

Project Summary



Initial Proposal

30.00	<u>Consultants</u>	\$	1,750
50.00	<u>On-Site Land Development</u>	\$	3,400
50.05.00	Existing Structure	\$	3,400
50.10.00	Consultants	\$	-
50.15.00	Soils/Utilities	\$	-
50.20.00	Road Services	\$	-
50.25.00	Common Areas	\$	-
50.30.00	Special Requirements	\$	-
50.99.00	Other	\$	-

75.00	<u>Site Overhead</u>	\$	15,960
75.01.00	Personnel	\$	13,338
75.02.00	Site Equipment	\$	1,574
75.03.00	Rental/Tools	\$	75
75.04.00	General Site Conditions	\$	-
75.99.00	Other Site Overhead	\$	974

60.00	<u>Vertical Construction</u>	\$	69,781
60.01.00	General Conditions	\$	4,100
60.02.00	Site Work	\$	-
60.03.00	Concrete	\$	-
60.04.00	Masonry	\$	-
60.05.00	Metals	\$	-
60.06.00	Wood	\$	19,935
60.07.00	Thermal & Moisture	\$	-
60.08.00	Doors & Windows	\$	3,538
60.09.00	Finishes	\$	27,235
60.10.00	Specialties	\$	1,201
60.11.00	Equipment	\$	-
60.15.00	Mechanical	\$	13,772
60.99.00	Other Vertical	\$	-

Construction Cost Total \$ 74,931.13

RCH Mark Up \$ 7,493.11

Project Sub Total	\$ 98,384.57
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Plus WSST

Vertical Detail



Notes

30.00	<u>Consultants</u>	\$	1,750	
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30.35.00	Interior Designer	\$	1,750	
50.00	<u>On-Site Land Development</u>	\$	3,400	
50.05.00	<i>Existing Structure</i>	\$	3,400	
50.05.15	Demolition	\$	3,400	Supply and install masking, zipwall, ram board and carpet masking for stairs Remove all flooring at upper level. Stairs to be left as-is Gut to raw framing new master bath, walk in closet and bathroom #2 area Remove existing closet walls at master bedroom Bag and dispose insulation above bathrooms and walk in closet Remove all baseboard at upper level, except for bedrooms #2 and #3
50.10.00	<i>Consultants</i>	\$	-	
50.15.00	<i>Soils/Utilities</i>	\$	-	
50.20.00	<i>Road Services</i>	\$	-	
50.25.00	<i>Common Areas</i>	\$	-	
50.30.00	<i>Special Requirements</i>	\$	-	
50.99.00	<i>Other</i>	\$	-	
60.00	<u>Vertical Construction</u>			
60.01.00	<i>General Conditions</i>	\$	4,100	
60.01.15	Exterior Clean-Up (dumpster/trailer)	\$	1,500	As needed during construction
60.01.40	Interior Clean-Up	\$	500	Professionally cleaned prior to delivery
60.01.42	Temp Labor	\$	750	Misc. labor as needed
60.01.43	General Protection	\$	500	Plastic, cardboard, etc
60.01.44	Punch List Material	\$	500	Materials needed for final punch list
60.01.45	Temp Sanitation	\$	350	Honey bucket
60.02.00	<i>Site Work</i>	\$	-	
60.03.00	<i>Concrete</i>	\$	-	
60.04.00	<i>Masonry</i>	\$	-	
60.05.00	<i>Metals</i>	\$	-	
60.06.00	<i>Wood</i>	\$	19,935	
60.06.05	Framing Labor	\$	1,800	Frame new partitions per drawings Frame for 3 new windows at sitting area <i>Existing windows to remain as-is in bathrooms and closet</i> Install 3 new windows at sitting area Patch siding around 3 new windows using narrow trim (example: 2x2) No subfloor patching (T&M if needed)
60.06.10	Framing Lumber	\$	-	Included in 60.06.05
60.06.15	Framing Hardware	\$	-	Included in 60.06.05
60.06.30	Framing Labor - Self Perform	\$	750	Before drywall
60.06.35	Siding Labor	\$	-	Included in 60.06.05
60.06.40	Siding Material	\$	-	Included in 60.06.05

Vertical Detail



Notes

60.06.52	Screw Down Floors/Sub Floor Repair	\$	750	
60.06.55	Cabinets	\$	5,200	Per cabinet plans
60.06.60	Interior Doors/Millwork	\$	4,935	Matching trim and door from down stairs (all oak would add \$1,200)
60.06.65	Finish Labor	\$	3,500	Labor for cabinet, doors, trim and finish hardware install
60.06.66	Finish Labor - Self Perform	\$	3,000	Labor for final punch list
60.07.00	Thermal & Moisture	\$	-	
60.08.00	Doors & Windows	\$	3,538	
60.08.20	Windows	\$	534	
60.08.25	Window Install	\$	-	Included in 60.06.05
60.08.30	Window Screen	\$	-	Included in 60.08.20
60.08.35	Window Coverings	\$	-	NA
60.08.40	Skylights	\$	-	NA
60.08.50	Mirror & Shower Doors (other glass)	\$	1,830	

Bath # 2	60 X 60, 3/16" clear mirror with light hole cutout.
Master Bath	72 X 60, 3/16" clear mirror with 2 light hole cutouts.
	60" Frameless shower enclosure. 3/8" clear tempered glass, two wall mount hinges, u-channel and 6" back to back d-pull handle. Door will be 72" tall.
	All hardware will be polished chrome.

60.08.55	Finish Hardware	\$	1,174	\$325 for Door Knobs, \$500 for Bath Hardware, \$300 for Cabinet Knobs
60.09.00	Finishes	\$	27,235	

60.09.05	Sheetrock & Texture	\$	1,500	Allowance for misc. patching
60.09.06	Sheetrock & Texture Touch up	\$	500	Touch up as needed prior to completion
60.09.10	Tile	\$	9,552	

Ceramic	
Master bath floor	Allowance 12x12 mid-grade porcelain tile installed w/ 1/4" cement board
In floor heat	Upgrade to RPM Mat option
-	Supply WarmWire cable in floor heat system w/ programmable thermostat
-	Cables & thermostat must be installed by electrician
Master shower surround	Allowance 12x12 mid-grade porcelain tile installed w/ 1/2" Wedi board shower system
Edge trim	Flat polish open edges of porcelain tile
Option niche	Installation of 12"x18" shampoo niche (Framing by builder)
Master shower pan	Allowance 2x2 mosaic porcelain tile installed over Wedi shower pan system
Master shower curb	Allowance 12x12 porcelain tile installed w/ 1/2" Wedi board and flat polished open edges
Hall bath floor	Allowance 12x12 mid-grade porcelain tile installed w/ 1/4" cement board
Hall bath tub surround	Allowance 12x12 mid-grade porcelain tile installed w/ 1/2" cement board and water proofing
Edge trim	Flat polish open edges of porcelain tile
Option niche	Installation of 12"x18" shampoo niche (Framing by builder)
Sealing	Seal grout w/ Miracle Seal Grout Shield
Option	Change to Quartzlock urethane grout ADD \$875.08

60.09.12	Slab Countertops	\$	3,662	
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Slab	
Master bath vanity	Allowance 3cm mid-grade Pental Quartz slab installed w/ eased edge, under mount sink cut outs, & 4" slab b/s
Hall bath vanity	Allowance 3cm mid-grade Pental Quartz slab installed w/ eased edge, under mount sink cut outs, & 4" slab b/s

60.09.15	Hardwood	\$	7,289	
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Hardwood	
Master bedroom, master closet, & hallway	Supply & install 3/4"x4" rift & quartered select white oak w/ stain & 2 coats swedish finish
Stair nose	Supply & install rift & quartered white oak stair nose w/ stain & finish
Option	Sand, stain, & finish white oak baseboards provided by builder
Option	Installation of finished baseboards
Note	Baseboards proposed are for hardwood areas only.
Note	Matching stain can be provided for painters to paint & finish base boards.
Vents	Supply & install flush mount white oak vents (Estimated at this time.)
Excludes	Baseshoe & paint touch up.

60.09.20	Vinyl	\$	-	NA
60.09.25	Plastic Laminate	\$	-	NA
60.09.30	Carpet	\$	1,532	

Carpet	
2 bedrooms	Allowance mid-grade nylon carpet installed w/ 7/16" upgraded urethane foam padding

Vertical Detail



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60.09.32	Wall Covering	\$ -	NA																																						
60.09.35	Painting Exterior	\$ 500																																							
60.09.40	Painting Interior	\$ 1,100	Walls and ceiling same color																																						
60.09.45	Painting Millwork	\$ 1,100	White																																						
60.09.50	Painting Touch up	\$ 500	Touch up as needed prior to completion																																						
60.10.00	Specialties	\$ 1,201																																							
60.10.05	Closet Shelving	\$ 1,201	Master bedroom closet modular system																																						
60.11.00	Equipment	\$ -																																							
60.15.00	Mechanical	\$ 13,772																																							
60.15.10	Plumbing Rough In	\$ 2,997																																							
60.15.15	Plumbing Finish	\$ 3,750	(2) \$350 toilet, (3) vanity sink \$200 and faucet \$350, shower/tub \$650 filler, Shower \$750 plus trim labor																																						
60.15.20	HVAC Rough In (Heating/Air Conditioning)	\$ 1,000	Place holder for moving if needed																																						
60.15.25	HVAC Finish (Heating/Air Conditioning)	\$ -	Included in Rough In																																						
60.15.30	Electrical Rough In	\$ 5,375	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">Bid cost</td> <td style="width: 50%;">Arc fault provisions for existing circuits Cutler hammer CH</td> </tr> <tr> <td>Bid cost</td> <td>Floor heat circuit and in floor wire install</td> </tr> <tr> <td>Bid cost</td> <td>8 cans downstairs and pull flooring up Wheat haze 6" can trims</td> </tr> <tr> <td></td> <td>****BELOW PER PLAN</td> </tr> <tr> <td>Bid cost</td> <td>Switch</td> </tr> <tr> <td>Bid cost</td> <td>3way switch</td> </tr> <tr> <td>Bid cost</td> <td>Timer switch</td> </tr> <tr> <td>Bid cost</td> <td>20Amp receptacle</td> </tr> <tr> <td>Bid cost</td> <td>20Amp GFCI receptacle</td> </tr> <tr> <td>Bid cost</td> <td>15Amp receptacle</td> </tr> <tr> <td>Bid cost</td> <td>Recessed can light Wheat haze 6" can trims</td> </tr> <tr> <td>Bid cost</td> <td>Recessed can light with shower trim</td> </tr> <tr> <td>Bid cost</td> <td>Fan Panasonic</td> </tr> <tr> <td>Bid cost</td> <td>Sconce</td> </tr> <tr> <td>Bid cost</td> <td>Standard round fixture opening</td> </tr> <tr> <td>Bid cost</td> <td>New Arc fault circuits</td> </tr> <tr> <td>Demo and Rework</td> <td>Allocation for demo and rework of existing wiring. Hours</td> </tr> <tr> <td>PERMIT</td> <td>Permit cost and purchase fee.</td> </tr> <tr> <td></td> <td>Cutler hammer ch panel with 3 open spaces</td> </tr> </table>	Bid cost	Arc fault provisions for existing circuits Cutler hammer CH	Bid cost	Floor heat circuit and in floor wire install	Bid cost	8 cans downstairs and pull flooring up Wheat haze 6" can trims		****BELOW PER PLAN	Bid cost	Switch	Bid cost	3way switch	Bid cost	Timer switch	Bid cost	20Amp receptacle	Bid cost	20Amp GFCI receptacle	Bid cost	15Amp receptacle	Bid cost	Recessed can light Wheat haze 6" can trims	Bid cost	Recessed can light with shower trim	Bid cost	Fan Panasonic	Bid cost	Sconce	Bid cost	Standard round fixture opening	Bid cost	New Arc fault circuits	Demo and Rework	Allocation for demo and rework of existing wiring. Hours	PERMIT	Permit cost and purchase fee.		Cutler hammer ch panel with 3 open spaces
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60.15.40	Low Voltage Rough In	\$ -	NA																																						
60.15.45	Low Voltage Finish	\$ -	NA																																						
60.15.50	Gas Piping	\$ -	NA																																						
60.15.55	Venting	\$ -																																							
60.15.57	Central Vacuum	\$ -	NA																																						
60.15.60	Light Fixtures	\$ 650	Allowance - TBD																																						
60.15.65	Security System	\$ -	NA																																						
60.15.70	Audio Sound System	\$ -	NA																																						
60.99.00	Other Vertical	\$ -																																							
60.99.98	Miscellaneous	\$ -	NA																																						
60.99.99	Vertical Contingency	\$ -	NA																																						