

\$ Budgeted
697,712.68

Phase V: Construction	\$ Budgeted	Note
Construction Administration		
Solicit, Review and Present Bids		
Negotiation and Acceptance of Construction Agreement		
Project Coordination	6,082.50	Insurance
Progress Inspections and Site Visits	2,500.00	
Requests For Information (RFIs) and Clarifications		
Change Order Tracking Including Approval/Denial		
Construction Progress Assessments & Reporting	2,027.50	Closeout Paperwork
Invoicing and Payment Administration	35,000.00	New Avenue Integration
3rd Party Special Engineering Inspections (As Required)		
Pickups and Deliveries		
Printing and Document Fees	409.75	Printing
Prime Contractor Supervision	15,360.00	
Contractor Mobilization and Set Up		
Mobilization		
Project Management		
Foreman, onsite supervision	69,120.00	
Sanitary Facilities	1,600.00	Assuming 8 month
Temporary Fencing and Security Barriers	5,052.50	Scaffolding, Fencing, Controls
Temporary Tree and Plant Protection		
Progress Cleaning	3,250.00	
Final Cleaning	750.00	
Hazardous Material Assessment	4,000.00	Existing Conditions Survey
Demolition and Structure Moving		
Hazardous Material Remediation	1,250.00	Asbestos Abatement
Site Work and Earthwork		
Earthwork		
Site Clearing	15,500.00	includes excavation
Selective Tree and Shrub Removal		
Excavation and Fill		
Trenching		
Slope Protection		
Planting		
Sub drainage		
Electrical Utilities		
Solid Waste Collection, Transfer, and Hauling Equipment	5,625.00	
Prime Contractor Supervision		
Foundation and Concrete		
Foundation		
Thermal and Moisture Protection of Foundation		
Site Concrete	45,000.00	Allowance
Sidewalk work		

Patio		
Retaining Walls		
Driveway		
Prime Contractor Supervision		
Framing and Carpentry		
Rough Carpentry	96,000.00	price to hold for only 2 weeks. will vary with commodity pricing for framing.
Hardware and Framing Material	7,517.59	Allowance for framing, decking, arch. woodwork,
Entry Roof or Trellis		
Rough Ladder or Stair Framing	4,750.00	Allowance
Finish Carpentry		
Exterior Window and Door Trim	3,584.12	
Wood Door and Window Casings		
Specialty Ladders, Finish Stairs and Railings	7,099.20	Allowance
Wood Stops, Stools, and Sills		
Wood Base and Shoe Moldings		
Wood Fasciae and Soffits	4,687.50	
Interior trim		
Fasteners		
Prime Contractor Supervision		
Insulation and Moisture Protection		
Thermal Insulation	10,692.00	assume title 24 re-visit with batting + some foam
Damp proofing and Waterproofing		
Waterproofing of Shower/Bath		
Weather Barriers		
Roof Shingles, Shakes, Metal	12,425.00	Membrane Roofing
Siding	7,065.00	
Sheet Metal Flashings	2,807.38	Allowance
Misc. Flashings		
Manufactured Gutters and Downspouts	3,368.85	Allowance
Fire and Smoke Protection		
Prime Contractor Supervision		
Windows and Doors		
Interior Doors - Doors	26,680.00	Allowance
Interior Doors - Hardware	2,362.50	Allowance
Interior Doors - Install Doors		
Interior Doors - Install Hardware		
Exterior Doors - Doors		
Exterior Doors - Hardware		
Exterior Doors - Install Doors		
Exterior Doors - Install Hardware		
Windows	38,766.98	Allowance
Roof Windows, Skylights and SunTunnels		
Window Hardware		
Window Flashings		
Installation of Windows		
Garage Door		
Prime Contractor Supervision		
Finishes		
Drywall	28,245.94	Allowance for Cement Stucco & Gypsum Board & Plaster
Flooring	5,965.00	Allowance for Hardwood Flooring & Sealing of Concrete w/ one coat of water based sealer + stain
Exterior Painting	3,824.25	painting included 1 color 1 sheen
Interior Painting	12,550.27	painting included 1 color 1 sheen

Staining and Transparent Finishing		
Schedules for Storage Specialties	800.00	
Toilet, Bath, and Laundry Accessories	2,000.00	
Tub and Shower Doors	2,268.75	
Mirrors		
Closet and Utility Shelving		
Kitchen Cabinets		
Bath Cabinets		
Other Cabinets	15,026.40	
Cabinet and Drawer Hardware		
Cabinet Installation		
Countertops	5,310.00	
Tile Installation	16,697.50	
Tile Wall Materials	4,765.00	
Tile Trim Materials		
Tile Base Materials		
Tile Floor Materials	4,461.25	
Tile Nooks and ledges for shampoo, soap etc..		
Tile Trim		
Tile Grout		
Tile Sealer		
Prime Contractor Supervision		
Plumbing		
Plumbing: All Rough and Finish Work	25,000.00	
Water Connection to Main Home	2,700.00	
Gas Connection to Main Home		
Sanitary Sewer Pump		
Sanitary Sewer Lateral Replacement		
Sanitary Sewer		
Plumbing Equipment		
Water Heaters		
Lavatories		
Sinks		
Bathtubs		
Showers		
Faucets, Supplies, and Trim	1,800.00	allowance
Fire Sprinklers	6,500.00	
Prime Contractor Supervision		
Heating, Ventilation, and Air Conditioning		
HVAC - Flashing		
HVAC - Ducting		
Ventilation Hoods	2,660.00	
Vents	910.00	
Fireplaces and Stoves		
Heaters		
Radiant Heating Units		
Energy Recovery Unit	17,000.00	
Prime Contractor Supervision		
Electrical		
Electrical - All Electrical Hardware and Installation	19,500.00	
Interior Lights		
Lighting Details	2,000.00	allowance
Exterior Lighting		
Smoke Detection Sensors		

Oven/Stovetop		
Refrigerator		
Washer/Dryer		
Prime Contractor Supervision		
Overhead and Profit		
Overhead and Profit	68,394.95	
Other		
Custom		
Reimbursement		

Phase V: Home Improvements and Site Improvements	\$ Budgeted	Note
Additional Work		
Water line		
Gas line	2,500.00	Hydrocarbon
Electrical Service	3,000.00	Allowance
Foundation		
Electrical service upgrade		
Other	3,500.00	Stormwater

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

Hi all! Please note that Permits by Owner. Water Service Fee by Owner. See Div50 for details on many line items. Happy to submit in BID side if estimate is competitive