

\$ Budgeted
146,898.00

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		
Foreman, onsite supervision		
Sanitary Facilities	979.00	Assumes 5 months
Temporary Fencing and Security Barriers	750.00	Remove chain link fence at rear of property line for duration of project, reinstall at completion, add new gate
Temporary Tree and Plant Protection		
Progress Cleaning	1,200.00	Includes daily and weekly cleaning
Final Cleaning	750.00	
Hazardous Material Assessment		
Demolition and Structure Moving	7,317.00	Demo of a one car garage, removal of concrete half driveway
Hazardous Material Remediation		
Site Work and Earthwork		
Earthwork		
Site Clearing		
Selective Tree and Shrub Removal		
Excavation and Fill	1,898.00	Excavation of dirt under garage for new footings for foundation
Trenching		
Slope Protection		
Planting		
Sub drainage	1,400.00	
Electrical Utilities	3,410.00	
Solid Waste Collection, Transfer, and Hauling Equipment		
Prime Contractor Supervision		
Foundation and Concrete		
Foundation	3,634.00	Slab on grade with 3' retaining wall on rear property line

Thermal and Moisture Protection of Foundation		
Site Concrete	366.00	Stoop to both doors
Sidewalk work		
Patio	1,200.00	
Retaining Walls	75.00	
Driveway		
Prime Contractor Supervision		
Framing and Carpentry		
Rough Carpentry	10,365.00	All 2x6 advanced framing
Hardware and Framing Material		
Entry Roof or Trellis	1,330.00	Main door and storage door covered entry
Rough Ladder or Stair Framing	3,200.00	
Finish Carpentry		
Exterior Window and Door Trim		
Wood Door and Window Casings		
Specialty Ladders, Finish Stairs and Railings		
Wood Stops, Stools, and Sills	1,422.00	Stain grade vertical grain douglas fir throughout. Included in framing
Wood Base and Shoe Moldings		
Wood Fasciae and Soffits		
Interior trim		
Fasteners		
Prime Contractor Supervision		
Insulation and Moisture Protection		
Thermal Insulation	4,284.00	Spray foam insulation is \$3k over batt insulation
Damp proofing and Waterproofing	1,067.00	Vapor barrier - tyvek
Waterproofing of Shower/Bath		
Weather Barriers		
Roof Shingles, Shakes, Metal	3,597.00	Fiberglass comp shingles
Siding	10,192.00	James Hardie Lap siding is \$5853 and Cedar siding with mitered corners is \$4339 additional
Sheet Metal Flashings		
Misc. Flashings		
Manufactured Gutters and Downspouts	683.00	
Fire and Smoke Protection	4,500.00	Fire sprinklers
Prime Contractor Supervision		
Windows and Doors		
Interior Doors - Doors	1,134.00	Two solid core stain grade doors
Interior Doors - Hardware		
Interior Doors - Install Doors		
Interior Doors - Install Hardware	2,725.00	
Exterior Doors - Doors	8,996.00	Marvin windows and doors
Exterior Doors - Hardware	1,113.00	Craftsman style fiberglass door, primed
Exterior Doors - Install Doors		
Exterior Doors - Install Hardware	50.00	Finish hardware
Windows		
Roof Windows, Skylights and SunTunnels	976.00	Two fixed 2x2 skylights
Window Hardware		
Window Flashings		
Installation of Windows		
Garage Door		
Prime Contractor Supervision		
Finishes		
Drywall	4,573.00	Smooth drywall - level 4 finish
Flooring	3,080.00	Tile in lower floor

Exterior Painting	2,930.00	Prime cedar, two color exterior paint
Interior Painting	2,752.00	Three color interior
Staining and Transparent Finishing		
Schedules for Storage Specialties		
Toilet, Bath, and Laundry Accessories		
Tub and Shower Doors		
Mirrors		
Closet and Utility Shelving		
Kitchen Cabinets	3,525.00	Cliqstudios.com, birch
Bath Cabinets		
Other Cabinets		
Cabinet and Drawer Hardware		
Cabinet Installation	200.00	Appliance Owner Purchased Contractor Installed (OPCI)
Countertops	1,245.00	Soapstone - Fabrication with finished corners and sink plus installation. Slab is OPCI
Tile Installation		
Tile Wall Materials	1,800.00	Shower walls and wainscoting in bath
Tile Trim Materials		
Tile Base Materials	650.00	Shower base
Tile Floor Materials	600.00	Bathroom floor
Tile Nooks and ledges for shampoo, soap etc..		
Tile Trim		
Tile Grout		
Tile Sealer		
Prime Contractor Supervision		
Plumbing		
Plumbing: All Rough and Finish Work		
Water Connection to Main Home	10,000.00	Includes all trenching to cottage, piping, interior fixture installation and new on demand hot water heater
Gas Connection to Main Home	1,829.00	
Sanitary Sewer Pump	1,219.00	
Sanitary Sewer Lateral Replacement		
Sanitary Sewer		
Plumbing Equipment		
Water Heaters		
Lavatories		
Sinks		
Bathtubs		
Showers	600.00	
Faucets, Supplies, and Trim	400.00	
Fire Sprinklers		
Prime Contractor Supervision		
Heating, Ventilation, and Air Conditioning		
HVAC - Flashing	1,799.00	Gas wall unit, venting of stove and bathroom
HVAC - Ducting		
Ventilation Hoods		
Vents	300.00	6" vent from range, 4" from bath, 4" for Energy Recovery Ventilator
Fireplaces and Stoves		
Heaters		
Radiant Heating Units		
Energy Recovery Unit		
Prime Contractor Supervision		
Electrical		
Electrical - All Electrical Hardware and Installation	3,800.00	All electrical throughout, including plugs and light fixtures at door OPCI switches and new 60 Amp panel

Interior Lights	200.00	
Lighting Details		
Exterior Lighting		
Smoke Detection Sensors		
Oven/Stovetop		
Refrigerator		
Washer/Dryer		
Prime Contractor Supervision		
Overhead and Profit		
Overhead and Profit	19,283.00	
Other		
Custom		
Reimbursement		

Phase V: Home Improvements and Site Improvements	\$ Budgeted	Note
Additional Work		
Water line		
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		