

Home Size:	
Living	4488
Garage	860
Total SF:	5348

Cost Code		DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL	Notes
1000 GENERAL CONDITIONS							
900		Surveying	3	trips	\$2,500.00	\$7,500.00	Site Staking
900		Architectural Design	0	allow	\$0.00	\$0.00	
900		Structural Engineering	0	allow	\$0.00	\$0.00	
900		Permits & Special Inspections	0	allow	\$0.00	\$0.00	
900		Interior Design	0	allow	\$0.00	\$0.00	
1000		Delivery	1	allow	\$1,500.00	\$1,500.00	unforseen delivery expenses
1000		Misc. General Conditions	1	allow	\$1,700.00	\$1,700.00	
1100		Jobsite Storage Container	12	months	\$150.00	\$1,800.00	20' Storage Container
1350		Hard & Soft Surface Protection	1	allow	\$2,500.00	\$2,500.00	Floor Protection, Countertop Protection, Cabinet Protection, Corner Gaurds, etc...
1510		Temp Power	1	bid	\$1,250.00	\$1,250.00	Temp Power Pole and Install
1511		Temp Locks & Construction Doors	2	ea	\$250.00	\$500.00	
1520		Temp Water	1	allow	\$500.00	\$500.00	Temp Frost Freeze Yard Hydrant
1521		Temp Heat	3	unit	\$500.00	\$1,500.00	Wire 3 Temp Heaters to Panel
1535		Temp Sanitary	15	months	\$135.00	\$2,025.00	Porta Potty
1550		Erosion Control & Temp Fence	1	allow	\$2,500.00	\$2,500.00	
1650		Equipment Rental	1	allow	\$4,000.00	\$4,000.00	Scissor lift, crane time, etc...
1650		Misc Labor	1	allow	\$15,000.00	\$15,000.00	
1710		Debris Removal	14	months	\$1,547.00	\$21,658.00	30yd dumpster (1 dump and return per month)
1710		Demolition	0	allow	\$0.00	\$0.00	
1720		Site Maintenance	12	months	\$1,500.00	\$18,000.00	2x / Week Jobsite Cleanup
1720		Final Cleaning	1	allow	\$4,500.00	\$4,500.00	
1720		Misc. Cleaning	1	allow	\$1,500.00	\$1,500.00	Wipe Down Garage Doors, All Exterior Steel, Window Frames, Doors, Lights, Etc...
1720		Window Cleaning	1	allow	\$4,500.00	\$4,500.00	
1000		General Conditions				\$92,433.00	

2000 SITE WORK							
2300		Excavation	1	bid	\$125,000.00	\$125,000.00	All excavation related to house and Site Utilities. Assumes no hammering.
2740		Asphalt: Driveway	1	allow	\$12,000.00	\$12,000.00	
2740		Driveway: Gravel	1	allow	\$0.00	\$0.00	Gravel Driveway over Geogrid System at Auto Court Only. Approx. \$15,000.
2900		Landscaping: Hardscape	1	bid	\$35,000.00	\$35,000.00	CMU Block Wall and Gravel Backfill with Pavers on Top for Entry Patio, Back Patio, Master Suite Patio
2900		Landscaping: Softscape	0	bid	\$0.00	\$0.00	
2900		Pool & Spa	1	allow	\$55,000.00	\$55,000.00	Custom in-ground spa
2900		Fencing	0	allow	\$0.00	\$0.00	n/a
2000		Site Work				\$227,000.00	

3000 CONCRETE							
3300		Concrete: Foundation	1	bid	\$50,000.00	\$50,000.00	
3300		Concrete: Waterproofing	1	allow	\$12,000.00	\$12,000.00	Spray On
3300		Concrete: Garage Slab	1	bid	\$10,000.00	\$10,000.00	Includes Rebar
3300		Concrete: Specialty	1	bid	\$0.00	\$0.00	
3000		Concrete				\$72,000.00	

4200 MASONRY							
4700		Masonry: Materials & Labor	1	bid	\$115,000.00	\$115,000.00	Exterior
4700		Masonry: Materials & Labor	1	allow	\$25,000.00	\$25,000.00	Interior
4200		Masonry				\$140,000.00	

5000 METALS							
5500		Stair railing	1	bid	\$10,000.00	\$10,000.00	Interior Stair Railings, Decorative design elements, Etc...
5500		Steel: Structural (may not N/A)	1	allow	\$5,000.00	\$5,000.00	Custom Framing Connections, Misc. Cabinet and Island Supports, Fireplace Supports, Mantel Supports

5000	Metals				\$15,000.00	
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6000 WOOD & PLASTICS						
6100	Framing: Lumber, TJI & Seismic HW	1	bid	\$125,000.00	\$125,000.00	Full lumber package marterials including timber beams and rafters @ porch, kitchen, and great room
6100	Framing: Material Contingency	15%	allow	\$125,000.00	\$18,750.00	
6110	Framing: Truss Package	1	allow	\$22,500.00	\$22,500.00	
6102	Framing: Labor	1	bid	\$125,100.00	\$125,100.00	\$25/sqft for living, \$15/sqft for garage
6150	Decking: Labor	0	allow	\$0.00	\$0.00	
6150	Decking: Material	0	allow	\$0.00	\$0.00	
6200	Interior Carpentry: Labor	1	allow	\$60,000.00	\$60,000.00	
6200	Interior Carpentry: Material	1	allow	\$45,000.00	\$45,000.00	
6201	Exterior Carpentry: Set Windows & Exterior Doors	1	bid	\$22,500.00	\$22,500.00	All Windows and Exterior Swing Doors
6410	Exterior Carpentry: Labor (Siding)	1	bid	\$30,000.00	\$30,000.00	
6410	Exterior Carpentry: Material (Siding)	1	bid	\$85,000.00	\$85,000.00	1x6 T&G Cedar, Wirebrushed (Fire Treated)
6000	Wood & Plastics				\$533,850.00	

7000 THERMAL & MOISTURE PROTECTION						
7211	Insulation	1	allow	\$45,000.00	\$45,000.00	BIBS Throughout
7300	Roofing: Synthetic Cedar Shake	1	allow	\$85,000.00	\$85,000.00	Synthetic Cedar Shake
7300	Roofing: Standing Seam Metal	1	bid	\$25,000.00	\$25,000.00	24 ga. 16" Flat Panel Accent Roofing
7300	Chimney Shrouds	1	ea	\$2,500.00	\$2,500.00	Great Room
7300	Chimney Shrouds	1	ea	\$5,000.00	\$5,000.00	Porte Coshere Custom Cupola
7700	Custom Metal Flashing	1	allow	\$2,500.00	\$2,500.00	Custom Metal Flashing for Exterior Siding Application
7700	Gutters & Downspouts	1	bid	\$20,000.00	\$20,000.00	Copper Gutters & Downspouts
7000	Thermal & Moisture Protection				\$185,000.00	

8000 DOORS & WINDOWS						
8102	Set Specialty Doors	1	allow	\$12,000.00	\$12,000.00	Qty. 2 French Door Install with Custom Pans (Great Room, Master Suite)
8200	Doors: Interior	1	bid	\$40,000.00	\$40,000.00	Assumes; (Qty. 10) 1 3/4" Solid White Oak with LVL Core
8201	Doors: Interior (Speciality)	0	allow	\$0.00	\$0.00	none
8300	Doors: Exterior	0	bid	\$0.00	\$0.00	Included in Window Package; Mudroom Door and Garage Side Door
8301	Doors: Entry Door System	0	bid	\$0.00	\$0.00	Included in Window Package
8302	Door Hardware	1	allow	\$4,500.00	\$4,500.00	Swing Door Hardware, Pocket Door HW, Deadbolts, Door Stops
8400	Garage Door & Motor	1	bid	\$14,000.00	\$14,000.00	Custom Wood Insulated Doors
8500	Windows & Sliding Doors	1	bid	\$100,000.00	\$100,000.00	Aluminum Clad Wood Casement Windows with Ext. Swing, French Doors, and 1 glass sliding door @ Hallway
8501	Skylights	1	bid	\$0.00	\$0.00	Included in Framing Material Bid
8800	Mirrors	5	ea	\$500.00	\$2,500.00	TBD; Pending Design & Selections
8800	Shower Doors	1	allow	\$10,000.00	\$10,000.00	Master Suite Shower Door, Guest Shower Fixed Glass and Door, Upstairs Bypass Shower Door Over Tub Insert
8000	Doors & Windows				\$183,000.00	

9000 FINISHES						
9200	G.W.B/Drywall	1	bid	\$40,000.00	\$40,000.00	5/8" drywall throughout, Light Hand Texture
9200	G.W.B/Drywall Touch Up	1	allow	\$5,000.00	\$5,000.00	Touchup as needed
9200	Interior Carpentry: Box Beams	1	bid	\$15,000.00	\$15,000.00	TBD; Pending Design & Selections
9300	Painting & Staining (Interior & Exterior)	1	allow	\$52,000.00	\$52,000.00	Included in bid below
9300	Stucco, Venetian Plaster & Other	1	allow	\$15,000.00	\$15,000.00	TBD; Pending Design & Selections; JH Wall Paints @ Great Room, Hallway, Master Suite
9300	Wallpaper	1	allow	\$4,500.00	\$4,500.00	TBD; Pending Design & Selections
9400	Cabinetry	1	bid	\$150,000.00	\$150,000.00	Install included
9400	Cabinetry : Hardware Install	1	allow	\$0.00	\$0.00	Standard Hardware Install Included Above
9400	Cabinetry Hardware: drawer/door pulls	1	bid	\$3,500.00	\$3,500.00	TBD; Pending Design & Selections
9400	Closet & Pantry: Labor	1	allow	\$0.00	\$0.00	Install included in above bid
9400	Closet & Pantry: Systems	1	bid	\$0.00	\$0.00	Install included in above bid
9500	Slab Countertops	1	allow	\$40,000.00	\$40,000.00	Includes Slabs
9500	Concrete Countertops	0	bid	\$0.00	\$0.00	TBD; Pending Design & Selections
9500	Tile: Labor	1	bid	\$55,000.00	\$55,000.00	
9501	Tile: Material	1	bid	\$28,000.00	\$28,000.00	TBD; Pending Design & Selections
9601	Hardwood Flooring: Materials	1	bid	\$40,000.00	\$40,000.00	\$14.50/sqft allowance for material
9601	Hardwood Flooring: Labor	1	allow	\$18,000.00	\$18,000.00	
9800	Epoxy Garage Floor	1	allow	\$3,500.00	\$3,500.00	Grind, Polish, Seal
9800	Garage Cabinetry	0	allow	\$0.00	\$0.00	TBD
9000	Finishes				\$469,500.00	

	10000 SPECIALTIES						
10300		Fireplaces	1	allow	\$25,000.00	\$25,000.00	48" Isokern Fireplace; Wood Burning or Propane with Logset
10300		Fireplaces: Accessories	1	allow	\$5,000.00	\$5,000.00	Firebrick, Logset, Custom Metal Screen, & Install
10550		Address marker	0	allow	\$0.00	\$0.00	
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	TBD; Pending Design & Selections
10000		Specialties				\$32,500.00	

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