

Submitted by Kevin Casey
Submitted on
To be approved by Kevin Casey
Status This form is a draft and has not yet been issued to the project.

\$ Budgeted
236,872.52

Phase V: Construction	\$ Budgeted	Note
Construction Administration		
Solicit, Review and Present Bids	1,300.00	Detailed fixed price bid completed by two of the builders in the New Avenue network.
Negotiation and Acceptance of Construction Agreement	1,300.00	Construction agreement is provided by New Avenue and requires review with the client, architect and contractor.
Project Coordination		
Progress Inspections and Site Visits		
Requests For Information (RFIs) and Clarifications		
Change Order Tracking Including Approval/Denial	2,600.00	New Avenue's project administrator will review each change order and provide support to customers with any questions.
Construction Progress Assessments & Reporting	1,300.00	Biweekly or monthly review of project progress.
Invoicing and Payment Administration	1,000.00	Invoicing and payment processing throughout construction.
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	368.00	Performed by GC to monitor and coordinate project
Foreman, onsite supervision	222.34	
Sanitary Facilities	788.00	Porta-Potty rental
Temporary Fencing and Security Barriers	1,312.50	General Rentals such as fencing to provide security for worksite
Temporary Tree and Plant Protection	1,523.00	Co-Ordinate and execute tree protection plan on approved drawings and property line fencing
Progress Cleaning	1,365.00	Cleaning of site throughout construction progress
Final Cleaning	998.00	Final cleaning of site once construction is completed
Hazardous Material Assessment		
Demolition and Structure Moving	3,623.00	Removal of fences, concrete slabs, wall at garage, driveways, shoring and construction wall at removed garage wall; varies by project
Hazardous Material Remediation		
Site Work and Earthwork		
Earthwork		
Site Clearing		
Selective Tree and Shrub Removal	525.00	Reuse fence and gate at 2nd unit; used salvage fence boards from property line fence
Excavation and Fill		
Trenching	472.50	Digging of trenches for foundation, plumbing, gas and electrical. Costs vary by size of the project
Slope Protection		
Planting		
Sub drainage		
Electrical Utilities		
Solid Waste Collection, Transfer, and Hauling Equipment		

Prime Contractor Supervision	161.70	
Foundation and Concrete		
Foundation		
Thermal and Moisture Protection of Foundation		
Site Concrete	24,822.00	forming pour and finish of pouring of foundation concrete along with saw cutting, removal of plumbing slab; costs vary per size of project
Sidewalk work	10,281.00	New walkway ramp connecting the driveway to deck at +8" elevation, new driveway and site flat work, additional alter scope to reflect changes to the trash area flatwork and walkways
Patio		
Retaining Walls	893.00	Retaining walls for slope
Driveway	20,738.00	standard asphalt patch and removal at orld garage
Prime Contractor Supervision	1,844.85	
Framing and Carpentry		
Rough Carpentry	18,900.00	Framing labor; framing of walls, roofs, floors, install ext. doors, windows finish fascia, offits decorative structures and materials included
Hardware and Framing Material	7,402.50	Framing materials; hardware and fasteners / Tyvek - Based on proejct size
Entry Roof or Trellis		
Rough Ladder or Stair Framing		
Finish Carpentry		
Exterior Window and Door Trim	3,255.00	Install siding and paper Exterior Window trim, corners - gable vents, facias
Wood Door and Window Casings		
Specialty Ladders, Finish Stairs and Railings	157.50	Attic access ladder installed from heater room to service attic
Wood Stops, Stools, and Sills		
Wood Base and Shoe Moldings	3,097.50	Flat paint grade FJ
Wood Fasciae and Soffits		
Interior trim		
Fasteners		
Prime Contractor Supervision	1,165.89	
Insulation and Moisture Protection		
Thermal Insulation	2,047.50	Thermal BATT insulation to meet R-Value in plans (with certification letter from subcontractor)
Damp proofing and Waterproofing		
Waterproofing of Shower/Bath		
Weather Barriers		
Roof Shingles, Shakes, Metal	4,830.00	New shingle roofing 40 Owens Corning Dimensional
Siding	3,754.00	Lap siding materials
Sheet Metal Flashings		
Misc. Flashings	709.00	GSM Flashing saddles and pans, windows and doors
Manufactured Gutters and Downspouts	787.50	Prepainted GSM gutters and downs
Fire and Smoke Protection		
Prime Contractor Supervision	293.08	
Windows and Doors		
Interior Doors - Doors	4,278.75	Garage entry door, kitchen door, utility room door, back doggie door, includes installation
Interior Doors - Hardware		
Interior Doors - Install Doors	3,927.00	Installation of interior doors, along with materials for finish packages by MSA
Interior Doors - Install Hardware	1,890.00	Installation of all door hardware in stock color
Exterior Doors - Doors	1,260.00	Entry door - Simpson 2130 6 raised panel with sidelight 7701
Exterior Doors - Hardware	210.00	Entry door hardware allowance - type and style TBD
Exterior Doors - Install Doors	630.00	Installation of 3 exterior doors
Exterior Doors - Install Hardware		
Windows	3,638.25	8 window units- various operation Marvin Integrity

Roof Windows, Skylights and SunTunnels		
Window Hardware		
Window Flashings		
Installation of Windows	1,680.00	Installation of 8 windows
Garage Door	1,196.24	Reuse of original garage door, labor for installation, and new tracks
Prime Contractor Supervision	495.00	
Finishes		
Drywall	6,755.00	Interior Drywall - drywall hang tape and finish, old world plaster finish, includes ceilings and rated WP board in the bathtub area, fire rated eave work at garage and drywall work at property line
Flooring	5,518.75	laminated real wood flooring - blind nail finish in place
Exterior Painting	4,095.00	Exterior painting - complete exterior - prime calk paint 1 color
Interior Painting	456.50	Sherwin Williams Paints - 1 color
Staining and Transparent Finishing		
Schedules for Storage Specialties		
Toilet, Bath, and Laundry Accessories	1,150.00	Allowance, Owner to provide otherwise
Tub and Shower Doors	700.00	Allowance, Owner to provide otherwise
Mirrors	79.00	Bathroom Mirror
Closet and Utility Shelving		
Kitchen Cabinets	3,929.82	Laminate - Brookhaven - Box style not Face frame cabinets Modular
Bath Cabinets	3,028.00	Bathroom cabinets - tax and delivery included
Other Cabinets	1,522.50	Installation of modular cabinets specified; MSA labor and installation materials - subtops for Ceasarstone
Cabinet and Drawer Hardware		
Cabinet Installation		
Countertops	2,100.00	Granite countertop with cutouts for sink - 1.5" mitered edge
Tile Installation		
Tile Wall Materials		
Tile Trim Materials		
Tile Base Materials		
Tile Floor Materials	3,455.00	Tub surround - running bond setting - 7' -9" high; \$5 PSF tile materials allowance to include trims and access
Tile Nooks and ledges for shampoo, soap etc..		
Tile Trim		
Tile Grout		
Tile Sealer		
Prime Contractor Supervision	678.00	
Plumbing		
Plumbing: All Rough and Finish Work	6,788.25	Toilet lavatory, bathtub washer and sink with gas connection to new range, WH and dryer
Water Connection to Main Home		
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	1,131.90	labor to set plumbing trim and fixtures - hook up sinks and appliances as needed
Fire Sprinklers		
Prime Contractor Supervision		

Heating, Ventilation, and Air Conditioning		
HVAC - Flashing		
HVAC - Ducting	7,416.00	All duct work returns - 1 thermostat, metal grilles and safety pan (BRYAN 925A03040 96% single stage), duct work for exhaust fan and dryer duct to roof, condensate drain by gravity to exterior wall
Ventilation Hoods		
Vents		
Fireplaces and Stoves		
Heaters		
Radiant Heating Units		
Energy Recovery Unit		
Prime Contractor Supervision	720.00	
Electrical		
Electrical - All Electrical Hardware and Installation	10,080.00	Wiring and circuit work, decora devices and all recessed light fixtures and strip lighting
Interior Lights		
Lighting Details		
Exterior Lighting		
Smoke Detection Sensors		
Oven/Stovetop		
Refrigerator		
Washer/Dryer		
Prime Contractor Supervision	353.00	
Overhead and Profit		
Overhead and Profit	32,250.95	Standard charged by contractors of 15% of project budget
Other		
Custom		
Reimbursement		

Phase V: Home Improvements and Site Improvements	\$ Budgeted	Note
Additional Work		
Water line	1,622.25	Pre construction gas line work - new supply with Tees for remodel work and tie in furnace, stove and water heater
Gas line		
Electrical Service		
Foundation		
Electrical service upgrade		
Other		

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