

Budget

REV J



High Level
Estimate Final
Budget

Notes

30.00 Consultants					
30.00.00	Consultants/Pre-Construction	\$	16,766.20	\$	16,766.20
30.70.00	Pre-Construction	\$	15,000.00	\$	15,000.00 Pre-Construction services provided by RCH
30.99.98	Other	\$	1,766.20	\$	1,766.20 2-D As-Built Floors Plans estimate
60-75 Vertical Construction					
60.01.00	General Conditions	\$	25,086.00	\$	25,086.00
60.01.01	Plans and Copies	\$	750.00	\$	750.00 Allowance; (3) sets of plans - bid set, (2) construction set
60.01.15	Exterior Clean-Up (dumpster)	\$	8,000.00	\$	8,000.00 Allowance; 30yd bin for 8 months
60.01.40	Final Clean	\$	3,000.00	\$	3,000.00 Allowance; (3) cleans - post drywall, post construction, post punch list
60.01.42	Temp Labor	\$	8,640.00	\$	8,640.00 Allowance; 6hrs a week of temp labor for 8 months
60.01.43	General Protection (plastic, cardboard, etc.)	\$	2,000.00	\$	2,000.00 Allowance; surface and dust protection
60.01.44	Punch Material	\$	500.00	\$	500.00 Allowance; punch list materials
60.01.45	Temp Sanitation	\$	2,196.00	\$	2,196.00 Allowance; porta-potty rental and bi-weekly cleaning for 8 months
60.02.00	Site Work	\$	1,800.00	\$	4,920.00
60.02.03	Demolition	\$	1,800.00	\$	4,920.00 ABM bid 03/21/23; Remove tile and drywall at fireplace. Remove cabinets and countertop and hardwood at kitchen. Remove carpet in dining room. Remove all the carpet at stairs and all upstairs room. Remove tile and mirror at bathroom. Remove "fake beam and pillars" frame, including disposal. Dumpster/disposal
60.03.00	Concrete	\$	-	\$	-
60.04.00	Masonry	\$	2,268.00	\$	3,130.00
60.04.15	Internal Masonry Veneer	\$	2,268.00	\$	3,130.00 Custom Stone bid 03/17/23; All labor and materials needed to complete the inside fireplace only with a hearth using Glacier Mountain Thin Venner stone. 53sqft stone, 4ea (20x20) hearth stones and clean up.
60.05.00	Metals	\$	-	\$	-
60.06.00	Wood	\$	113,442.00	\$	96,595.14
60.06.05	Framing Labor	\$	1,200.00	\$	- Included in line 60.02.03
60.06.10	Framing Lumber	\$	600.00	\$	- Included in line 60.02.03
60.06.55	Cabinets	\$	60,992.00	\$	60,992.00 United bid 02/08/23; includes kitchen, dining room built-ins, fireplace bookshelves, laundry room, and bathroom vanities (excluding downstairs bathroom). Includes crown molding, integrated under cabinet lighting, floating shelves with hardware, stacked uppers in kitchen, garbage pullout, wood lazy susan base corner, prep for glass w/ finished interior uppers in wine nook, toe cover, base shoe, furniture base at built-ins, wood tops at fireplace, scribe molding, touch up, flush veneer finished ends where applicable, decorative ends at island.
60.06.60	Interior Doors/Millwork	\$	15,000.00	\$	5,621.64 BFS bid 04/14/23; replace damaged doors throughout in solid core doors (design to match existing), millwork to match existing. *All cased openings may need to be removed and replaced to allow for new hardwood floor installation.
60.06.62	Screw Down Floors	\$	650.00	\$	650.00 Allowance; screw down floors where exposed
60.06.65	Finish Labor	\$	35,000.00	\$	29,331.50 Handcraft bid 03/24/23; finish carpentry labor to install doors, base, windows and tie in where necessary. Install front door. Cabinet install labor per show drawings. Hardware install allowance. 10% contingency included.
60.07.00	Thermal & Moisture	\$	16,582.00	\$	14,051.00

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60.07.20	Insulation	\$ 10,000.00	\$ 6,995.00	Insulation NW bid 03/15/23; Crawl/Floor Insulation - where missing R-30 Fiberglass Insulation, 5 Exterior Walls - where missing R-21 Fiberglass Insulation, 6 Unblowable Flat - where missing R-38 Fiberglass Insulation, Skylight Insulation - where missing R-21 Fiberglass Insulation. *Work is needed due to leak/water damage.
60.07.50	Fireplace	\$ 6,582.00	\$ 7,056.00	Fireside bid 02/28/23; remove existing fireplace (must be down to studs), install new fireplace. MantelsDirect allowance; \$299 for Vail Wood Fireplace Mantel Shelf (60" W x 4" T) in unfinished pine (to be finish onsite). Staining allowance; \$175 for color matching and staining mantle onstie to match new bookshelf cabinetry
60.08.00	Doors & Windows	\$ 35,172.15	\$ 35,172.15	
60.08.05	Exterior Doors	\$ 10,000.00	\$ 8,000.00	Allowance; new front door - double swing with side lights on either side
60.08.10	Set Exterior Doors	\$ 750.00	\$ 750.00	Allowance; install front door with side lights
60.08.20	Windows	\$ 7,122.15	\$ 7,122.15	Classic Windows bid 01/05/23; replacement windows for windows facing south, the family room window, and the kitchen window
60.08.25	Window Install	\$ 3,000.00	\$ 5,000.00	ABM bid 03/21/23; window replacement - \$500 per window for 10 windows being replaced.
60.08.50	Mirror & Shower Doors (other glass)	\$ 11,800.00	\$ 11,800.00	Allowance; shower glass for downstairs bath and upstairs baths, full mirrors in the upstairs bath, framed mirror for powder bath
60.08.55	Finish Hardware	\$ 2,500.00	\$ 2,500.00	Allowance; front door hardware, interior door hardware to match existing, cabinet hardware.
60.09.00	Finishes	\$ 151,972.48	\$ 158,896.98	
60.09.05	Sheetrock & Texture	\$ 35,700.00	\$ 22,320.00	Gooseman bid 03/21/23; 5/8" ceiling & 1/2" walls, 1st floor heigh = 9', Flood cuts approx. 2ft on 2nd floor, drywall finish - TBD. First Floor: All new drywall walls & ceiling kitchen, living room, hallway, room below stairs, bathroom, 1 hall closet, office, mud room, *one wall in pantry. Second Floor: Install drywall on flood cuts walls only bedroom 1 & closet, bedroom 2 & closet, master bedroom & closet, hallway, hall closet, hall bathroom, *master bathroom all new drywall walls & ceiling.
60.09.06	Sheetrock & Texture Touchup	\$ 4,000.00	\$ 2,000.00	Allowance; touch up drywall throughout house
60.09.10	Tile	\$ 17,134.56	\$ 22,959.15	GSF bid 04/03/23; Podwer: floor, shower floor, shower walls, trim, niche. Hall bath 1: floor, shower floor, curb, shower walls, trim, niche, deco, Note - top of pony wall to receive slab top & niches to receive slab bottom shelf. Hall bath 2: floor, tub surround, trim, niche, deco. Kitchen backsplash: backsplash, trim. See GSF bid for detailed spec.
60.09.12	Slab Countertops	\$ 15,000.00	\$ 28,614.00	Stone Bros bid 04/10/23; Kitchen: 3 Slabs Cambria Mersey (3 cm). Laundry & Bathrooms: 2 Slabs Stratus Quartz Regal Calacatta McLaren (3 cm).
60.09.15	Hardwood	\$ 27,197.92	\$ 33,150.62	GSF bid 04/03/23; 3/4" x 4" solid plian sawn select red oak w/ stain & 3 coats water based finish. (Change to swedish finish deduct \$907). Flush mount red oak vents w/ stain & finish.
60.09.20	Vinyl	\$ 4,430.00	\$ 4,517.28	GSF bid 04/03/23; Gaia American Cherry 7" luxury vinyl plank click flooring installed floating over plywood sub-floor. Includes matching luxury vinyl square stair nosing at stup down to landing, matching lucury vinyl square stair nosing & plank flooring glued down at treads, matching 7" luxury vinyl plank flooring glued down at risers, matching end cap molding at transition to carpeting. Installation of LVP at crawl access glued down to plywood sub-floor.
60.09.30	Carpet	\$ 11,510.00	\$ 11,383.93	GSF bid 04/03/23; Mohawk Homefront II color TBD installed w/ 7/16" Smartcushion urethane foam padding. Installation of french wrapped steps.

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60.09.32	Wall Covering	\$ 3,500.00	\$ 3,500.00	Allowance; wallpaper in powder bathroom	
60.09.35	Painting Exterior	\$ 3,000.00	\$ 3,000.00	Allowance; touch up exterior trim around the windows	
60.09.40	Painting Interior	\$ 9,450.00	\$ 9,115.00	Webber bid 03/23/23; Prime coat: apply one coat of primer to all drywall and patched areas. Walls & Ceilings: repair minor drywall dings, dents and nail holes, apply one finish coat to all walls and ceilings throughout. Separate wall & ceiling colors. Same sheend throughout, wetrooms to receive eggshell finish. Includes allowance for one accent color.	
60.09.45	Painting Millwork	\$ 17,850.00	\$ 17,137.00	Webber bid 03/23/23; Prepare, prime and paint new base and waiscoat on first and second floor, prepare and paint existing case, doors, jambs, windows, crowns & skirtboards throughout.	
60.09.50	Painting Touchup	\$ 3,200.00	\$ 1,200.00	Allowance; touch up paint throughout house	
60.10.00	Specialties	\$ 5,000.00	\$ 5,000.00		
60.10.05	Closet Shelving	\$ 5,000.00	\$ 5,000.00	Allowance; new wire and rod closet shelving in bathrooms and office	
60.11.00	Equipment	\$ 25,000.00	\$ 12,678.08		
60.11.05	Appliances and install	\$ 25,000.00	\$ 12,678.08	Ferguson bid 04/19/23; new appliances (except fridge, bev fridge, wine fridge) for the kitchen, new washer dryer. Thompson bid 04/17/23; Install of all appliances.	
60.15.00	Mechanical	\$ 58,000.00	\$ 58,375.77		
60.15.10	Plumbing Rough In	\$ 10,000.00	\$ 11,940.00	Ryan's Custom bid 3/30/23; KITCHEN 1- sink, re stub waste and water lines and trim, 1-dishwasher to be installed by other, 1-ice maker, update ice box. LAUNDRY ROOM 1- laundry sink, re-stub waste and water lines, 1- clothes washer, Move over in crawl space to new location and install new waste and water lines and new outlet box. UPPER FLOOR HALL BATH 2-restub for double vanity, 1- toilet. re stub water line, 1- existing tub shower combo to be removed, set new tub and valve. UPPER FLOOR REC BATH 1- re stub waste and water lines for vanity, 1-toilet re-stub, 1- set mud set drain in shower and rough-in new valve. TRIM Trim out all above fixtures. Ryan's Custom bid 05/03/23; Provide and install new moen flo automatic water shut off in garage, replace PRV and main water shut off, as the existing water main PRV and main water shut off have to be completely cut out and re worked.	
60.15.15	Plumbing Finish	\$ 9,000.00	\$ 16,037.02	Ryan's Custom bid 04/27/23; new plumbing fixtures in kitchen (2 sinks, 2 faucets), laundry room (sink and faucet), downstairs bath (pedastel sink, toilet, shower trim), (2) upstairs baths (sinks, faucets, shower trim). (Based on build.com portfolio, plumber to supply plumbing fixtures).	
60.15.30	Electrical Rough In	\$ 10,000.00	\$ 15,248.75	APE bid 03/20/23; Kitchen- Rewire/move existing circuits to meet new locations, add LED tape undercabinet lighting, 2 dimmers, new circuits will be a change order. Formal Dining Room- Replace existing chandelier with customer provided fixture. Family Room- Add 6 cans on a dimmer, 2 reading cans with individual dimmers, Retrim 3 existing cans (1 is a gimal), power for shelf lighting (does not include the lighting), power to 4 new speakers, add 1 outlet for a TV, add 2" smurf tube from TV to the right of the fireplace. Entry- Replace existing chandelier with customer provided fixture. Down Bath- Replace existing lights with customer provided fixtures. Down Closet- Install customer provided fixture. Up Bath x 2- Replace existing lights with customer provided fixtures (does not include the master bath).	

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60.15.35	Electrical Finish	\$	10,000.00	\$	-	APE bid 03/20/23 con't; Misc: Replace all outlets and switches with new white decora. Includes 1 timer and 1 dimmer in the existing location. Replace all existing can trims with new APE provided LED trims. Price does not include any lighting fixtures or lamps, ceiling fans, track lighting, rope lighting, under cabinet lighting, floor heat and thermostats, landscape lighting or exterior transformers, or any other materials outside of the original scope discussed on 03/15/2023. Changes to the original scope will be discussed and approved before any changes be made. Change rate includes the cost of labor and materials. Absolute Power Electric Inc is not responsible for any drywall damage or repair. Added %10 contingency
60.15.40	Low Voltage Rough In	\$	3,500.00	\$	-	Included in line 60.15.30
60.15.45	Low Voltage Finish	\$	2,000.00	\$	-	Included in line 60.15.30
60.15.50	Gas Piping	\$	1,000.00	\$	-	Removed from scope; not needed, gas line is reachable for both the fireplace and the new range top.
60.15.55	Venting	\$	4,500.00	\$	7,150.00	IHSNW bid 03/15/23; Relocate Range Hood, Install Make Up Air Via Furnace (excludes: current sensor, step down transformer), Install 2 toe kick registers in kitchen, Pan off Return Air in Hallway. Include - Swap out existing fans with Panasonic FV 05-11VKL2 Fan/Light (each) - \$550
60.15.60	Light Fixtures	\$	8,000.00	\$	8,000.00	Allowance; new light fixtures in kitchen, entry chandeleir
70.XX.00	Change Order(s)	\$	-	\$	-	
70.30.00	Change Order(s)	\$	-	\$	-	
75.01.00	Site Overhead	\$	135,326.64	\$	129,201.39	
Construction Cost Total		\$	586,415.47	\$	559,872.71	<i>Total Sqft</i> 3999.10
RCH Mark Up 10%		\$	58,641.55	\$	55,987.27	<i>\$/SQFT</i> 154.00
Project Total		\$	645,057.02	\$	615,859.98	\$
			Plus Tax		Plus Tax	

Client's signature below indicates Final Budget approval and authorization for Rainier Custom Homes to commence work detailed in this approved budget.

X _____
Customer Signature

Date: _____

X _____
Rainier Custom Homes Signature

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