



DESCHUTES
CUSTOM HOMES

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

Cost Code	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL	SUBCONTRACTOR	Notes
1000 GENERAL CONDITIONS							
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	
1000	General Conditions				\$95,932.00		

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2000 SITE WORK							
2300	Excavation	1	bid	\$304,470.00	\$304,470.00	Winters Construction	
2300	Excavation: Boulder Wall	1	bid	\$24,500.00	\$24,500.00	Winters Construction	Natural "Shevlin" Boulder Wall at East Basement to include drainage fabric and drain rock
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	Tree Limbing & Pruning	1	bid	\$4,620.00	\$4,620.00	Land Effects	Limb up existing trees 6-10' from the ground and haul away all debris as required. Does not include the removal of trees and or vegetation from the site.
2900	Pool & Spa	1	allow	\$212,060.00	\$212,060.00	Rimrock Pool & Spa	Includes Cover Pools Auto Cover. No change in cost
2900	Fencing	0	bid	\$0.00	\$0.00	TBD	
2000	Site Work				\$744,640.00		

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3000 CONCRETE							
3300	Concrete: Foundation	1	bid	\$84,767.00	\$84,767.00	Jensen & Sons Concrete	Foundation Footings & Walls
3300	Concrete: East Stone Veneer Wall	1	bid	\$0.00	\$0.00	Jensen & Sons Concrete	Upgrade Option: \$38,815
3300	Concrete: Flatwork	1	bid	\$79,090.00	\$79,090.00	Jensen & Sons Concrete	All Exterior Flatwork; Includes Pool Deck Rat Slab Under Pavers
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	
3000	Concrete				\$583,397.00		

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4200 MASONRY							
4700	Masonry: Materials & Labor	0	allow	\$0.00	\$0.00	Three Rivers Masonry	Material & Install Upgrade \$38,900
4200	Masonry				\$0.00		

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5000 METALS							
5500	Steel: Decorative	1	bid	\$76,575.00	\$76,575.00	MW Design	
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"
5750	Copper: Roofing	1	bid	\$0.00	\$0.00	Skyline Sheet Metal	20oz Copper Roofing & Associated Flashings to Match Siding: \$168,793 (Add to base bid above)
5000	Metals				\$778,832.00		

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
6000	Wood & Plastics				\$998,378.21		

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
7000	Thermal & Moisture Protection				\$77,425.00		

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 (Speciality)	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	
8000	Doors & Windows				\$653,366.00		

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	Detail TBD; Aluminum Reglets or Custom Carpentry Spacing to be Coordinated with Carpenter and Architect
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	Truetime 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		Swistrax 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
9000		Finishes				\$992,460.17		

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. .
10000		Specialties				\$38,059.90		

11000 EQUIPMENT								
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	\$7,172.00	\$7,172.00	BendPak	4 Post BendPAK Car Lift - 7,000lb capacity wide car lift (HD-7W, SKU: 5175120)
11400		Garage Equipment & Accessories	1	bid	\$17,242.73	\$17,242.73	Obsessed Garage	In-Slab Nussbaum Hydraulic double-scissor lift (Jumbo 9)
11400		Garage Equipment & Accessories	1	bid	\$6,674.40	\$6,674.40	Obsessed Garage	Dual Kranzle K1322TS Custom Install Solution
11400		Garage Equipment & Accessories	1	bid	\$2,660.65	\$2,660.65	Obsessed Garage	Qty. 1 Obsessed Garage Vacuum Solution w/ Internal Hide-a-Hose Solution
11000		Equipment				\$123,249.78		

12000 FURNISHINGS								
12300		Furniture & Staging	0	allow	\$0.00	\$0.00	By Owner	
12300		Misc. Furnishings	1	bid	\$10,400.00	\$10,400.00	ADF Upholstery	Leather Cushions & Bolsters (Qty. 5) for each window seat
12300		Acoustical Panels	1	bid	\$3,521.92	\$3,521.92	Sound Palace Design	Media Room
12300		Automated Window Blinds	1	allow	\$25,000.00	\$25,000.00	Luxe AV	Allowance of \$2,500 per shade. Qty. 10 Shades accounted for. Upstairs common area and primary bedroom
12000		Furnishings				\$38,921.92		

15000 MECHANICAL								
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	
15000		Mechanical				\$413,525.68		

16000 ELECTRICAL								
16400		Electrical: Rough In & Trim Labor	1	bid	\$256,405.00	\$256,405.00	Aker Family Electric	Includes Backup Generator (Generac 22kw w/ automatic transfer) switch and install
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	Aker 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	
16000		Electrical				\$469,990.77		

