basis @\$45/hr.
Hazardous Material Remediation		NIC. Owner to contract with Synergy and pay them directly for asbestos abatement.
Site Work and Earthwork		
Earthwork		Rough grading only. No elevation changes to the existing yard. No importing of fill or grading materials.
Site Clearing		
Selective Tree and Shrub Removal	600.00	Removal of two or three trees as necessary and removal of misc shrubs. Allowance.
Excavation and Fill	4800.00	Excavation of footing and slab area with slab prep, including compaction and placing of stone and sand.
Trenching	2800.00	Sewer connection at side of house. Must verify in field that there is enough drop to use gravity. Electrical trenching to share trench.
Slope Protection		
Planting		

Sub drainage		Assumes a 6'x6'x6' dispersion pit with porous substrate. Included with Excavation. Mechanical or fabricated liner or constructed tank for holding water is not included. None specified. Current excavation and fill are included with excavation price.
Electrical Utilities		
Solid Waste Collection, Transfer, and Hauling Equipment		
Prime Contractor Supervision	1120.00	
Foundation and Concrete		
Foundation	15360.00	Foundation to be constructed as per architectural plans and specifications.
Thermal and Moisture Protection of Foundation	1450.00	This includes a 15 mill vapor barrier between the soil and the concrete as well as the placement of rigid R-5 insulation within the slab.
Site Concrete		None anticipated. Water line to existing meter will be water jet tunneled if possible.
Sidewalk work		
Patio	450.00	Maximum 4'x4' landing.
Retaining Walls		
Prime Contractor Supervision	1120.00	
Driveway		
Framing and Carpentry		
Rough Carpentry	18000.00	Labor to complete the rough frame.
Hardware and Framing Material	10800.00	All lumber, fasteners and hardware to assemble the rough frame.
Entry Roof or Trellis		Per plan
Rough Ladder or Stair Framing	350.00	Pre fabricated access ladder for loft. Allowance
Finish Carpentry	4800.00	Installation of interior base, case, jambs and sills.
Exterior Window and Door Trim		Exterior wood trim not included. Foam sills as per stucco detail have been removed and wood trim will be provided.
Wood Door and Window Casings	720.00	Door and window casings + window jamb extensions and sills. Materials only. This is an allowance based on basic stock trim. The actual price of the material will dependant on the exact style chosen. Allowance
Specialty Ladders, Finish Stairs and Railings		Fireplace mantle and trim Not Included.
Wood Stops, Stools, and Sills	270.00	Materials only. This is an allowance based on basic stock trim. The actual price of the material will dependant on the exact style chosen. Allowance.
Wood Base and Shoe Moldings	360.00	Materials only. This is an allowance based on basic stock trim. The actual price of the material will dependent on the exact style chosen.
Wood Fasciae and Soffits	5860.00	Fascia; \$65.00 per board. 20 pcs for Fascia = \$1,300.00. Soffit material = +/- 80 pcs 1x4 @ \$12.00 Ea. = \$960.00. installation @ \$3,600.00
Interior trim		
Fasteners		
Prime Contractor Supervision	1120.00	
Insulation and Moisture Protection		
Thermal Insulation	4055.56	Open cell spray foam at ceilings and R15 fiberglass batt @ walls.
Damp proofing and Waterproofing		Water barrier as per code and stucco application. Included in stucco pricing. If no stucco, the Vapor barrier will be \$550.00
Waterproofing of Shower/Bath	990.00	Waterproof shower pan and walls.
Weather Barriers		
Roof Shingles, Shakes, Metal	4350.00	Roofing. Asphalt shingles. Assumed to be Owens Corning or similar brand. 30 year composite. Owner to specify color.
Siding	13850.00	This bid is for stucco. Included are Foam sills and integral color. Lap siding OPTION. There are several options. I propose a materials allowance of \$4,000.00 for lap siding. Installation will be \$9,000.00
Sheet Metal Flashings	300.00	water proofing metal at building perimeter and misc transitions. Misc sheet metal flashings
Misc. Flashings		
Manufactured Gutters and Downspouts	1100.00	Oge style, or "K" style gutter with downspouts.

Fire and Smoke Protection		1 hr rated walls. None shown on plan. NIC.
Prime Contractor Supervision	1020.00	
Windows and Doors		
Interior Doors - Doors	1549.90	Bath solid wood door with pocket as per plan \$349.50, Office solid wood door \$220.00, two closet doors, \$338.40, Bedroom double outswing with astragal \$642.00
Interior Doors - Hardware		
Interior Doors - Install Doors	750.00	Installation of interior and exterior doors
Interior Doors - Install Hardware	120.00	Owner will supply the interior door knobs. Contractor will order them upon request. This is an allowance for door hardware only.
Exterior Doors - Doors	717.60	This is for a door as per plan. An upgraded door such as a double french door from Anderson or integrity would be around \$3000.00.
Exterior Doors - Hardware	300.00	OPCI Allowance.
Exterior Doors - Install Doors		
Exterior Doors - Install Hardware	420.00	
Windows	5753.00	This pricing is for Milgard Fiberglass windows. Integrity fiberglass with wood interiors would be \$7,400.00. Anderson 400 series aluminum with wood interiors would be \$8,100.00
Roof Windows, Skylights and SunTunnels	600.00	Supply and install one Velux operable skylight. Skylight Allowance is \$450.00. Installation is \$150.00.
Window Hardware		
Window Flashings	1140.00	Materials @ \$600.00. Labor @ = \$540.00
Installation of Windows	1440.00	
Garage Door		
Prime Contractor Supervision	1360.00	
Finishes		
Drywall	8775.00	Radius corners, lvl 4 smooth wall. Interior drywall finish. The drywall is assumed to be a "smooth" wall finish with no texture.
Flooring		Concrete at all areas except loft.. Rough Ply flooring in loft. No finished flooring in that area.
Exterior Painting	2600.00	Exterior painting of soffit, fascia, trim and siding would be \$5,600.00 when using a NON stucco siding. One color for trim and soffit/fascia. NO body color included. Integral color supplied by stucco contractor.
Interior Painting	5450.00	Interior painting of walls and trim. Assumes 2 colors and 2 sheen changes. Materials and labor. Price includes a primer coat and two coats of paint on walls, ceilings and trim. Owner to select colors. Windows without Factory paint will be an additional \$120.00 each. Windows should be ordered with an applied finish color to the interior and exterior.
Staining and Transparent Finishing	400.00	Exposed beams and decorative truss finish. Misc staining
Schedules for Storage Specialties		
Toilet, Bath, and Laundry Accessories	180.00	OPCI. Owner to provide items for contractor. Installation of towel bar, mirror, TP holder and robe hook.
Tub and Shower Doors		
Mirrors		
Fireplaces and Stoves	2600.00	Allowance. Valor, portrait series fireplace. Need dealer quote. Also included is \$600.00 toward the finishing details around the fireplace.
Closet and Utility Shelving	180.00	Closet rod and one shelf per closet.
Kitchen Cabinets	3344.00	Cliq cabinets. \$3,344.00. If ordered by 7/23, \$2,700.00. Allowance only.
Bath Cabinets	200.00	OPCI -Bath cabinet installation included with general cabinet installation price.
Other Cabinets		
Cabinet and Drawer Hardware		OPCI Owner to provide cabinet drawer pulls and knobs if desired. Installation price will be at a standard \$45.00/hr.
Cabinet Installation	1440.00	Install box cabinetry by Cliq. Cabinet installation labor.
Countertops	3000.00	Allowance only. Granite or synthetic stone at kitchen. Pricing can vary greatly based on color and edging. Owner to verify. Allowance only. Pricing based on other new avenue projects with like counter tops.

Tile Installation	3320.00	Labor to install tile on the shower walls and the shower Pan. Bath floor assumed to be concrete .
Tile Wall Materials	200.00	Allowance
Tile Trim Materials		
Tile Base Materials	75.00	Allowance
Tile Floor Materials		
Tile Nooks and ledges for shampoo, soap etc..		
Tile Trim		
Tile Grout		
Tile Sealer		
Prime Contractor Supervision	1360.00	
Plumbing		
Plumbing: All Rough and Finish Work	9885.00	Water connection to cottage. New supply line from the existing meter to the cottage. The intent is to route the water line through the crawl space of the existing house to avoid trenching at the side yard. See Water Service line under change order section.. Included are the rough and finish plumbing to complete the interior of the cottage. This includes the setting and trim out of all fixtures supplied by the owner. There is an allowance included in line item 168 for the purchase of sinks, toilets, faucets and valves.
Water Connection to Main Home		
Gas Connection to Main Home	1500.00	Connection from main gas meter to cottage.
Sanitary Sewer Pump		
Sanitary Sewer Lateral Replacement		
Sanitary Sewer	1250.00	Assumes Point of Connection to be as per plan at side of residence.
Plumbing Equipment		
Water Heaters	1500.00	Allowance for all plumbing fixtures
Lavatories		See Plumbing equipment fixture allowance.
Sinks		See Plumbing equipment fixture allowance.
Bathtubs		See Plumbing equipment fixture allowance.
Showers		See Plumbing equipment fixture allowance.
Faucets, Supplies, and Trim		See Plumbing equipment fixture allowance.
Prime Contractor Supervision	1740.00	
Fire Sprinklers	6480.00	Allowance. Need to verify design and water flow.
Heating, Ventilation, and Air Conditioning		
HVAC - Flashing		
HVAC - Ducting		
Ventilation Hoods	480.00	Cook top vent, dryer vent, exhaust fan vent in bath.Hard ducting for cook top vent, dryer vent and bathroom vent. No appliances are included.
Vents		
Heaters		
Radiant Heating Units	12000.00	Radiant heat. Design and load calculations + installation space requirements to be determined by subcontractor. Must verify location.
Energy Recovery Unit		
Prime Contractor Supervision	1240.00	
Electrical		
Electrical - All Electrical Hardware and Installation	13200.00	Wiring and trim out, for electrical work as per architectural plan. Materials and labor. Assumes the use of the existing main house 100 AMP service panel and the addition of a 60 AMP sub panel at the cottage. Data/cable/TV to be wired within the cottage and point of connection at the outside of cottage will be provided. Cable service provider is responsible to extend services to the cottage. This does not include a new service panel or panel upgrade at the existing house. If local authorities require a panel upgrade, it will be processed as a change order. Includes a 100 amp service panel at the cottage that will be wired as a 60 amp panel when split from the main house. Includes all breakers, receptacles, switches and non decorative lights.

Interior Lights	390.00	Allowance. NOT included are 1 surface fixtures at office/entry, 3 wall sconces, exhaust hood, vanity fixture, 2 wall sconce in living room.
Lighting Details		
Exterior Lighting		No landscape lighting included.
Smoke Detection Sensors		Included
Oven/Stovetop		
Refrigerator		
Washer/Dryer		
Prime Contractor Supervision	1360.00	
Overhead and Profit		
Overhead and Profit	35220.00	
Other		
Custom		
Reimbursement		

Phase V: Home Improvements and Site Improvements	\$ Budgeted	Note
Additional Work		
Water line	2650.00	Allowance: \$1,650 for installation of new water line to accommodate supply for cottage plumbing and fire sprinklers. V.I.F pressure and volume calculations. This also assumes the existing meter has adequate supply from the street supply to the meter. (East Bay Mud jurisdiction). This allowance is designated for the plumbers material and labor to extend the new water line from the existing meter to the new cottage. It does not include any trenching, back filling or concrete work. \$1,000 Allowance if necessary for trenching. V.I.F. Path and depth for trenching of new water line from meter if necessary. Patching or replacement of sidewalks or driveway NIC. This price includes the trenching and back fill from the sidewalk to the crawl space and from the crawl space to the cottage. Trench for new water service line. Line to connect to existing meter. Path to be from meter to crawl space and then from crawl space to the cottage. The Inspector may not approve. Utilities to ADU's are to be separated from the main home. If the local building authority does not approve, an alternate path must be accepted. With the possibility of additional cost.
Gas line		
Electrical Service		
Foundation		
Electrical service upgrade		
Other	500.00	If we can pass inspection without touching the deck, that will be what we do. If we need to modify the deck, this price is for cutting back the existing deck by utilizing the existing deck material. Materials allowance (Assumes we can utilize the currently available material. Allowance for additional materials = \$200.00. Labor to cut back deck and rebuild handrail to be code compliant. \$300.00.

Phase V: Post Construction	\$ Budgeted	Note
Additional Work		
Landscaping		
Patios		
Drainage		
Grey water		
Other		
Project Summary and Final Invoice		
Grand Opening Party		