



Home Size:	
Main	2618
Main (Covered)	559
Garage	857
Total SF:	4034

Cost Code		DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL	SUBCONTRACTOR	Notes
1000 GENERAL CONDITIONS								
900		Surveying	1	allow	\$7,500.00	\$7,500.00	North 45 West	Site Staking
900		Architectural Design	0	allow	\$0.00	\$0.00	Waechter Architecture	By owner
900		Structural Engineering	0	allow	\$0.00	\$0.00	PSE Consulting Engineers	By owner
900		Permits & Special Inspections	1	allow	\$2,500.00	\$2,500.00	Deschutes County	Possible special inspections needed with AAC construction
900		Interior Design	0	allow	\$0.00	\$0.00	TBD	
1000		Delivery	1	allow	\$1,500.00	\$1,500.00	Misc	Unforeseen delivery expenses
1000		Misc. General Conditions	1	allow	\$1,700.00	\$1,700.00	DCH	
1100		Jobsite Storage Container	12	months	\$300.00	\$3,600.00	At Your Site Storage	Material Storage w/ Lock
1300		Project Preparation	1	allow	\$2,500.00	\$2,500.00	DCH	Jobsite Signage, Builder Sign
1510		Temp Power	1	bid	\$1,200.00	\$1,200.00	Alker Electric	Temp Power Pole and Power Equipment Install
1511		Temp Locks & Construction Doors	2	ea	\$250.00	\$500.00	DCH	Temp Swing Door & Keypad Lock
1520		Temp Water	1	allow	\$0.00	\$0.00	Streamline Plumbing	Included in Plumbing Bid
1521		Temp Heat	2	unit	\$500.00	\$1,000.00	Alker Electric	Wire 3 Temp Heaters to Panel
1535		Temp Sanitary	16	months	\$115.00	\$1,840.00	Little Johns	Porta Potty
1538		Jobsite Safety	1	allow	\$250.00	\$250.00	DCH	First Aid Kits, Fire Extinguisher, Safety Station
1550		Erosion Control & Temp Fence	1	allow	\$2,500.00	\$2,500.00	Bend Construction Supply	Erosion control fencing, construction fencing, tree protection, etc...
1650		Equipment Rental	1	allow	\$4,000.00	\$4,000.00	Hooker Creek/Pro Rental	Scissor lift, crane time, etc...
1650		Misc Labor	1	allow	\$15,000.00	\$15,000.00	DCH	
1710		Debris Removal	12	months	\$1,547.00	\$18,564.00	Bend Bins	30yd dumpster (1 dump and return per month)

1710		Demolition	0	allow	\$0.00	\$0.00	n/a	
1720		Site Maintenance	12	months	\$1,500.00	\$18,000.00	DCH	Material organization, routine jobsite cleaning, material pickup and delivery, etc...
1720		Final Cleaning	1	allow	\$4,500.00	\$4,500.00	Joni Shelhammer	
1720		Window Cleaning	1	allow	\$2,250.00	\$2,250.00	Masterpro Cleaning Services	
1000		General Conditions				\$88,904.00		

	2000 SITE WORK							
2300		Excavation	1	bid	\$88,667.00	\$88,667.00	Winters Construction	
2900		Landscaping	1	bid	\$152,974.00	\$152,974.00	Land Effects	
2000		Site Work				\$241,641.00		

	3000 CONCRETE							
3300		Concrete: Foundation	1	bid	\$124,993.00	\$124,993.00	McLean Concrete	Includes Interior Slab, Patios, and Perimeter Insulation
3300		Concrete: Driveway	1	bid	\$3,004.00	\$3,004.00	McLean Concrete	Includes Curb Repair on Meeks Tr
3300		Concrete: Waterproofing	1	allow	\$12,000.00	\$12,000.00	TVM Inc.	Spray On
3000		Concrete				\$139,997.00		

	4200 MASONRY							
4700		Masonry: Materials & Labor	1	allow	\$207,394.56	\$207,394.56	Northwest AAC	
4200		Masonry				\$207,394.56		

	5000 METALS							
5500		Steel: Decorative	1	bid	\$15,698.00	\$15,698.00	SC Welds	Courtyard Entry Screen & Door
5000		Metals				\$15,698.00		

	6000 WOOD & PLASTICS							
6100		Framing: Lumber, TJI & Seismic HW	1	bid	\$30,660.00	\$30,660.00	Parr Lumber	
6100		Framing: Material Contingency	20%	allow	\$6,132.00	\$6,132.00	Parr Lumber	
6110		Framing: Truss Package	1	allow	\$5,000.00	\$5,000.00	Parr Lumber	
6102		Framing: Labor	1	bid	\$34,688.00	\$34,688.00	Flagline Construction	Sliding glass door framing, roof framing, and ceiling framing
6200		Interior Carpentry: Labor	1	bid	\$38,370.00	\$38,370.00	Worthy Woodworking	Set all interior doors & Hardware, Bath Hardware, Wood Paneling throughout, all trim details.

6200		Interior Carpentry: Material	1	allow	\$5,000.00	\$5,000.00	Lifetime Building Supply	as needed
6201		Exterior Carpentry: Set Windows & Exterior Doors	1	bid	\$21,200.00	\$21,200.00	Viks Home Improvements	
6000		Wood & Plastics				\$141,050.00		

7000 THERMAL & MOISTURE PROTECTION								
7211		Insulation	1	bid	\$4,995.00	\$4,995.00	Gale Insulation	R-23 Mineral Wool Batt Insulation; High Performing Fire Resistant Insulation in Ceilings Per Plan
7300		Roofing: Low Slope TPO Membrane	1	bid	\$97,495.00	\$97,495.00	NW Quality Roofing	
7700		Custom Metal Flashing	1	allow	\$2,750.00	\$2,750.00	NW Quality Roofing	Exterior Metal Base & Roof Cap
7700		Gutters & Downspouts	1	bid	\$0.00	\$0.00	NW Quality Roofing	Scupper Boxes and Round Downspouts Included in Bid Above
7000		Thermal & Moisture Protection				\$105,240.00		

8000 DOORS & WINDOWS								
8102		Set Specialty Doors	1	allow	\$16,040.00	\$16,040.00	Western Pacific Construction Services	Install all patio sliders and exterior doors
8200		Doors: Interior	1	allow	\$17,097.00	\$17,097.00	High Sierra Door	Flat Panel Doug Fir and White Maple with wood jambs to match (Vertical Grain Quoted)
8200		Doors: Temp Construction Doors	1	allow	\$1,200.00	\$1,200.00	High Sierra Door	Temp Door used through construction. Final entry door set at end of project to mitigate damage and use.
8302		Door Hardware	1	allow	\$11,185.00	\$11,185.00	TBD	
8400		Garage Door & Motor	1	bid	\$7,050.00	\$7,050.00	Central Oregon Garage Door	
8500		Windows & Sliding Doors	1	bid	\$135,344.25	\$135,344.25	Lifetime Window & Door	Marvin Ultimate
8501		Skylights	1	bid	\$0.00	\$0.00	Parr Lumber	Included in bid above
8800		Mirrors	1	allow	\$4,800.00	\$4,800.00	TBD	
8800		Shower Doors	1	allow	\$10,500.00	\$10,500.00	Sunriver Glass & Mirror	\$3,500/per door allowance
8000		Doors & Windows				\$203,216.25		

9000 FINISHES								
9200		G.W.B/Drywall	1	bid	\$9,400.00	\$9,400.00	JLs Drywall	Garage & Wood T&G Areas in Home
9200		G.W.B/Drywall Touch Up	1	allow	\$2,750.00	\$2,750.00	JLs Drywall	
9200		Interior Carpentry: Exposed Ceiling Beams	1	bid	\$0.00	\$0.00	Parr Lumber	Included in lumber pricing
		Painting & Staining (Interior)						Prime & Paint Garage Ceiling, Stain all wood T&G, Plywood Ceiling, Ceiling Beams, Interior Doors, Interior Windows, Etc...
9300			1	bid	\$41,800.00	\$41,800.00	Cascade Painting	
9300		Stucco	1	bid	\$99,344.00	\$99,344.00	Whitestar Stucco	Exterior Biolime Plaster

9300		Venetian Plaster	1	bid	\$111,867.00	\$111,867.00	Whitestar Stucco	Interior Biolime Plaster & Tadelakt Bathrooms
9300		Wallpaper	0	allow	\$0.00	\$0.00	TBD	
9400		Cabinetry	1	bid	\$70,305.00	\$70,305.00	Imperial Cabinets	
9400		Cabinetry: Contingency	1	allow	15%	\$10,545.75	Imperial Cabinets	Cabinet upgrades, selections, inserts, etc...
9400		Cabinetry Hardware: Install	1	allow	\$1,500.00	\$1,500.00	Imperial Cabinets	Flush Pulls, Rabetted in.
9400		Cabinetry Hardware: drawer/door pulls	1	allow	\$3,250.00	\$3,250.00	TBD	Handles & Knobs ; Approx. Qty. 65 ; \$50/ea
9400		Closet & Pantry: Labor	0	allow	\$0.00	\$0.00	Imperial Cabinets	Included in bid above
9400		Closet & Pantry: Systems	0	allow	\$0.00	\$0.00	Imperial Cabinets	Included in bid above
9500		Slab Countertops	1	allow	\$15,768.00	\$15,768.00	Artistic Stone Design	Materials & Install Allowance; Bath 1, Bath 2, Bath 3, Utility Room
9500		Stainless Steel Countertops	1	allow	\$22,000.00	\$22,000.00	Bend Heating and Sheetmetal	Stainless Steel - Matte Finish per Waechter - Finish process TBD
9500		Concrete Countertops	1	bid	\$0.00	\$0.00	Cement Elegance	
9500		Tile: Labor	1	allow	\$12,000.00	\$12,000.00	Trueline Tile	Shower & Bath Waterproofing
9501		Tile: Material	0	bid	\$0.00	\$0.00	IFS	
9800		Garage Cabinetry	1	allow	\$5,000.00	\$5,000.00	Oregonized Custom Cabinets	Design TBD
9000		Finishes				\$405,529.75		

10000 SPECIALTIES								
10300		Fireplaces	1	bid	\$5,025.00	\$5,025.00	Brilliant Materials	Morsø 6143 B stove w/ flue system & installed
10300		Fireplace Install	1	bid	\$2,400.00	\$2,400.00	Einstein Pros	Flue System
10550		Address marker	0	allow	\$0.00	\$0.00	Tetherow	By owner
10800		Bath Hardware	1	allow	\$2,500.00	\$2,500.00	D-Line	Knud Collection
10000		Specialities				\$9,925.00		

11000 EQUIPMENT								
11400		Appliances	1	bid	\$27,533.61	\$27,533.61	Johnson Brothers	
11400		Appliances	1	allow	\$2,500.00	\$2,500.00	Ferguson	Misc. Appliances, Parts, Insinkerator disposal, Etc...
11400		Appliance Install	1	allow	\$4,000.00	\$4,000.00	Damien Daniels	
11400		Exterior BBQ	1	bid	\$0.00	\$0.00	TBD	By owner
11400		Sauna/Cold Plunge	1	allow	\$0.00	\$0.00	TBD	By owner
11400		Vent Hood	1	allow	\$0.00	\$0.00	Johnson Brothers	Included in appliance package
11000		Equipment				\$34,033.61		

12000 FURNISHINGS								
12300		Furniture & Staging	0	allow	\$0.00	\$0.00	By Owner	
12300		Misc. Furnishings	0	allow	\$0.00	\$0.00	By Owner	
12300		Exterior Shadescreens	0	allow	\$0.00	\$0.00	By Owner	
12300		Window Blinds	0	allow	\$0.00	\$0.00	By Owner	
12000		Furnishings				\$0.00		

15000 MECHANICAL								
15400		Plumbing: Labor & Install Materials	1	bid	\$36,585.00	\$36,585.00	Streamline Plumbing	Channeling to be done by NW AAC.
15420		Water Filtration System	1	allow	\$10,000.00	\$10,000.00	Central Oregon Water	TBD
15440		Plumbing: Fixtures	1	allow	\$30,000.00	\$30,000.00	Ferguson	Per finish schedule w/ some allowances
15500		HVAC: Ducting/Furnace/AC	1	bid	\$81,607.90	\$81,607.90	Einstein	Per plan
15000		Mechanical				\$158,192.90		

16000 ELECTRICAL								
16400		Electrical: Rough In & Trim Labor	1	bid	\$149,715.00	\$149,715.00	Alker Family Electric	Channeling to be done by NW AAC. All wire to be installed with conduit.
16400		Electrical: Fixtures	1	allow	\$35,000.00	\$35,000.00	Various Companies	Owner-Furnished items (L8, L9, L10, L11, L12): \$15,160 ; Contractor-Scope items only (L1, L2, L3, L4, L6, L7, L-13): \$18,604
16500		Patio Heaters	1	allow	\$4,500.00	\$4,500.00	Alker Family Electric	Recessed Platinum 3400 Watt Mounted Electric Heater @ Patio 1 - Materials and Install
16500		Electric Floor Heat	1	allow	\$12,000.00	\$12,000.00	Nuheat Floor System	Bathroom Floors
16500		Low Volt/Audio & Security	1	allow	\$0.00	\$0.00	Luxe Audio/Video	Surround Sound, Speakers, Home Automation, Security, Lighting Control, Automatic Shades, Etc... (Plan TBD)
16500		Solar	0	allow	\$0.00	\$0.00	Sunlight Solar	TBD
16000		Electrical				\$201,215.00		

					Preliminary Budget	
				Subtotal:	\$1,952,037.07	

			15% Builder Markup	\$292,805.56		*15% Fee is contingent on client provided or sign off; complete & comprehensive specifications, selections, and key interior wall elevations/layouts PRIOR to construction start; does not include field design work.
			Project Management & Supervision	\$120,000.00		
			Subtotal:	\$2,364,842.63		
	Cost/SF TOTAL					
	\$586.23		Permits & SDC's	By Owner		
			Contingency:	By Owner		Can be added if needed. Recommended 3-5%
			Total:	\$2,364,842.63		