



Home Size:	
Lower	1670
Main	4260
Garage	1440
ADU	0
Total SF:	7370

Cost Code	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL	SUBCONTRACTOR	Notes
<b>1000 GENERAL CONDITIONS</b>							
900	Surveying	3	trips	\$2,500.00	\$7,500.00	North 45 West	Site Staking
900	Architectural Design	0	allow	\$0.00	\$0.00	Observation Studio	
900	Structural Engineering	0	allow	\$0.00	\$0.00		
900	Permits & Special Inspections	0	allow	\$0.00	\$0.00	Deschutes County	
900	Interior Design	0	allow	\$0.00	\$0.00		
1000	Delivery	1	allow	\$1,500.00	\$1,500.00	Misc	unforseen delivery expenses
1000	Misc. General Conditions	1	allow	\$1,700.00	\$1,700.00	DCH	
1100	Jobsite Storage Container	16	months	\$300.00	\$4,800.00	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	\$0.00	\$0.00	Alker Electric	Included in Electrical Bid
1511	Temp Locks & Construction Doors	2	ea	\$250.00	\$500.00	DCH	
1520	Temp Water	1	allow	\$0.00	\$0.00	Streamline Plumbing	Included in Plumbing Bid
1521	Temp Heat	3	unit	\$500.00	\$1,500.00	Alker Electric	Wire 3 Temp Heaters to Panel
1535	Temp Sanitary	18	months	\$135.00	\$2,430.00	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	
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	16	months	\$1,547.00	\$24,752.00	Bend Bins	30yd dumpster (1 dump and return per month)
1710	Demolition	0	allow	\$0.00	\$0.00		
1720	Construction Cleaning	12	months	\$1,500.00	\$18,000.00	High & Tight Jobsites	2x / Week Jobsite Cleanup; includes vacuuming throughout, trash cleanup, wiping down surfaces, emptying trash cans, etc...
1720	Final Cleaning	1	allow	\$4,500.00	\$4,500.00	Joni Shelhammer	
1720	Window Cleaning	1	allow	\$4,500.00	\$4,500.00	Masterpro Cleaning Services	
<b>1000</b>	<b>General Conditions</b>				<b>\$95,932.00</b>		
<b>2000 SITE WORK</b>							
2300	Excavation	1	bid	\$304,470.00	\$304,470.00	Winters Construction	
2300	Septic System: Field, Tanks, Pumps, Etc...	1	bid	\$0.00	\$0.00	Winters Construction	Included in Excavation Bid Above
2740	Asphalt: Driveway	1	allow	\$9,999.00	\$9,999.00	7 Peaks Paving	4" base rock w/ 2" asphalt
2900	Landscaping	1	allow	\$188,991.00	\$188,991.00	Land Effects	Szabo Design Per Plan
2900	Pool & Spa	1	allow	\$212,060.00	\$212,060.00	Rimrock Pool & Spa	40'x16'
2900	Fencing	0	bid	\$0.00	\$0.00	TBD	
<b>2000</b>	<b>Site Work</b>				<b>\$715,520.00</b>		
<b>3000 CONCRETE</b>							
3300	Concrete: Foundation	1	bid	\$123,582.00	\$123,582.00	Jensen & Sons Concrete	Foundation Footings & Walls; Includes Stone Veneer Walls
3300	Concrete: Flatwork	1	bid	\$79,090.00	\$79,090.00	Jensen & Sons Concrete	All Exterior Flatwork Including Pool Deck
3300	Concrete: Slabs	1	bid	\$66,763.00	\$66,763.00	Jensen & Sons Concrete	Interior Slabs; Includes Garage
3300	Concrete: Site Walls	1	bid	\$320,045.00	\$320,045.00	Jensen & Sons Concrete	Board Form Concrete Walls
3300	Concrete: Driveway	0	bid	\$0.00	\$0.00	Jensen & Sons Concrete	Upgrade Option; \$72,240 includes trench drains
3300	Concrete: Foundation Waterproofing	1	bid	\$32,732.00	\$32,732.00	TVM Waterproofing	
<b>3000</b>	<b>Concrete</b>				<b>\$622,212.00</b>		
<b>4200 MASONRY</b>							
4700	Masonry: Materials & Labor	1	allow	\$38,900.00	\$38,900.00	Three Rivers Masonry	
<b>4200</b>	<b>Masonry</b>				<b>\$38,900.00</b>		
<b>5000 METALS</b>							
5500	Steel: Decorative	1	bid	\$51,640.00	\$51,640.00	SC Welds	
5500	Steel: Structural	1	bid	\$126,057.00	\$126,057.00	Sunburst Fabrications	
5750	Steel: Flashing, Siding, Roofing	1	bid	\$576,200.00	\$576,200.00	Skyline Sheet Metal	Includes snow guards and all installation; "previous bid from OS in August was right after Trump exempted copper from the tariffs and the price crashed (not what the market was expecting)". Since then, it has shot up 35% over the last 5 months"
<b>5000</b>	<b>Metals</b>				<b>\$753,897.00</b>		

6000 WOOD & PLASTICS							
6100	Framing: Lumber, TJI & Seismic HW	1	bid	\$93,650.99	\$93,650.99	Builders First Source	
6100	Framing: Material Contingency	25%	allow	\$23,412.75	\$23,412.75	Builders First Source	
6110	Framing: Truss Package	1	bid	\$5,150.00	\$5,150.00	Builders First Source	Bedroom wing open web floor trusses; designed to accommodate HVAC system
6102	Framing: Labor	1	bid	\$206,700.00	\$206,700.00	Mountain View Builders	Additional: steel structural install @ \$600/ea
6150	Decking: Labor	0	allow	\$0.00	\$0.00	TBD	
6150	Decking: Material	0	allow	\$0.00	\$0.00	TBD	
6200	Interior Carpentry: Labor	1	bid	\$196,250.00	\$196,250.00	Worthy Woodworking	
6200	Interior Carpentry: (stringer, skirts, tread risers, railings)	1	bid	\$146,500.00	\$146,500.00	MW Design Workshop	
6200	Interior Carpentry: Material	1	bid	\$40,127.47	\$40,127.47	Lifetime Building Supply	
6200	Interior Carpentry: Material (Soffits)	1	bid	\$64,557.00	\$64,557.00	Morelock Brothers	1x6 T&G Douglas Fir
6200	Interior Carpentry: Material (Wall Paneling)	1	bid	\$43,409.00	\$43,409.00	Deschutes River Cabinetry	83 Sheets @ \$523 ea; Quartered White Oak, Installed by Worthy Woodworking; Sheets are carefully selected in accordance with cabinetry for consistency, CVG Fir option \$536 ea; fir total \$44,488
6201	Exterior Carpentry: Housewrap	1	bid	\$6,500.00	\$6,500.00	FLUXX	
6201	Exterior Carpentry: Set Windows & Exterior Doors	1	bid	\$43,990.00	\$43,990.00	FLUXX	
6410	Exterior Carpentry: Labor (Siding)	1	bid	\$79,760.00	\$79,760.00	FLUXX	
6410	Exterior Carpentry: Material (Wood Siding)	1	bid	\$21,155.00	\$21,155.00	Morelock Brothers	1x6 S4S Red Balau
6410	Exterior Carpentry: Material (T&G Soffits)	1	bid	\$27,216.00	\$27,216.00	Morelock Brothers	1x6 T&G Douglas Fir
<b>6000</b>	<b>Wood &amp; Plastics</b>				<b>\$998,378.21</b>		

7000 THERMAL & MOISTURE PROTECTION							
7211	Insulation	1	bid	\$77,425.00	\$77,425.00	Gale Insulation	Whole House Insulation; Including Rigid Foam Foundation Insulation
7300	Roofing: Standing Seam Metal	1	bid	\$0.00	\$0.00	Skyline Sheet Metal	Included in above quote
7300	Chimney Shrouds	0	allow	\$0.00	\$0.00	Skyline Sheet Metal	Included in above quote
7700	Custom Metal Flashing	1	bid	\$0.00	\$0.00	Skyline Sheet Metal	Included in above quote
7700	Gutters & Downspouts	0	allow	\$0.00	\$0.00	Big Mountain Gutters	none
<b>7000</b>	<b>Thermal &amp; Moisture Protection</b>				<b>\$77,425.00</b>		

8000 DOORS & WINDOWS							
8200	Doors: Interior	1	allow	\$74,790.75	\$74,790.75	Lifetime Building Supply	Includes pocket doors & closet doors
8201	Doors: Interior (Specialty)	0	allow	\$0.00	\$0.00	Lifetime Building Supply	
8300	Doors: Exterior	1	bid	\$0.00	\$0.00	Island Sash & Door	Included in Window Package
8301	Doors: Entry Door System	1	bid	\$0.00	\$0.00	Island Sash & Door	Included in Window Package
8302	Door Hardware	1	allow	\$38,000.00	\$38,000.00	Lifetime Building Supply	Nanz & Company; No2749
8400	Garage Door & Motor	1	bid	\$31,800.00	\$31,800.00	Central Oregon Garage Door	29'8" x9'5-3/4" Schweiss Hanger Bifold Door; Installed
8500	Windows & Sliding Doors	1	bid	\$385,339.06	\$385,339.06	Island Sash & Door	Loewen
8500	Windows & Sliding Doors (Skylight System)	1	bid	\$67,762.00	\$67,762.00	Island Sash & Door	Crystallite Skylight System
8500	Windows & Sliding Doors (Skylight System Install)	1	bid	\$43,638.00	\$43,638.00	Island Sash & Door	Crystallite Skylight System
8800	Mirrors	1	bid	\$961.86	\$961.86	Sunriver Glass & Mirror	
8800	Shower Doors	1	bid	\$11,074.33	\$11,074.33	Sunriver Glass & Mirror	
<b>8000</b>	<b>Doors &amp; Windows</b>				<b>\$653,366.00</b>		

9000 FINISHES							
9200	G.W.B/Drywall	1	bid	\$86,200.00	\$86,200.00	JLs Drywall	5/8" drywall throughout; Level 5 Smooth Wall
9200	G.W.B/Drywall Touch Up	1	allow	\$5,000.00	\$5,000.00	JLs Drywall	
9200	G.W.B/Drywall Fry Reglets	1	allow	\$4,000.00	\$4,000.00	GTS Supply	
9200	Interior Carpentry: Box Beams	1	bid	\$0.00	\$0.00	Worthy Woodworking	Media Room; Included in Interior Carpentry Labor
9300	Painting & Staining (Interior & Exterior)	1	bid	\$109,000.00	\$109,000.00	Cascade Painting	
9300	Stucco, Venetian Plaster & Other	1	allow	\$10,000.00	\$10,000.00	Wallsart USA	Guest Bath, Kids Bath, Wet Room; plaster finish TBD
9400	Cabinetry	1	bid	\$546,214.68	\$546,214.68	Deschutes River Cabinetry	
9400	Cabinetry: Hardware Install	1	bid	\$17,325.00	\$17,325.00	Deschutes River Cabinetry	Included in Cabinet Package
9400	Cabinetry: Hardware Material	0	bid	\$0.00	\$0.00	TBD	\$60/ea per door or drawer; total price TBD
9400	Closet & Pantry: Labor	1	allow	\$0.00	\$0.00	Deschutes River Cabinetry	Included in Cabinet Package
9400	Closet & Pantry: Systems	1	bid	\$0.00	\$0.00	Deschutes River Cabinetry	Included in Cabinet Package
9500	Slab Cladding	1	bid	\$42,201.18	\$42,201.18	Imagine Stone	2cm black basalt; fireplace design per elevation
9500	Concrete Countertops	1	bid	\$43,070.00	\$43,070.00	Cement Elegance	
9500	Tile: Labor	1	bid	\$28,600.00	\$28,600.00	Trueline Tile	
9501	Tile: Material	1	bid	\$10,000.00	\$10,000.00	IFS	\$20/sqft allowance provided by OS
9600	Hardwood Flooring: Labor	1	bid	\$15,054.00	\$15,054.00	High Desert Hardwood Flooring	Includes stairs to bedroom wing
9601	Hardwood Flooring: Materials	1	allow	\$49,300.00	\$49,300.00	TBD	Engineered Wide Plank White Oak; \$25 sqft material allowance
9700	Gym Flooring	0	bid	\$0.00	\$0.00	TBD	
9800	Swisstrax Garage Floor	1	bid	\$5,505.00	\$5,505.00	Oregonized Garage	Ribtrax Pro (Color TBD)
9800	Garage Cabinetry	1	allow	\$20,990.31	\$20,990.31	Obsessed Garage	Custom Rousseau Garage Cabinetry and Tool Chests; Design and Top TBD; Allowance Only
<b>9000</b>	<b>Finishes</b>				<b>\$992,460.17</b>		

10000 SPECIALTIES							
10300	Fireplaces	1	bid	\$30,559.90	\$30,559.90	Homestead Stove	Stuv; Double Face (21-95 DF)
10300	Fireplaces: Install	1	bid	\$2,500.00	\$2,500.00	Homestead Stove	Install
10550	Laundry Shoot System	1	allow	\$1,000.00	\$1,000.00	TBD	

10550	Wine Room	1	bid	\$0.00	\$0.00	Deschutes River Cabinetry	Included in Cabinetry Bid Above; Wine Room Total \$35,182.81
10800	Bath Hardware	1	allow	\$4,000.00	\$4,000.00	Chown Hardware	TP Holders, Robe Hooks, Towel Bars, Etc. .
<b>10000</b>	<b>Specialties</b>				<b>\$38,059.90</b>		

<b>11000 EQUIPMENT</b>							
11400	Appliances	1	allow	\$85,000.00	\$85,000.00	Basco Appliances	Brand in accordance to finish schedule; models TBD; Allowance provided by OS
11400	Appliance Install	1	allow	\$4,500.00	\$4,500.00	Damien Daniels	
11400	Garage Equipment & Accessories	1	bid	\$6,695.00	\$6,695.00	BendPak	4 Post BendPAK Car Lift - 7,000lb capacity wide car lift (HD-7W, SKU: 5175120)
11400	Garage Equipment & Accessories	1	bid	\$15,762.00	\$15,762.00	Obsessed Garage	In-Slab Nussbaum Hydraulic double-scissor lift (Jumbo 9)
11400	Garage Equipment & Accessories	1	bid	\$3,957.56	\$3,957.56	Obsessed Garage	Dual Kranzle K1322TS Custom Install Solution
11400	Garage Equipment & Accessories	1	bid	\$3,374.16	\$3,374.16	Obsessed Garage	Qty. 2 Obsessed Garage Vacuum Solution w/ Internal Hide-a-Hose Solution
<b>11000</b>	<b>Equipment</b>				<b>\$119,288.72</b>		

<b>12000 FURNISHINGS</b>							
12300	Furniture & Staging	0	allow	\$0.00	\$0.00	By Owner	
12300	Misc. Furnishings	0	allow	\$0.00	\$0.00	ADF Upholstery	Leather Cushions & Bolsters (Qty. 6) for each window seat
12300	Acoustical Panels	0	allow	\$0.00	\$0.00	Sound Palace Design	Media Room
12300	Window Blinds	0	allow	\$0.00	\$0.00	By Owner	
<b>12000</b>	<b>Furnishings</b>				<b>\$0.00</b>		

<b>15000 MECHANICAL</b>							
15400	Plumbing: Labor & Install Materials	1	bid	\$90,500.00	\$90,500.00	Streamline Plumbing	
15420	Water Filtration System	0	bid	\$0.00	\$0.00	Central Oregon Water	TBD if requested; Pending Design & Selections
15420	Radiant Floor Heat System	1	bid	\$120,000.00	\$120,000.00	Bend Radiant	Hybrid System with Warmboard @ Living Wing; Radiant Slab Throughout
15440	Propane Tank	0	allow	\$0.00	\$0.00	Ed Stueb & Sons	Natural Gas
15440	Plumbing: Fixtures	1	allow	\$100,000.00	\$100,000.00	Chown Hardware	VOLA; Allowance provided by OS
15500	HVAC: Ducting/Furnace/AC	1	bid	\$103,025.68	\$103,025.68	Einstein Pros	
<b>15000</b>	<b>Mechanical</b>				<b>\$413,525.68</b>		

<b>16000 ELECTRICAL</b>							
16400	Electrical: Rough In & Trim Labor	1	bid	\$256,405.00	\$256,405.00	Alker Family Electric	
16400	Electrical: Power Service	1	allow	\$10,000.00	\$10,000.00	Pacific Power	Running main power service from road to house with new transformer install; Allowance until final plans are approved with Deschutes County
16400	Electrical: Fixtures	1	bid	\$58,934.48	\$58,934.48	Allied Maker, Visual Comfort, Studio Henry Design, Juniper, Cedar & Moss	
16500	Patio Heaters	0	allow	\$0.00	\$0.00	Alker Family Electric	
16500	Low Volt/Audio & Security	1	allow	\$144,651.29	\$144,651.29	Luxe Audio/Video	Preliminary bid per architect provided questionnaire
16500	Solar	0	allow	\$0.00	\$0.00	Sunlight Solar	
<b>16000</b>	<b>Electrical</b>				<b>\$469,990.77</b>		

				<b>Preliminary Budget</b>		
				<b>Subtotal:</b>	<b>\$5,988,955.45</b>	
				<i>15% Builder Markup</i>	\$898,343.32	*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.
				<b>Subtotal:</b>	\$6,887,298.76	**Fee includes all supervision & contractor overhead
<i>Cost/SF TOTAL</i>						
\$934.50				<b>Permits &amp; SDC's</b>	By Owner	
				<b>Contingency:</b>	By Owner	
				<b>Total:</b>	<b>\$6,887,298.76</b>	