

Home Size:	
Main	2135
Upper	829
Garage	1100
Sunroom	250
Total SF:	4314

Cost Code		DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL	SUBCONTRACTOR	Notes
1000 GENERAL CONDITIONS								
900		Surveying	3	trips	\$2,500.00	\$7,500.00	TBD	Site Staking
900		Architectural Design	0	allow	\$0.00	\$0.00	Homeland Design, LLC	
900		Structural Engineering	0	allow	\$0.00	\$0.00	Walker Engineering	
900		Permits & Special Inspections	0	allow	\$0.00	\$0.00	Deschutes County	
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	\$150.00	\$1,800.00	At Your Site Storage	20' Storage Container
1300		Project Preparation	1	allow	\$2,500.00	\$2,500.00	DCH	Jobsite Signage, Builder Sign
1350		Hard & Soft Surface Protection	1	allow	\$2,500.00	\$2,500.00	Builders Site Protection	Floor Protection, Countertop Protection, Cabinet Protection, Corner Guards, etc...
1510		Temp Power	1	bid	\$1,250.00	\$1,250.00	Aiker Electric	Temp Power Pole & Install
1511		Temp Locks & Construction Doors	2	ea	\$250.00	\$500.00	DCH	Garage Swing Door & Master Patio Swing Door
1520		Temp Water	1	allow	\$500.00	\$500.00	Streamline Plumbing	Temp Frost Freeze Yard Hydrant
1521		Temp Heat	3	unit	\$500.00	\$1,500.00	Aiker Electric	Wire 3 Temp Heaters to Panel
1535		Temp Sanitary	15	months	\$135.00	\$2,025.00	Little Johns	
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	Driveway Fencing, Erosion Control Fencing, Tree Protection
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	14	months	\$1,547.00	\$21,658.00	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	High & Tight Jobsites	2x / Week Jobsite Cleanup
1720		Final Cleaning	1	allow	\$4,500.00	\$4,500.00	Joni Shelhammer	
1720		Misc. Cleaning	1	allow	\$1,500.00	\$1,500.00	Masterpro Cleaning Services	Wipe Down Garage Doors, All Exterior Steel, Window Frames, Doors, Lights, Etc...
1720		Window Cleaning	1	allow	\$4,500.00	\$4,500.00	Masterpro Cleaning Services	
1000		General Conditions				\$95,183.00		
2000 SITE WORK								
2300		Excavation	1	bid	\$166,289.00	\$166,289.00	Winters Construction	
2900		Landscaping: Hardscape	1	bid	\$108,262.00	\$108,262.00	Three Rivers Masonry	Paver Driveway
2900		Landscaping: Hardscape	1	bid	\$12,105.00	\$12,105.00	Land Effects	Geogrid System under Driveway
2900		Landscaping: Softscape	1	bid	\$93,330.00	\$93,330.00	Land Effects	Per Plan
2900		Pool & Spa	1	allow	\$55,000.00	\$55,000.00	Central Pools	Custom in-ground spa
2900		Fencing	1	allow	\$2,200.00	\$2,200.00	Between the Boards	Storage Enclosure; Siding, Top Cap, & Gate
2000		Site Work				\$437,186.00		
3000 CONCRETE								
3300		Concrete: Foundation	1	bid	\$57,005.00	\$57,005.00	Jensen & Sons Concrete	
3300		Concrete: Waterproofing	1	allow	\$12,000.00	\$12,000.00	TVM, Inc.	Spray On
3300		Concrete: Garage Slab	1	bid	\$10,509.00	\$10,509.00	Jensen & Sons Concrete	Includes Rebar
3300		Concrete: Specialty	0	bid	\$0.00	\$0.00	Jensen & Sons Concrete	
3000		Concrete				\$79,514.00		
4200 MASONRY								
4700		Masonry: Materials & Labor	1	bid	\$201,027.25	\$201,027.25	Three Rivers Masonry	Exterior
4700		Masonry: Materials & Labor	1	allow	\$25,000.00	\$25,000.00	Three Rivers Masonry	Interior
4200		Masonry				\$226,027.25		
5000 METALS								
5500		Steel: Decorative	1	bid	\$53,110.00	\$53,110.00	SC Welds	Interior Stair Railings
5500		Steel: Structural	1	allow	\$3,000.00	\$3,000.00	SC Welds	Misc. Cabinet and Island Supports, Fireplace Supports, Mantel Supports
5000		Metals				\$56,110.00		
6000 WOOD & PLASTICS								
6100		Framing: Lumber, TJI & Seismic HW	1	bid	\$103,266.53	\$103,266.53	Builders First Source	

6100		Framing: Material Contingency	15%	allow	\$103,266.53	\$15,489.98	Builders First Source	
6110		Framing: Truss Package	1	allow	\$9,340.00	\$9,340.00	Builders First Source	
6102		Framing: Labor	1	bid	\$114,775.00	\$114,775.00	Zach Gogenola Framing	
6150		Decking: Labor	1	allow	\$7,500.00	\$7,500.00	Viks Home Improvements	Cedar Decking Install
6150		Decking: Material	1	allow	\$12,500.00	\$12,500.00	More Wood Products	Fire Treated Cedar Decking
6200		Interior Carpentry: Labor	1	allow	\$60,000.00	\$60,000.00	Worthy Woodworking	
6200		Interior Carpentry: Material	1	allow	\$45,000.00	\$45,000.00	Lifetime Building Supply	Includes Baseboard & Door Trim, Pocket Door Hardware & Frames
6201		Exterior Carpentry: Set Windows & Exterior Doors	1	allow	\$22,500.00	\$22,500.00	Viks Home Improvements	Includes New South Landing Window and South Corridor Window
6410		Exterior Carpentry: Labor (Siding)	1	allow	\$30,000.00	\$30,000.00	Viks Home Improvements	
6410		Exterior Carpentry: Material (Siding)	1	allow	\$45,000.00	\$45,000.00	Morelock Wood Products	1x6 T&G Cedar (Fire Treated)
6410		Exterior Carpentry: Material (Siding)	1	allow	\$15,000.00	\$15,000.00	Builders First Source	Hardie Stucco Paneling
6000		Wood & Plastics				\$480,371.51		

7000 THERMAL & MOISTURE PROTECTION								
7211		Insulation	1	bid	\$31,780.00	\$31,780.00	Gale Insulation	
7300		Roofing: Comp	0	allow	\$0.00	\$0.00	NW Quality Roofing	none
7300		Roofing: Standing Seam Metal	1	bid	\$87,000.00	\$87,000.00	Taylor Roofing	Includes; TPO Roof, Snow Rails per plan.
7300		Roofing: Low Slope TPO Membrane	0	allow	\$0.00	\$0.00	Taylor Roofing	Included above
7300		Roofing: Decorative Roofing	1	allow	\$25,000.00	\$25,000.00	TBD	Sunroom
7300		Chimney Shrouds	1	ea	\$2,500.00	\$7,500.00	TBD	Qty. 3
7700		Custom Metal Flashing	1	allow	\$2,500.00	\$2,500.00	Caliber Metal	Custom Metal Flashing for Exterior Siding Application
7700		Gutters & Downspouts	1	allow	\$10,000.00	\$10,000.00	Big Mountain Gutters	TBD
7000		Thermal & Moisture Protection				\$163,780.00		

8000 DOORS & WINDOWS								
8102		Set Specialty Doors	1	allow	\$12,000.00	\$12,000.00	Western Pacific Construction	Sliding Door Install
8200		Doors: Interior	1	bid	\$68,868.00	\$68,868.00	High Sierra Door	1 3/4" Solid White Oak Doors; 8' Tall with/ LVL Core
8201		Doors: Interior (Specialty)	0	allow	\$0.00	\$0.00	High Sierra Door	
8300		Doors: Exterior	0	bid	\$0.00	\$0.00	High Sierra Door	Included in Window Package
8301		Doors: Entry Door System	0	bid	\$0.00	\$0.00	High Sierra Door	Included in Window Package
8302		Door Hardware	1	allow	\$4,500.00	\$4,500.00	High Sierra Door	Swing Door Hardware, Pocket Door HW, Deadbolts, Door Stops
8400		Garage Door & Motor	1	bid	\$14,000.00	\$14,000.00	Central Oregon Garage Door	Custom Wood Insulated Doors
8500		Windows & Sliding Doors	1	bid	\$81,858.13	\$81,858.13	Pella	Lifestyle Series - Wood Casement
8500		Windows & Sliding Doors	1	allow	\$25,000.00	\$25,000.00	TBD	Sunroom Windows
8501		Skylights	1	bid	\$0.00	\$0.00	Builders First Source	Included in Framing Material Bid
8800		Mirrors	5	ea	\$500.00	\$2,500.00	TBD	
8800		Shower Doors	1	allow	\$10,000.00	\$10,000.00	Sunriver Glass & Mirror	
8000		Doors & Windows				\$218,726.13		

9000 FINISHES								
9200		G.W.B/Drywall	1	allow	\$35,000.00	\$35,000.00	JLS Drywall	5/8" drywall throughout
9200		G.W.B/Drywall Touch Up	1	allow	\$5,000.00	\$5,000.00	JLS Drywall	Touchup as needed
9200		Interior Carpentry: Box Beams	1	bid	\$8,149.21	\$8,149.21	Beamworks USA	Great Room, Walkway, Entry, Master Bedroom
9300		Painting & Staining (Interior & Exterior)	1	allow	\$52,000.00	\$52,000.00	Cascade Painting	
9300		Stucco, Venetian Plaster & Other	1	allow	\$5,500.00	\$5,500.00	Wallsart USA	Master Bathroom: Tadelakt Waterproof Plaster
9300		Wallpaper	0	allow	\$0.00	\$0.00	Clint Langford	n/a
9400		Cabinetry	1	bid	\$199,050.31	\$199,050.31	Blue Mountain Cabinetry	
9400		Cabinetry: Install	1	allow	\$14,900.00	\$14,900.00	Blue Mountain Cabinetry	
9400		Cabinetry: Hardware Install	1	allow	\$4,500.00	\$4,500.00	Blue Mountain Cabinetry	TBD; Pending hardware selection and layouts
9400		Cabinetry Hardware: drawer/door pulls	1	bid	\$0.00	\$0.00	TBD	Included in Cabinetry Allowance; Selections: TBD
9400		Closet & Pantry: Labor	0	allow	\$0.00	\$0.00	Blue Mountain Cabinetry	Included in above bid
9400		Closet & Pantry: Systems	0	bid	\$0.00	\$0.00	Blue Mountain Cabinetry	Included in above bid
9500		Slab Countertops	1	allow	\$40,000.00	\$40,000.00	Artisitic Stone Design	Includes Slabs
9500		Concrete Countertops	1	allow	\$16,500.00	\$16,500.00	Cement Elegance	Outdoor BBQ & Bar Countertop - Color TBD
9500		Tile: Labor	1	allow	\$45,000.00	\$45,000.00	Harlan Manley Tile	
9501		Tile: Material	1	allow	\$25,000.00	\$25,000.00	Harlan Manley Tile	
9601		Hardwood Flooring: Materials	1	bid	\$71,840.00	\$71,840.00	High Desert Hardwood Flooring	\$14.50/sqft allowance for material
9601		Hardwood Flooring: Labor	1	allow	\$19,899.00	\$19,899.00	High Desert Hardwood Flooring	
9800		Epoxy Garage Floor	1	allow	\$8,250.00	\$8,250.00	Grizzly Coats	
9800		Garage Cabinetry	1	allow	\$30,000.00	\$30,000.00	Oregonized Closets	TBD
9000		Finishes				\$580,588.52		

10000 SPECIALTIES								
10300		Fireplaces	1	allow	\$75,000.00	\$75,000.00	Fireside	Qty. 4 (Ortal Great Room/Kitchen, Ext. Patio, Ext. Dec. Primary Suite)
10550		Address marker	0	allow	\$0.00	\$0.00	Pronghorn	
10550		Mailbox	0	allow	\$0.00	\$0.00		
10550		Specialty Rooms	0	allow	\$0.00	\$0.00		
10600		Entry Gate	0	allow	\$0.00	\$0.00		
10800		Bath Hardware	1	allow	\$2,500.00	\$2,500.00	Ferguson	Brizo
10000		Specialities				\$77,500.00		

	11000 EQUIPMENT							
11400		Appliances	1	bid	\$38,904.50	\$38,904.50	Johnson Brothers	Thermador
11400		Appliance Install	1	allow	\$4,500.00	\$4,500.00	Damien Daniels	
		Exterior BBQ						
11400			1	bid	\$50,000.00	\$50,000.00	Outdoor Kitchens NW	BBQ, Cabinet Build Out and Infrastructure on lower patio and upper patio mini fridge, Includes Drawers, Trash Pull Out, Etc...
		Exterior Patio Heaters						
11400			1	allow	\$8,000.00	\$8,000.00	Infratech	Recessed "Infratech - CD5224MG1 - Dual Element - Marine Grade 5200 Watt Electric Patio Heater - Motif Collection"
11400		Sauna/Cold Plunge	1	allow	\$20,000.00	\$20,000.00	Worthy Woodworking	custom cedar sauna
11400	Vent Hood	1	bid	\$0.00	\$0.00	Johnson Brothers	Included in Appliance Package	
11000		Equipment				\$121,404.50		

	15000 MECHANICAL							
15400		Plumbing: Labor & Install Materials	1	bid	\$47,600.00	\$47,600.00	Streamline Plumbing	
15400		Plumbing: Leak Detection System	1	allow	\$750.00	\$750.00	Streamline Plumbing	Moen Flo ; Whole House Water Leak Detection System @ Shutoff
15420		Water Filtration System	1	bid	\$10,000.00	\$10,000.00	Central Oregon Water	TBD; Pending Design & Selections
15440		Plumbing: Fixtures	1	allow	\$30,000.00	\$30,000.00	Ferguson	Brizo
15500		HVAC: Ducting/Furnace/AC	1	bid	\$63,717.20	\$63,717.20	Einstein	
		HVAC: Decorative Vents						
15500				1	allow	\$2,500.00	\$2,500.00	Envisavent
15600		Central Vac	0	allow	\$0.00	\$0.00		none
15000		Mechanical				\$154,567.20		

					Preliminary Budget	
			Subtotal:	\$2,799,517.11		*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.
		15% Builder Markup		\$419,927.57		
		Project Supervision/Management		\$120,000		
		Subtotal:		\$3,339,444.68		
	Cost/SF TOTAL					
	\$774.09					
		Contingency:		By Owner		
		Total:		\$3,339,444.68		