

**TOWN OF WOODSIDE
OFFICE OF THE TOWN MANAGER**

May 7, 2009

TO: Town Council
FROM: Town Manager
**SUBJECT: ADDITIONAL CORRESPONDENCE AND INFORMATION FOR THE MAY 12TH
TOWN COUNCIL MEETING – 460 MOUNTAIN HOME ROAD**

Since the packet for next week's meeting was distributed, additional correspondence and information for the Town Council have been received. Attached to this memorandum please find:

1. A letter dated May 5, 2009, from Alysson Baker, the cost estimator for the 460 Mountain Home Road project, with revised cost estimates for Alternative 2A (renovated and updated Jackling house) and the new residence.
2. A letter dated May 7, 2009, from Ken Morrison, Project Manager for the 460 Mountain Home Road project, transmitting a cost estimate for Alternative 2 (renovation of the Jackling house).
3. A letter from Uphold Our Heritage, dated May 7, 2009.
4. A letter from Howard Ellman, dated May 7, 2009, regarding a current proposal from Gordon Smythe for relocating the Jackling house.

We will forward any additional materials as they become available.

Susan George
Town Manager

Baker pre-Construction Company

May 5, 2009

Honorable Mayor Mason
Town Councilmembers Boynton, Burow, Gordon, Hodges, Romines and Tanner
Woodside Town Council
Woodside California

RE: 460 Mountain Home Road
Alternate 2A Cost Estimates

Dear Mr. Mayor and Town Councilmembers,

I thought it might be helpful to address a few concerns that arose at the April 28 meeting about the estimates that I provided for 460 Mountain Home Road.

The intention of the estimates I generated was to provide an informed comparison of two projects with a roughly equivalent level of finish. In other words, if the renovation standard was "A-" then that would be the standard of the new residence as well.

Often in my work (almost always, in fact), I'm working from early and incomplete documentation i.e. the architectural drawings aren't detailed, and there aren't any structural, mechanical, or electrical drawings. It's my job to extrapolate, in consultation with the architect or owner's representative, the likely level of finish, and to come up with reasonable assumptions about the work that isn't shown. When I don't have structurals, for example, I'll include footings at the perimeter, grade beams or stem walls at interior bearing walls, drilled piers if typical in the area, and so on. While this approach is necessarily preliminary, it's proven over the years to be quite reliable.

In this case, I *did* have a set of structural drawings showing temporary shoring, footings, and structural steel for the renovation. I apologize for misspeaking about this at the hearing. The new residence project did not have structurals, so I followed the process described above.

Making the finishes equivalent for the two projects is difficult because the architectural styles of the renovation and new residence are very different. Again, I tried to keep the quality level similar, although there are some inherent inconsistencies because of the architecture. The \$12/square foot hardwood floor number for the new residence, for example, assumed a maple or cherry floor without borders or inlays (less expensive in both material and labor than the quarter-sawn oak floor assumed in the renovation.)

In order to set these issues aside, I've gone through the estimates and made the following adjustments

- included Ferma Corporation demolition and salvage proposal for the renovation

Baker pre-Construction Co.

- increased the door hardware allowance for the renovation to match Mr. Skurman's intention
- corrected inaccurate roof sheathing and roof tile square footages for the renovation
- included \$50,000 for structural steel at the new residence
- changed casework at the new residence to stain grade to match the unit costs at the renovation
- increased the hardwood flooring cost at the new residence to match the unit cost at the renovation
- corrected and updated various notes at both estimates

These revisions bring the renovation cost to \$13.48mm and increase the new residence to \$8.45mm. Note that the changes made to the estimates are printed in red so that you can track them easily.

Predictably, as I reviewed these estimates, I've noticed a few things I'd like to do differently – notably, because of unknown existing conditions the percentage of contingency should really be higher at the renovation than at the new residence. For the sake of limiting things to argue about, however, I've kept the contingency the same for both projects.

Finally, I'd like to assure that I've been providing preliminary construction cost estimates for high-end residences in the Bay Area for over twenty years, working with architects such as Walker Warner, Bohlin Cywinski Jackson (not just on this project), Gast Architects, Architectural Resources Group, Lundberg Architects, Siegel & Strain, and many others. I've also provided cost estimates for many historical restorations, including several projects at The Presidio, Girton Hall (a Julia Morgan building at UC Berkeley), the Carnegie Library in St. Helena, the Palo Alto Children's Library, and Mission San Jose.

I'd be happy to answer any questions you have about the 460 Mountain Home Road estimates I've generated. Thank you for your service to the community, and best wishes in making the difficult decision before you.

Regards,

Alysson Baker

460 Mountain Home - RENOVATED RESIDENCE (Revised for Council).xls Preliminary Estimate Summary

CSI	Description	Sitework	Main House	Garage and Conservatory	TOTAL
1	General Requirements	\$97,130	\$826,150	included	\$923,280
2	Sitework	\$477,100	\$63,900	included	\$541,000
3	Concrete	\$-	\$573,500	included	\$573,500
4	Masonry	\$-	\$282,375	included	\$282,375
5	Metals	\$-	\$568,600	included	\$568,600
6	Rough Carpentry	\$-	\$364,644	included	\$364,644
6	Finish Carpentry	\$-	\$163,450	included	\$163,450
6	Architectural Woodwork	\$-	\$501,065	included	\$501,065
7	Thermal & Moisture Protection	\$-	\$313,073	included	\$313,073
8	Doors and Door Hardware	\$-	\$415,740	included	\$415,740
8	Windows and Glazing	\$-	\$258,720	included	\$258,720
9	Finishes	\$-	\$1,637,470	included	\$1,637,470
10	Specialties	\$-	\$7,170	included	\$7,170
11	Equipment	\$-	\$37,660	included	\$37,660
12	Furnishings	\$-	\$-	included	\$-
13	Special Construction	\$-	\$-	included	\$-
14	Conveying Systems	\$-	\$65,000	included	\$65,000
15	HVAC	\$-	\$259,800	included	\$259,800
15	Fire Protection	\$-	\$48,600	included	\$48,600
15	Plumbing	\$67,000	\$150,450	included	\$217,450
16	Electrical	\$35,300	\$596,500	included	\$631,800
	Subtotal	\$676,530	\$7,133,867	\$630,000	\$8,440,397
15%	Contingency	\$101,480	\$1,070,080	\$94,500	\$1,266,060
	Subtotal	\$778,010	\$8,203,947	\$724,500	\$9,706,456
14%	Overhead and Profit	\$108,921	\$1,148,553	\$101,430	\$1,358,904
	TOTAL	\$886,931	\$9,352,500	\$825,930	\$11,065,360
1.50%	Performance Bonds				\$165,980
	Subtotal				\$11,231,341
20%	Architectural, Engineering and Other Design Soft Costs				\$2,246,268
	GRAND TOTAL				\$13,477,609

460 Mountain Home - RENOVATED RESIDENCE (Revised for Council).xls

Preliminary Estimate Profile

The enclosed conceptual estimate consists of the following: this profile description, a list of notes, a cost summary, estimate packages for 1) Sitework, Demolition, and Utilities; 2) the Main House; and 3) the Garage/Conservatory.

Please note that the separation of the project cost into individual packages is for informational purposes only. The pricing packages do not represent complete and independent projects. The costs of monthly supervision and other general requirements are distributed across all estimate packages. We assume, however, that the project will be performed in a single phase.

We anticipate a 24-month construction schedule to include all phases of the project.

A 15% construction contingency is included. This contingency is intended to address scopes of work either underestimated or missed in the preliminary estimate, and to anticipate the full detailing of the project as it currently stands. The contingency is not meant to cover increased scope or design changes.

Note that the sitework estimate package is order-of-magnitude only, since this scope of work is undefined.

This preliminary estimate is based on the following:

A1.1 - A1.6 by Andrew Skurman Architects, dated April 21, 2008

S2.0 - S2.4, S5.1 by Keith Abbey Structural Engineer, dated April 21, 2008

Sheets 1 - 8 and 10 - 16 by George Washington Smith Architect, various dates in 1925
site visit

various e-mail correspondences and phone calls

Some significant exclusions are:

Architectural, Engineering, and all other design professional fees

Furnishings, window coverings, audio/visual/computer/phone equipment

Permit Fees

Utility Connection Fees

Performance Bonds

Testing and Special Inspections

All Landscaping, including hardscape, lighting, grading, grubbing, soil amendment, plantings and irrigation

Information provided is an opinion of cost.

460 Mountain Home - RENOVATED RESIDENCE (Revised for Council).xls Preliminary Estimate Notes

No.

Note

-
- 1.1 Building permit to be Furnished by Owner (FBO).
 - 1.2 Utility connection fees to be FBO.
 - 1.3 Special testings and inspections to be FBO.
 - 1.4 One job mobilization is included; additional mobilizations will result in additional costs.
 - 1.5 Cost of monthly utilities to be FBO.
 - 1.6 Dewatering is excluded.
 - 2.1 We include 2900 cubic yards of cut for mass excavation. We assume spoils will be spread on site. We do not include any soil import or engineered fill.
 - 2.2 Hazardous material abatement is excluded.
 - 2.3 We include waterproofing at basement slab and retaining walls.
 - 2.4 We exclude underslab drainage.
 - 2.5 All landscaping -- including hardscape, lighting, grading, grubbing, soil amendment, plantings and irrigation -- is excluded.
 - 2.6 Tree removal is excluded.
 - 2.7 We include demolition of (e) foundation, all mechanical and electrical systems, and most finishes at the main house. Roof tiles will be salvaged. We note that some breakage will occur. Existing ornamental metal work, interior doors, interior beamed ceilings, and exterior finish carpentry will be restored where possible. We include the demolition of two later additions (the organ room and roof deck, and the library extension.) **We include Ferma Corporation budget for this work.**
 - 3.1 We exclude cast-in-place concrete at stone-faced walls.
 - 3.2 We include 24" diameter 12' deep drilled piers per structural plans.
 - 4.1 We include brick pavers at exterior terraces attached to the house i.e. the upper and lower terraces; the courtyard terrace, and the guest loggia.
 - 4.2 We include stone counters at kitchen and bath counters, typically. We assume a 6" splash at vanities and an 18" splash at kitchen counters.
 - 4.3 We include a stone hearth at all fireplaces. Mantel and surround are plaster, per original drawings.
 - 4.4 We include masonry fireboxes with metal flues at the fireplaces.
 - 5.1 We include braced and moment frames per structural drawings.
 - 5.2 We include restoration of existing wrought iron work, in particular at the main entry stair railing, and at the balcony railings.
 - 5.3 We include new wrought iron work to match existing at both new stairs to the basement, at the reconfigured rear stair to the second floor, and at the master bedroom loggia and bedroom terrace.
 - 6.1 We include an allowance for dry rot repairs to framing. We note that the extent of this work is unknown.

460 Mountain Home - RENOVATED RESIDENCE (Revised for Council).xls Preliminary Estimate Notes

No.	Note
6.2	We include interior trim to match existing. We assume that existing beamed ceilings will remain wherever possible. We assume that some exterior brackets, rafter tails, and other trims are in sufficiently good condition to remain.
6.3	We include stain grade casework, except at closet and storage shelving, and laundry room.
6.4	We include plastic laminate counters at laundry room.
7.1	We include copper gutters and downspouts.
7.2	We include batt insulation per code.
7.3	We include 1" rigid insulation at all basement retaining walls.
8.1	We include steel windows and doors (Torrance, Hope's, or equal) at exterior, typically. There are three exterior single doors, which have been taken as stain grade wood plank.
8.2	We include stain grade doors to match existing at interior. We include an allowance for restoration and reinstallation of existing doors.
8.3	Refer to line-item estimate for door hardware allowances.
8.4	We include frameless shower and tub enclosures.
9.1	We include the following floor finishes: Basement: Corridor, Stair Hall, Powder Rooms, Wine Cellar: tile pavers to match existing Theater: carpet Laundry Room, Projection Room, Exercise Room, Snack Bar, Storage: Marmoleum Ground Floor: Guest Rooms and Bathrooms, Guest Loggia, Entry, Stair Hall: tile pavers to match existing All other rooms: quarter sawn oak floor to match existing Second Floor: Bathrooms: marble tile All other rooms: quarter sawn oak floor to match existing
9.2	We include 3-coat hand-trowelled plaster throughout, except at basement storage, mechanical, and laundry room, where level 5 gypsum board is included.
9.3	We include stone slab at master bedroom and her office shower floors and benches. We include marble tile at shower walls and tub surrounds. We exclude tile wainscoat.
12.1	We exclude all furnishings and window coverings.
15.1	We include forced air heating and cooling at Main House. Heating and cooling is excluded at Pool House and at Garage/Conservatory.
15.2	Fire protection sprinklers are included at Main House. Fire service is excluded.
15.3	We exclude sewage ejectors, and assume gravity-feed to septic system.
16.1	We exclude integrated lighting systems. We assume a moderate quantity of mid-priced lighting fixtures, except at utility spaces, where minimal inexpensive lighting is assumed.
16.1	We include phone and data wiring, but exclude all phone and computer equipment.
16.2	We exclude audio/visual systems.

460 Mountain Home - RENOVATED RESIDENCE (Revised for Council).xls Preliminary Estimate Notes

No.	Note
16.3	We include security system.

460 Mountain Home - RENOVATED RESIDENCE (Revised for Council).xls Preliminary Estimate Sitework, Demo, Utilities

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
1																			
2		Job Duration:	2	mos															
3			9	wks															
4																			
5		Labor Rates:																	
6		Project Manager	\$85.00	/hr															
7		Field Superintendent	\$85.00	/hr															
8		Estimator	\$75.00	/hr															
9		Rough Carpenter	\$70.00	/hr															
10		Finish Carpenter	\$70.00	/hr															
11		Laborer	\$45.00	/hr															
12	R1	Project Engineer	\$75.00	/hr															
13		blank																	
14																			
15																			
16																			
17	CSI	DESCRIPTION					MATERIAL/VENDOR		LABOR					SUBCONTRACTOR	SUBTOTAL	TOTAL	NOTES		
18			qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal			
19																			
20		DIVISION 1: GENERAL REQUIREMENTS																	
21																			
22	NIC	Permits	0	ea	1	0	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$-	\$-	\$-	\$-		
23																			
24	NIC	Special Inspections	0	ea	1	0	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$-	\$-	\$-	\$-		
25																			
26	NIC	Performance Bond	0	ea	1	0	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$-	\$-	\$-	\$-		
27																			
28		Project Management	9	wks	1	9	wks	\$-	\$-	20	hrs/wk	180.0	\$85.00	\$15,300	\$-	\$-	\$15,300		
29																			
30		Field Supervision	9	wks	1	9	wks	\$-	\$-	40	hrs/wk	360.0	\$85.00	\$30,600	\$-	\$-	\$30,600		
31																			
32		Estimating	1	ea	1	1	ea	\$-	\$-	40	hr/ea	40.0	\$75.00	\$3,000	\$-	\$-	\$3,000		
33																			
34		Project Engineer	9	wks	1	9	wks	\$-	\$-	10	hrs/wk	90.0	\$75.00	\$6,750	\$-	\$-	\$6,750		
35																			
36		Laborer	9	wks	1	9	wks	\$-	\$-	40	hrs/wk	360.0	\$45.00	\$16,200	\$-	\$-	\$16,200		
37																			
38		Final Cleaning	1	ea	1	1	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$3,000.00	\$3,000	\$3,000			
39																			
40		Portable Toilets	2	mos	1	2	mos	\$150.00	\$300	hrs/mo	-	\$-	\$-	\$-	\$-	\$300			
41																			
42		Temporary Power -set up	1	ea	1	1	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$1,500.00	\$1,500	\$1,500			
43																			
44		Temporary Water	0	ea	1	0	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$750.00	\$-	\$-			
45																			
46	NIC	Monthly Utilities	2	mos	0	0	mos	\$-	\$-	hrs/mo	-	\$-	\$-	\$-	\$-	\$-	\$-		Paid by Owner
47																			
48		Monthly Phone	2	mos	1	2	mos	\$300.00	\$600	hrs/mo	-	\$-	\$-	\$-	\$-	\$600			
49																			
50		Phone/Fax Lines	0	ea	1	0	ea	\$150.00	\$-	hr/ea	-	\$-	\$-	\$-	\$-	\$-	\$-		
51																			
52		Phones/Fax	0	ea	1	0	ea	\$250.00	\$-	hr/ea	-	\$-	\$-	\$-	\$-	\$-	\$-		
53																			
54	NIC	Dewatering	0	ea	1	0	ea	\$15.00	\$-	hr/ea	-	\$-	\$-	\$-	\$-	\$-	\$-		
55																			

460 Mountain Home - RENOVATED RESIDENCE (Revised for Council).xls Preliminary Estimate Sitework, Demo, Utilities

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
	CSI	DESCRIPTION	qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal	SUBTOTAL	TOTAL	NOTES
16																			
17																			
18																			
19																			
56		Crane Picks	0	ea	1	0	ea	\$750.00	\$-		hr/ea	-	\$-	\$-	\$-	\$-	\$-		
57																			
58		Debris Boxes	4	ea	1	4	ea	\$600.00	\$2,400		hr/ea	-	\$-	\$-	\$-	\$-	\$2,400		
59																			
60	NIC	Temporary Fencing	0	ea	1	0	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$-	\$-	\$-		
61																			
62		Job Trailer/Job Office	2	mos	1	2	mos	\$450.00	\$900		hrs/mo	-	\$-	\$-	\$-	\$-	\$900		
63																			
64		Tool Storage	2	mos	1	2	mos	\$150.00	\$300		hrs/mo	-	\$-	\$-	\$-	\$-	\$300		
65																			
66		Office Supplies	2	ea	1	2	ea	\$100.00	\$200		hr/ea	-	\$-	\$-	\$-	\$-	\$200		
67																			
68		Temporary Barricades	1	ea	1	1	ea	\$500.00	\$500	24	hr/ea	24.0	\$45.00	\$1,080	\$-	\$-	\$1,580		
69																			
70		Project Close-out	1	ea	1	1	ea	\$-	\$-	40	hr/ea	40.0	\$85.00	\$3,400	\$-	\$-	\$3,400		
71																			
72		Survey and Layout	1	ea	1	1	ea	\$-	\$-		hr/ea	-	\$45.00	\$-	\$7,500.00	\$7,500	\$7,500		
73																			
74		Dust and Mud Abatement	2	mos	1	2	mos	\$-	\$-	40	hrs/mo	80.0	\$45.00	\$3,600	\$-	\$-	\$3,600		
75																			
76		Division 1 Subtotals:							\$5,200					\$79,930		\$12,000	\$97,130	\$97,130	11.0%
77																			
78																			
79		DIVISION 2: SITEWORK																	
80																			
81		Excavation and Grading																	
82		Mass Excavation	2900	cy	1	2900	cy	\$-	\$-			-	\$-	\$-	\$20.00	\$58,000	\$58,000		
83		Spread on Site/Backfill	80	ea	1	80	ea	\$-	\$-			-	\$-	\$-	\$150.00	\$12,000	\$12,000		
84		Utility Trenching/Backfill	1	ea	1	1	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$10,000.00	\$10,000	\$10,000		
85																			
86		Temporary Shoring																	
87		Lift, Level, Reset House	1	ea	1	1	ea	\$-	\$-			-	\$-	\$-	\$80,000.00	\$80,000	\$80,000		
88																			
89	NIC	Tree Protection	0	ea	1	0	ea	\$-	\$-		hr/ea	-	\$45.00	\$-	\$-	\$-	\$-		
90																			
91		Site Drainage	1	ea	1	1	ea	\$-	\$-		hr/ea	-	\$45.00	\$-	\$15,000.00	\$15,000	\$15,000		
92																			
93		Ferma Demo and Salvage	1	ea	1	1	ea	\$-	\$-			-	\$-	\$-	\$295,000	\$295,000	\$295,000		
94																			
95	NIC	Haz Mat	0	ea	1	0	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$-	\$-	\$-		
96																			
97		Erosion Control	1	ea	1	1	ea	\$-	\$-	80	hr/ea	80.0	\$45.00	\$3,600	\$3,500.00	\$3,500	\$7,100		
98																			
99		Division 2 Subtotals:							\$-					\$3,600		\$473,500	\$477,100	\$477,100	
100																			
101																			
102		DIVISION 3: CONCRETE																	
103																			
104	NIC	Curb/Sidewalk Patching	0	ea	1	0	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$-	\$-	\$-		
105																			
106		Division 3 Subtotals:							\$-					\$-		\$-	\$-	\$-	\$-

460 Mountain Home - RENOVATED RESIDENCE (Revised for Council).xls Preliminary Estimate Sitework, Demo, Utilities

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
	CSI	DESCRIPTION	MATERIAL/VENDOR				LABOR			SUBCONTRACTOR				SUBTOTAL	TOTAL	NOTES			
			qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal			
16																			
17																			
18																			
19																			
107																			
108																			
109		DIVISION 4: MASONRY																	
110																			
111		<i>No work this division</i>																	
112																			
113		Division 4 Subtotals:							\$-					\$-		\$-		\$-	\$-
114																			
115																			
116		DIVISION 5: METALS																	
117																			
118		<i>No work this division</i>																	
119																			
120		Division 5 Subtotals:							\$-					\$-		\$-		\$-	\$-
121																			
122																			
123		DIVISION 6: FINISH CARPENTRY																	
124																			
125		<i>No work this division</i>																	
126																			
127		Division 6 Subtotals:							\$-					\$-		\$-		\$-	\$-
128																			
129																			
130		DIVISION 7: THERMAL & MOISTURE PROTECTION																	
131																			
132		<i>No work this division</i>																	
133																			
134		Division 7 Subtotals:							\$-					\$-		\$-		\$-	\$-
135																			
136																			
137		DIVISION 8: DOORS & WINDOWS																	
138																			
139		<i>no work these divisions</i>																	
140																			
141		Division 8 Subtotals:							\$-					\$-		\$-		\$-	\$-
142																			
143																			
144		DIVISION 9: FINISHES																	
145																			
146		<i>no work these divisions</i>																	
147																			
148		Division 9 Subtotals:							\$-					\$-		\$-		\$-	\$-
149																			
150																			
151		DIVISION 10: SPECIALTIES through DIVISION 14: CONVEYING SYSTEMS																	
152																			
153		<i>no work these divisions</i>																	
154																			
155		Divisions 10 - 14 Subtotals:							\$-					\$-		\$-		\$-	\$-
156																			
157																			

460 Mountain Home - RENOVATED RESIDENCE (Revised for Council).xls Preliminary Estimate Sitework, Demo, Utilities

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
	CSI	DESCRIPTION	qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal	SUBTOTAL	TOTAL	NOTES
158		DIVISION 15: MECHANICAL																	
159																			
160	????	Utility Lines																	
161		Gas	400	lf	1	400	lf	\$-		lf/hr	-		\$-	\$-	\$15.00	\$6,000	\$6,000		
162		Water	400	lf	1	400	lf	\$-		lf/hr	-		\$-	\$-	\$15.00	\$6,000	\$6,000		
163		Sewer	400	lf	1	400	lf	\$-		lf/hr	-		\$-	\$-	\$25.00	\$10,000	\$10,000		
164																			
165		Septic System	1	ea	1	1	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$45,000.00	\$45,000	\$45,000		
166																			
167	NIC	Municipal utility connection fees																	
168	NIC	PG&E fees																	
169																			
170		Division 15 Subtotals:							\$-					\$-		\$67,000	\$67,000	\$67,000	
171																			
172																			
173		DIVISION 16: ELECTRICAL																	
174																			
175		Utility Lines																	
176		4" conduit	400	lf	1	400	lf	\$-		lf/hr	-		\$-	\$-	\$15.00	\$6,000	\$6,000		
177		electrical cable	400	lf	1	400	lf	\$-		lf/hr	-		\$-	\$-	\$35.00	\$14,000	\$14,000		
178		400 amp service entrance	1	ea	1	1	ea	\$-		hr/ea	-		\$-	\$-	\$7,500.00	\$7,500	\$7,500		
179		pull boxes	3	ea	1	3	ea	\$-		hr/ea	-		\$-	\$-	\$1,000.00	\$3,000	\$3,000		
180																			
181		2" conduit for telephone	400	lf	1	400	lf	\$-		lf/hr	-		\$-	\$-	\$7.00	\$2,800	\$2,800		
182		1" conduit for CATV	400	lf	1	400	lf	\$-		lf/hr	-		\$-	\$-	\$5.00	\$2,000	\$2,000		
183																			
184	NIC	PG&E fees																	
185																			
186		Division 16 Subtotals:							\$-					\$-		\$35,300	\$35,300	\$35,300	
187																			
188																			
189		Subtotal																	\$676,530
190																			
191	15%	Contingency																	\$101,480
192																			
193		Subtotal																	\$778,010
194																			
195	14%	Contractor's Fee																	\$108,921
196																			
197		TOTAL																	\$886,931
198																			

460 Mountain Home - RENOVATED RESIDENCE (Revised for Council).xls Preliminary EstimateMain House

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
1																			
2		Job Duration:	18	mos															
3			78	wks															
4																			
5		Labor Rates:																	
6		Project Manager	\$85.00	/hr															
7		Field Superintendent	\$85.00	/hr															
8		Estimator	\$75.00	/hr															
9		Rough Carpenter	\$70.00	/hr															
10		Finish Carpenter	\$70.00	/hr															
11		Laborer	\$45.00	/hr															
12		Project Engineer	\$75.00	/hr															
13		blank																	
14																			
15																			
16	CSI	DESCRIPTION	qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal	SUBTOTAL	TOTAL	NOTES
17																			
18																			
19		DIVISION 1: GENERAL REQUIREMENTS																	
20																			
21	NIC	Permits	0	ea	1	0	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$-	\$-	\$-	\$-	
22																			
23	NIC	Special Inspections	0	ea	1	0	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$-	\$-	\$-	\$-	
24																			
25	NIC	Performance Bond	0	ea	1	0	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$-	\$-	\$-	\$-	
26																			
27		Project Management	78	wks	1	78	wks	\$-	\$-	20	hrs/wk	1,560.0	\$85.00	\$132,600	\$-	\$-	\$132,600		
28																			
29		Field Supervision	78	wks	1	78	wks	\$-	\$-	40	hrs/wk	3,120.0	\$85.00	\$265,200	\$-	\$-	\$265,200		
30																			
31		Field Supervision	78	wks	1	78	wks	\$-	\$-	20	hrs/wk	1,560.0	\$85.00	\$132,600	\$-	\$-	\$132,600		
32																			
33		Estimating	1	ea	1	1	ea	\$-	\$-	80	hr/ea	80.0	\$75.00	\$6,000	\$-	\$-	\$6,000		
34																			
35		Laborer	78	wks	1	78	wks	\$-	\$-	40	hrs/wk	3,120.0	\$45.00	\$140,400	\$-	\$-	\$140,400		
36																			
37		Final Cleaning	1	ea	1	1	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$5,000.00	\$5,000	\$5,000		
38																			
39		Portable Toilets	18	mos	1	18	mos	\$150.00	\$2,700	hrs/mo	-		\$-	\$-	\$-	\$-	\$2,700		
40																			
41		Temporary Power -set up	0	ea	1	0	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$2,500.00	\$-	\$-		
42																			
43	NIC	Monthly Utilities	18	mos	0	0	mos	\$-	\$-	hrs/mo	-		\$-	\$-	\$-	\$-	\$-	\$-	
44																			
45		Monthly Phone	18	mos	1	18	mos	\$350.00	\$6,300	hrs/mo	-		\$-	\$-	\$-	\$-	\$6,300		
46																			
47		Phone/Fax Lines	2	ea	1	2	ea	\$150.00	\$300	hr/ea	-		\$-	\$-	\$-	\$-	\$300		
48																			
49		Phones/Fax	1	ea	1	1	ea	\$250.00	\$250	hr/ea	-		\$-	\$-	\$-	\$-	\$250		
50																			
51	NIC	Dewatering	0	ea	1	0	ea	\$15.00	\$-	hr/ea	-		\$-	\$-	\$-	\$-	\$-	\$-	
52																			
53		Crane Picks	4	ea	1	4	ea	\$750.00	\$3,000	hr/ea	-		\$-	\$-	\$-	\$-	\$3,000		
54																			
55		Flagman	1	ea	1	1	ea	\$-	\$-	40	hr/ea	40.0	\$50.00	\$2,000	\$-	\$-	\$2,000		
56																			
57		Debris Boxes	30	ea	1	30	ea	\$600.00	\$18,000	hr/ea	-		\$-	\$-	\$-	\$-	\$18,000		

460 Mountain Home - RENOVATED RESIDENCE (Revised for Council).xls Preliminary EstimateMain House

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
15																			
16	CSI	DESCRIPTION	qty	unit	factor	QTY	unit	MATERIAL/VENDOR	LABOR	SUBCONTRACTOR		SUBTOTAL	TOTAL	NOTES					
17								\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal			
18																			
58	NIC	Temporary Fencing	18	mos	0	0	mos	\$600.00	\$-		hrs/mo	-	\$-	\$-	\$-	\$-	\$-		
60		Job Trailer/Job Office	18	mos	1	18	mos	\$450.00	\$8,100		hrs/mo	-	\$-	\$-	\$-	\$-	\$8,100		portable trailer
62		Tool Storage	18	mos	1	18	mos	\$150.00	\$2,700		hrs/mo	-	\$-	\$-	\$-	\$-	\$2,700		
64		Office Supplies	18	mos	1	18	mos	\$100.00	\$1,800		hrs/mo	-	\$-	\$-	\$-	\$-	\$1,800		
66		Temporary Barricades	1	ea	1	1	ea	\$1,500.00	\$1,500	80	hr/ea	80.0	\$45.00	\$3,600	\$-	\$-	\$5,100		
68		Survey and Layout	1	ea	1	1	ea	\$-	\$-		hr/ea	-	\$45.00	\$-	\$1,500.00	\$1,500	\$1,500		
70		Project Close-out	1	ea	1	1	ea	\$-	\$-	80	hr/ea	80.0	\$85.00	\$6,800	\$-	\$-	\$6,800		
72		Dust and Mud Abatement	18	mos	1	18	mos	\$-	\$-	80	hrs/mo	1,440.0	\$45.00	\$64,800	\$-	\$-	\$64,800		
73		Weather & Finish Protection	1	ea	1	1	ea	\$7,500.00	\$7,500	300	hr/ea	300.0	\$45.00	\$13,500	\$-	\$-	\$21,000		
74																			
75																			
76																			
77		Division 1 Subtotals:							\$52,150					\$767,500		\$6,500	\$826,150	\$826,150	8.83%
78																			
79																			
80		DIVISION 2: SITEWORK																	
81																			
82		Additional Demolition																	
83		Interior Framing	1	ea	1	1	ea	\$-	\$-	200	hr/ea	200.0	\$45.00	\$9,000	\$-	\$-	\$9,000		
84		Miscellaneous	1	ea	1	1	ea	\$-	\$-	200	hr/ea	200.0	\$45.00	\$9,000	\$-	\$-	\$9,000		
85																			
86		Excavation																	
87		Grading	0	sf	0	0	sf	\$-	\$-		sf/hr	-	\$45.00	\$-	\$-	\$-	\$-		see Sitework package
88		Footing Excavation	320	yd	1	320	yd	\$-	\$-		yd/hr	-	\$45.00	\$-	\$45.00	\$14,400	\$14,400		
89																			
90		Drainage																	
91		Retaining Wall Drainage	3700	sf	1	3700	sf	\$-	\$-		sf/hr	-	\$45.00	\$-	\$6.00	\$22,200	\$22,200		
92	NIC	Underslab Drainage	0	sf	1	0	sf	\$-	\$-		sf/hr	-	\$45.00	\$-	\$3.00	\$-	\$-		
93		Perimeter Foundation Drainage	620	lf	1	620	lf	\$-	\$-		lf/hr	-	\$45.00	\$-	\$15.00	\$9,300	\$9,300		
94																			
95		Division 2 Subtotals:						\$-	\$-					\$18,000		\$45,900	\$63,900	\$63,900	
96																			
97																			
98		DIVISION 3: CONCRETE																	
99																			
100		Cast in Place Concrete																	
101		24" Dia. Drilled Piers	43	ea	1	43	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$2,500.00	\$107,500	\$107,500		
102		Rat Slab	1275	sf	1	1275	sf	\$-	\$-		sf/hr	-	\$-	\$-	\$4.00	\$5,100	\$5,100		
103		6" Sunroom Slab	14	yd	1	14	yd	\$-	\$-		yd/hr	-	\$-	\$-	\$750.00	\$10,500	\$10,500		
104		12" Basement Slab	72	yd	1	72	yd	\$-	\$-		yd/hr	-	\$-	\$-	\$750.00	\$54,000	\$54,000		
105		18" Basement Slab	93	yd	1	93	yd	\$-	\$-		yd/hr	-	\$-	\$-	\$750.00	\$69,750	\$69,750		
106	1/S5.1	Retaining Walls/Stem Walls	83	yd	1	83	yd	\$-	\$-		yd/hr	-	\$-	\$-	\$1,000.00	\$83,000	\$83,000		
107	2/S5.1	Retaining Walls/Stem Walls	65	yd	1	65	yd	\$-	\$-		yd/hr	-	\$-	\$-	\$1,000.00	\$65,000	\$65,000		
108	3/S5.1	Retaining Walls/Stem Walls	7	yd	1	7	yd	\$-	\$-		yd/hr	-	\$-	\$-	\$1,000.00	\$7,000	\$7,000		
109		Kitchen Sunroom Footings	1	ea	1	1	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$10,000.00	\$10,000	\$10,000		
110		Fireplace Footings	1	ea	1	1	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$10,000.00	\$10,000	\$10,000		

460 Mountain Home - RENOVATED RESIDENCE (Revised for Council).xls Preliminary EstimateMain House

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
15																			
16	CSI	DESCRIPTION	qty	unit	factor	QTY	unit	MATERIAL/VENDOR	LABOR	SUBCONTRACTOR		SUBTOTAL		TOTAL	NOTES				
17								\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal			
111		Work to (E) Footings to Remain	1	ea	1	1	ea	\$-	\$-	hr/ea	-	-	\$-	\$-	\$50,000.00	\$50,000	\$50,000		
112		Basement Cast in Place Steps	52	tf	1	52	tf	\$-	\$-		-	-	\$-	\$-	\$50.00	\$2,600	\$2,600		
113		Theater Cast in Place Steps	105	tf	1	105	tf	\$-	\$-		-	-	\$-	\$-	\$50.00	\$5,250	\$5,250		
114																			
115		Terraces																	
116		Upper and Lower Terraces	5150	sf	1	5150	sf	\$-	\$-	sf/hr	-	-	\$-	\$-	\$12.00	\$61,800	\$61,800		
117		Courtyard Terrace	400	sf	1	400	sf	\$-	\$-	sf/hr	-	-	\$-	\$-	\$12.00	\$4,800	\$4,800		
118		Entry Terrace	600	sf	1	600	sf	\$-	\$-	sf/hr	-	-	\$-	\$-	\$12.00	\$7,200	\$7,200		
119		Cast in Place Steps	400	tf	1	400	tf	\$-	\$-		-	-	\$-	\$-	\$50.00	\$20,000	\$20,000		
120																			
121		Division 3 Subtotals:							\$-					\$-	\$573,500	\$573,500	\$573,500		
122																			
123																			
124		DIVISION 4: MASONRY																	
125																			
126		Interior Stone – 3/4" Slab																	
127		Snack Bar Counter and Splash	29	sf	1	29	sf	\$-	\$-	sf/hr	-	-	\$-	\$-	\$125.00	\$3,625	\$3,625		
128		Guest Bath Counter and Splash	9	sf	2	18	sf	\$-	\$-	sf/hr	-	-	\$-	\$-	\$125.00	\$2,250	\$2,250		
129		Powder Counter and Splash	17	sf	1	17	sf	\$-	\$-	sf/hr	-	-	\$-	\$-	\$125.00	\$2,125	\$2,125		
130		Butler Pantry Counter and Splash	42	sf	1	42	sf	\$-	\$-	sf/hr	-	-	\$-	\$-	\$125.00	\$5,250	\$5,250		
131		Kitchen Counter and Splash	225	sf	1	225	sf	\$-	\$-	sf/hr	-	-	\$-	\$-	\$125.00	\$28,125	\$28,125		
132		Hall Desk Counter and Splash	17	sf	1	17	sf	\$-	\$-	sf/hr	-	-	\$-	\$-	\$125.00	\$2,125	\$2,125		
133		Powder 2 Counter and Splash	10	sf	1	10	sf	\$-	\$-	sf/hr	-	-	\$-	\$-	\$125.00	\$1,250	\$1,250		
134		Her Office Counter and Splash	14	sf	1	14	sf	\$-	\$-	sf/hr	-	-	\$-	\$-	\$125.00	\$1,750	\$1,750		
135		Her Office Shower Floor	20	sf	1	20	sf	\$-	\$-	sf/hr	-	-	\$-	\$-	\$125.00	\$2,500	\$2,500		
136		His Office Counter and Splash	10	sf	1	10	sf	\$-	\$-	sf/hr	-	-	\$-	\$-	\$125.00	\$1,250	\$1,250		
137		Upstairs Baths Counter and Splash	10	sf	3	30	sf	\$-	\$-	sf/hr	-	-	\$-	\$-	\$125.00	\$3,750	\$3,750		
138		Master Bath Counter and Splash	25	sf	1	25	sf	\$-	\$-	sf/hr	-	-	\$-	\$-	\$125.00	\$3,125	\$3,125		
139		Master Bath Shower Floor	20	sf	1	20	sf	\$-	\$-	sf/hr	-	-	\$-	\$-	\$125.00	\$2,500	\$2,500		
140																			
141		Fireplace Hearths	4	ea	1	4	ea	\$-	\$-	hr/ea	-	-	\$-	\$-	\$2,000.00	\$8,000	\$8,000		
142																			
143		CMU Fireboxes	1	ea	1	1	ea	\$-	\$-	hr/ea	-	-	\$-	\$-	\$25,000.00	\$25,000	\$25,000		
144																			
145		BBQ	1	ea	1	1	ea	\$-	\$-	hr/ea	-	-	\$-	\$-	\$10,000.00	\$10,000	\$10,000		
146																			
147		Terraces																	
148		Upper and Lower Terraces	5150	sf	1	5150	sf	\$-	\$-	sf/hr	-	-	\$-	\$-	\$25.00	\$128,750	\$128,750		
149		Courtyard Terrace	400	sf	1	400	sf	\$-	\$-	sf/hr	-	-	\$-	\$-	\$25.00	\$10,000	\$10,000		
150		Entry Terrace	600	sf	1	600	sf	\$-	\$-	sf/hr	-	-	\$-	\$-	\$35.00	\$21,000	\$21,000		
151		Cast in Place Steps	400	tf	1	400	tf	\$-	\$-		-	-	\$-	\$-	\$50.00	\$20,000	\$20,000		
152																			
153		Division 4 Subtotals:							\$-					\$-	\$282,375	\$282,375	\$282,375		
154																			
155																			
156		DIVISION 5: METALS																	
157																			
158		Structural Steel																	
159		Ground Floor Framing																	
160		W8x15	2010	lb	1	2010	lb	\$-	\$-		-	-	\$-	\$-	\$6.00	\$12,060	\$12,060		
161		W12x30	4260	lb	1	4260	lb	\$-	\$-		-	-	\$-	\$-	\$6.00	\$25,560	\$25,560		
162		W18x50	9600	lb	1	9600	lb	\$-	\$-		-	-	\$-	\$-	\$6.00	\$57,600	\$57,600		
163		W18x55	1540	lb	1	1540	lb	\$-	\$-		-	-	\$-	\$-	\$6.00	\$9,240	\$9,240		

460 Mountain Home - RENOVATED RESIDENCE (Revised for Council).xls Preliminary Estimate Main House

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
15																			
16	CSI	DESCRIPTION	qty	unit	factor	QTY	unit	MATERIAL/VENDOR	LABOR	SUBCONTRACTOR		SUBTOTAL		TOTAL	NOTES				
17								\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal			
164		W18x60	7680	lb	1	7680	lb	\$-	\$-			-	\$-	\$-	\$6.00	\$46,080	\$46,080		
165		W18x86	14620	lb	1	14620	lb	\$-	\$-			-	\$-	\$-	\$6.00	\$87,720	\$87,720		
166	4/S5.1	C12x20.7	8400	lb	1	8400	lb	\$-	\$-			-	\$-	\$-	\$6.00	\$50,400	\$50,400		
167		HSS6x6	1400	lb	1	1400	lb	\$-	\$-			-	\$-	\$-	\$6.00	\$8,400	\$8,400		
168		Second Floor/Low Roof Framing																	
169		W8x28	2520	lb	1	2520	lb	\$-	\$-			-	\$-	\$-	\$6.00	\$15,120	\$15,120		
170		W8x67	2010	lb	1	2010	lb	\$-	\$-			-	\$-	\$-	\$6.00	\$12,060	\$12,060		
171		W10x33	5670	lb	1	5670	lb	\$-	\$-			-	\$-	\$-	\$6.00	\$34,020	\$34,020		
172		W10x60	2640	lb	1	2640	lb	\$-	\$-			-	\$-	\$-	\$6.00	\$15,840	\$15,840		
173		Frames																	
174		Braced Frame	2	ea	1	2	ea	\$-	\$-	hr/ea	-	-	\$-	\$-	\$15,000.00	\$30,000	\$30,000		
175		Large Braced Frame	1	ea	1	1	ea	\$-	\$-	hr/ea	-	-	\$-	\$-	\$25,000.00	\$25,000	\$25,000		
176		Moment Frame	1	ea	1	1	ea	\$-	\$-	hr/ea	-	-	\$-	\$-	\$25,000.00	\$25,000	\$25,000		
177																			
178		Ornamental Metals																	
179		Courtyard Gates - Single	2	ea	1	2	ea	\$-	\$-	hr/ea	-	-	\$-	\$-	\$3,500.00	\$7,000	\$7,000		
180		Courtyard Gates - Pair	1	ea	1	1	ea	\$-	\$-	hr/ea	-	-	\$-	\$-	\$7,500.00	\$7,500	\$7,500		
181		Restore Window Grills	7	ea	1	7	ea	\$-	\$-	hr/ea	-	-	\$-	\$-	\$2,000.00	\$14,000	\$14,000		
182		New Window Grills	2	ea	1	2	ea	\$-	\$-	hr/ea	-	-	\$-	\$-	\$5,000.00	\$10,000	\$10,000		
183		Entry Hall Railing to Basement	1	ea	1	1	ea	\$-	\$-	hr/ea	-	-	\$-	\$-	\$15,000.00	\$15,000	\$15,000		
184		Rear Hall Railing to Basement	1	ea	1	1	ea	\$-	\$-	hr/ea	-	-	\$-	\$-	\$15,000.00	\$15,000	\$15,000		
185		Bedroom Terrace Railing	28	lf	1	28	lf	\$-	\$-	lf/hr	-	-	\$-	\$-	\$450.00	\$12,600	\$12,600		
186		Master Loggia Railing	52	lf	1	52	lf	\$-	\$-	lf/hr	-	-	\$-	\$-	\$450.00	\$23,400	\$23,400		
187		Other Handrails	1	ea	1	1	ea	\$-	\$-	hr/ea	-	-	\$-	\$-	\$10,000.00	\$10,000	\$10,000		
188																			
189		Division 5 Subtotals:							\$-				\$-		\$568,600	\$568,600	\$568,600		
190																			
191																			
192		DIVISION 6: ROUGH CARPENTRY																	
193																			
194		Vertical																	
195		Basement																	
196		Furring at Retaining Walls	3690	sf	1.4	5166	sf	\$0.80	\$4,133	30	sf/hr	172.2	\$70.00	\$12,054	\$3.00	\$15,498	\$31,685		
197		Interior Walls	2520	sf	1.6	4032	bf	\$0.80	\$3,226	30	bf/hr	134.4	\$70.00	\$9,408	\$-	\$-	\$12,634		
198		Posts	500	bf	1	500	bf	\$1.50	\$750	30	bf/hr	16.7	\$70.00	\$1,167	\$-	\$-	\$1,917		
199		Ground Floor																	
200		Double 2x6 Walls	1960	sf	1.6	3136	bf	\$0.80	\$2,509	30	bf/hr	104.5	\$70.00	\$7,317	\$-	\$-	\$9,826		
201		Sheathing at Above	1960	sf	1	1960	sf	\$0.75	\$1,470	60	sf/hr	32.7	\$70.00	\$2,287	\$-	\$-	\$3,757		
202		Interior Walls	3500	sf	1.6	5600	bf	\$0.80	\$4,480	30	bf/hr	186.7	\$70.00	\$13,067	\$-	\$-	\$17,547		
203		Interior Sheathing	2500	sf	1	2500	sf	\$0.75	\$1,875	40	sf/hr	62.5	\$70.00	\$4,375	\$-	\$-	\$6,250		quantity is a guess
204		Posts	1500	bf	1	1500	bf	\$1.50	\$2,250	30	bf/hr	50.0	\$70.00	\$3,500	\$-	\$-	\$5,750		
205		Sunroom Vertical	700	sf	1	700	sf	\$3.00	\$2,100	15	sf/hr	46.7	\$70.00	\$3,267	\$-	\$-	\$5,367		
206		Guest Loggia Vertical	450	sf	1	450	sf	\$3.00	\$1,350	15	sf/hr	30.0	\$70.00	\$2,100	\$-	\$-	\$3,450		
207		Floor Openings to Basement	2	ea	1	2	ea	\$500.00	\$1,000	16	hr/ea	32.0	\$70.00	\$2,240	\$-	\$-	\$3,240		
208		Second Floor																	
209		Double 2x6 Walls	1500	sf	1.6	2400	bf	\$0.80	\$1,920	30	bf/hr	80.0	\$70.00	\$5,600	\$-	\$-	\$7,520		
210		Sheathing at Above	1500	sf	1	1500	sf	\$0.75	\$1,125	60	sf/hr	25.0	\$70.00	\$1,750	\$-	\$-	\$2,875		
211		Interior Walls	3600	sf	1.6	5760	bf	\$0.80	\$4,608	30	bf/hr	192.0	\$70.00	\$13,440	\$-	\$-	\$18,048		
212		Interior Sheathing	2500	sf	1	2500	sf	\$0.75	\$1,875	40	sf/hr	62.5	\$70.00	\$4,375	\$-	\$-	\$6,250		
213		Posts	1500	bf	1	1500	bf	\$1.50	\$2,250	30	bf/hr	50.0	\$70.00	\$3,500	\$-	\$-	\$5,750		
214		Gallery Vertical	680	sf	1	680	sf	\$3.00	\$2,040	15	sf/hr	45.3	\$70.00	\$3,173	\$-	\$-	\$5,213		
215																			
216		Horizontal																	

460 Mountain Home - RENOVATED RESIDENCE (Revised for Council).xls Preliminary Estimate Main House

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
15																			
16	CSI	DESCRIPTION	qty	unit	factor	QTY	unit	MATERIAL/VENDOR	LABOR	SUBCONTRACTOR		SUBTOTAL	TOTAL	NOTES					
17								\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal			
217		Floor Framing																	
218		2x12 Joists	780	sf	2.2	1716	bf	\$1.00	\$1,716	25	bf/hr	68.6	\$70.00	\$4,805	\$-	\$-	\$6,521		
219		Floor Sheathing 3/4" T&G	780	sf	1	780	sf	\$0.75	\$585	50	sf/hr	15.6	\$70.00	\$1,092	\$-	\$-	\$1,677		
220		Beams and Headers	8000	bf	1	8000	bf	\$1.50	\$12,000	30	bf/hr	266.7	\$70.00	\$18,667	\$-	\$-	\$30,667		
221		2x8 Ceiling Joists Basement	3910	sf	1.8	7038	bf	\$0.80	\$5,630	30	bf/hr	234.6	\$70.00	\$16,422	\$-	\$-	\$22,052		
222		Roof Framing																	
223		Reframed Roof	1500	sf	2.2	3300	bf	\$1.00	\$3,300	15	bf/hr	220.0	\$70.00	\$15,400	\$-	\$-	\$18,700		
224		Roof Sheathing 5/8" CDX	8100	sf	1	8100	sf	\$0.75	\$6,075	40	sf/hr	202.5	\$70.00	\$14,175	\$-	\$-	\$20,250		
225																			
226		Miscellaneous																	
227		Dry Rot Repairs	1	ea	1	1	ea	\$20,000.00	\$20,000	320	hr/ea	320.0	\$70.00	\$22,400	\$-	\$-	\$42,400		
228		Roof Framing Repairs	1	ea	1	1	ea	\$10,000.00	\$10,000	160	hr/ea	160.0	\$70.00	\$11,200	\$-	\$-	\$21,200		
229		Nailers at Structural Steel	1	ea	1	1	ea	\$5,000.00	\$5,000	80	hr/ea	80.0	\$70.00	\$5,600	\$-	\$-	\$10,600		
230		Blocking	1	ea	1	1	ea	\$1,000.00	\$1,000	100	hr/ea	100.0	\$70.00	\$7,000	\$-	\$-	\$8,000		
231		Soffitting	1	ea	1	1	ea	\$2,500.00	\$2,500	200	hr/ea	200.0	\$70.00	\$14,000	\$-	\$-	\$16,500		
232		Seismic Hardware	1	ea	1	1	ea	\$2,500.00	\$2,500	200	hr/ea	200.0	\$70.00	\$14,000	\$-	\$-	\$16,500		
233		Fasteners	1	ea	1	1	ea	\$2,500.00	\$2,500		hr/ea	-	\$70.00	\$-	\$-	\$-	\$2,500		
234																			
235		Division 6 Subtotals:							\$111,767					\$237,380		\$15,498	\$364,644	\$364,644	
236																			
237																			
238		DIVISION 6: FINISH CARPENTRY																	
239																			
240		Exterior																	
241		Restore/Replace Rafter Tails	100	ea	1	100	ea	\$35.00	\$3,500	1	hr/ea	100.0	\$70.00	\$7,000	\$-	\$-	\$10,500		
242		Restore/Replace Brackets	70	ea	1	70	ea	\$75.00	\$5,250	2	hr/ea	140.0	\$70.00	\$9,800	\$-	\$-	\$15,050		
243		Other Exterior Wood Trim	1	ea	1	1	ea	\$10,000.00	\$10,000	160	hr/ea	160.0	\$70.00	\$11,200	\$-	\$-	\$21,200		
244																			
245		Interior																	
246		Stain Grade Baseboard	4300	lf	1	4300	lf	\$5.00	\$21,500	15	lf/hr	286.7	\$70.00	\$20,067	\$-	\$-	\$41,567		
247		Stain Grade Casings	4000	lf	1	4000	lf	\$5.00	\$20,000	12	lf/hr	333.3	\$70.00	\$23,333	\$-	\$-	\$43,333		
248		Work to (E) Beamed Ceilings	1	ea	1	1	ea	\$5,000.00	\$5,000	80	hr/ea	80.0	\$70.00	\$5,600	\$-	\$-	\$10,600		
249		Other Stain Grade Interior Trim	1	ea	1	1	ea	\$10,000.00	\$10,000	160	hr/ea	160.0	\$70.00	\$11,200	\$-	\$-	\$21,200		
250																			
251		Division 6 Subtotals:							\$75,250					\$88,200		\$-	\$163,450	\$163,450	
252																			
253																			
254		DIVISION 6: ARCHITECTURAL WOODWORK																	
255																			
256		Stain Grade Casework UON																	
257																			
258		Snack Bar																	
259		Lowers	10	lf	1	10	lf	\$-	\$-	1	lf/hr	10.0	\$70.00	\$700	\$650.00	\$6,500	\$7,200		
260		Uppers	10	lf	1	10	lf	\$-	\$-	1	lf/hr	10.0	\$70.00	\$700	\$350.00	\$3,500	\$4,200		
261																			
262		Wine Cellar																	
263		Allow	1	ea	1	1	ea	\$-	\$-	0	hr/ea	-	\$70.00	\$-	\$75,000.00	\$75,000	\$75,000		
264																			
265		Snack Bar																	
266		Lowers	48	lf	1	48	lf	\$-	\$-	2	lf/hr	24.0	\$70.00	\$1,680	\$400.00	\$19,200	\$20,880		
267		Uppers	37	lf	1	37	lf	\$-	\$-	2	lf/hr	18.5	\$70.00	\$1,295	\$250.00	\$9,250	\$10,545		
268		P-lam Counters	120	sf	1	120	sf	\$-	\$-		sf/hr	-	\$70.00	\$-	\$50.00	\$6,000	\$6,000		
269																			

460 Mountain Home - RENOVATED RESIDENCE (Revised for Council).xls Preliminary EstimateMain House

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	
15																				
16	CSI	DESCRIPTION	qty	unit	factor	QTY	unit	MATERIAL/VENDOR		LABOR					SUBCONTRACTOR		SUBTOTAL	TOTAL	NOTES	
17								\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal				
270		Guest Bedrooms																		
271		Vanity	3	lf	2	6	lf	\$-	\$-	1	lf/hr	6.0	\$70.00	\$420	\$650.00	\$3,900	\$4,320			
272		Medicine Cabinet	2	ea	1	2	ea	\$-	\$-	1	hr/ea	2.0	\$70.00	\$140	\$350.00	\$700	\$840			
273																				
274		Library																		
275		Full Height Shelving	21	lf	1	21	lf	\$-	\$-	1	lf/hr	21.0	\$70.00	\$1,470	\$1,000.00	\$21,000	\$22,470			
276																				
277		Powder Room																		
278		Vanity	6	lf	1	6	lf	\$-	\$-	1	lf/hr	6.0	\$70.00	\$420	\$650.00	\$3,900	\$4,320			
279																				
280		Cloak Room																		
281		Full Height	11	lf	1	11	lf	\$-	\$-	1	lf/hr	11.0	\$70.00	\$770	\$1,200.00	\$13,200	\$13,970			
282		Vanity	6	lf	1	6	lf	\$-	\$-	1	lf/hr	6.0	\$70.00	\$420	\$650.00	\$3,900	\$4,320			
283																				
284		Living																		
285		Full Height Shelving	6	lf	1	6	lf	\$-	\$-	1	lf/hr	6.0	\$70.00	\$420	\$1,200.00	\$7,200	\$7,620			
286																				
287		Dining Room																		
288		Paint Grade Shelving	8	lf	1	8	lf	\$-	\$-	1	lf/hr	8.0	\$70.00	\$560	\$500.00	\$4,000	\$4,560			
289																				
290		Silver Closet																		
291		Paint Grade Shelving	8	lf	1	8	lf	\$-	\$-	1	lf/hr	8.0	\$70.00	\$560	\$500.00	\$4,000	\$4,560			
292																				
293		Butlers Pantry																		
294		Lowers	15	lf	1	15	lf	\$-	\$-	1	lf/hr	15.0	\$70.00	\$1,050	\$650.00	\$9,750	\$10,800			
295		Uppers	7	lf	1	7	lf	\$-	\$-	1	lf/hr	7.0	\$70.00	\$490	\$350.00	\$2,450	\$2,940			
296																				
297		Kitchen																		
298		Lowers	45	lf	1	45	lf	\$-	\$-	1	lf/hr	45.0	\$70.00	\$3,150	\$650.00	\$29,250	\$32,400			
299		Uppers	18	lf	1	18	lf	\$-	\$-	1	lf/hr	18.0	\$70.00	\$1,260	\$350.00	\$6,300	\$7,560			
300		Full Height	4	lf	1	4	lf	\$-	\$-	1	lf/hr	4.0	\$70.00	\$280	\$1,200.00	\$4,800	\$5,080			
301		Island	8	lf	1	8	lf	\$-	\$-	1	lf/hr	8.0	\$70.00	\$560	\$2,500.00	\$20,000	\$20,560			
302		Bar	13	lf	1	13	lf	\$-	\$-	1	lf/hr	13.0	\$70.00	\$910	\$400.00	\$5,200	\$6,110			
303		Appliance Panels	1	ea	1	1	ea	\$-	\$-	16	hr/ea	16.0	\$70.00	\$1,120	\$3,000.00	\$3,000	\$4,120			
304																				
305		Pantry																		
306		Lowers	20	lf	1	20	lf	\$-	\$-	1	lf/hr	20.0	\$70.00	\$1,400	\$650.00	\$13,000	\$14,400			
307		Uppers	12	lf	1	12	lf	\$-	\$-	1	lf/hr	12.0	\$70.00	\$840	\$350.00	\$4,200	\$5,040			
308		Full Height Shelving	8	lf	1	8	lf	\$-	\$-	1	lf/hr	8.0	\$70.00	\$560	\$700.00	\$5,600	\$6,160			
309																				
310		Powder Room 2																		
311		Vanity	3	lf	1	3	lf	\$-	\$-	1	lf/hr	3.0	\$70.00	\$210	\$650.00	\$1,950	\$2,160			
312																				
313		Game Room																		
314		Paint Grade Closet Shelving	21	lf	1	21	lf	\$-	\$-	1	lf/hr	21.0	\$70.00	\$1,470	\$100.00	\$2,100	\$3,570			
315		Window Seat	5	lf	1	5	lf	\$-	\$-	1	lf/hr	5.0	\$70.00	\$350	\$350.00	\$1,750	\$2,100			
316																				
317		His and Her Offices																		
318		Paint Grade Closet Shelving	17	lf	1	17	lf	\$-	\$-	1	lf/hr	17.0	\$70.00	\$1,190	\$100.00	\$1,700	\$2,890			
319		Vanity	4	lf	2	8	lf	\$-	\$-	1	lf/hr	8.0	\$70.00	\$560	\$650.00	\$5,200	\$5,760			
320																				
321		Upstairs Bedrooms																		
322		Paint Grade Closet Shelf and Pole	47	lf	1	47	lf	\$-	\$-	1	lf/hr	47.0	\$70.00	\$3,290	\$100.00	\$4,700	\$7,990			

460 Mountain Home - RENOVATED RESIDENCE (Revised for Council).xls Preliminary EstimateMain House

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
15																			
16	CSI	DESCRIPTION	qty	unit	factor	QTY	unit	MATERIAL/VENDOR	LABOR	SUBCONTRACTOR		SUBTOTAL	TOTAL	NOTES					
17								\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal			
323		Vanities	12	lf	1	12	lf	\$-	\$-	1	lf/hr	12.0	\$70.00	\$840	\$650.00	\$7,800	\$8,640		
324																			
325		Master Bath																	
326		Vanity	14	lf	1	14	lf	\$-	\$-	1	lf/hr	14.0	\$70.00	\$980	\$650.00	\$9,100	\$10,080		
327		Medicine Cabinet	2	ea	1	2	ea	\$-	\$-	1	hr/ea	2.0	\$70.00	\$140	\$350.00	\$700	\$840		
328																			
329		Master Closet																	
330		Full Height	86	lf	1	86	lf	\$-	\$-	1	lf/hr	86.0	\$70.00	\$6,020	\$1,200.00	\$103,200	\$109,220		
331		Bureau	2	ea	1	2	ea	\$-	\$-	6	hr/ea	12.0	\$70.00	\$840	\$8,000.00	\$16,000	\$16,840		
332																			
333	NIC	Basement Storage/Mechanical Shelving																	
334	NIC	Linen and Luggage Shelving																	
335																			
336		Architectural Woodwork																	
337																			
338		Stairs																	
339		Entry Hall to Basement	1	ea	1	1	ea	\$-	\$-		hr/ea	-	\$70.00	\$-	\$15,000.00	\$15,000	\$15,000		
340		Rear Hall to Basement	1	ea	1	1	ea	\$-	\$-		hr/ea	-	\$70.00	\$-	\$10,000.00	\$10,000	\$10,000		
341																			
342		Division 6 Subtotals:							\$-					\$37,065		\$464,000	\$501,065	\$501,065	
343																			
344																			
345		DIVISION 7: THERMAL & MOISTURE PROTECTION																	
346																			
347		Insulation																	
348		Rigid Insulation at Retaining	3700	sf	1	3700	sf	\$-	\$-		sf/hr	-	\$70.00	\$-	\$4.00	\$14,800	\$14,800		
349		Batt Insulation	18000	sf	1	18000	sf	\$-	\$-		sf/hr	-	\$70.00	\$-	\$0.65	\$11,700	\$11,700		
350		Acoustical Insulation	1	ea	1	1	ea	\$-	\$-		hr/ea	-	\$70.00	\$-	\$4,000.00	\$4,000	\$4,000		
351																			
352		Bituminous Flashings, Copper Flashings, Gutters, and Downspouts																	
353		Copper Gutter	370	lf	1	370	lf	\$-	\$-		lf/hr	-	\$70.00	\$-	\$50.00	\$18,500	\$18,500		
354		Copper Downspouts	170	lf	1	170	lf	\$-	\$-		lf/hr	-	\$70.00	\$-	\$35.00	\$5,950	\$5,950		
355		Repair/Restore Copper Leaders	1	ea	1	1	ea	\$-	\$-		hr/ea	-	\$70.00	\$-	\$5,000.00	\$5,000	\$5,000		
356		Other Flashings	1	ea	1	1	ea	\$-	\$-		hr/ea	-	\$70.00	\$-	\$75,000.00	\$75,000	\$75,000		
357																			
358		Walkable Membrane																	
359		Bedroom Terrace	150	sf	1	150	sf	\$-	\$-		sf/hr	-	\$70.00	\$-	\$15.00	\$2,250	\$2,250		
360		Master Bedroom Loggia	320	sf	1	320	sf	\$-	\$-		sf/hr	-	\$70.00	\$-	\$15.00	\$4,800	\$4,800		
361																			
362		Clay Roof Tiles																	
363		Install Salvaged/New Tile	8100	sf	1	8100	sf	\$-	\$-		sf/hr	-	\$70.00	\$-	\$15.00	\$121,500	\$121,500		
364		New Materials	1	ea	1	1	ea	\$-	\$-		hr/ea	-	\$70.00	\$-	\$15,000.00	\$15,000	\$15,000		
365																			
366		Caulking and Sealants	12290	sf	1	12290	sf	\$-	\$-		sf/hr	-	\$70.00	\$-	\$0.25	\$3,073	\$3,073		
367																			
368		Waterproofing																	
369		Shower Pans	1	ls	1	1	ls	\$-	\$-		ls/hr	-	\$70.00	\$-	\$10,000.00	\$10,000	\$10,000		
370		Retaining Walls	3700	sf	1	3700	sf	\$-	\$-		sf/hr	-	\$70.00	\$-	\$5.00	\$18,500	\$18,500		
371																			
372		Skylights																	
373		Daylight at Entry	40	sf	1	40	sf	\$-	\$-		sf/hr	-	\$70.00	\$-	\$75.00	\$3,000	\$3,000		
374																			
375		Division 7 Subtotals:							\$-					\$-		\$313,073	\$313,073	\$313,073	

460 Mountain Home - RENOVATED RESIDENCE (Revised for Council).xls Preliminary EstimateMain House

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
15																			
16	CSI	DESCRIPTION	qty	unit	factor	QTY	unit	MATERIAL/VENDOR	LABOR	SUBCONTRACTOR		SUBTOTAL	TOTAL	NOTES					
17								\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal			
18																			
376																			
377																			
378		DIVISION 8: DOORS																	
379																			
380		Exterior Doors																	
381		Wood Entry Pair 12-0x14-0	1	ea	1	1	ea	\$20,000.00	\$20,000	32	hr/ea	32.0	\$70.00	\$2,240	\$-	\$-	\$22,240		
382		5-0x8-0 Steel Pairs	19	ea	1	19	ea	\$6,000.00	\$114,000	12	hr/ea	228.0	\$70.00	\$15,960	\$-	\$-	\$129,960		
383		4-0x7-0 Steel Pairs	15	ea	1	15	ea	\$4,200.00	\$63,000	12	hr/ea	180.0	\$70.00	\$12,600	\$-	\$-	\$75,600		
384		3-0x8-0 Wood Plank Singles	3	ea	1	3	ea	\$2,500.00	\$7,500	8	hr/ea	24.0	\$70.00	\$1,680	\$-	\$-	\$9,180		
385																			
386		Interior Doors																	
387		Basement 3-0x7-0 Singles	13	ea	1	13	ea	\$750.00	\$9,750	3	hr/ea	39.0	\$70.00	\$2,730	\$-	\$-	\$12,480		
388		Ground Fl 3-0x8-0 Singles	15	ea	1	15	ea	\$750.00	\$11,250	3	hr/ea	45.0	\$70.00	\$3,150	\$-	\$-	\$14,400		
389		Grnd Fl 5-0x8-0 Pairs	2	ea	1	2	ea	\$1,500.00	\$3,000	8	hr/ea	16.0	\$70.00	\$1,120	\$-	\$-	\$4,120		
390		Grnd Fl 4-0x8-0 Closet Pairs	10	ea	1	10	ea	\$1,500.00	\$15,000	8	hr/ea	80.0	\$70.00	\$5,600	\$-	\$-	\$20,600		
391		2nd Fl 3-0x7-0 Singles	22	ea	1	22	ea	\$750.00	\$16,500	3	hr/ea	66.0	\$70.00	\$4,620	\$-	\$-	\$21,120		
392		2nd Fl 4-0x7-0 Closet Pairs	5	ea	1	5	ea	\$1,500.00	\$7,500	8	hr/ea	40.0	\$70.00	\$2,800	\$-	\$-	\$10,300		
393																			
394		Exterior Door Hardware – included at Steel Doors																	
395		Huge Entry Pair	1	ea	1	1	ea	\$5,000.00	\$5,000	24	hr/ea	24.0	\$70.00	\$1,680	\$-	\$-	\$6,680		
396		3-0x8-0 Wood Plank Singles	3	ea	1	3	ea	\$500.00	\$1,500	8	hr/ea	24.0	\$70.00	\$1,680	\$-	\$-	\$3,180		
397																			
398		Interior Door Hardware																	
399		Singles	50	ea	1	50	ea	\$1,000.00	\$50,000	2	hr/ea	100.0	\$70.00	\$7,000	\$-	\$-	\$57,000		
400		Pairs	2	ea	1	2	ea	\$2,000.00	\$4,000	2	hr/ea	4.0	\$70.00	\$280	\$-	\$-	\$4,280		
401		Closet Pairs	15	ea	1	15	ea	\$1,500.00	\$22,500	2	hr/ea	30.0	\$70.00	\$2,100	\$-	\$-	\$24,600		
402																			
403		Division 8 Subtotals:						\$350,500					\$65,240	\$-	\$-	\$415,740	\$415,740		
404																			
405																			
406		DIVISION 8: WINDOWS and GLAZING																	
407																			
408		Steel Windows																	
409		Guest Loggia (tempered)	1	ea	1	1	ea	\$40,000.00	\$40,000	40	hr/ea	40.0	\$70.00	\$2,800	\$-	\$-	\$42,800		
410		Sunporch (tempered)	1	ea	1	1	ea	\$90,000.00	\$90,000	80	hr/ea	80.0	\$70.00	\$5,600	\$-	\$-	\$95,600		
411		Enclosed Gallery	1	ea	1	1	ea	\$50,000.00	\$50,000	48	hr/ea	48.0	\$70.00	\$3,360	\$-	\$-	\$53,360		
412		2-0x4-0	2	ea	1	2	ea	\$1,000.00	\$2,000	2	hr/ea	4.0	\$70.00	\$280	\$-	\$-	\$2,280		
413		3-0x4-0	30	ea	1	30	ea	\$1,500.00	\$45,000	2	hr/ea	60.0	\$70.00	\$4,200	\$-	\$-	\$49,200		
414		4-0x4-0	1	ea	1	1	ea	\$2,000.00	\$2,000	2	hr/ea	2.0	\$70.00	\$140	\$-	\$-	\$2,140		
415		5-0x5-0	1	ea	1	1	ea	\$3,125.00	\$3,125	6	hr/ea	6.0	\$70.00	\$420	\$-	\$-	\$3,545		
416		7-0x5-0	1	ea	1	1	ea	\$4,375.00	\$4,375	6	hr/ea	6.0	\$70.00	\$420	\$-	\$-	\$4,795		
417																			
418		Shower and Tub Doors																	
419		Tub Enclosures	6	ea	0	0	ea	\$-	\$-		hr/ea	-	\$70.00	\$-	\$1,500.00	\$-	\$-		
420		Master Bath	1	ea	0	0	ea	\$-	\$-		hr/ea	-	\$70.00	\$-	\$15,000.00	\$-	\$-		
421		Her Office Shower Door	1	ea	0	0	ea	\$-	\$-		hr/ea	-	\$70.00	\$-	\$750.00	\$-	\$-		
422																			
423		Mirror																	
424		Various Bathrooms	1	ea	1	1	ea	\$-	\$-		hr/ea	-	\$70.00	\$-	\$5,000.00	\$5,000	\$5,000		
425																			
426		Division 8 Subtotals:						\$236,500					\$17,220	\$5,000	\$-	\$258,720	\$258,720		
427																			
428																			

460 Mountain Home - RENOVATED RESIDENCE (Revised for Council).xls Preliminary EstimateMain House

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
15																			
16	CSI	DESCRIPTION	qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal	SUBTOTAL	TOTAL	NOTES
17																			
18																			
429		DIVISION 9: FINISHES																	
430																			
431		Gypsum Board at Basement Utility Area																	
432		Level 5 Gypsum Board	3000	sf	1	3000	sf	\$-	\$-	sf/hr	-	\$70.00	\$-	\$3.00	\$9,000	\$9,000			
433																			
434		Interior Plaster																	
435		Hand-trowelled	50000	sf	1	50000	sf	\$-	\$-	sf/hr	-	\$70.00	\$-	\$12.00	\$600,000	\$600,000			
436		Plaster Detail	1	ea	1	1	ea	\$-	\$-	hr/ea	-	\$70.00	\$-	\$50,000.00	\$50,000	\$50,000			
437																			
438		Exterior Cement Plaster																	
439		Hand-trowelled	12000	sf	1	12000	sf	\$-	\$-	sf/hr	-	\$70.00	\$-	\$12.00	\$144,000	\$144,000			
440		Plaster Detail	1	ea	1	1	ea	\$-	\$-	hr/ea	-	\$70.00	\$-	\$50,000.00	\$50,000	\$50,000			
441																			
442		Floor Finishes:																	
443		Basement:																	
444		Marmoleum	1160	sf	1	1160	sf	\$-	\$-	sf/hr	-	\$-	\$-	\$12.00	\$13,920	\$13,920			
445		Tile Pavers	1100	sf	1	1100	sf	\$-	\$-	sf/hr	-	\$-	\$-	\$30.00	\$33,000	\$33,000			
446		Carpet	120	yd	1	120	yd	\$-	\$-	yd/hr	-	\$-	\$-	\$90.00	\$10,800	\$10,800			
447		Ground Floor:																	
448		Tile Pavers	1500	sf	1	1500	sf	\$-	\$-	sf/hr	-	\$-	\$-	\$30.00	\$45,000	\$45,000			
449		Tile at Steps	48	lf	1	48	lf	\$-	\$-	lf/hr	-	\$-	\$-	\$125.00	\$6,000	\$6,000			
450		Quarter-sawn Oak Flooring	4200	sf	1	4200	sf	\$-	\$-	sf/hr	-	\$-	\$-	\$22.00	\$92,400	\$92,400			
451		Marble Tile & Surrounds	200	sf	1	200	sf	\$-	\$-	sf/hr	-	\$-	\$-	\$45.00	\$9,000	\$9,000			
452		Second Floor																	
453		Quarter-sawn Oak Flooring	3800	sf	1	3800	sf	\$-	\$-	sf/hr	-	\$-	\$-	\$22.00	\$83,600	\$83,600			
454		Quarter-sawn Oak Treads	30	ea	1	30	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$250.00	\$7,500	\$7,500			
455		Oak Treads - radiused	2	ea	1	2	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$1,000.00	\$2,000	\$2,000			
456		Marble Tile & Surrounds	1250	sf	1	1250	sf	\$-	\$-	sf/hr	-	\$-	\$-	\$45.00	\$56,250	\$56,250			
457																			
458		Painting																	
459		Exterior Painting/Sealing	1	ea	1	1	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$125,000.00	\$125,000	\$125,000			
460		Int Painting/Sealing/Casework	1	ea	1	1	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$300,000.00	\$300,000	\$300,000			
461																			
462		Division 9 Subtotals:							\$-				\$-		\$1,637,470	\$1,637,470	\$1,637,470		
463																			
464																			
465		DIVISION 10: SPECIALTIES																	
466																			
467		Bath Accessories																	
468		Master Bathroom	1	ea	1	1	ea	\$1,000.00	\$1,000	8	hr/ea	8.0	\$70.00	\$560	\$-	\$-	\$1,560		
469		Other Bathrooms	7	ea	1	7	ea	\$300.00	\$2,100	3	hr/ea	21.0	\$70.00	\$1,470	\$-	\$-	\$3,570		
470		Powder Rooms	4	ea	1	4	ea	\$300.00	\$1,200	3	hr/ea	12.0	\$70.00	\$840	\$-	\$-	\$2,040		
471																			
472		Division 10 Subtotals:							\$4,300				\$2,870		\$-	\$7,170	\$7,170		
473																			
474																			
475		DIVISION 11: EQUIPMENT																	
476																			
477		Appliances																	
478		Kitchen Appliances	1	ea	1	1	ea	\$25,000.00	\$25,000	24	hr/ea	24.0	\$70.00	\$1,680	\$-	\$-	\$26,680		
479		Laundry Appliances	1	ea	1	1	ea	\$8,000.00	\$8,000	8	hr/ea	8.0	\$70.00	\$560	\$-	\$-	\$8,560		
480		Snack Bar Appliances	1	ea	1	1	ea	\$2,000.00	\$2,000	6	hr/ea	6.0	\$70.00	\$420	\$-	\$-	\$2,420		
481																			

460 Mountain Home - RENOVATED RESIDENCE (Revised for Council).xls Preliminary EstimateMain House

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
15																			
16	CSI	DESCRIPTION						MATERIAL/VENDOR		LABOR					SUBCONTRACTOR		SUBTOTAL	TOTAL	NOTES
17			qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal			
18																			
482		Division 11 Subtotal:						\$35,000						\$2,660		\$-	\$37,660	\$37,660	
483																			
484																			
485		DIVISION 12: FURNISHINGS																	
486																			
487		No work this division																	
488																			
489		Division 12 Subtotals:						\$-						\$-		\$-	\$-	\$-	\$-
490																			
491																			
492		DIVISION 13: SPECIAL CONSTRUCTION																	
493																			
494		No work this division																	
495																			
496		Division 13 Subtotals:						\$-						\$-		\$-	\$-	\$-	\$-
497																			
498																			
499		DIVISION 14: CONVEYING SYSTEMS																	
500																			
501		Service Elevator	1	ea	1	1	ea	\$-	\$-	hr/ea	-		\$70.00	\$-	\$65,000.00	\$65,000	\$65,000		
502																			
503		Division 14 Subtotal:						\$-						\$-		\$65,000	\$65,000	\$65,000	
504																			
505																			
506		DIVISION 15: HVAC																	
507																			
508		HVAC																	
509		Heating and Cooling	16200	sf	1	16200	sf	\$-	\$-	sf/hr	-		\$-	\$-	\$15.00	\$243,000	\$243,000		
510		Dryer Exhaust	1	ea	1	1	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$300.00	\$300	\$300		
511		Bathroom Exhaust	12	ea	1	12	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$500.00	\$6,000	\$6,000		
512		Kitchen Hood Exhaust	1	ea	1	1	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$2,500.00	\$2,500	\$2,500		
513		Chimney Flues	1	ea	1	1	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$8,000.00	\$8,000	\$8,000		
514																			
515		Division 15 Subtotals:						\$-						\$-		\$259,800	\$259,800	\$259,800	
516																			
517																			
518		DIVISION 15: FIRE PROTECTION																	
519																			
520		Fire Sprinklers																	
521		Sprinklers	16200	sf	1	16200	sf	\$-	\$-	sf/hr	-		\$-	\$-	\$3.00	\$48,600	\$48,600		
522	NIC	Fire Service	0	ea	1	0	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$-	\$-	\$-		
523																			
524		Division 15 Subtotals:						\$-						\$-		\$48,600	\$48,600	\$48,600	
525																			
526																			
527		DIVISION 15: PLUMBING																	
528																			
529		Plumbing Rough-ins																	
530		gas rough-ins	10	ea	1	10	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$1,500.00	\$15,000	\$15,000		
531		other rough-ins	37	ea	1	37	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$2,500.00	\$92,500	\$92,500		
532	NIC	sewage ejector	0	ea	1	0	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$5,000.00	\$-	\$-		
533		Hose Bibbs	1	ls	1	1	ls	\$-	\$-	ls/hr	-		\$-	\$-	\$2,000.00	\$2,000	\$2,000		
534																			

460 Mountain Home - RENOVATED RESIDENCE (Revised for Council).xls Preliminary EstimateMain House

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
15																			
16	CSI	DESCRIPTION	qty	unit	factor	QTY	unit	MATERIAL/VENDOR	LABOR	SUBCONTRACTOR		SUBTOTAL	TOTAL	NOTES					
17								\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal			
18																			
535		Plumbing Fixture Supply and Installation																	
536		Kitchen Sink & Faucet	2	ea	1	2	ea	\$1,200.00	\$2,400	2	hr/ea	4.0	\$125.00	\$500	\$-	\$-	\$2,900		
537		Powder Sink and Faucet	2	ea	1	2	ea	\$800.00	\$1,600	2	hr/ea	4.0	\$125.00	\$500	\$-	\$-	\$2,100		
538		Powder Pedestal and Faucet	2	ea	1	2	ea	\$1,200.00	\$2,400	2	hr/ea	4.0	\$125.00	\$500	\$-	\$-	\$2,900		
539		Powder Toilets	4	ea	1	4	ea	\$450.00	\$1,800	2	hr/ea	8.0	\$125.00	\$1,000	\$-	\$-	\$2,800		
540		Master Bath Sink & Faucet	2	ea	1	2	ea	\$700.00	\$1,400	2	hr/ea	4.0	\$125.00	\$500	\$-	\$-	\$1,900		
541		Master Bath Shower	1	ea	1	1	ea	\$500.00	\$500	2	hr/ea	2.0	\$125.00	\$250	\$-	\$-	\$750		
542		Master Bath Tub and Faucet	1	ea	1	1	ea	\$5,000.00	\$5,000	16	hr/ea	16.0	\$125.00	\$2,000	\$-	\$-	\$7,000		
543		Master Bath Toilet	1	ea	1	1	ea	\$450.00	\$450	2	hr/ea	2.0	\$125.00	\$250	\$-	\$-	\$700		
544		Other Baths Sink & Faucet	7	ea	1	7	ea	\$500.00	\$3,500	2	hr/ea	14.0	\$125.00	\$1,750	\$-	\$-	\$5,250		
545		Other Baths Toilets	7	ea	1	7	ea	\$450.00	\$3,150	2	hr/ea	14.0	\$125.00	\$1,750	\$-	\$-	\$4,900		
546		Other Baths Shower Faucet	7	ea	1	7	ea	\$500.00	\$3,500	2	hr/ea	14.0	\$125.00	\$1,750	\$-	\$-	\$5,250		
547		Boiler	1	ea	1	1	ea	\$2,500.00	\$2,500	16	hr/ea	16.0	\$125.00	\$2,000	\$-	\$-	\$4,500		
548																			
549		Division 15 Subtotals:							\$28,200					\$12,750		\$109,500	\$150,450	\$150,450	
550																			
551																			
552		DIVISION 16: ELECTRICAL																	
553																			
554		Electrical																	
555		Power and Lighting	12290	sf	1	12290	sf	\$-	\$-		sf/hr	-	\$-	\$-	\$35.00	\$430,150	\$430,150		
556		Basement	4110	sf	1	4110	sf	\$-	\$-		sf/hr	-	\$-	\$-	\$25.00	\$102,750	\$102,750		
557		Exterior Lighting	1	ea	1	1	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$15,000.00	\$15,000	\$15,000		
558																			
559	NIC	Audio/visual	0	ea	1	0	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$-	\$-	\$-	\$-	
560		TV/Phone/Computer Wiring	16200	sf	1	16200	sf	\$-	\$-		sf/hr	-	\$-	\$-	\$1.00	\$16,200	\$16,200		Equipment NIC
561		Security System	16200	sf	1	16200	sf	\$-	\$-		sf/hr	-	\$-	\$-	\$2.00	\$32,400	\$32,400		
562																			
563		Division 16 Subtotals:							\$-					\$-		\$596,500	\$596,500	\$596,500	
564																			
565																			
566		Subtotal																	\$7,133,867
567																			
568	15%	Contingency																	\$1,070,080
569																			
570		Subtotal																	\$8,203,947
571																			
572	14%	Contractor's Fee																	\$1,148,553
573																			
574		TOTAL																	\$9,352,500
575																			
576																			
577																			
578		Square Feet:	SF	X	ADJ														
579		Basement Level	3910	0.75	2933														
580		Main and Ground Level	12290	1	12290														
581		ADJUSTED SQUARE FOOTAGE			15223														
582																			
583		Cost per Square Foot:	\$614																

460 Mountain Home - RENOVATED RESIDENCE (Revised for Council).xls Preliminary EstimateGarage and Conservatory

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
1																			
2																			
3		Labor Rates:																	
4		Project Manager	\$85.00	/hr															
5		Field Superintendent	\$85.00	/hr															
6		Estimator	\$75.00	/hr															
7		Rough Carpenter	\$70.00	/hr															
8		Finish Carpenter	\$70.00	/hr															
9		Laborer	\$45.00	/hr															
10		Project Engineer	\$75.00	/hr															
11		blank																	
12																			
13																			
14	CSI	DESCRIPTION	qty	unit	factor	QTY	unit	MATERIAL/VENDOR \$/unit	subtotal	LABOR rate	unit/hr	hours	\$/hr	subtotal	SUBCONTRACTOR sub unit	subtotal	SUBTOTAL	TOTAL	NOTES
15																			
16																			
17		DIVISIONS 1 - 16																	
18																			
19		Garage	1500	sf	1	1500	sf	\$-	\$-	sf/hr	-		\$45.00	\$-	\$300.00	\$450,000	\$450,000		
20																			
21		Conservatory	360	sf	1	360	sf	\$-	\$-	sf/hr	-		\$45.00	\$-	\$500.00	\$180,000	\$180,000		
22																			
23		Division 1 Subtotals:							\$-					\$-		\$630,000	\$630,000	\$630,000	
24																			
25																			
26		Subtotal																	\$630,000
27																			
28	15%	Contingency																	\$94,500
29																			
30		Subtotal																	\$724,500
31																			
32	14%	Contractor's Fee																	\$101,430
33																			
34		TOTAL																	\$825,930
35																			
36																			
37																			
38																			
39																			
40																			
41																			
42																			
43																			
44																			
45																			
46																			
47																			
48																			

460 Mountain Home - NEW RESIDENCE (Revised for Council).xls Preliminary Estimate
Summary

CSI	Description	Sitework	Main House	Garage	TOTAL
1	General Requirements	\$97,130	\$653,750	\$136,730	\$887,610
2	Sitework	\$262,100	\$37,875	\$6,000	\$305,975
3	Concrete	\$-	\$543,500	\$78,250	\$621,750
4	Masonry	\$-	\$762,250	\$48,500	\$810,750
5	Metals	\$-	\$62,000	\$-	\$62,000
6	Rough Carpentry	\$-	\$440,356	\$45,117	\$485,473
6	Finish Carpentry	\$-	\$115,409	\$18,083	\$133,491
6	Architectural Woodwork	\$-	\$291,090	\$20,160	\$311,250
7	Thermal & Moisture Protection	\$-	\$322,592	\$47,292	\$369,883
8	Doors and Door Hardware	\$-	\$40,700	\$16,910	\$57,610
8	Windows and Glazing	\$-	\$301,430	\$46,000	\$347,430
9	Finishes	\$-	\$280,345	\$21,375	\$301,720
10	Specialties	\$-	\$2,950	\$-	\$2,950
11	Equipment	\$-	\$31,100	\$-	\$31,100
12	Furnishings	\$-	\$-	\$-	\$-
13	Special Construction	\$-	\$-	\$-	\$-
14	Conveying Systems	\$-	\$-	\$-	\$-
15	HVAC	\$-	\$86,450	\$-	\$86,450
15	Fire Protection	\$-	\$20,330	\$2,300	\$22,630
15	Plumbing	\$83,500	\$70,800	\$2,000	\$156,300
16	Electrical	\$54,900	\$219,580	\$21,850	\$296,330
	Subtotal	\$497,630	\$4,282,506	\$510,567	\$5,290,702
15%	Contingency	\$74,645	\$642,376	\$76,585	\$793,605
	Subtotal	\$572,275	\$4,924,882	\$587,151	\$6,084,308
14%	Overhead and Profit	\$80,118	\$689,483	\$82,201	\$851,803
	TOTAL	\$652,393	\$5,614,365	\$669,353	\$6,936,111
1.50%	Performance Bonds				\$104,042
	Subtotal				\$7,040,152
20%	Architectural, Engineering and Other Design Soft Costs				\$1,408,030
	GRAND TOTAL				\$8,448,183

460 Mountain Home - NEW RESIDENCE (Revised for Council).xls Preliminary Estimate Profile

The enclosed conceptual estimate consists of the following: this profile description, a list of notes, a cost summary, estimate packages for 1) Sitework, Demolition, and Utilities; 2) the Main House; 3) the Garage;

Please note that the separation of the project cost into individual packages is for informational purposes only. The pricing packages do not represent complete and independent projects. The costs of monthly supervision and other general requirements are distributed across both estimate packages. We assume, however, that the project will be performed in a single phase.

We anticipate an 18-month construction schedule to include all phases of the project.

A 15% construction contingency is included. This contingency is intended to address scopes of work either underestimated or missed in the preliminary estimate, and to anticipate the full detailing of the project as it currently stands. The contingency is not meant to cover increased scope or design changes.

Note that the sitework estimate package is order-of-magnitude only, since this scope of work is undefined.

This preliminary estimate is based on the following:

Architectural and Site Review Submittal January 13, 2006 by Bohlin Cywinski Jackson, including:

A1.1, A1.2, A2.1, A2.1, A2.1A, A2.2, A2.3, A2.4, A3.1, A3.2, A3.3, A3.4, A3.5, A3.6

site visit

various e-mail correspondences and phone calls

Some significant exclusions are:

Furnishings, window coverings, audio/visual/computer/phone equipment

Utility Connection Fees

Testing and Special Inspections

All Landscaping, including hardscape, lighting, grading, grubbing, soil amendment, plantings and irrigation

Information provided is an opinion of cost.

460 Mountain Home - NEW RESIDENCE (Revised for Council).xls Preliminary Estimate Notes

No.	Note
1.1	Building permit to be Furnished by Owner (FBO).
1.2	Utility connection fees to be FBO.
1.3	Special testings and inspections to be FBO.
1.4	One job mobilization is included; additional mobilizations will result in additional costs.
1.5	Cost of monthly utilities to be FBO.
1.6	Dewatering is excluded.
2.1	We include 2500 cubic yards of cut for mass excavation. We assume spoils will be spread on site. We do not include any soil import or engineered fill.
2.2	Hazardous material abatement is excluded.
2.3	We include waterproofing at basement slab and retaining walls.
2.4	We exclude underslab drainage.
2.5	We include Ferma Corporation budget of \$169,000 for demolition of all structures and built components to be removed.
2.6	All landscaping -- including hardscape, lighting, grading, grubbing, soil amendment, plantings and irrigation -- is excluded.
2.7	Tree removal is excluded.
3.1	We exclude cast-in-place concrete at stone-faced walls.
3.2	We include 24" diameter 12' deep drilled piers at 8' o.c. Note that structural drawings have not been completed and no foundation plan has been designed.
4.1	We include 2" stone facing where indicated at exterior elevations. At the Main House, we include stone facing at interior of all "spline" walls. At the Garage, we include furred sheetrocked walls at the interior. At the Accessory Pavillion, we include stone facing at the interior of the main spline wall, and at the living room, hall and bedroom faces of the "bathroom pod." The interior walls of the "bathroom pod" have been taken as sheetrock, with ceramic tile at the shower surrounds.
4.2	We include stone counters at kitchen and bath counters, typically. We assume a 6" splash at vanities and an 18" splash at kitchen counters.
4.3	We include a stone hearth and surround at the Main House fireplaces.
4.4	We include masonry fireboxes with metal flues at the Main House fireplaces.

460 Mountain Home - NEW RESIDENCE (Revised for Council).xls Preliminary Estimate Notes

No.	Note
5.1	We include steel lintels at openings in stone-faced walls.
5.2	We note that architectural design -- in particular, the lack of shear at exterior walls, and the extensive roof cantilever -- may require structural steel. Pending structural design, we allow \$50,000 for this scope of work
6.1	We include Port Orford Cedar at exposed beams, posts, and rafters, per plans.
6.2	We include ceiling joists at all buildings except Garage, where we assume ceiling will follow the slope of the rafters.
6.3	We include an allowance for interior and exterior trim, pending design. We assume simple paint grade baseboard and casings.
6.4	We note that the connection of the interior walls to the skylight at the Main House spline will likely be a difficult detail. We assume a paint grade wood trim detail.
6.5	We include stain-grade casework.
7.1	We include galvanized sheet metal standing seam roofing, GSM and bituminous flashings, and copper gutters and downspouts.
7.2	We include an internal gutter at Main House spline skylight.
7.3	We exclude insulation at the Garage.
7.4	We include 1" rigid insulation at all basement retaining walls.
8.1	We include steel windows and doors (Torrance, Hope's, or equal) at exterior, typically.
8.2	We include paint grade solid core flush doors at interior, typically.
8.3	Refer to line-item estimate for door hardware allowances.
8.4	We exclude shower enclosures, except at Pool Pavillion shower rooms.
9.1	We include the following floor finishes: Main House: slate at "spline" interior; sealed slab on grade at basement; hardwood at living and dining; carpet at bedrooms and halls. Garage: sealed slab on grade.
9.2	We include level 5 gypsum board at all walls typically (except at Main House spline interior, per note 4.1 above). Garage sheetrock is level 4. All shower surrounds are taken as ceramic tile; no tile wainscoat.
12.1	We exclude all furnishings and window coverings.
15.1	We include forced air heating and cooling at Main House. Heating and cooling is excluded at Garage
15.2	Fire protection sprinklers are included.
15.3	We exclude sewage ejectors, and assume gravity-feed to septic system.

460 Mountain Home - NEW RESIDENCE (Revised for Council).xls Preliminary Estimate Notes

No.	Note
16.1	We exclude integrated lighting systems. We assume a moderate quantity of mid-priced lighting fixtures, except at utility spaces, where minimal inexpensive lighting is assumed.
16.1	We include phone and data wiring, but exclude all phone and computer equipment.
16.2	We exclude audio/visual systems.
16.3	We include security system.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
1																			
2		Job Duration:	2	mos															
3			9	wks															
4																			
5		Labor Rates:																	
6		Project Manager	\$85.00	/hr															
7		Field Superintendent	\$85.00	/hr															
8		Estimator	\$75.00	/hr															
9		Rough Carpenter	\$70.00	/hr															
10		Finish Carpenter	\$70.00	/hr															
11		Laborer	\$45.00	/hr															
12	R1	Project Engineer	\$75.00	/hr															
13		blank																	
14																			
15																			
16																			
17	CSI	DESCRIPTION					MATERIAL/VENDOR		LABOR					SUBCONTRACTOR	SUBTOTAL	TOTAL	NOTES		
18			qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal			
19																			
20		DIVISION 1: GENERAL REQUIREMENTS																	
21																			
22	NIC	Permits	0	ea	1	0	ea	\$-	\$-	hr/ea	-	-	\$-	\$-	\$-	\$-	\$-		
23																			
24	NIC	Special Inspections	0	ea	1	0	ea	\$-	\$-	hr/ea	-	-	\$-	\$-	\$-	\$-	\$-		
25																			
26	NIC	Performance Bond	0	ea	1	0	ea	\$-	\$-	hr/ea	-	-	\$-	\$-	\$-	\$-	\$-		
27																			
28		Project Management	9	wks	1	9	wks	\$-	\$-	20	hrs/wk	180.0	\$85.00	\$15,300	\$-	\$-	\$15,300		
29																			
30		Field Supervision	9	wks	1	9	wks	\$-	\$-	40	hrs/wk	360.0	\$85.00	\$30,600	\$-	\$-	\$30,600		
31																			
32		Estimating	1	ea	1	1	ea	\$-	\$-	40	hr/ea	40.0	\$75.00	\$3,000	\$-	\$-	\$3,000		
33																			
34		Project Engineer	9	wks	1	9	wks	\$-	\$-	10	hrs/wk	90.0	\$75.00	\$6,750	\$-	\$-	\$6,750		
35																			
36		Laborer	9	wks	1	9	wks	\$-	\$-	40	hrs/wk	360.0	\$45.00	\$16,200	\$-	\$-	\$16,200		
37																			
38		Final Cleaning	1	ea	1	1	ea	\$-	\$-	hr/ea	-	-	\$-	\$-	\$3,000.00	\$3,000	\$3,000		
39																			
40		Portable Toilets	2	mos	1	2	mos	\$150.00	\$300	hrs/mo	-	-	\$-	\$-	\$-	\$-	\$300		
41																			
42		Temporary Power -set up	1	ea	1	1	ea	\$-	\$-	hr/ea	-	-	\$-	\$-	\$1,500.00	\$1,500	\$1,500		
43																			
44		Temporary Water	0	ea	1	0	ea	\$-	\$-	hr/ea	-	-	\$-	\$-	\$750.00	\$-	\$-		
45																			
46	NIC	Monthly Utilities	2	mos	0	0	mos	\$-	\$-	hrs/mo	-	-	\$-	\$-	\$-	\$-	\$-		Paid by Owner
47																			
48		Monthly Phone	2	mos	1	2	mos	\$300.00	\$600	hrs/mo	-	-	\$-	\$-	\$-	\$-	\$600		
49																			
50		Phone/Fax Lines	0	ea	1	0	ea	\$150.00	\$-	hr/ea	-	-	\$-	\$-	\$-	\$-	\$-		
51																			
52		Phones/Fax	0	ea	1	0	ea	\$250.00	\$-	hr/ea	-	-	\$-	\$-	\$-	\$-	\$-		
53																			
54	NIC	Dewatering	0	ea	1	0	ea	\$15.00	\$-	hr/ea	-	-	\$-	\$-	\$-	\$-	\$-		
55																			

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
	CSI	DESCRIPTION	qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal	SUBTOTAL	TOTAL	NOTES
16																			
17																			
18																			
19																			
56		Crane Picks	0	ea	1	0	ea	\$750.00	\$-		hr/ea	-	\$-	\$-	\$-	\$-	\$-	\$-	
57																			
58		Debris Boxes	4	ea	1	4	ea	\$600.00	\$2,400		hr/ea	-	\$-	\$-	\$-	\$-	\$2,400		
59																			
60	NIC	Temporary Fencing	0	ea	1	0	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$-	\$-	\$-	\$-	
61																			
62		Job Trailer/Job Office	2	mos	1	2	mos	\$450.00	\$900		hrs/mo	-	\$-	\$-	\$-	\$-	\$900		
63																			
64		Tool Storage	2	mos	1	2	mos	\$150.00	\$300		hrs/mo	-	\$-	\$-	\$-	\$-	\$300		
65																			
66		Office Supplies	2	ea	1	2	ea	\$100.00	\$200		hr/ea	-	\$-	\$-	\$-	\$-	\$200		
67																			
68		Temporary Barricades	1	ea	1	1	ea	\$500.00	\$500	24	hr/ea	24.0	\$45.00	\$1,080	\$-	\$-	\$1,580		
69																			
70		Project Close-out	1	ea	1	1	ea	\$-	\$-	40	hr/ea	40.0	\$85.00	\$3,400	\$-	\$-	\$3,400		
71																			
72		Survey and Layout	1	ea	1	1	ea	\$-	\$-		hr/ea	-	\$45.00	\$-	\$7,500.00	\$7,500	\$7,500		
73																			
74		Dust and Mud Abatement	2	mos	1	2	mos	\$-	\$-	40	hrs/mo	80.0	\$45.00	\$3,600	\$-	\$-	\$3,600		
75																			
76		Division 1 Subtotals:							\$5,200					\$79,930		\$12,000	\$97,130	\$97,130	14.9%
77																			
78																			
79		DIVISION 2: SITEWORK																	
80																			
81		Excavation and Grading																	
82		Mass Excavation	2500	cy	1	2500	cy	\$-	\$-			-	\$-	\$-	\$20.00	\$50,000	\$50,000		
83		Spread on Site	40	ea	1	40	ea	\$-	\$-			-	\$-	\$-	\$150.00	\$6,000	\$6,000		
84		Utility Trenching/Backfill	1	ea	1	1	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$10,000.00	\$10,000	\$10,000		
85		Grubbing	1	ea	1	1	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$5,000.00	\$5,000	\$5,000		
86																			
87	NIC	Tree Protection	0	ea	1	0	ea	\$-	\$-		hr/ea	-	\$45.00	\$-	\$-	\$-	\$-	\$-	
88																			
89		Site Drainage	1	ea	1	1	ea	\$-	\$-		hr/ea	-	\$45.00	\$-	\$15,000.00	\$15,000	\$15,000		
90																			
91		Demolition (Ferma)	1	ea	1	1	ea	\$-	\$-			-	\$-	\$-	\$169,000	\$169,000	\$169,000		
92																			
93	NIC	Haz Mat	0	ea	1	0	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$-	\$-	\$-	\$-	
94																			
95		Erosion Control	1	ea	1	1	ea	\$-	\$-	80	hr/ea	80.0	\$45.00	\$3,600	\$3,500.00	\$3,500	\$7,100		
96																			
97		Division 2 Subtotals:							\$-					\$3,600		\$258,500	\$262,100	\$262,100	
98																			
99																			
100		DIVISION 3: CONCRETE																	
101																			
102	NIC	Curb/Sidewalk Patching	0	ea	1	0	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$-	\$-	\$-	\$-	
103																			
104		Division 3 Subtotals:							\$-					\$-		\$-	\$-	\$-	
105																			
106																			

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
	CSI	DESCRIPTION	qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal	SUBTOTAL	TOTAL	NOTES
16																			
17																			
18																			
19																			
107		DIVISION 4: MASONRY																	
108																			
109		<i>No work this division</i>																	
110																			
111		Division 4 Subtotals:							\$-					\$-			\$-	\$-	\$-
112																			
113																			
114		DIVISION 5: METALS																	
115																			
116		<i>No work this division</i>																	
117																			
118		Division 5 Subtotals:							\$-					\$-			\$-	\$-	\$-
119																			
120																			
121		DIVISION 6: FINISH CARPENTRY																	
122																			
123		<i>No work this division</i>																	
124																			
125		Division 6 Subtotals:							\$-					\$-			\$-	\$-	\$-
126																			
127																			
128		DIVISION 7: THERMAL & MOISTURE PROTECTION																	
129																			
130		<i>No work this division</i>																	
131																			
132		Division 7 Subtotals:							\$-					\$-			\$-	\$-	\$-
133																			
134																			
135		DIVISION 8: DOORS & WINDOWS																	
136																			
137		<i>no work these divisions</i>																	
138																			
139		Division 8 Subtotals:							\$-					\$-			\$-	\$-	\$-
140																			
141																			
142		DIVISION 9: FINISHES																	
143																			
144		<i>no work these divisions</i>																	
145																			
146		Division 9 Subtotals:							\$-					\$-			\$-	\$-	\$-
147																			
148																			
149		DIVISION 10: SPECIALTIES through DIVISION 14: CONVEYING SYSTEMS																	
150																			
151		<i>no work these divisions</i>																	
152																			
153		Divisions 10 - 14 Subtotals:							\$-					\$-			\$-	\$-	\$-
154																			
155																			
156		DIVISION 15: MECHANICAL																	
157																			

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
16																			
17	CSI	DESCRIPTION					MATERIAL/VENDOR		LABOR			SUBCONTRACTOR			SUBTOTAL	TOTAL	NOTES		
18			qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal			
158		Utility Lines																	
159		Gas	700	lf	1	700	lf	\$-		lf/hr	-		\$-	\$-	\$15.00	\$10,500	\$10,500		
160		Water	700	lf	1	700	lf	\$-		lf/hr	-		\$-	\$-	\$15.00	\$10,500	\$10,500		
161		Sewer	700	lf	1	700	lf	\$-		lf/hr	-		\$-	\$-	\$25.00	\$17,500	\$17,500		
162																			
163		Septic System	1	ea	1	1	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$45,000.00	\$45,000	\$45,000		
164																			
165	NIC	Municipal utility connection fees																	
166	NIC	PG&E fees																	
167																			
168		Division 15 Subtotals:							\$-						\$83,500	\$83,500	\$83,500		
169																			
170																			
171		DIVISION 16: ELECTRICAL																	
172																			
173		Utility Lines																	
174		4" conduit	700	lf	1	700	lf	\$-		lf/hr	-		\$-	\$-	\$15.00	\$10,500	\$10,500		
175		electrical cable	700	lf	1	700	lf	\$-		lf/hr	-		\$-	\$-	\$35.00	\$24,500	\$24,500		
176		400 amp service entrance	1	ea	1	1	ea	\$-		hr/ea	-		\$-	\$-	\$7,500.00	\$7,500	\$7,500		
177		pull boxes	4	ea	1	4	ea	\$-		hr/ea	-		\$-	\$-	\$1,000.00	\$4,000	\$4,000		
178																			
179		2" conduit for telephone	700	lf	1	700	lf	\$-		lf/hr	-		\$-	\$-	\$7.00	\$4,900	\$4,900		
180		1" conduit for CATV	700	lf	1	700	lf	\$-		lf/hr	-		\$-	\$-	\$5.00	\$3,500	\$3,500		
181																			
182	NIC	PG&E fees																	
183																			
184		Division 16 Subtotals:							\$-						\$54,900	\$54,900	\$54,900		
185																			
186																			
187		Subtotal																	\$497,630
188																			
189	15%	Contingency																	\$74,645
190																			
191		Subtotal																	\$572,275
192																			
193	14%	Contractor's Fee																	\$80,118
194																			
195		TOTAL																	\$652,393
196																			

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
1																			
2		Job Duration:	14	mos															
3			61	wks															
4																			
5		Labor Rates:																	
6		Project Manager	\$85.00	/hr															
7		Field Superintendent	\$85.00	/hr															
8		Estimator	\$75.00	/hr															
9		Rough Carpenter	\$70.00	/hr															
10		Finish Carpenter	\$70.00	/hr															
11		Laborer	\$45.00	/hr															
12		Project Engineer	\$75.00	/hr															
13		blank																	
14																			
15																			
16	CSI	DESCRIPTION						MATERIAL/VENDOR		LABOR					SUBCONTRACTOR		SUBTOTAL	TOTAL	NOTES
17			qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal			
18																			
19		DIVISION 1: GENERAL REQUIREMENTS																	
20																			
21	NIC	Permits	0	ea	1	0	ea	\$-	\$-	hr/ea	-	-	\$-	\$-	\$-	\$-	\$-	\$-	
22																			
23	NIC	Special Inspections	0	ea	1	0	ea	\$-	\$-	hr/ea	-	-	\$-	\$-	\$-	\$-	\$-	\$-	
24																			
25	NIC	Performance Bond	0	ea	1	0	ea	\$-	\$-	hr/ea	-	-	\$-	\$-	\$-	\$-	\$-	\$-	
26																			
27		Project Management	61	wks	1	61	wks	\$-	\$-	20	hrs/wk	1,220.0	\$85.00	\$103,700	\$-	\$-	\$103,700		
28																			
29		Field Supervision	61	wks	1	61	wks	\$-	\$-	40	hrs/wk	2,440.0	\$85.00	\$207,400	\$-	\$-	\$207,400		
30																			
31		Field Supervision	61	wks	1	61	wks	\$-	\$-	20	hrs/wk	1,220.0	\$85.00	\$103,700	\$-	\$-	\$103,700		
32																			
33		Estimating	1	ea	1	1	ea	\$-	\$-	80	hr/ea	80.0	\$75.00	\$6,000	\$-	\$-	\$6,000		
34																			
35		Laborer	61	wks	1	61	wks	\$-	\$-	40	hrs/wk	2,440.0	\$45.00	\$109,800	\$-	\$-	\$109,800		
36																			
37		Final Cleaning	1	ea	1	1	ea	\$-	\$-	hr/ea	-	-	\$-	\$-	\$5,000.00	\$5,000	\$5,000		
38																			
39		Portable Toilets	14	mos	1	14	mos	\$150.00	\$2,100	hrs/mo	-	-	\$-	\$-	\$-	\$-	\$2,100		
40																			
41		Temporary Power -set up	0	ea	1	0	ea	\$-	\$-	hr/ea	-	-	\$-	\$-	\$2,500.00	\$-	\$-		
42																			
43	NIC	Monthly Utilities	14	mos	0	0	mos	\$-	\$-	hrs/mo	-	-	\$-	\$-	\$-	\$-	\$-	\$-	
44																			
45		Monthly Phone	14	mos	1	14	mos	\$350.00	\$4,900	hrs/mo	-	-	\$-	\$-	\$-	\$-	\$4,900		
46																			
47		Phone/Fax Lines	2	ea	1	2	ea	\$150.00	\$300	hr/ea	-	-	\$-	\$-	\$-	\$-	\$300		
48																			
49		Phones/Fax	1	ea	1	1	ea	\$250.00	\$250	hr/ea	-	-	\$-	\$-	\$-	\$-	\$250		
50																			
51	NIC	Dewatering	0	ea	1	0	ea	\$15.00	\$-	hr/ea	-	-	\$-	\$-	\$-	\$-	\$-	\$-	
52																			
53		Crane Picks	4	ea	1	4	ea	\$750.00	\$3,000	hr/ea	-	-	\$-	\$-	\$-	\$-	\$3,000		
54																			

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
15																			
16	CSI	DESCRIPTION						MATERIAL/VENDOR		LABOR					SUBCONTRACTOR		SUBTOTAL	TOTAL	NOTES
17			qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal			
18																			
55		Flagman	1	ea	1	1	ea		\$-	40	hr/ea	40.0	\$50.00	\$2,000		\$-	\$-	\$2,000	
56																			
57		Debris Boxes	30	ea	1	30	ea	\$600.00	\$18,000		hr/ea	-	\$-	\$-		\$-	\$-	\$18,000	
58																			
59	NIC	Temporary Fencing	14	mos	0	0	mos	\$600.00	\$-		hrs/mo	-	\$-	\$-		\$-	\$-	\$-	
60																			
61		Job Trailer/Job Office	14	mos	1	14	mos	\$450.00	\$6,300		hrs/mo	-	\$-	\$-		\$-	\$-	\$6,300	portable trailer
62																			
63		Tool Storage	14	mos	1	14	mos	\$150.00	\$2,100		hrs/mo	-	\$-	\$-		\$-	\$-	\$2,100	
64																			
65		Office Supplies	14	mos	1	14	mos	\$100.00	\$1,400		hrs/mo	-	\$-	\$-		\$-	\$-	\$1,400	
66																			
67		Temporary Barricades	1	ea	1	1	ea	\$1,500.00	\$1,500	80	hr/ea	80.0	\$45.00	\$3,600		\$-	\$-	\$5,100	
68																			
69		Survey and Layout	1	ea	1	1	ea	\$-	\$-		hr/ea	-	\$45.00	\$-	\$1,500.00	\$1,500	\$1,500		
70																			
71		Project Close-out	1	ea	1	1	ea	\$-	\$-	80	hr/ea	80.0	\$85.00	\$6,800		\$-	\$-	\$6,800	
72																			
73		Dust and Mud Abatement	14	mos	1	14	mos	\$-	\$-	80	hrs/mo	1,120.0	\$45.00	\$50,400		\$-	\$-	\$50,400	
74																			
75		Weather & Finish Protection	1	ea	1	1	ea	\$5,000.00	\$5,000	200	hr/ea	200.0	\$45.00	\$9,000		\$-	\$-	\$14,000	
76																			
77		Division 1 Subtotals:							\$44,850					\$602,400		\$6,500	\$653,750	\$653,750	11.64%
78																			
79																			
80		DIVISION 2: SITEWORK																	
81																			
82		Excavation																	
83		Grading	0	sf	0	0	sf	\$-	\$-		sf/hr	-	\$45.00	\$-	\$-	\$-	\$-	\$-	see Sitework package
84		Footing Excavation	195	yd	1	195	yd	\$-	\$-		yd/hr	-	\$45.00	\$-	\$45.00	\$8,775	\$8,775		
85																			
86		Drainage																	
87		Retaining Wall Drainage	3600	sf	1	3600	sf	\$-	\$-		sf/hr	-	\$45.00	\$-	\$6.00	\$21,600	\$21,600		
88	NIC	Underslab Drainage	0	sf	1	0	sf	\$-	\$-		sf/hr	-	\$45.00	\$-	\$3.00	\$-	\$-	\$-	
89		Perimeter Foundation Drainage	500	lf	1	500	lf	\$-	\$-		lf/hr	-	\$45.00	\$-	\$15.00	\$7,500	\$7,500		
90																			
91		Division 2 Subtotals:							\$-					\$-		\$37,875	\$37,875	\$37,875	
92																			
93																			
94		DIVISION 3: CONCRETE																	
95																			
96		Cast in Place Concrete																	
97		Drilled Piers	40	ea	1	40	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$2,500.00	\$100,000	\$100,000		
98		Basement Slab	50	yd	1	50	yd	\$-	\$-		yd/hr	-	\$-	\$-	\$750.00	\$37,500	\$37,500		
99		Basement Walls and Footings	350	yd	1	350	yd	\$-	\$-		yd/hr	-	\$-	\$-	\$1,000.00	\$350,000	\$350,000		
100		Footings	45	yd	1	45	yd	\$-	\$-		yd/hr	-	\$-	\$-	\$1,000.00	\$45,000	\$45,000		
101		Post Footings	12	ea	1	12	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$500.00	\$6,000	\$6,000		
102		Deck Footings	1	ea	1	1	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$5,000.00	\$5,000	\$5,000		
103																			
104		Division 3 Subtotals:							\$-					\$-		\$543,500	\$543,500	\$543,500	

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
15																			
16	CSI	DESCRIPTION						MATERIAL/VENDOR		LABOR			SUBCONTRACTOR			SUBTOTAL	TOTAL	NOTES	
17			qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal			
18																			
105																			
106																			
107		DIVISION 4: MASONRY																	
108																			
109		Interior Stone – 3/4" Slab																	
110		Kitchen Counter and Splash	80	sf	1	80	sf	\$-	\$-	sf/hr	-	\$-	\$-	\$125.00	\$10,000	\$10,000			
111		Master Bath Counter and Splash	24	sf	1	24	sf	\$-	\$-	sf/hr	-	\$-	\$-	\$125.00	\$3,000	\$3,000			
112		Powder Counter and Splash	15	sf	1	15	sf	\$-	\$-	sf/hr	-	\$-	\$-	\$125.00	\$1,875	\$1,875			
113		Bathroom Counter and Splash	27	sf	1	27	sf	\$-	\$-	sf/hr	-	\$-	\$-	\$125.00	\$3,375	\$3,375			
114																			
115		Stone Facing and Ext Details																	
116		2" Facing	12600	sf	1	12600	sf	\$-	\$-	sf/hr	-	\$-	\$-	\$55.00	\$693,000	\$693,000			
117		Wall Cap	320	lf	1	320	lf	\$-	\$-	lf/hr	-	\$-	\$-	\$100.00	\$32,000	\$32,000			
118																			
119		Fireplace Hearth/Surround	1	ea	1	1	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$4,000.00	\$4,000	\$4,000			
120																			
121		CMU Fireboxes	1	ea	1	1	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$15,000.00	\$15,000	\$15,000			
122																			
123		Division 4 Subtotals:							\$-					\$-	\$762,250	\$762,250	\$762,250		
124																			
125																			
126		DIVISION 5: METALS																	
127																			
128		Structural Steel																	
129		Structural Steel Allowance	1	ea	1	1	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$50,000.00	\$50,000	\$50,000			
130		Lintels at Stone	200	lf	1	200	lf	\$-	\$-	lf/hr	-	\$-	\$-	\$35.00	\$7,000	\$7,000			
131																			
132		Ornamental Metals																	
133		Sheet Metal Chimney Cap	1	ea	1	1	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$5,000.00	\$5,000	\$5,000			
134																			
135		Division 5 Subtotals:							\$-					\$-	\$62,000	\$62,000	\$62,000		
136																			
137																			
138		DIVISION 6: ROUGH CARPENTRY																	
139																			
140		Vertical																	
141		Basement																	
142		Furring at Retaining Walls	1260	sf	1.4	1764	sf	\$0.80	\$1,411	30	sf/hr	58.8	\$70.00	\$4,116	\$3.00	\$5,292	\$10,819		
143		2x6 Walls	950	sf	1.6	1520	bf	\$0.80	\$1,216	30	bf/hr	50.7	\$70.00	\$3,547	\$-	\$-	\$4,763		
144		Carpenter Stairs	1	ea	1	1	ea	\$1,500.00	\$1,500	32	hr/ea	32.0	\$70.00	\$2,240	\$-	\$-	\$3,740		
145		Main Floor																	
146		Double 2x6 Walls at Spline	11500	sf	1.6	18400	bf	\$0.80	\$14,720	30	bf/hr	613.3	\$70.00	\$42,933	\$-	\$-	\$57,653		
147		Sheathing at Above	11500	sf	1	11500	sf	\$0.75	\$8,625	60	sf/hr	191.7	\$70.00	\$13,417	\$-	\$-	\$22,042		
148		Double 2x6 at Spline Interior	6300	sf	1.6	10080	bf	\$0.80	\$8,064	30	bf/hr	336.0	\$70.00	\$23,520	\$-	\$-	\$31,584		
149		Sheathing at Above	6300	sf	1	6300	sf	\$0.75	\$4,725	60	sf/hr	105.0	\$70.00	\$7,350	\$-	\$-	\$12,075		
150		Other Ext Double 2x6 Walls	130	sf	1.6	208	bf	\$0.80	\$166	30	bf/hr	6.9	\$70.00	\$485	\$-	\$-	\$652		
151		Ext 2x6 Walls	700	sf	1.6	1120	bf	\$0.80	\$896	30	bf/hr	37.3	\$70.00	\$2,613	\$-	\$-	\$3,509		
152		Exterior Sheathing	830	sf	1	830	sf	\$0.75	\$623	40	sf/hr	20.8	\$70.00	\$1,453	\$-	\$-	\$2,075		
153		Interior Double 2x6 Walls	570	sf	1.6	912	bf	\$0.80	\$730	30	bf/hr	30.4	\$70.00	\$2,128	\$-	\$-	\$2,858		
154		2x4 Int Walls	620	sf	1.4	868	bf	\$0.80	\$694	30	bf/hr	28.9	\$70.00	\$2,025	\$-	\$-	\$2,720		

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
15																			
16	CSI	DESCRIPTION	qty	unit	factor	QTY	unit	MATERIAL/VENDOR \$/unit	subtotal	LABOR rate	unit/hr	hours	\$/hr	subtotal	SUBCONTRACTOR sub unit	subtotal	SUBTOTAL	TOTAL	NOTES
155		Interior Sheathing	500	sf	1	500	sf	\$0.75	\$375	40	sf/hr	12.5	\$70.00	\$875			\$1,250		quantity is a guess
156		Posts	1500	bf	1	1500	bf	\$1.50	\$2,250	30	bf/hr	50.0	\$70.00	\$3,500			\$5,750		
157		Port Orford Exposed Posts	500	bf	1	500	bf	\$7.00	\$3,500	20	bf/hr	25.0	\$70.00	\$1,750			\$5,250		
158		Circular Form at Kitchen	1	ea	1	1	ea	\$500.00	\$500	32	hr/ea	32.0	\$70.00	\$2,240			\$2,740		
160		Horizontal Floor Framing																	
162		2x12 Joists	4910	sf	2.2	10802	bf	\$1.00	\$10,802	25	bf/hr	432.1	\$70.00	\$30,246			\$41,048		
163		Floor Sheathing 3/4"T&G	4910	sf	1	4910	sf	\$0.75	\$3,683	50	sf/hr	98.2	\$70.00	\$6,874			\$10,557		
164		Beams and Headers	1500	bf	1	1500	bf	\$1.50	\$2,250	30	bf/hr	50.0	\$70.00	\$3,500			\$5,750		
165		Deck Framing	1210	sf	1	1210	sf	\$5.00	\$6,050	20	sf/hr	60.5	\$70.00	\$4,235			\$10,285		
166		Roof Framing																	
167		2x8 Ceiling Joists	3520	sf	1.8	6336	bf	\$0.80	\$5,069	30	bf/hr	211.2	\$70.00	\$14,784			\$19,853		
168		2x12 Rafters	7470	sf	2.2	16434	bf	\$1.00	\$16,434	15	bf/hr	1,095.6	\$70.00	\$76,692			\$93,126		
169		2x12 Port Orford Blocking	300	lf	2	600	bf	\$7.00	\$4,200	10	bf/hr	60.0	\$70.00	\$4,200			\$8,400		
170		Roof Sheathing 5/8" CDX	7470	sf	1	7470	sf	\$0.75	\$5,603	40	sf/hr	186.8	\$70.00	\$13,073			\$18,675		
171		Beams and Headers	2500	bf	1	2500	bf	\$1.50	\$3,750	30	bf/hr	83.3	\$70.00	\$5,833			\$9,583		
172		Port Orford Beams	2000	bf	1	2000	bf	\$7.00	\$14,000	20	bf/hr	100.0	\$70.00	\$7,000			\$21,000		
174		Miscellaneous																	
175		Blocking	1	ea	1	1	ea	\$1,000.00	\$1,000	100	hr/ea	100.0	\$70.00	\$7,000			\$8,000		
176		Veneer Blockouts	1	ea	1	1	ea	\$2,000.00	\$2,000	120	hr/ea	120.0	\$70.00	\$8,400			\$10,400		
177		Soffitting	1	ea	1	1	ea	\$1,000.00	\$1,000	80	hr/ea	80.0	\$70.00	\$5,600			\$6,600		
178		Seismic Hardware	1	ea	1	1	ea	\$1,000.00	\$1,000	80	hr/ea	80.0	\$70.00	\$5,600			\$6,600		
179		Fasteners	1	ea	1	1	ea	\$1,000.00	\$1,000		hr/ea	-	\$70.00	\$-			\$1,000		
181		Division 6 Subtotals:							\$127,835					\$307,229		\$5,292	\$440,356	\$440,356	
184		DIVISION 6: FINISH CARPENTRY																	
186		Exterior																	
187		Trim	1	ea	1	1	ea	\$5,000.00	\$5,000	200	hr/ea	200.0	\$70.00	\$14,000			\$19,000		
188		1x4 T&G at Eaves	3950	sf	3.5	13825	lf	\$1.50	\$20,738	35	lf/hr	395.0	\$70.00	\$27,650			\$48,388		
189		Decking	1210	sf	2.2	2662	lf	\$5.00	\$13,310	30	lf/hr	88.7	\$70.00	\$6,211			\$19,521		
191		Interior																	
192		Paint Grade Trim	1	ea	1	1	ea	\$7,500.00	\$7,500	300	hr/ea	300.0	\$70.00	\$21,000			\$28,500		
194		Division 6 Subtotals:							\$46,548					\$68,861		\$-	\$115,409	\$115,409	
197		DIVISION 6: ARCHITECTURAL WOODWORK																	
199		Stain Grade Casework																	
201		Kitchen																	
202		Lowers	29	lf	1	29	lf	\$-	\$-	1	lf/hr	29.0	\$70.00	\$2,030	\$650.00	\$18,850	\$20,880		
203		Uppers	31	lf	1	31	lf	\$-	\$-	1	lf/hr	31.0	\$70.00	\$2,170	\$350.00	\$10,850	\$13,020		
204		Full Height	18	lf	1	18	lf	\$-	\$-	0.5	lf/hr	36.0	\$70.00	\$2,520	\$1,200.00	\$21,600	\$24,120		

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
15																			
16	CSI	DESCRIPTION	qty	unit	factor	QTY	unit	MATERIAL/VENDOR \$/unit	subtotal	LABOR rate	unit/hr	hours	\$/hr	subtotal	SUBCONTRACTOR sub unit	subtotal	SUBTOTAL	TOTAL	NOTES
205																			
206		Powder Room																	
207		Vanity	5	lf	1	5	lf	\$-	\$-	1	lf/hr	5.0	\$70.00	\$350	\$650.00	\$3,250	\$3,600		
208																			
209		Bath																	
210		Full Height	14	lf	1	14	lf	\$-	\$-	0.5	lf/hr	28.0	\$70.00	\$1,960	\$1,200.00	\$16,800	\$18,760		
211		Vanity	10	lf	1	10	lf	\$-	\$-	1	lf/hr	10.0	\$70.00	\$700	\$650.00	\$6,500	\$7,200		
212		Medicine Cabinet	2	ea	1	2	ea	\$-	\$-	1	hr/ea	2.0	\$70.00	\$140	\$350.00	\$700	\$840		
213																			
214		Master Bath																	
215		Vanity	9	lf	1	9	lf	\$-	\$-	1	lf/hr	9.0	\$70.00	\$630	\$650.00	\$5,850	\$6,480		
216		Medicine Cabinet	2	ea	1	2	ea	\$-	\$-	1	hr/ea	2.0	\$70.00	\$140	\$350.00	\$700	\$840		
217																			
218		Master Bedroom																	
219		Full Height	9	lf	1	9	lf	\$-	\$-	1	lf/hr	9.0	\$70.00	\$630	\$1,200.00	\$10,800	\$11,430		
220		Full Height Dressing	26	lf	1	26	lf	\$-	\$-	1	lf/hr	26.0	\$70.00	\$1,820	\$1,200.00	\$31,200	\$33,020		
221																			
222		Living																	
223		Full Height	9	lf	1	9	lf	\$-	\$-	1	lf/hr	9.0	\$70.00	\$630	\$1,200.00	\$10,800	\$11,430		
224																			
225		Hall																	
226		Full Height	6	lf	1	6	lf	\$-	\$-	1	lf/hr	6.0	\$70.00	\$420	\$1,200.00	\$7,200	\$7,620		
227																			
228		Bedrooms and Playroom																	
229		Desks	15	lf	1	15	lf	\$-	\$-	1	lf/hr	15.0	\$70.00	\$1,050	\$500.00	\$7,500	\$8,550		
230		Shelving	30	lf	1	30	lf	\$-	\$-	1	lf/hr	30.0	\$70.00	\$2,100	\$500.00	\$15,000	\$17,100		
231		Full Height	30	lf	1	30	lf	\$-	\$-	0.5	lf/hr	60.0	\$70.00	\$4,200	\$3,000.00	\$90,000	\$94,200		
232																			
233		Stair Hall																	
234		Full Height	10	lf	1	10	lf	\$-	\$-		lf/hr	-	\$70.00	\$-	\$1,200.00	\$12,000	\$12,000		
235																			
236		Division 6 Subtotals:							\$-					\$21,490		\$269,600	\$291,090	\$291,090	
237																			
238																			
239		DIVISION 7: THERMAL & MOISTURE PROTECTION																	
240																			
241		Insulation																	
242		Rigid Insulation at Retaining	3100	sf	1	3100	sf	\$-	\$-		sf/hr	-	\$70.00	\$-	\$4.00	\$12,400	\$12,400		
243		Batt Insulation	11000	sf	1	11000	sf	\$-	\$-		sf/hr	-	\$70.00	\$-	\$0.65	\$7,150	\$7,150		
244		Acoustical Insulation	1	ea	1	1	ea	\$-	\$-		hr/ea	-	\$70.00	\$-	\$2,000.00	\$2,000	\$2,000		
245																			
246		Bituminous Flashings, Flashings, Gutters, and Downspouts																	
247		Copper Gutter	570	lf	1	570	lf	\$-	\$-		lf/hr	-	\$70.00	\$-	\$50.00	\$28,500	\$28,500		
248		Copper Downspouts	100	lf	1	100	lf	\$-	\$-		lf/hr	-	\$70.00	\$-	\$35.00	\$3,500	\$3,500		
249		Flashings	4910	sf	1	4910	sf	\$-	\$-		sf/hr	-	\$70.00	\$-	\$5.00	\$24,550	\$24,550		
250		Flashing at Gravel Roof Perimeter	270	lf	1	270	lf	\$-	\$-		lf/hr	-	\$70.00	\$-	\$15.00	\$4,050	\$4,050		
251		Spline Cap	320	lf	1	320	lf	\$-	\$-		lf/hr	-	\$70.00	\$-	\$50.00	\$16,000	\$16,000		
252																			
253		Wood Siding																	
254		1x6 Shiplap	900	sf	2.2	1980	lf	\$4.00	\$7,920	25	lf/hr	79.2	\$70.00	\$5,544	\$-	\$-	\$13,464		
255																			

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
15																			
16	CSI	DESCRIPTION	qty	unit	factor	QTY	unit	MATERIAL/VENDOR \$/unit	subtotal	LABOR rate	unit/hr	hours	\$/hr	subtotal	SUBCONTRACTOR sub unit	subtotal	SUBTOTAL	TOTAL	NOTES
18		Roofing																	
256		Gravel over Torch-down	3520	sf	1	3520	sf	\$-	\$-	sf/hr	-		\$70.00	\$-	\$5.00	\$17,600	\$17,600		
257		GSM Standing Seam	3950	sf	1	3950	sf	\$-	\$-	sf/hr	-		\$70.00	\$-	\$15.00	\$59,250	\$59,250		
258		Caulking and Sealants	4910	sf	1	4910	sf	\$-	\$-	sf/hr	-		\$70.00	\$-	\$0.25	\$1,228	\$1,228		
259		Waterproofing																	
260		Shower Pans	1	ls	1	1	ls	\$-	\$-	ls/hr	-		\$70.00	\$-	\$10,000.00	\$10,000	\$10,000		
261		Retaining Walls	3100	sf	1	3100	sf	\$-	\$-	sf/hr	-		\$70.00	\$-	\$5.00	\$15,500	\$15,500		
262		At Stone Veneer	6300	sf	1	6300	sf	\$-	\$-	sf/hr	-		\$70.00	\$-	\$3.50	\$22,050	\$22,050		
263		Skylights																	
264		Spline	1110	sf	1	1110	sf	\$-	\$-	sf/hr	-		\$70.00	\$-	\$75.00	\$83,250	\$83,250		
265		Circular	28	sf	1	28	sf	\$-	\$-	sf/hr	-		\$70.00	\$-	\$75.00	\$2,100	\$2,100		
266																			
267																			
268																			
269																			
270																			
271		Division 7 Subtotals:							\$7,920					\$5,544		\$309,128	\$322,592	\$322,592	
272																			
273																			
274		DIVISION 8: DOORS																	
275		Exterior Doors																	
276		Wood Entry Pair 8-0x8-0	1	ea	1	1	ea	\$8,000.00	\$8,000	24	hr/ea	24.0	\$70.00	\$1,680	\$-	\$-	\$9,680		
277		4-0x8-0 Steel Single	3	ea	1	3	ea	\$4,800.00	\$14,400	8	hr/ea	24.0	\$70.00	\$1,680	\$-	\$-	\$16,080		
278		Interior Doors																	
279		4-0x7-0 Pocket Singles	9	ea	1	9	ea	\$500.00	\$4,500	2	hr/ea	18.0	\$70.00	\$1,260	\$-	\$-	\$5,760		
280		7-0x7-0 Pocket Single	1	ea	1	1	ea	\$2,500.00	\$2,500	6	hr/ea	6.0	\$70.00	\$420	\$-	\$-	\$2,920		
281		Utility Singles	2	ea	1	2	ea	\$300.00	\$600	2	hr/ea	4.0	\$70.00	\$280	\$-	\$-	\$880		
282		Exterior Door Hardware – included at Steel Doors																	
283		Entry Door	1	ea	1	1	ea	\$1,500.00	\$1,500	12	hr/ea	12.0	\$70.00	\$840	\$-	\$-	\$2,340		
284		Interior Door Hardware																	
285		Pocket Singles	9	ea	1	9	ea	\$150.00	\$1,350	2	hr/ea	18.0	\$70.00	\$1,260	\$-	\$-	\$2,610		
286		Utility Singles	2	ea	1	2	ea	\$75.00	\$150	2	hr/ea	4.0	\$70.00	\$280	\$-	\$-	\$430		
287																			
288																			
289																			
290																			
291																			
292		Division 8 Subtotals:							\$33,000					\$7,700		\$-	\$40,700	\$40,700	
293																			
294																			
295		DIVISION 8: WINDOWS and GLAZING																	
296		Steel Windows																	
297		Transoms 10-0x1-0	3	ea	1	3	ea	\$1,500.00	\$4,500	2	hr/ea	6.0	\$70.00	\$420	\$-	\$-	\$4,920		
298		Transom 14-0x1-0	1	ea	1	1	ea	\$2,100.00	\$2,100	3	hr/ea	3.0	\$70.00	\$210	\$-	\$-	\$2,310		
299		Living Pavillion (830 sf)	1	ea	1	1	ea	\$124,500.00	\$124,500	120	hr/ea	120.0	\$70.00	\$8,400	\$-	\$-	\$132,900		
300		Bedroom Pavillion (700 sf)	1	ea	1	1	ea	\$105,000.00	\$105,000	100	hr/ea	100.0	\$70.00	\$7,000	\$-	\$-	\$112,000		
301		Spline (290 sf)	1	ea	1	1	ea	\$43,500.00	\$43,500	40	hr/ea	40.0	\$70.00	\$2,800	\$-	\$-	\$46,300		
302																			
303																			
304	NIC	Shower and Tub Doors																	
305		Bath	2	ea	0	0	ea	\$-	\$-	hr/ea	-		\$70.00	\$-	\$-	\$-	\$-		

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
15																			
16	CSI	DESCRIPTION	qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal	SUBTOTAL	TOTAL	NOTES
17																			
18																			
306		Master Bath	1	ea	0	0	ea	\$-	\$-		hr/ea	-	\$70.00	\$-	\$-	\$-	\$-		
307																			
308		Mirror																	
309		Various Bathrooms	1	ea	1	1	ea	\$-	\$-		hr/ea	-	\$70.00	\$-	\$3,000.00	\$3,000	\$3,000		
310																			
311		Division 8 Subtotals:							\$279,600					\$18,830		\$3,000	\$301,430	\$301,430	
312																			
313																			
314		DIVISION 9: FINISHES																	
315																			
316		Gypsum Board																	
317		Level 5 Gypsum Board	15000	sf	1	15000	sf	\$-	\$-		sf/hr	-	\$70.00	\$-	\$3.00	\$45,000	\$45,000		
318																			
319		Hardwood Flooring																	
320		Living/Dining	1860	sf	1	1860	sf	\$-	\$-		sf/hr	-	\$-	\$-	\$22.00	\$40,920	\$40,920		
321																			
322		Carpet and Pad																	
323		Master Bedroom	65	yd	1	65	yd	\$-	\$-		yd/hr	-	\$-	\$-	\$90.00	\$5,850	\$5,850		
324		Bedroom Pavillion	170	yd	1	170	yd	\$-	\$-		yd/hr	-	\$-	\$-	\$90.00	\$15,300	\$15,300		
325																			
326		Painting																	
327		Exterior Painting/Sealing	1	ea	1	1	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$50,000.00	\$50,000	\$50,000		
328		Int Painting/Sealing/Casework	1	ea	1	1	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$100,000.00	\$100,000	\$100,000		
329		Sealant at SOG	2800	sf	1	2800	sf	\$-	\$-		sf/hr	-	\$-	\$-	\$0.50	\$1,400	\$1,400		
330																			
331		Slate Tile																	
332		Spline Floor	875	sf	1	875	sf	\$-	\$-		sf/hr	-	\$-	\$-	\$25.00	\$21,875	\$21,875		
333																			
334		Division 9 Subtotals:							\$-					\$-	\$280,345	\$280,345	\$280,345		
335																			
336																			
337		DIVISION 10: SPECIALTIES																	
338																			
339		Bath Accessories																	
340		Master Bathrooms	1	ea	1	1	ea	\$1,000.00	\$1,000	6	hr/ea	6.0	\$70.00	\$420	\$-	\$-	\$1,420		
341		Other Bathrooms	2	ea	1	2	ea	\$300.00	\$600	3	hr/ea	6.0	\$70.00	\$420	\$-	\$-	\$1,020		
342		Powder Rooms	1	ea	1	1	ea	\$300.00	\$300	3	hr/ea	3.0	\$70.00	\$210	\$-	\$-	\$510		
343																			
344		Division 10 Subtotals:						\$1,900						\$1,050	\$-	\$2,950	\$2,950		
345																			
346																			
347		DIVISION 11: EQUIPMENT																	
348																			
349		Appliances																	
350		Kitchen Appliances	1	ea	1	1	ea	\$25,000.00	\$25,000	24	hr/ea	24.0	\$70.00	\$1,680	\$-	\$-	\$26,680		
351		Laundry Appliances	1	ea	1	1	ea	\$4,000.00	\$4,000	6	hr/ea	6.0	\$70.00	\$420	\$-	\$-	\$4,420		
352																			
353		Division 11 Subtotal:						\$29,000						\$2,100	\$-	\$31,100	\$31,100		
354																			
355																			

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
	CSI	DESCRIPTION	qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal	SUBTOTAL	TOTAL	NOTES
15																			
16																			
17																			
18																			
356		DIVISION 12: FURNISHINGS																	
357																			
358		<i>No work this division</i>																	
359																			
360		Division 12 Subtotals:							\$-					\$-			\$-	\$-	\$-
361																			
362																			
363		DIVISION 13: SPECIAL CONSTRUCTION																	
364																			
365		<i>No work this division</i>																	
366																			
367		Division 13 Subtotals:							\$-					\$-			\$-	\$-	\$-
368																			
369																			
370		DIVISION 14: CONVEYING SYSTEMS																	
371																			
372		<i>No work this division</i>																	
373																			
374		Division 14 Subtotal:							\$-					\$-			\$-	\$-	\$-
375																			
376																			
377		DIVISION 15: HVAC																	
378																			
379		HVAC																	
380		Heating and Cooling	4910	sf	1	4910	sf	\$-	\$-	sf/hr	-		\$-	\$-	\$15.00	\$73,650	\$73,650		
381		Basement Ventilation	1	ea	1	1	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$5,000.00	\$5,000	\$5,000		
382		Dryer Exhaust	1	ea	1	1	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$300.00	\$300	\$300		
383		Bathroom Exhaust	4	ea	1	4	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$500.00	\$2,000	\$2,000		
384		Kitchen Hood Exhaust	1	ea	1	1	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$2,500.00	\$2,500	\$2,500		
385		Chimney Flues	1	ea	1	1	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$3,000.00	\$3,000	\$3,000		
386																			
387		Division 15 Subtotals:							\$-					\$-			\$86,450	\$86,450	\$86,450
388																			
389																			
390		DIVISION 15: FIRE PROTECTION																	
391																			
392		Fire Sprinklers																	
393		Sprinklers	4910	sf	1	4910	sf	\$-	\$-	sf/hr	-		\$-	\$-	\$3.00	\$14,730	\$14,730		
394		Basement Sprinklers	2800	sf	1	2800	sf	\$-	\$-	sf/hr	-		\$-	\$-	\$2.00	\$5,600	\$5,600		
395	NIC	Fire Service	0	ea	1	0	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$-	\$-	\$-		
396																			
397		Division 15 Subtotals:							\$-					\$-			\$20,330	\$20,330	\$20,330
398																			
399																			
400		DIVISION 15: PLUMBING																	
401																			
402		Plumbing Rough-ins																	
403		gas rough-ins	6	ea	1	6	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$1,500.00	\$9,000	\$9,000		
404		other rough-ins	16	ea	1	16	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$2,500.00	\$40,000	\$40,000		
405	NIC	sewage ejector	0	ea	1	0	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$5,000.00	\$-	\$-		

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
15																			
16	CSI	DESCRIPTION						MATERIAL/VENDOR		LABOR			SUBCONTRACTOR			SUBTOTAL	TOTAL	NOTES	
17			qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal			
18																			
406		Hose Bibbs	1	ls	1	1	ls	\$-	\$-		ls/hr	-	\$-	\$-	\$2,000.00	\$2,000	\$2,000		
407																			
408		Plumbing Fixture Supply and Installation																	
409		Kitchen Sink & Faucet	1	ea	1	1	ea	\$800.00	\$800	2	hr/ea	2.0	\$125.00	\$250	\$-	\$-	\$1,050		
410		Powder Sink and Faucet	1	ea	1	1	ea	\$800.00	\$800	2	hr/ea	2.0	\$125.00	\$250	\$-	\$-	\$1,050		
411		Powder Toilets	1	ea	1	1	ea	\$450.00	\$450	2	hr/ea	2.0	\$125.00	\$250	\$-	\$-	\$700		
412		Master Bath Sink & Faucet	2	ea	1	2	ea	\$700.00	\$1,400	2	hr/ea	4.0	\$125.00	\$500	\$-	\$-	\$1,900		
413		Master Bath Shower	2	ea	1	2	ea	\$500.00	\$1,000	2	hr/ea	4.0	\$125.00	\$500	\$-	\$-	\$1,500		
414		Master Bath Tub and Faucet	1	ea	1	1	ea	\$5,000.00	\$5,000	16	hr/ea	16.0	\$125.00	\$2,000	\$-	\$-	\$7,000		
415		Master Bath Toilet	1	ea	1	1	ea	\$450.00	\$450	2	hr/ea	2.0	\$125.00	\$250	\$-	\$-	\$700		
416		Other Baths Sink & Faucet	2	ea	1	2	ea	\$500.00	\$1,000	2	hr/ea	4.0	\$125.00	\$500	\$-	\$-	\$1,500		
417		Other Baths Toilets	2	ea	1	2	ea	\$450.00	\$900	2	hr/ea	4.0	\$125.00	\$500	\$-	\$-	\$1,400		
418		Other Baths Shower Faucet	2	ea	1	2	ea	\$500.00	\$1,000	2	hr/ea	4.0	\$125.00	\$500	\$-	\$-	\$1,500		
419		Hot Water Heater	2	ea	1	2	ea	\$500.00	\$1,000	2	hr/ea	4.0	\$125.00	\$500	\$-	\$-	\$1,500		
420																			
421		Division 15 Subtotals:							\$13,800					\$6,000		\$51,000	\$70,800	\$70,800	
422																			
423																			
424		DIVISION 16: ELECTRICAL																	
425																			
426		Electrical																	
427		Power and Lighting	4910	sf	1	4910	sf	\$-	\$-		sf/hr	-	\$-	\$-	\$35.00	\$171,850	\$171,850		
428		Basement	2800	sf	1	2800	sf	\$-	\$-		sf/hr	-	\$-	\$-	\$10.00	\$28,000	\$28,000		
429		Exterior Lighting	1	ea	1	1	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$5,000.00	\$5,000	\$5,000		
430																			
431	NIC	Audio/visual	0	ea	1	0	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$-	\$-	\$-		
432		TV/Phone/Computer Wiring	4910	sf	1	4910	sf	\$-	\$-		sf/hr	-	\$-	\$-	\$1.00	\$4,910	\$4,910		Equipment NIC
433		Security System	4910	sf	1	4910	sf	\$-	\$-		sf/hr	-	\$-	\$-	\$2.00	\$9,820	\$9,820		
434																			
435		Division 16 Subtotals:							\$-					\$-		\$219,580	\$219,580	\$219,580	
436																			
437																			
438		Subtotal																	\$4,282,506
439																			
440	15%	Contingency																	\$642,376
441																			
442		Subtotal																	\$4,924,882
443																			
444	14%	Contractor's Fee																	\$689,483
445																			
446		TOTAL																	\$5,614,365
447																			
448																			
449																			
450		Square Feet:	SF	X	ADJ														
451		Basement Level	2800	0.5	1400														
452		Main Level	4910	1	4910														
453		ADJUSTED SQUARE FOOTAGE			6310														
454																			
455		Cost per Square Foot:	\$890																

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
1																			
2		Job Duration:	2	mos															
3			9	wks															
4																			
5		Labor Rates:																	
6		Project Manager	\$85.00	/hr															
7		Field Superintendent	\$85.00	/hr															
8		Estimator	\$75.00	/hr															
9		Rough Carpenter	\$70.00	/hr															
10		Finish Carpenter	\$70.00	/hr															
11		Laborer	\$45.00	/hr															
12		Project Engineer	\$75.00	/hr															
13		blank																	
14																			
15																			
16	CSI	DESCRIPTION					MATERIAL/VENDOR		LABOR					SUBCONTRACTOR			SUBTOTAL	TOTAL	NOTES
17			qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal			
18																			
19		DIVISION 1: GENERAL REQUIREMENTS																	
20																			
21	NIC	Permits	0	ea	1	0	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$-	\$-	\$-		
22																			
23	NIC	Special Inspections	0	ea	1	0	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$-	\$-	\$-		
24																			
25	NIC	Performance Bond	0	ea	1	0	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$-	\$-	\$-		
26																			
27		Project Management	9	wks	1	9	wks	\$-	\$-	20	hrs/wk	180.0	\$85.00	\$15,300	\$-	\$-	\$15,300		
28																			
29		Field Supervision	9	wks	1	9	wks	\$-	\$-	40	hrs/wk	360.0	\$85.00	\$30,600	\$-	\$-	\$30,600		
30																			
31		Field Supervision	9	wks	1	9	wks	\$-	\$-	40	hrs/wk	360.0	\$85.00	\$30,600	\$-	\$-	\$30,600		
32																			
33		Estimating	1	ea	1	1	ea	\$-	\$-	80	hr/ea	80.0	\$75.00	\$6,000	\$-	\$-	\$6,000		
34																			
35		Laborer	9	wks	1	9	wks	\$-	\$-	40	hrs/wk	360.0	\$45.00	\$16,200	\$-	\$-	\$16,200		
36																			
37		Final Cleaning	1	ea	1	1	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$1,500.00	\$1,500	\$1,500		
38																			
39		Portable Toilets	2	mos	1	2	mos	\$150.00	\$300	hrs/mo	-		\$-	\$-	\$-	\$-	\$300		
40																			
41		Temporary Power -set up	0	ea	1	0	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$2,500.00	\$-	\$-		
42																			
43	NIC	Monthly Utilities	2	mos	0	0	mos	\$-	\$-	hrs/mo	-		\$-	\$-	\$-	\$-	\$-		
44																			
45		Monthly Phone	2	mos	1	2	mos	\$350.00	\$700	hrs/mo	-		\$-	\$-	\$-	\$-	\$700		
46																			
47		Phone/Fax Lines	2	ea	1	2	ea	\$150.00	\$300	hr/ea	-		\$-	\$-	\$-	\$-	\$300		
48																			
49		Phones/Fax	1	ea	1	1	ea	\$250.00	\$250	hr/ea	-		\$-	\$-	\$-	\$-	\$250		
50																			
51	NIC	Dewatering	0	ea	1	0	ea	\$15.00	\$-	hr/ea	-		\$-	\$-	\$-	\$-	\$-		
52																			
53		Crane Picks	4	ea	1	4	ea	\$750.00	\$3,000	hr/ea	-		\$-	\$-	\$-	\$-	\$3,000		
54																			

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	
15																				
16	CSI	DESCRIPTION						MATERIAL/VENDOR		LABOR					SUBCONTRACTOR		SUBTOTAL	TOTAL	NOTES	
17			qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal				
18																				
55		Flagman	1	ea	1	1	ea			\$-	40	hr/ea	40.0	\$50.00	\$2,000		\$-	\$-	\$2,000	
56																				
57		Debris Boxes	30	ea	1	30	ea	\$600.00	\$18,000		hr/ea	-	\$-	\$-		\$-	\$-	\$18,000		
58																				
59	NIC	Temporary Fencing	2	mos	0	0	mos	\$600.00	\$-		hrs/mo	-	\$-	\$-		\$-	\$-	\$-		
60																				
61		Job Trailer/Job Office	2	mos	1	2	mos	\$450.00	\$900		hrs/mo	-	\$-	\$-		\$-	\$-	\$900	portable trailer	
62																				
63		Tool Storage	2	mos	1	2	mos	\$150.00	\$300		hrs/mo	-	\$-	\$-		\$-	\$-	\$300		
64																				
65		Office Supplies	2	mos	1	2	mos	\$100.00	\$200		hrs/mo	-	\$-	\$-		\$-	\$-	\$200		
66																				
67		Temporary Barricades	1	ea	1	1	ea	\$500.00	\$500	24	hr/ea	24.0	\$45.00	\$1,080		\$-	\$-	\$1,580		
68																				
69		Survey and Layout	1	ea	1	1	ea	\$-	\$-		hr/ea	-	\$45.00	\$-	\$1,500.00	\$1,500	\$1,500			
70																				
71		Project Close-out	1	ea	1	1	ea	\$-	\$-	24	hr/ea	24.0	\$85.00	\$2,040		\$-	\$-	\$2,040		
72																				
73		Dust and Mud Abatement	2	mos	1	2	mos		\$-	24	hrs/mo	48.0	\$45.00	\$2,160		\$-	\$-	\$2,160		
74																				
75		Weather & Finish Protection	1	ea	1	1	ea	\$1,500.00	\$1,500	40	hr/ea	40.0	\$45.00	\$1,800		\$-	\$-	\$3,300		
76																				
77		Division 1 Subtotals:							\$25,950					\$107,780		\$3,000	\$136,730	\$136,730	20.43%	
78																				
79																				
80		DIVISION 2: SITEWORK																		
81																				
82		Excavation																		
83		Grading	16	hr	1	16	hr	\$-	\$-		0	-	\$45.00	\$-	\$150.00	\$2,400	\$2,400			
84		Footing Excavation	20	yd	1	20	yd	\$-	\$-		yd/hr	-	\$45.00	\$-	\$45.00	\$900	\$900			
85																				
86		Drainage																		
87	NIC	Underslab Drainage	0	sf	1	0	sf	\$-	\$-		sf/hr	-	\$45.00	\$-	\$3.00	\$-	\$-			
88		Perimeter Foundation Drainage	180	lf	1	180	lf	\$-	\$-		lf/hr	-	\$45.00	\$-	\$15.00	\$2,700	\$2,700			
89																				
90		Division 2 Subtotals:							\$-					\$-		\$6,000	\$6,000	\$6,000		
91																				
92																				
93		DIVISION 3: CONCRETE																		
94																				
95		Cast in Place Concrete																		
96		Drilled Piers	18	ea	1	18	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$2,000.00	\$36,000	\$36,000			
97		Slab on Grade	1150	sf	1	1150	sf	\$-	\$-		sf/hr	-	\$-	\$-	\$15.00	\$17,250	\$17,250			
98		Footings	20	yd	1	20	yd	\$-	\$-		yd/hr	-	\$-	\$-	\$1,000.00	\$20,000	\$20,000			
99		Post Footings	10	ea	1	10	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$500.00	\$5,000	\$5,000			
100		Deck Footings	0	ea	1	0	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$5,000.00	\$-	\$-			
101																				
102		Division 3 Subtotals:							\$-					\$-		\$78,250	\$78,250	\$78,250		
103																				
104																				

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
15																			
16	CSI	DESCRIPTION	qty	unit	factor	QTY	unit	MATERIAL/VENDOR \$/unit	subtotal	LABOR rate	unit/hr	hours	\$/hr	subtotal	SUBCONTRACTOR sub unit	subtotal	SUBTOTAL	TOTAL	NOTES
105		DIVISION 4: MASONRY																	
106		Stone Facing and Ext Details																	
107		2" Facing	700	sf	1	700	sf	\$-	\$-	sf/hr	-	-	\$-	\$-	\$55.00	\$38,500	\$38,500		
108		Wall Cap	100	lf	1	100	lf	\$-	\$-	lf/hr	-	-	\$-	\$-	\$100.00	\$10,000	\$10,000		
109																			
110																			
111		Division 4 Subtotals:							\$-					\$-		\$48,500	\$48,500	\$48,500	
112																			
113																			
114		DIVISION 5: METALS																	
115		Structural Steel																	
116	NIC	Structural Steel	0	ea	1	0	ea	\$-	\$-	hr/ea	-	-	\$-	\$-	\$-	\$-	\$-	\$-	
117																			
118																			
119		Division 5 Subtotals:							\$-					\$-		\$-	\$-	\$-	
120																			
121																			
122		DIVISION 6: ROUGH CARPENTRY																	
123		Vertical																	
124		Main Floor																	
125		Double 2x6 Walls at Spline	350	sf	1.6	560	bf	\$0.80	\$448	30	bf/hr	18.7	\$70.00	\$1,307	\$-	\$-	\$1,755		
126		Sheathing at Above	350	sf	1	350	sf	\$0.75	\$263	60	sf/hr	5.8	\$70.00	\$408	\$-	\$-	\$671		
127		Ext 2x6 Walls	700	sf	1.6	1120	bf	\$0.80	\$896	30	bf/hr	37.3	\$70.00	\$2,613	\$-	\$-	\$3,509		
128		Exterior Sheathing	700	sf	1	700	sf	\$0.75	\$525	40	sf/hr	17.5	\$70.00	\$1,225	\$-	\$-	\$1,750		
129		2x4 Int Walls	230	sf	1.4	322	bf	\$0.80	\$258	30	bf/hr	10.7	\$70.00	\$751	\$-	\$-	\$1,009		
130		Interior Sheathing	230	sf	1	230	sf	\$0.75	\$173	40	sf/hr	5.8	\$70.00	\$403	\$-	\$-	\$575		quantity is a guess
131		Posts	500	bf	1	500	bf	\$1.50	\$750	30	bf/hr	16.7	\$70.00	\$1,167	\$-	\$-	\$1,917		
132		Port Orford Exposed Posts	300	bf	1	300	bf	\$7.00	\$2,100	20	bf/hr	15.0	\$70.00	\$1,050	\$-	\$-	\$3,150		
133																			
134		Horizontal																	
135		Roof Framing																	
136		2x8 Ceiling Joists	1150	sf	1.8	2070	bf	\$0.80	\$1,656	30	bf/hr	69.0	\$70.00	\$4,830	\$-	\$-	\$6,486		
137		2x12 Rafters	180	sf	2.2	396	bf	\$1.00	\$396	15	bf/hr	26.4	\$70.00	\$1,848	\$-	\$-	\$2,244		
138		2x12 Port Orford Blocking	200	lf	2	400	bf	\$7.00	\$2,800	10	bf/hr	40.0	\$70.00	\$2,800	\$-	\$-	\$5,600		
139		Roof Sheathing 5/8" CDX	1150	sf	1	1150	sf	\$0.75	\$863	40	sf/hr	28.8	\$70.00	\$2,013	\$-	\$-	\$2,875		
140		Beams and Headers	500	bf	1	500	bf	\$1.50	\$750	30	bf/hr	16.7	\$70.00	\$1,167	\$-	\$-	\$1,917		
141		Port Orford Beams	700	bf	1	700	bf	\$7.00	\$4,900	20	bf/hr	35.0	\$70.00	\$2,450	\$-	\$-	\$7,350		
142																			
143		Miscellaneous																	
144		Blocking	1	ea	1	1	ea	\$200.00	\$200	24	hr/ea	24.0	\$70.00	\$1,680	\$-	\$-	\$1,880		
145		Seismic Hardware	1	ea	1	1	ea	\$500.00	\$500	24	hr/ea	24.0	\$70.00	\$1,680	\$-	\$-	\$2,180		
146		Fasteners	1	ea	1	1	ea	\$250.00	\$250		hr/ea	-	\$70.00	\$-	\$-	\$-	\$250		
147																			
148																			
149		Division 6 Subtotals:							\$17,726					\$27,391		\$-	\$45,117	\$45,117	
150																			
151																			
152		DIVISION 6: FINISH CARPENTRY																	
153																			
154		Exterior																	

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
15																			
16	CSI	DESCRIPTION	qty	unit	factor	QTY	unit	MATERIAL/VENDOR \$/unit	subtotal	LABOR rate	unit/hr	hours	\$/hr	subtotal	SUBCONTRACTOR sub unit	subtotal	SUBTOTAL	TOTAL	NOTES
17																			
18																			
155		Trim	1	ea	1	1	ea	\$1,000.00	\$1,000	40	hr/ea	40.0	\$70.00	\$2,800			\$3,800		
156		1x4 T&G at Eaves	1050	sf	3.5	3675	lf	\$1.50	\$5,513	35	lf/hr	105.0	\$70.00	\$7,350			\$12,863		
157																			
158		Interior																	
159		Paint Grade Trim	1	ea	1	1	ea	\$300.00	\$300	16	hr/ea	16.0	\$70.00	\$1,120			\$1,420		
160																			
161		Division 6 Subtotals:							\$6,813					\$11,270		\$-	\$18,083	\$18,083	
162																			
163																			
164		DIVISION 6: ARCHITECTURAL WOODWORK																	
165																			
166		Paint Grade Casework																	
167																			
168		Utility Storage																	
169		Full Height	24	lf	1	24	lf	\$-	\$-	0.5	lf/hr	48.0	\$70.00	\$3,360	\$700.00	\$16,800	\$20,160		
170																			
171		Division 6 Subtotals:							\$-					\$3,360		\$16,800	\$20,160	\$20,160	
172																			
173																			
174		DIVISION 7: THERMAL & MOISTURE PROTECTION																	
175																			
176	NIC	Insulation																	
177																			
178		Bituminous Flashings, GSM Flashings, Gutters, and Downspouts																	
179		Gutter	200	lf	1	200	lf	\$-	\$-		lf/hr	-	\$70.00	\$-	\$25.00	\$5,000	\$5,000		
180		Downspouts	40	lf	1	40	lf	\$-	\$-		lf/hr	-	\$70.00	\$-	\$15.00	\$600	\$600		
181		Flashings	1150	sf	1	1150	sf	\$-	\$-		sf/hr	-	\$70.00	\$-	\$5.00	\$5,750	\$5,750		
182		Flashing at Gravel Roof Perimeter	144	lf	1	144	lf	\$-	\$-		lf/hr	-	\$70.00	\$-	\$15.00	\$2,160	\$2,160		
183		Spline Cap	100	lf	1	100	lf	\$-	\$-		lf/hr	-	\$70.00	\$-	\$50.00	\$5,000	\$5,000		
184																			
185		Wood Siding																	
186		1x6 Shiplap	140	sf	2.2	308	lf	\$4.00	\$1,232	25	lf/hr	12.3	\$70.00	\$862	\$-	\$-	\$2,094		
187																			
188		Roofing																	
189		Gravel over Torch-down	1150	sf	1	1150	sf	\$-	\$-		sf/hr	-	\$70.00	\$-	\$5.00	\$5,750	\$5,750		
190		GSM Standing Seam	1050	sf	1	1050	sf	\$-	\$-		sf/hr	-	\$70.00	\$-	\$15.00	\$15,750	\$15,750		
191																			
192		Caulking and Sealants	1150	sf	1	1150	sf	\$-	\$-		sf/hr	-	\$70.00	\$-	\$0.25	\$288	\$288		
193																			
194		Waterproofing																	
195		At Stone Veneer	1400	sf	1	1400	sf	\$-	\$-		sf/hr	-	\$70.00	\$-	\$3.50	\$4,900	\$4,900		
196																			
197		Division 7 Subtotals:							\$1,232					\$862		\$45,198	\$47,292	\$47,292	
198																			
199																			
200		DIVISION 8: DOORS																	
201																			
202		Exterior Doors																	
203		Garage Doors	2	ea	1	2	ea	\$-	\$-		hr/ea	-	\$70.00	\$-	\$5,000.00	\$10,000	\$10,000		
204		4-0x8-0 Steel Single	1	ea	1	1	ea	\$4,800.00	\$4,800	8	hr/ea	8.0	\$70.00	\$560	\$-	\$-	\$5,360		

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
15																			
16	CSI	DESCRIPTION						MATERIAL/VENDOR		LABOR			SUBCONTRACTOR			SUBTOTAL	TOTAL	NOTES	
17			qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal			
18																			
205																			
206		Interior Doors																	
207		Utility Pair	1	ea	1	1	ea	\$700.00	\$700	6	hr/ea	6.0	\$70.00	\$420	\$-	\$-	\$1,120		
208																			
209		Exterior Door Hardware – included at Steel Doors																	
210																			
211		Interior Door Hardware																	
212		Utility Pair	1	ea	1	1	ea	\$150.00	\$150	4	hr/ea	4.0	\$70.00	\$280	\$-	\$-	\$430		
213																			
214		Division 8 Subtotals:							\$5,650					\$1,260	\$10,000	\$16,910	\$16,910		
215																			
216																			
217		DIVISION 8: WINDOWS and GLAZING																	
218																			
219		Steel Windows																	
220		Clerestory Windows (288 sf)	1	ea	1	1	ea	\$43,200.00	\$43,200	40	hr/ea	40.0	\$70.00	\$2,800	\$-	\$-	\$46,000		
221																			
222		Division 8 Subtotals:							\$43,200					\$2,800	\$-	\$-	\$46,000	\$46,000	
223																			
224																			
225		DIVISION 9: FINISHES																	
226																			
227		Gypsum Board																	
228		Level 5 Gypsum Board	2600	sf	1	2600	sf	\$-	\$-		sf/hr	-	\$70.00	\$-	\$3.00	\$7,800	\$7,800		
229																			
230		Painting																	
231		Exterior Painting/Sealing	1	ea	1	1	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$5,000.00	\$5,000	\$5,000		
232		Int Painting/Sealing/Casework	1	ea	1	1	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$8,000.00	\$8,000	\$8,000		
233		Sealant at SOG	1150	sf	1	1150	sf	\$-	\$-		sf/hr	-	\$-	\$-	\$0.50	\$575	\$575		
234																			
235		Division 9 Subtotals:							\$-					\$-	\$21,375	\$21,375	\$21,375		
236																			
237																			
238		DIVISION 10: SPECIALTIES																	
239																			
240		No work this division																	
241																			
242		Division 10 Subtotals:							\$-					\$-	\$-	\$-	\$-	\$-	
243																			
244																			
245		DIVISION 11: EQUIPMENT																	
246																			
247		No work this division																	
248																			
249		Division 11 Subtotal:							\$-					\$-	\$-	\$-	\$-	\$-	
250																			
251																			
252		DIVISION 12: FURNISHINGS																	
253																			
254		No work this division																	

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
15																			
16	CSI	DESCRIPTION						MATERIAL/VENDOR		LABOR			SUBCONTRACTOR			SUBTOTAL	TOTAL	NOTES	
17			qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal			
18																			
255																			
256		Division 12 Subtotals:							\$-					\$-		\$-	\$-	\$-	\$-
257																			
258																			
259		DIVISION 13: SPECIAL CONSTRUCTION																	
260																			
261		No work this division																	
262																			
263		Division 13 Subtotals:							\$-					\$-		\$-	\$-	\$-	\$-
264																			
265																			
266		DIVISION 14: CONVEYING SYSTEMS																	
267																			
268		No work this division																	
269																			
270		Division 14 Subtotal:							\$-					\$-		\$-	\$-	\$-	\$-
271																			
272																			
273		DIVISION 15: HVAC																	
274																			
275		HVAC																	
276	NIC	Heating and Cooling	1150	sf	0	0	sf	\$-	\$-	sf/hr	-		\$-	\$-	\$15.00	\$-	\$-		
277																			
278		Division 15 Subtotals:							\$-					\$-		\$-	\$-	\$-	\$-
279																			
280																			
281		DIVISION 15: FIRE PROTECTION																	
282																			
283		Fire Sprinklers																	
284		Sprinklers	1150	sf	1	1150	sf	\$-	\$-	sf/hr	-		\$-	\$-	\$2.00	\$2,300	\$2,300		
285	NIC	Fire Service	0	ea	1	0	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$-	\$-	\$-		
286																			
287		Division 15 Subtotals:							\$-					\$-		\$2,300	\$2,300	\$2,300	
288																			
289																			
290		DIVISION 15: PLUMBING																	
291																			
292		Plumbing Rough-ins																	
293		Hose Bibbs	1	ls	1	1	ls	\$-	\$-	ls/hr	-		\$-	\$-	\$2,000.00	\$2,000	\$2,000		
294																			
295		Division 15 Subtotals:							\$-					\$-		\$2,000	\$2,000	\$2,000	
296																			
297																			
298		DIVISION 16: ELECTRICAL																	
299																			
300		Electrical																	
301		Power and Lighting	1150	sf	1	1150	sf	\$-	\$-	sf/hr	-		\$-	\$-	\$15.00	\$17,250	\$17,250		
302		Exterior Lighting	1	ea	1	1	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$2,000.00	\$2,000	\$2,000		
303																			
304	NIC	Audio/visual	0	ea	1	0	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$-	\$-	\$-		

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
15																			
16	CSI	DESCRIPTION						MATERIAL/VENDOR		LABOR			SUBCONTRACTOR			SUBTOTAL	TOTAL	NOTES	
17			qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal			
18																			
305		TV/Phone/Computer Wiring	1	ea	1	1	ea		\$-		hr/ea	-	\$-	\$-	\$300.00	\$300	\$300		Equipment NIC
306		Security System	1150	sf	1	1150	sf		\$-		sf/hr	-	\$-	\$-	\$2.00	\$2,300	\$2,300		
307																			
308		Division 16 Subtotals:							\$-					\$-		\$21,850	\$21,850	\$21,850	
309																			
310																			
311		Subtotal																	\$510,567
312																			
313	15%	Contingency																	\$76,585
314																			
315		Subtotal																	\$587,151
316																			
317	14%	Contractor's Fee																	\$82,201
318																			
319		TOTAL																	\$669,353
320																			
321																			
322																			
323		Square Feet:	SF	X	ADJ														
324		Main Level	1150	1	1150														
325		ADJUSTED SQUARE FOOTAGE			1150														
326																			
327		Cost per Square Foot:	\$582																

May 7, 2009

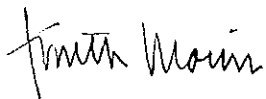
Honorable Mayor Mason
Town Council members Boynton, Burow, Gordon, Hodges, Romines and Tanner
Woodside Town Council
Woodside California

RE: 460 Mountain Home Road
Alternate 2 Cost Estimate

Dear Mr. Mayor and Town Council members,

We have been requested by staff to prepare a cost estimate that reflects the requirements of Alternate 2 in the original EIR. This was in response to questions at the April 28 hearing that implied that the house renovation would be dramatically less expensive if the plan remained unchanged, and the improvements were consistent with the Historic Building Code. Baker pre-Construction Company reviewed these requirements with a local historic restoration architect Siegal & Strain prior to developing this new estimate to assure that the guidelines were consistent with those stated in Alternate 2 of the EIR. The new Alternate 2 Estimate is attached as requested, and shows a reduction from the current Alternate 2-A estimate of about \$1.8mm.

Regards,



Kenneth Morrison

ROCKRIDGE

CONSTRUCTION
PROJECT
MANAGEMENT

528 WASHINGTON STREET, SAN FRANCISCO, CA 94111
TEL 415 394 5430 FAX 415 394 5436 www.rockridgegroup.net

460 Mountain Home - RENOVATED RESIDENCE - Historic Code.xls Preliminary Estimate Summary

CSI	Description	Sitework	Main House Shell	Main House Organ Wing Shell	Main House Interior	Garage and Conservatory	TOTAL
1	General Requirements	\$97,130	\$337,699	\$80,370	\$396,638	included	\$911,837
2	Sitework	\$282,100	\$20,550	\$535,800	\$2,644,250	included	\$3,482,700
3	Concrete	\$-	\$240,100	included	included	included	\$240,100
4	Masonry	\$-	\$133,000	included	included	included	\$133,000
5	Metals	\$-	\$124,500	included	included	included	\$124,500
6	Rough Carpentry	\$-	\$183,908	included	included	included	\$183,908
6	Finish Carpentry	\$-	\$46,750	included	included	included	\$46,750
6	Architectural Woodwork	\$-	\$-	included	included	included	\$-
7	Thermal & Moisture Protection	\$-	\$259,700	included	included	included	\$259,700
8	Doors and Door Hardware	\$-	\$246,840	included	included	included	\$246,840
8	Windows and Glazing	\$-	\$61,960	included	included	included	\$61,960
9	Finishes	\$-	\$319,000	included	included	included	\$319,000
10	Specialties	\$-	\$-	included	included	included	\$-
11	Equipment	\$-	\$-	included	included	included	\$-
12	Furnishings	\$-	\$-	included	included	included	\$-
13	Special Construction	\$-	\$-	included	included	included	\$-
14	Conveying Systems	\$-	\$-	included	included	included	\$-
15	HVAC	\$-	\$146,400	included	included	included	\$146,400
15	Fire Protection	\$-	\$-	included	included	included	\$-
15	Plumbing	\$67,000	\$109,500	included	included	included	\$176,500
16	Electrical	\$35,300	\$359,120	included	included	included	\$394,420
	Subtotal	\$481,530	\$2,589,027	\$616,170	\$3,040,888	\$558,000	\$7,285,614
15%	Contingency	\$72,230	\$388,354	\$92,426	\$456,133	\$83,700	\$1,092,842
	Subtotal	\$553,760	\$2,977,381	\$708,596	\$3,497,021	\$641,700	\$8,378,457
14%	Overhead and Profit	\$77,526	\$416,833	\$99,203	\$489,583	\$89,838	\$1,172,984
	TOTAL	\$631,286	\$3,394,214	\$807,799	\$3,986,604	\$731,538	\$9,551,441
1.50%	Performance Bonds						\$143,272
	Subtotal						\$9,694,712
20%	Architectural, Engineering and Other Design Soft Costs						\$1,938,942
	GRAND TOTAL						\$11,633,655
CSI	Description	Sitework	Main House Shell	Main House Organ Wing Shell	Main House Interior	Garage and Conservatory	TOTAL

Assumptions:

The exterior of the building would be restored.

Some upgrades to mechanical and electrical, but not to a high-end residential level (no air conditioning or lighting controls)

Fire protection sprinklers would not be required

Minimal foundation and seismic upgrades would be performed.

An allowance of \$175/sf (plus general requirements and fees) to include all interior work.

Alternative A - Description

Under Alternative 2, the project applicant would rehabilitate and restore the Jackling house to allow for the potential habitation of the home and to maintain the structure's historic significance. The cottage, aviary, garage/water tower would remain. All rehabilitation and restoration activities associated with the house would be implemented in compliance with the Secretary of the Interior's Standards for Rehabilitation. Using California's State Historical Building Code, the Jackling house would be brought into compliance with current building code requirements. Under this alternative, all character-defining features, finishes, and spaces would be retained, while allowing for upgrades and changes to the kitchen and bathrooms.

More details regarding the rehabilitation of the Jackling house are described on **Figure 7.0-1, Rehabilitation of Existing Jackling House, First Floor**, and **Figure 7.0-2, Rehabilitation of Existing Jackling House, Second Floor**. The figures include a list of repair, restoration and upgrade activities, and relate the activities to specific Secretary of the Interior's Standards.

A cost estimator, Saylor Consulting Group, reviewed the schematic plans prepared by Carey & Co. Based on these plans, the conceptual cost estimate to implement Alternative 2 is approximately \$4.9 million.

460 Mountain Home - RENOVATED RESIDENCE - Historic Code.xls Preliminary Estimate Sitework, Demo, Utilities

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
1																			
2		Job Duration:	2	mos															
3			9	wks															
4																			
5		Labor Rates:																	
6		Project Manager	\$85.00	/hr															
7		Field Superintendent	\$85.00	/hr															
8		Estimator	\$75.00	/hr															
9		Rough Carpenter	\$70.00	/hr															
10		Finish Carpenter	\$70.00	/hr															
11		Laborer	\$45.00	/hr															
12	R1	Project Engineer	\$75.00	/hr															
13		blank																	
14																			
15																			
16																			
17	CSI	DESCRIPTION					MATERIAL/VENDOR		LABOR					SUBCONTRACTOR	SUBTOTAL	TOTAL	NOTES		
18			qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal			
19																			
20		DIVISION 1: GENERAL REQUIREMENTS																	
21																			
22	NIC	Permits	0	ea	1	0	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$-	\$-	\$-		
23																			
24	NIC	Special Inspections	0	ea	1	0	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$-	\$-	\$-		
25																			
26	NIC	Performance Bond	0	ea	1	0	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$-	\$-	\$-		
27																			
28		Project Management	9	wks	1	9	wks	\$-	\$-	20	hrs/wk	180.0	\$85.00	\$15,300	\$-	\$-	\$15,300		
29																			
30		Field Supervision	9	wks	1	9	wks	\$-	\$-	40	hrs/wk	360.0	\$85.00	\$30,600	\$-	\$-	\$30,600		
31																			
32		Estimating	1	ea	1	1	ea	\$-	\$-	40	hr/ea	40.0	\$75.00	\$3,000	\$-	\$-	\$3,000		
33																			
34		Project Engineer	9	wks	1	9	wks	\$-	\$-	10	hrs/wk	90.0	\$75.00	\$6,750	\$-	\$-	\$6,750		
35																			
36		Laborer	9	wks	1	9	wks	\$-	\$-	40	hrs/wk	360.0	\$45.00	\$16,200	\$-	\$-	\$16,200		
37																			
38		Final Cleaning	1	ea	1	1	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$3,000.00	\$3,000	\$3,000		
39																			
40		Portable Toilets	2	mos	1	2	mos	\$150.00	\$300	hrs/mo	-		\$-	\$-	\$-	\$-	\$300		
41																			
42		Temporary Power -set up	1	ea	1	1	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$1,500.00	\$1,500	\$1,500		
43																			
44		Temporary Water	0	ea	1	0	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$750.00	\$-	\$-		
45																			
46	NIC	Monthly Utilities	2	mos	0	0	mos	\$-	\$-	hrs/mo	-		\$-	\$-	\$-	\$-	\$-		Paid by Owner
47																			
48		Monthly Phone	2	mos	1	2	mos	\$300.00	\$600	hrs/mo	-		\$-	\$-	\$-	\$-	\$600		
49																			
50		Phone/Fax Lines	0	ea	1	0	ea	\$150.00	\$-	hr/ea	-		\$-	\$-	\$-	\$-	\$-		
51																			
52		Phones/Fax	0	ea	1	0	ea	\$250.00	\$-	hr/ea	-		\$-	\$-	\$-	\$-	\$-		
53																			
54	NIC	Dewatering	0	ea	1	0	ea	\$15.00	\$-	hr/ea	-		\$-	\$-	\$-	\$-	\$-		
55																			

460 Mountain Home - RENOVATED RESIDENCE - Historic Code.xls Preliminary Estimate Sitework, Demo, Utilities

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
	CSI	DESCRIPTION	qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal	SUBTOTAL	TOTAL	NOTES
16																			
17																			
18																			
19																			
56		Crane Picks	0	ea	1	0	ea	\$750.00	\$-		hr/ea	-	\$-	\$-		\$-	\$-		
57																			
58		Debris Boxes	4	ea	1	4	ea	\$600.00	\$2,400		hr/ea	-	\$-	\$-		\$-	\$-	\$2,400	
59																			
60	NIC	Temporary Fencing	0	ea	1	0	ea	\$-	\$-		hr/ea	-	\$-	\$-		\$-	\$-	\$-	
61																			
62		Job Trailer/Job Office	2	mos	1	2	mos	\$450.00	\$900		hrs/mo	-	\$-	\$-		\$-	\$-	\$900	
63																			
64		Tool Storage	2	mos	1	2	mos	\$150.00	\$300		hrs/mo	-	\$-	\$-		\$-	\$-	\$300	
65																			
66		Office Supplies	2	ea	1	2	ea	\$100.00	\$200		hr/ea	-	\$-	\$-		\$-	\$-	\$200	
67																			
68		Temporary Barricades	1	ea	1	1	ea	\$500.00	\$500	24	hr/ea	24.0	\$45.00	\$1,080		\$-	\$-	\$1,580	
69																			
70		Project Close-out	1	ea	1	1	ea	\$-	\$-	40	hr/ea	40.0	\$85.00	\$3,400		\$-	\$-	\$3,400	
71																			
72		Survey and Layout	1	ea	1	1	ea	\$-	\$-		hr/ea	-	\$45.00	\$-	\$7,500.00	\$7,500	\$7,500		
73																			
74		Dust and Mud Abatement	2	mos	1	2	mos	\$-	\$-	40	hrs/mo	80.0	\$45.00	\$3,600		\$-	\$-	\$3,600	
75																			
76		Division 1 Subtotals:							\$5,200					\$79,930		\$12,000	\$97,130	\$97,130	15.4%
77																			
78																			
79		DIVISION 2: SITEWORK																	
80																			
81		Excavation and Grading																	
82		Mass Excavation	2900	cy	1	2900	cy	\$-	\$-			-	\$-	\$-	\$20.00	\$58,000	\$58,000		
83		Spread on Site/Backfill	80	ea	1	80	ea	\$-	\$-			-	\$-	\$-	\$150.00	\$12,000	\$12,000		
84		Utility Trenching/Backfill	1	ea	1	1	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$10,000.00	\$10,000	\$10,000		
85																			
86		Temporary Shoring																	
87		Lift, Level, Reset House	1	ea	1	1	ea	\$-	\$-			-	\$-	\$-	\$80,000.00	\$80,000	\$80,000		
88																			
89	NIC	Tree Protection	0	ea	1	0	ea	\$-	\$-		hr/ea	-	\$45.00	\$-		\$-	\$-	\$-	
90																			
91		Site Drainage	1	ea	1	1	ea	\$-	\$-		hr/ea	-	\$45.00	\$-	\$15,000.00	\$15,000	\$15,000		
92																			
93		Demolition/Salvage	1	ea	1	1	ea	\$-	\$-			-	\$-	\$-	\$100,000	\$100,000	\$100,000		
94																			
95	NIC	Haz Mat	0	ea	1	0	ea	\$-	\$-		hr/ea	-	\$-	\$-		\$-	\$-	\$-	
96																			
97		Erosion Control	1	ea	1	1	ea	\$-	\$-	80	hr/ea	80.0	\$45.00	\$3,600	\$3,500.00	\$3,500	\$7,100		
98																			
99		Division 2 Subtotals:							\$-					\$3,600		\$278,500	\$282,100	\$282,100	
100																			
101																			
102		DIVISION 3: CONCRETE																	
103																			
104	NIC	Curb/Sidewalk Patching	0	ea	1	0	ea	\$-	\$-		hr/ea	-	\$-	\$-		\$-	\$-	\$-	
105																			
106		Division 3 Subtotals:							\$-					\$-		\$-	\$-	\$-	\$-

460 Mountain Home - RENOVATED RESIDENCE - Historic Code.xls Preliminary Estimate Sitework, Demo, Utilities

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
	CSI	DESCRIPTION	MATERIAL/VENDOR				LABOR			SUBCONTRACTOR				SUBTOTAL	TOTAL	NOTES			
			qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal			
16																			
17																			
18																			
19																			
107																			
108																			
109		DIVISION 4: MASONRY																	
110		<i>No work this division</i>																	
111																			
112																			
113		Division 4 Subtotals:							\$-					\$-		\$-		\$-	\$-
114																			
115																			
116		DIVISION 5: METALS																	
117		<i>No work this division</i>																	
118																			
119																			
120		Division 5 Subtotals:							\$-					\$-		\$-		\$-	\$-
121																			
122																			
123		DIVISION 6: FINISH CARPENTRY																	
124		<i>No work this division</i>																	
125																			
126																			
127		Division 6 Subtotals:							\$-					\$-		\$-		\$-	\$-
128																			
129																			
130		DIVISION 7: THERMAL & MOISTURE PROTECTION																	
131		<i>No work this division</i>																	
132																			
133																			
134		Division 7 Subtotals:							\$-					\$-		\$-		\$-	\$-
135																			
136																			
137		DIVISION 8: DOORS & WINDOWS																	
138		<i>no work these divisions</i>																	
139																			
140																			
141		Division 8 Subtotals:							\$-					\$-		\$-		\$-	\$-
142																			
143																			
144		DIVISION 9: FINISHES																	
145		<i>no work these divisions</i>																	
146																			
147																			
148		Division 9 Subtotals:							\$-					\$-		\$-		\$-	\$-
149																			
150																			
151		DIVISION 10: SPECIALTIES through DIVISION 14: CONVEYING SYSTEMS																	
152		<i>no work these divisions</i>																	
153																			
154																			
155		Divisions 10 - 14 Subtotals:							\$-					\$-		\$-		\$-	\$-
156																			
157																			

460 Mountain Home - RENOVATED RESIDENCE - Historic Code.xls Preliminary Estimate Sitework, Demo, Utilities

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
	CSI	DESCRIPTION	MATERIAL/VENDOR				LABOR				SUBCONTRACTOR				SUBTOTAL	TOTAL	NOTES		
			qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal			
158		DIVISION 15: MECHANICAL																	
159																			
160	????	Utility Lines																	
161		Gas	400	lf	1	400	lf	\$-		lf/hr	-		\$-	\$-	\$15.00	\$6,000	\$6,000		
162		Water	400	lf	1	400	lf	\$-		lf/hr	-		\$-	\$-	\$15.00	\$6,000	\$6,000		
163		Sewer	400	lf	1	400	lf	\$-		lf/hr	-		\$-	\$-	\$25.00	\$10,000	\$10,000		
164																			
165		Septic System		1	ea	1	1	ea	\$-		hr/ea	-		\$-	\$-	\$45,000.00	\$45,000	\$45,000	
166																			
167	NIC	Municipal utility connection fees																	
168	NIC	PG&E fees																	
169																			
170		Division 15 Subtotals:							\$-					\$-		\$67,000	\$67,000	\$67,000	
171																			
172																			
173		DIVISION 16: ELECTRICAL																	
174																			
175		Utility Lines																	
176		4" conduit	400	lf	1	400	lf	\$-		lf/hr	-		\$-	\$-	\$15.00	\$6,000	\$6,000		
177		electrical cable	400	lf	1	400	lf	\$-		lf/hr	-		\$-	\$-	\$35.00	\$14,000	\$14,000		
178		400 amp service entrance		1	ea	1	1	ea	\$-		hr/ea	-		\$-	\$-	\$7,500.00	\$7,500	\$7,500	
179		pull boxes		3	ea	1	3	ea	\$-		hr/ea	-		\$-	\$-	\$1,000.00	\$3,000	\$3,000	
180																			
181		2" conduit for telephone	400	lf	1	400	lf	\$-		lf/hr	-		\$-	\$-	\$7.00	\$2,800	\$2,800		
182		1" conduit for CATV	400	lf	1	400	lf	\$-		lf/hr	-		\$-	\$-	\$5.00	\$2,000	\$2,000		
183																			
184	NIC	PG&E fees																	
185																			
186		Division 16 Subtotals:							\$-					\$-		\$35,300	\$35,300	\$35,300	
187																			
188																			
189		Subtotal																	\$481,530
190																			
191	15%	Contingency																	\$72,230
192																			
193		Subtotal																	\$553,760
194																			
195	14%	Contractor's Fee																	\$77,526
196																			
197		TOTAL																	\$631,286
198																			

460 Mountain Home - RENOVATED RESIDENCE - Historic Code.xls Preliminary EstimateMain House Shell

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
1																			
2		Job Duration:	10	mos															
3			43	wks															
4																			
5		Labor Rates:																	
6		Project Manager	\$85.00	/hr															
7		Field Superintendent	\$85.00	/hr															
8		Estimator	\$75.00	/hr															
9		Rough Carpenter	\$70.00	/hr															
10		Finish Carpenter	\$70.00	/hr															
11		Laborer	\$45.00	/hr															
12		Project Engineer	\$75.00	/hr															
13		blank																	
14																			
15																			
16	CSI	DESCRIPTION						MATERIAL/VENDOR		LABOR					SUBCONTRACTOR		SUBTOTAL	TOTAL	NOTES
17			qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal			
18																			
19		DIVISION 1: GENERAL REQUIREMENTS																	
20	NIC	Permits	0	ea	1	0	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$-	\$-	\$-	\$-		
21																			
22	NIC	Special Inspections	0	ea	1	0	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$-	\$-	\$-	\$-		
23																			
24	NIC	Performance Bond	0	ea	1	0	ea	\$-	\$-	hr/ea	-	\$-	\$-	\$-	\$-	\$-	\$-		
25																			
26	15%	General Requirements	1	ea	1	1	ea	\$-	\$-	hr/ea	-	\$85.00	\$-	\$-	\$-	\$-	\$337,699		
27																			
28																			
29		Division 1 Subtotals:							\$-					\$-		\$-	\$337,699	\$337,699	9.95%
30																			
31																			
32		DIVISION 2: SITEWORK																	
33		Additional Demolition																	
34		Interior Framing	1	ea	1	1	ea	\$-	\$-	100	hr/ea	100.0	\$45.00	\$4,500	\$-	\$-	\$4,500		
35		Miscellaneous	1	ea	1	1	ea	\$-	\$-	100	hr/ea	100.0	\$45.00	\$4,500	\$-	\$-	\$4,500		
36																			
37		Excavation																	
38		Grading	0	sf	0	0	sf	\$-	\$-		sf/hr	-	\$45.00	\$-	\$-	\$-	\$-		see Sitework package
39		Footing Excavation	50	yd	1	50	yd	\$-	\$-		yd/hr	-	\$45.00	\$-	\$45.00	\$2,250	\$2,250		
40																			
41		Drainage																	
42		Retaining Wall Drainage	0	sf	1	0	sf	\$-	\$-		sf/hr	-	\$45.00	\$-	\$6.00	\$-	\$-		
43	NIC	Underslab Drainage	0	sf	1	0	sf	\$-	\$-		sf/hr	-	\$45.00	\$-	\$3.00	\$-	\$-		
44																			
45		Perimeter Foundation Drainage	620	lf	1	620	lf	\$-	\$-		lf/hr	-	\$45.00	\$-	\$15.00	\$9,300	\$9,300		
46																			
47		Division 2 Subtotals:							\$-					\$9,000		\$11,550	\$20,550	\$20,550	
48																			
49																			
50		DIVISION 3: CONCRETE																	
51		Cast in Place Concrete																	
52		24" Dia. Drilled Piers	43	ea	0	0	ea	\$-	\$-		hr/ea	-	\$-	\$-	\$2,500.00	\$-	\$-		
53		Rat Slab	1275	sf	1	1275	sf	\$-	\$-		sf/hr	-	\$-	\$-	\$4.00	\$5,100	\$5,100		
54		6" Sunroom Slab	14	yd	0	0	yd	\$-	\$-		yd/hr	-	\$-	\$-	\$750.00	\$-	\$-		
55		12" Basement Slab	72	yd	0	0	yd	\$-	\$-		yd/hr	-	\$-	\$-	\$750.00	\$-	\$-		
56		18" Basement Slab	93	yd	0	0	yd	\$-	\$-		yd/hr	-	\$-	\$-	\$750.00	\$-	\$-		
57																			

460 Mountain Home - RENOVATED RESIDENCE - Historic Code.xls Preliminary EstimateMain House Shell

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
15																			
16	CSI	DESCRIPTION	qty	unit	factor	QTY	unit	MATERIAL/VENDOR	LABOR	SUBCONTRACTOR		SUBTOTAL		TOTAL	NOTES				
17								\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal			
58	1/S5.1	Retaining Walls/Stem Walls	83	yd	0	0	yd	\$-	\$-	yd/hr	-	-	\$-	\$-	\$1,000.00	\$-	\$-		
59	2/S5.1	Retaining Walls/Stem Walls	65	yd	0	0	yd	\$-	\$-	yd/hr	-	-	\$-	\$-	\$1,000.00	\$-	\$-		
60	3/S5.1	Retaining Walls/Stem Walls	7	yd	0	0	yd	\$-	\$-	yd/hr	-	-	\$-	\$-	\$1,000.00	\$-	\$-		
61		Kitchen Sunroom Footings	1	ea	0	0	ea	\$-	\$-	hr/ea	-	-	\$-	\$-	\$10,000.00	\$-	\$-		
62		Fireplace Footings	1	ea	1	1	ea	\$-	\$-	hr/ea	-	-	\$-	\$-	\$10,000.00	\$10,000	\$10,000		
63		Work to (E) Footings to Remain	1	ea	1	1	ea	\$-	\$-	hr/ea	-	-	\$-	\$-	\$200,000.00	\$200,000	\$200,000		
64		Basement Cast in Place Steps	52	tf	0	0	tf	\$-	\$-				\$-	\$-	\$50.00	\$-	\$-		
65		Theater Cast in Place Steps	105	tf	0	0	tf	\$-	\$-				\$-	\$-	\$50.00	\$-	\$-		
66		Terraces																	
68		Upper and Lower Terraces	1	ea	1	1	ea	\$-	\$-	hr/ea	-	-	\$-	\$-	\$25,000.00	\$25,000	\$25,000		
70		Division 3 Subtotals:													\$240,100	\$240,100	\$240,100		
73		DIVISION 4: MASONRY																	
75		Fireplace Hearths	4	ea	1	4	ea	\$-	\$-	hr/ea	-	-	\$-	\$-	\$2,000.00	\$8,000	\$8,000		
77		CMU Fireboxes	1	ea	1	1	ea	\$-	\$-	hr/ea	-	-	\$-	\$-	\$25,000.00	\$25,000	\$25,000		
80		Terraces	1	ea	1	1	ea	\$-	\$-	hr/ea	-	-	\$-	\$-	\$100,000.00	\$100,000	\$100,000		
82		Division 4 Subtotals:													\$133,000	\$133,000	\$133,000		
85		DIVISION 5: METALS																	
88		Structural Steel Allowance	1	ea	1	1	ea	\$-	\$-				\$-	\$-	\$50,000.00	\$50,000.00	\$50,000.00		
91		Courtyard Gates - Single	2	ea	1	2	ea	\$-	\$-	hr/ea	-	-	\$-	\$-	\$3,500.00	\$7,000	\$7,000		
92		Courtyard Gates - Pair	1	ea	1	1	ea	\$-	\$-	hr/ea	-	-	\$-	\$-	\$7,500.00	\$7,500	\$7,500		
93		Restore Window Grills	7	ea	1	7	ea	\$-	\$-	hr/ea	-	-	\$-	\$-	\$2,000.00	\$14,000	\$14,000		
94		New Window Grills	2	ea	1	2	ea	\$-	\$-	hr/ea	-	-	\$-	\$-	\$5,000.00	\$10,000	\$10,000		
95		Bedroom Terrace Railing	28	lf	1	28	lf	\$-	\$-	lf/hr	-	-	\$-	\$-	\$450.00	\$12,600	\$12,600		
96		Master Loggia Railing	52	lf	1	52	lf	\$-	\$-	lf/hr	-	-	\$-	\$-	\$450.00	\$23,400	\$23,400		
98		Division 5 Subtotals:													\$124,500	\$124,500	\$124,500		
101		DIVISION 6: ROUGH CARPENTRY																	
104		Vertical Basement																	
105		Furring at Retaining Walls	3690	sf	0	0	sf	\$0.80	\$-	30	sf/hr	-	\$70.00	\$-	\$3.00	\$-	\$-		
106		Interior Walls	2520	sf	0	0	bf	\$0.80	\$-	30	bf/hr	-	\$70.00	\$-	\$-	\$-	\$-		
107		Posts	500	bf	0	0	bf	\$1.50	\$-	30	bf/hr	-	\$70.00	\$-	\$-	\$-	\$-		
108		Ground Floor																	
109		Double 2x6 Walls	1960	sf	1.6	3136	bf	\$0.80	\$2,509	30	bf/hr	104.5	\$70.00	\$7,317	\$-	\$-	\$9,826		
110		Sheathing at Above	1960	sf	1	1960	sf	\$0.75	\$1,470	60	sf/hr	32.7	\$70.00	\$2,287	\$-	\$-	\$3,757		

460 Mountain Home - RENOVATED RESIDENCE - Historic Code.xls Preliminary EstimateMain House Shell

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
15																			
16	CSI	DESCRIPTION	qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal	SUBTOTAL	TOTAL	NOTES
111		Sunroom Vertical	700	sf	1	700	sf	\$3.00	\$2,100	15	sf/hr	46.7	\$70.00	\$3,267			\$5,367		
112		Guest Loggia Vertical	450	sf	1	450	sf	\$3.00	\$1,350	15	sf/hr	30.0	\$70.00	\$2,100			\$3,450		
113		Second Floor																	
114		Double 2x6 Walls	1500	sf	1.6	2400	bf	\$0.80	\$1,920	30	bf/hr	80.0	\$70.00	\$5,600			\$7,520		
115		Sheathing at Above	1500	sf	1	1500	sf	\$0.75	\$1,125	60	sf/hr	25.0	\$70.00	\$1,750			\$2,875		
116		Posts	1500	bf	1	1500	bf	\$1.50	\$2,250	30	bf/hr	50.0	\$70.00	\$3,500			\$5,750		
117		Gallery Vertical	680	sf	1	680	sf	\$3.00	\$2,040	15	sf/hr	45.3	\$70.00	\$3,173			\$5,213		
118																			
119		Horizontal																	
120		Roof Framing																	
121		Reframed Roof	1500	sf	2.2	3300	bf	\$1.00	\$3,300	15	bf/hr	220.0	\$70.00	\$15,400			\$18,700		
122		Roof Sheathing 5/8" CDX	8100	sf	1	8100	sf	\$0.75	\$6,075	40	sf/hr	202.5	\$70.00	\$14,175			\$20,250		
123																			
124		Miscellaneous																	
125		Dry Rot Repairs	1	ea	1	1	ea	\$20,000.00	\$20,000	320	hr/ea	320.0	\$70.00	\$22,400			\$42,400		
126		Roof Framing Repairs	1	ea	1	1	ea	\$10,000.00	\$10,000	160	hr/ea	160.0	\$70.00	\$11,200			\$21,200		
127		Nailers at Structural Steel	1	ea	1	1	ea	\$5,000.00	\$5,000	80	hr/ea	80.0	\$70.00	\$5,600			\$10,600		
128		Blocking	1	ea	1	1	ea	\$1,000.00	\$1,000	100	hr/ea	100.0	\$70.00	\$7,000			\$8,000		
129		Seismic Hardware	1	ea	1	1	ea	\$2,500.00	\$2,500	200	hr/ea	200.0	\$70.00	\$14,000			\$16,500		
130		Fasteners	1	ea	1	1	ea	\$2,500.00	\$2,500		hr/ea	-	\$70.00	\$-			\$2,500		
131																			
132		Division 6 Subtotals:							\$65,139					\$118,769			\$-	\$183,908	\$183,908
133																			
134																			
135		DIVISION 6: FINISH CARPENTRY																	
136																			
137		Exterior																	
138		Restore/Replace Rafter Tails	100	ea	1	100	ea	\$35.00	\$3,500	1	hr/ea	100.0	\$70.00	\$7,000			\$10,500		
139		Restore/Replace Brackets	70	ea	1	70	ea	\$75.00	\$5,250	2	hr/ea	140.0	\$70.00	\$9,800			\$15,050		
140		Other Exterior Wood Trim	1	ea	1	1	ea	\$10,000.00	\$10,000	160	hr/ea	160.0	\$70.00	\$11,200			\$21,200		
141																			
142		Division 6 Subtotals:							\$18,750					\$28,000			\$-	\$46,750	\$46,750
143																			
144																			
145		DIVISION 6: ARCHITECTURAL WOODWORK																	
146																			
147																			
148		Division 6 Subtotals:							\$-					\$-			\$-	\$-	\$-
149																			
150																			
151		DIVISION 7: THERMAL & MOISTURE PROTECTION																	
152																			
153		Insulation																	
154		Rigid Insulation at Retaining	3700	sf	0	0	sf	\$-	\$-		sf/hr	-	\$70.00	\$-	\$4.00	\$-	\$-		
155		Batt Insulation	18000	sf	1	18000	sf	\$-	\$-		sf/hr	-	\$70.00	\$-	\$0.65	\$11,700	\$11,700		
156		Acoustical Insulation	1	ea	0	0	ea	\$-	\$-		hr/ea	-	\$70.00	\$-	\$4,000.00	\$-	\$-		
157																			
158		Bituminous Flashings, Copper Flashings, Gutters, and Downspouts																	
159		Copper Gutter	370	lf	1	370	lf	\$-	\$-		lf/hr	-	\$70.00	\$-	\$50.00	\$18,500	\$18,500		
160		Copper Downspouts	170	lf	1	170	lf	\$-	\$-		lf/hr	-	\$70.00	\$-	\$35.00	\$5,950	\$5,950		
161		Repair/Restore Copper Leaders	1	ea	1	1	ea	\$-	\$-		hr/ea	-	\$70.00	\$-	\$5,000.00	\$5,000	\$5,000		
162		Other Flashings	1	ea	1	1	ea	\$-	\$-		hr/ea	-	\$70.00	\$-	\$75,000.00	\$75,000	\$75,000		
163																			

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
15																			
16	CSI	DESCRIPTION	qty	unit	factor	QTY	unit	MATERIAL/VENDOR	LABOR	SUBCONTRACTOR		SUBTOTAL	TOTAL	NOTES					
17								\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal			
164		Walkable Membrane																	
165		Bedroom Terrace	150	sf	1	150	sf	\$-	\$-	sf/hr	-		\$70.00	\$-	\$15.00	\$2,250	\$2,250		
166		Master Bedroom Loggia	320	sf	1	320	sf	\$-	\$-	sf/hr	-		\$70.00	\$-	\$15.00	\$4,800	\$4,800		
168		Clay Roof Tiles																	
169		Install Salvaged/New Tile	8100	sf	1	8100	sf	\$-	\$-	sf/hr	-		\$70.00	\$-	\$15.00	\$121,500	\$121,500		
170		New Materials	1	ea	1	1	ea	\$-	\$-	hr/ea	-		\$70.00	\$-	\$15,000.00	\$15,000	\$15,000		
171																			
172		Division 7 Subtotals:							\$-					\$-		\$259,700	\$259,700	\$259,700	
173																			
174																			
175		DIVISION 8: DOORS																	
176																			
177		Exterior Doors																	
178		Wood Entry Pair 12-0x14-0	1	ea	1	1	ea	\$20,000.00	\$20,000	32	hr/ea	32.0	\$70.00	\$2,240	\$-	\$-	\$22,240		
179		5-0x8-0 Steel Pairs	19	ea	1	19	ea	\$6,000.00	\$114,000	12	hr/ea	228.0	\$70.00	\$15,960	\$-	\$-	\$129,960		
180		4-0x7-0 Steel Pairs	15	ea	1	15	ea	\$4,200.00	\$63,000	12	hr/ea	180.0	\$70.00	\$12,600	\$-	\$-	\$75,600		
181		3-0x8-0 Wood Plank Singles	3	ea	1	3	ea	\$2,500.00	\$7,500	8	hr/ea	24.0	\$70.00	\$1,680	\$-	\$-	\$9,180		
182																			
183		Exterior Door Hardware -- included at Steel Doors																	
184		Huge Entry Pair	1	ea	1	1	ea	\$5,000.00	\$5,000	24	hr/ea	24.0	\$70.00	\$1,680	\$-	\$-	\$6,680		
185		3-0x8-0 Wood Plank Singles	3	ea	1	3	ea	\$500.00	\$1,500	8	hr/ea	24.0	\$70.00	\$1,680	\$-	\$-	\$3,180		
186																			
187		Division 8 Subtotals:							\$211,000					\$35,840	\$-	\$246,840	\$246,840		
188																			
189																			
190		DIVISION 8: WINDOWS and GLAZING																	
191																			
192		Steel Windows																	
193		Guest Loggia (tempered)	0	ea	1	0	ea	\$40,000.00	\$-	40	hr/ea	-	\$70.00	\$-	\$-	\$-	\$-		
194		Sunporch (tempered)	0	ea	1	0	ea	\$90,000.00	\$-	80	hr/ea	-	\$70.00	\$-	\$-	\$-	\$-		
195		Enclosed Gallery	0	ea	1	0	ea	\$50,000.00	\$-	48	hr/ea	-	\$70.00	\$-	\$-	\$-	\$-		
196		2-0x4-0	2	ea	1	2	ea	\$1,000.00	\$2,000	2	hr/ea	4.0	\$70.00	\$280	\$-	\$-	\$2,280		
197		3-0x4-0	30	ea	1	30	ea	\$1,500.00	\$45,000	2	hr/ea	60.0	\$70.00	\$4,200	\$-	\$-	\$49,200		
198		4-0x4-0	1	ea	1	1	ea	\$2,000.00	\$2,000	2	hr/ea	2.0	\$70.00	\$140	\$-	\$-	\$2,140		
199		5-0x5-0	1	ea	1	1	ea	\$3,125.00	\$3,125	6	hr/ea	6.0	\$70.00	\$420	\$-	\$-	\$3,545		
200		7-0x5-0	1	ea	1	1	ea	\$4,375.00	\$4,375	6	hr/ea	6.0	\$70.00	\$420	\$-	\$-	\$4,795		
201																			
202		Division 8 Subtotals:							\$56,500					\$5,460	\$-	\$61,960	\$61,960		
203																			
204																			
205		DIVISION 9: FINISHES																	
206																			
207		Exterior Cement Plaster																	
208		Hand-trowelled	12000	sf	1	12000	sf	\$-	\$-	sf/hr	-		\$70.00	\$-	\$12.00	\$144,000	\$144,000		
209		Plaster Detail	1	ea	1	1	ea	\$-	\$-	hr/ea	-		\$70.00	\$-	\$50,000.00	\$50,000	\$50,000		
210																			
211		Painting																	
212		Exterior Painting/Sealing	1	ea	1	1	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$125,000.00	\$125,000	\$125,000		
213																			
214		Division 9 Subtotals:							\$-					\$-		\$319,000	\$319,000	\$319,000	
215																			
216																			

460 Mountain Home - RENOVATED RESIDENCE - Historic Code.xls Preliminary EstimateMain House Shell

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
15																			
16	CSI	DESCRIPTION	qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal	SUBTOTAL	TOTAL	NOTES
17																			
18																			
217		DIVISION 10: SPECIALTIES																	
218																			
219		Division 10 Subtotals:							\$-					\$-			\$-	\$-	\$-
220																			
221																			
222		DIVISION 11: EQUIPMENT																	
223																			
224		Division 11 Subtotal:							\$-					\$-			\$-	\$-	\$-
225																			
226																			
227		DIVISION 12: FURNISHINGS																	
228																			
229		No work this division																	
230																			
231		Division 12 Subtotals:							\$-					\$-			\$-	\$-	\$-
232																			
233																			
234		DIVISION 13: SPECIAL CONSTRUCTION																	
235																			
236		No work this division																	
237																			
238		Division 13 Subtotals:							\$-					\$-			\$-	\$-	\$-
239																			
240																			
241		DIVISION 14: CONVEYING SYSTEMS																	
242																			
243																			
244		Division 14 Subtotal:							\$-					\$-			\$-	\$-	\$-
245																			
246																			
247		DIVISION 15: HVAC																	
248																			
249		HVAC																	
250		Heating Only	16200	sf	1	16200	sf	\$-	\$-	sf/hr	-		\$-	\$-	\$8.00	\$129,600	\$129,600		
251		Dryer Exhaust	1	ea	1	1	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$300.00	\$300	\$300		
252		Bathroom Exhaust	12	ea	1	12	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$500.00	\$6,000	\$6,000		
253		Kitchen Hood Exhaust	1	ea	1	1	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$2,500.00	\$2,500	\$2,500		
254		Chimney Flues	1	ea	1	1	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$8,000.00	\$8,000	\$8,000		
255																			
256		Division 15 Subtotals:							\$-					\$-		\$146,400	\$146,400	\$146,400	
257																			
258																			
259		DIVISION 15: FIRE PROTECTION																	
260																			
261		Fire Sprinklers																	
262	NIC	Sprinklers	0	sf	1	0	sf	\$-	\$-	sf/hr	-		\$-	\$-	\$3.00	\$-	\$-		
263	NIC	Fire Service	0	ea	1	0	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$-	\$-	\$-		
264																			
265		Division 15 Subtotals:							\$-					\$-		\$-	\$-	\$-	
266																			
267																			
268		DIVISION 15: PLUMBING																	
269																			

460 Mountain Home - RENOVATED RESIDENCE - Historic Code.xls Preliminary EstimateMain House Shell

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
15																			
16	CSI	DESCRIPTION						MATERIAL/VENDOR		LABOR					SUBCONTRACTOR		SUBTOTAL	TOTAL	NOTES
17			qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal			
18																			
270		Plumbing Rough-ins																	
271		gas rough-ins	10	ea	1	10	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$1,500.00	\$15,000	\$15,000		
272		other rough-ins	37	ea	1	37	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$2,500.00	\$92,500	\$92,500		
273	NIC	sewage ejector	0	ea	1	0	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$5,000.00	\$-	\$-		
274		Hose Bibbs	1	ls	1	1	ls	\$-	\$-	ls/hr	-		\$-	\$-	\$2,000.00	\$2,000	\$2,000		
275																			
276		Division 15 Subtotals:							\$-					\$-		\$109,500	\$109,500	\$109,500	
277																			
278																			
279		DIVISION 16: ELECTRICAL																	
280																			
281		Electrical																	
282		Power and Lighting	12290	sf	1	12290	sf	\$-	\$-	sf/hr	-		\$-	\$-	\$25.00	\$307,250	\$307,250		
283		Basement	0	sf	0	0	sf	\$-	\$-	sf/hr	-		\$-	\$-	\$25.00	\$-	\$-		
284		Exterior Lighting	1	ea	1	1	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$15,000.00	\$15,000	\$15,000		
285																			
286	NIC	Audio/visual	0	ea	1	0	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$-	\$-	\$-		
287		TV/Phone/Computer Wiring	12290	sf	1	12290	sf	\$-	\$-	sf/hr	-		\$-	\$-	\$1.00	\$12,290	\$12,290		Equipment NIC
288		Security System	12290	sf	1	12290	sf	\$-	\$-	sf/hr	-		\$-	\$-	\$2.00	\$24,580	\$24,580		
289																			
290		Division 16 Subtotals:							\$-					\$-		\$359,120	\$359,120	\$359,120	
291																			
292																			
293		Subtotal																	\$2,589,027
294																			
295	15%	Contingency																	\$388,354
296																			
297		Subtotal																	\$2,977,381
298																			
299	14%	Contractor's Fee																	\$416,833
300																			
301		TOTAL																	\$3,394,214
302																			
303																			
304																			
305		Square Feet:		SF	X	ADJ													
306		Basement Level	0	0.75		0													
307		Main and Ground Level	12290	1		12290													
308		ADJUSTED SQUARE FOOTAGE				12290													
309																			
310		Cost per Square Foot:		\$276															

460 Mountain Home - RENOVATED RESIDENCE - Historic Code.xls Preliminary EstimateMain House Organ Wing Shell

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	
1																				
2		Job Duration:	10	mos																
3			43	wks																
4																				
5		Labor Rates:																		
6		Project Manager	\$85.00	/hr																
7		Field Superintendent	\$85.00	/hr																
8		Estimator	\$75.00	/hr																
9		Rough Carpenter	\$70.00	/hr																
10		Finish Carpenter	\$70.00	/hr																
11		Laborer	\$45.00	/hr																
12		Project Engineer	\$75.00	/hr																
13		blank																		
14																				
15																				
16	CSI	DESCRIPTION						MATERIAL/VENDOR		LABOR				SUBCONTRACTOR			SUBTOTAL	TOTAL	NOTES	
17			qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal				
18																				
19		DIVISION 1: GENERAL REQUIREMENTS																		
20	NIC	Permits	0	ea	1	0	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$-	\$-	\$-			
21																				
22	NIC	Special Inspections	0	ea	1	0	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$-	\$-	\$-			
23																				
24	NIC	Performance Bond	0	ea	1	0	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$-	\$-	\$-			
25																				
26	15%	General Requirments	1	ea	1	1	ea	\$-	\$-	0	hr/ea	-	\$85.00	\$-	\$-	\$-	\$80,370			
27																				
28		Division 1 Subtotals:							\$-					\$-			\$80,370	\$80,370	9.95%	
29																				
30																				
31																				
32		DIVISIONS 2-16:																		
33																				
34		Exterior Renovation at "organ wing"	2820	sf	1	2820	sf	\$-		sf/hr	-		\$45.00	\$-	\$190.00	\$535,800	\$535,800		approx SF	
35																				
36		Division 2-16 Subtotals:							\$-					\$-			\$535,800	\$535,800	\$535,800	
37																				
38																				
39		Subtotal																		\$616,170
40																				
41	15%	Contingency																		\$92,426
42																				
43		Subtotal																		\$708,596
44																				
45	14%	Contractor's Fee																		\$99,203
46																				
47		TOTAL																		\$807,799
48																				
49																				
50																				
51		Square Feet:	SF	X	ADJ															
52		Organ Hall Addition	2820	1	2820															
53		ADJUSTED SQUARE FOOTAGE			2820															
54																				
55		Cost per Square Foot:	\$286																	

460 Mountain Home - RENOVATED RESIDENCE - Historic Code.xls Preliminary EstimateMain House Minimal Interior

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
1																			
2		Job Duration:	8	mos															
3			35	wks															
4																			
5		Labor Rates:																	
6		Project Manager	\$85.00	/hr															
7		Field Superintendent	\$85.00	/hr															
8		Estimator	\$75.00	/hr															
9		Rough Carpenter	\$70.00	/hr															
10		Finish Carpenter	\$70.00	/hr															
11		Laborer	\$45.00	/hr															
12		Project Engineer	\$75.00	/hr															
13		blank																	
14																			
15																			
16	CSI	DESCRIPTION						MATERIAL/VENDOR		LABOR				SUBCONTRACTOR			SUBTOTAL	TOTAL	NOTES
17			qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal			
18																			
19		DIVISION 1: GENERAL REQUIREMENTS																	
20	NIC	Permits	0	ea	1	0	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$-	\$-	\$-		
21																			
22	NIC	Special Inspections	0	ea	1	0	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$-	\$-	\$-		
23																			
24	NIC	Performance Bond	0	ea	1	0	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$-	\$-	\$-		
25																			
26	15%	Project Management	1	ea	1	1	ea	\$-	\$-	hr/ea	-		\$-	\$-	\$-	\$-	\$396,638		
27																			
28		Division 1 Subtotals:							\$-					\$-			\$396,638	\$396,638	9.95%
29																			
30																			
31																			
32		DIVISIONS 2-16:																	
33																			
34		Additional Demolition																	
35		Interior Remodel	12290	sf	1	12290	sf	\$-		sf/hr	-		\$45.00	\$-	\$175.00	\$2,150,750	\$2,150,750		
36		Interior Remodel at "organ wing"	2820	sf	1	2820	sf	\$-		sf/hr	-		\$45.00	\$-	\$175.00	\$493,500	\$493,500		approx SF
37																			
38		Division 2-16 Subtotals:							\$-					\$-			\$2,644,250	\$2,644,250	\$2,644,250
39																			
40																			
41		Subtotal																	\$3,040,888
42																			
43	15%	Contingency																	\$456,133
44																			
45		Subtotal																	\$3,497,021
46																			
47	14%	Contractor's Fee																	\$489,583
48																			
49		TOTAL																	\$3,986,604
50																			
51		Square Feet:	SF	X	ADJ														
52		Basement Level	0	0.75	0														
53		Main and Ground Level	12290	1	12290														
54		Organ Hall Addition	2820	1	2820														
55		ADJUSTED SQUARE FOOTAGE			15110														
56																			
57		Cost per Square Foot:	\$264																

460 Mountain Home - RENOVATED RESIDENCE - Historic Code.xls Preliminary EstimateMain House Minimal Interior

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
15																			
16	CSI	DESCRIPTION						MATERIAL/VENDOR		LABOR			SUBCONTRACTOR				SUBTOTAL	TOTAL	NOTES
17			qty	unit	factor	QTY	unit	\$/unit	subtotal	rate	unit/hr	hours	\$/hr	subtotal	sub unit	subtotal			
18																			
58																			
59																			
60																			
61																			
62																			
63																			
64																			

460 Mountain Home - RENOVATED RESIDENCE - Historic Code.xls Preliminary EstimateGarage and Conservatory

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
1																			
2																			
3		Labor Rates:																	
4		Project Manager	\$85.00	/hr															
5		Field Superintendent	\$85.00	/hr															
6		Estimator	\$75.00	/hr															
7		Rough Carpenter	\$70.00	/hr															
8		Finish Carpenter	\$70.00	/hr															
9		Laborer	\$45.00	/hr															
10		Project Engineer	\$75.00	/hr															
11		blank																	
12																			
13																			
14	CSI	DESCRIPTION	qty	unit	factor	QTY	unit	MATERIAL/VENDOR \$/unit	subtotal	LABOR rate	unit/hr	hours	\$/hr	subtotal	SUBCONTRACTOR sub unit	subtotal	SUBTOTAL	TOTAL	NOTES
15																			
16																			
17		DIVISIONS 1 - 16																	
18																			
19		Garage	1500	sf	1	1500	sf	\$-	\$-	sf/hr	-		\$45.00	\$-	\$300.00	\$450,000	\$450,000		
20																			
21		Conservatory	360	sf	1	360	sf	\$-	\$-	sf/hr	-		\$45.00	\$-	\$300.00	\$108,000	\$108,000		
22																			
23		Division 1 Subtotals:							\$-					\$-		\$558,000	\$558,000	\$558,000	
24																			
25																			
26		Subtotal																	\$558,000
27																			
28	15%	Contingency																	\$83,700
29																			
30		Subtotal																	\$641,700
31																			
32	14%	Contractor's Fee																	\$89,838
33																			
34		TOTAL																	\$731,538
35																			
36																			
37																			
38																			
39																			
40																			
41																			
42																			
43																			
44																			
45																			
46																			
47																			
48																			

Dear Honorable Mayor Mason, Town Council members, and Madam Town Manager

Uphold our Heritage will be present at the May 12th meeting on the future of the Jackling House. Our attorney will explain that additional steps are needed before any demolition approval, citing the Public Resources Code section 21168.9 (b) which says “The trial court shall retain jurisdiction over the public agency’s proceedings by way of a return to the peremptory writ until the court has determined that the public agency has complied with this division.” Judge Weiner wrote the very thorough decision, upheld in subsequent appeals, as you know. Judge Weiner retains jurisdiction of this case unless and until the Writ of Mandate is discharged.

But after my visit to Woodside, I believe there is even more at stake for your community than the very avoidable loss of the Jackling House. More than one Woodside resident raised the question : does State law and a string of rulings on the Jackling House somehow become diluted in a locality where prominent individuals find these rulings inconvenient ? This question was raised by a resident who has had no contact ever with UOH. The fact that *other* residents concerned about the Council’s softer focus on evidentiary inconsistencies are so reticent about expressing similar worries is troubling. How does it bode for future quality of life and preservation questions the Town will be asked to resolve ? they ask.

The “new evidence” you have been shown, cost estimates arrived at by consultants hired by the Applicant, is not sufficient for the Council to proceed with a decision. Council members asked why cost estimates for renovation of the Jackling House appeared so high, while projected costs for a proposed new house appeared so low. Will there really be low-grade surfaces in the new residence, many wondered.

Meanwhile new evidence showing that alternatives to demolition DO exist and would be financially and technologically feasible, the Applicant’s attorney asks you to dismiss.

Primarily, the Council owes itself essential evidence so far missing as to the “reasonable contribution” toward a feasible alternative. The Applicant, we believe, committed to making a “reasonable contribution” to one of the alternatives to demolition, and should finally provide clear evidence as to the amount and reasonableness of the contribution.

Without the Council’s pressing the Town Manager and the Applicant’s attorney on the so-far taboo subject of the “reasonable contribution” to relocation and preservation (Mr. Ellman’s stated preferred alternative, in his Memorandum) your decision will be based on insufficient evidence that the alternative is infeasible. As the Appeals Court wrote : “... if the project can be economically successful with mitigation, then CEQA requires that mitigation..”

For that reason we again respectfully urge the Council to

1) – Obtain an independent cost estimate of relocation preservation, from ARG.

2)- Obtain a commitment from Applicant and known proponents to negotiate under direction of an experienced independent Mediator, to determine “reasonable contributions” from each party to achieve off-site restoration performed under Judd Report guidelines, and to a known site.

Certain speakers pressed the Council itself to act as mediators. However only a Mediator experienced in land use conflicts can at this point construct a preservation outcome. The details of the parties’ final financial contributions would remain confidential. As the Courts have reiterated, an Owner’s unwillingness to pay to resolve an impasse does not constitute infeasibility.

As I stated at the previous meeting, there is nothing creative about the destruction of the Jackling House. You heard testimony from author Kathryn Masson, a supporter of UOH, who flew in from Virginia. You have received letters from historian Tim LeCain, from former N.Y. Landmarks Preservation President William Cary, from an association of 300 European preservationists supporting UOH, from Pat Gebhard, author of the book on the architect George Washington Smith, and from others writing spontaneously before UOH was even involved.

Architect Andrew Skurman’s remarks and drawings should remind all that by many objective marks, the Jackling House only appears now to be an abomination, and can be beautifully restored in Woodside.

Mr. Ellman’s remarks toward Brian Turner, the attorney from the National Trust for Historic Preservation, as being “bombastic” and “an outsider” should cause all to question other unfounded remarks, given the tutelage of the National Trust over Woodside’s famed heritage property, Filoli.

The Council has sufficient evidence to proceed with a Mediator’s negotiation on the alternative of relocation and restoration to a known site, or on renovation of the House on site, unless the Applicant is unwilling, in which case the Court makes clear that demolition still be denied.

Thank you for the time and thought you dedicate to this important matter.
Respectfully,
Clotilde Luce, for UOH

Addendum :

Below are excerpts from Appeal Court rulings. Many of us present at the Council meeting of December 2004 were shocked when a former Council member began deliberations by mocking the very body of law governing the proceedings. That gentleman's deciding vote resulted in the Town's subsequent losses up to the State Supreme Court.

Appeals Court rulings on the Jackling House:

- Appeal Court ruling, 2007, page 6, footnote 4 : "In their reply brief, appellants argue for the first time that alternatives one through four should not even have been included as alternatives in the EIR because they are incompatible with the project objectives .. Each of the alternatives identified in the EIR would achieve the desired end result of a habitable single family home on the property. They are thus properly considered as project alternatives..

Council members, the Court tells us that restoration of the Jackling House on site or on a corner of the property would still allow the Applicant to proceed with construction of a new home.

Appeals Court - Page 8, "In furtherance of this policy, section 21081, subdivision (a), 'contains a substantive mandate **requiring public agencies to refrain from approving projects with significant environmental effects if 'there are feasible alternatives or mitigation measures that can substantially lessen or avoid those effects.'**"

- Page 9, 2. Economic Feasibility. The Council found that alternatives 2 through 5 were not economically feasible. Appellants contend that these findings are supported by evidence that the cost of restorations was estimated from \$4.9 million, based on analysis in the EIR, to between \$5 and \$10 million, as estimated by Jobs.

- Page 10. "The trial court concluded that this evidence was insufficient... "

Council members : Please note above the disparity between estimates provided independently and those provided by the Owner. The failure to obtain independent estimates renders your evidence still insufficient.

Appeals Court- Page 12. "... if the project can be economically successful with mitigation, then CEQA requires that mitigation..

Council members, The evidence presented you relies on estimates from consultants paid by the Applicant. Council members at the April 28th meeting justifiably cast doubt on the reliability of estimates on the new house. No independent evidence has been provided on costs of alternatives. As people testifying April 28th noted, the alternative of selling the House in its current location, and the alternative of relocation, have NOT been proven financially infeasible.

Appeals Court- Page 14. “ Appellants contend that because the Town cannot compel Jobs to restore Jackling House or to sell his property, the alternatives ‘are not feasible because they are not capable of being accomplished in a successful manner.’ ‘ The willingness of the applicant to accept a feasible alternative, however, is not more relevant than the financial ability of the applicant to complete the alternative. To define feasible as appellants would suggest would render CEQA meaningless.”

Page 15 to 16. “..unless and until it is properly established that the alternatives to demolition are not feasible .. the Town is prohibited from authorizing the demolition.”

DECEMBER 2008, most recent court decision, First Appellate District Division Three

Page 3 “We also held that the project proponent’s unwillingness to accept alternatives was not relevant to the feasibility of the alternatives, and the the Town’s inability to compel the property owner to accept the proposed alternatives did not support the finding that the alternatives were not legally feasible.”

Page 5 “The future of the historic home is still undecided, but there are several potential scenarios under which the historic value of the property will be permanently preserved. Demolition of the home would have eliminated these possibilities and ensured that the public would have forever lost its historic value.”

Council members, there are still viable scenarios. The Council’s due diligence is to explore those scenarios. We believe a Mediator and credible oversight could result in the Owner being willing to adopt an alternative. Unwillingness however is not a legal exit.

Appeals Court fee award, Page 7.: “Significant opposition to the demolition of the property existed before Ms. Luce’s participation in the process. ... As an incorporated organization, Heritage gained supporters and received donations to support the litigation.”

Council members, Mr. Ellman has attempted to focus on persons, not on the missing evidence. At the April 28th meeting he spoke dismissively of the National Trust for Historic Preservation. Many dedicated preservationists were in opposition to the wanton destruction of the Jackling House, irrespective of the owner’s high profile. We would have opposed demolition by any owner.

Appeal Court fee award December 2008 decision, Page 11 : “..more than 75 percent of the fees were incurred in the appellate proceedings.”

Council members, your exasperation with the lengthy process is understandable. The Town and the Applicant have prolonged this confrontation in appeals, rather than making a good faith contribution to resolving it. Necessary due diligence regarding remaining viable alternatives and a “reasonable contribution” may take more time. It is time well spent, until “all alternatives are proven infeasible” as the Courts have written.

ELLMAN BURKE HOFFMAN & JOHNSON

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May 7, 2009

VIA MESSENGER

Anna C. Shimko, Esq.
Cassidy, Shimko & Dawson
20 California St., Suite 500
San Francisco, CA 94111

Re: Jobs/Woodside

Dear Anna:

I have received a proposal from Gordon Smythe as follows:

1. Mr. Jobs will pay for a demolition conducted in a manner that will save historic components chosen by Mr. Smythe, with the assistance of a consultant, as constituting the salvageable components of the House that contribute to its historic character. Mr. Jobs would have no more responsibility for the balance of Mr. Smythe's proposal as outlined below.
2. Mr. Smythe would take the components offsite and store them at his expense while he seeks an appropriate site for a relocation and restoration. He would perform the restoration in accordance with the original plans as to the exterior but would modify the interior, perhaps in accordance with the Skurman design or another design that he approves.
3. The relocation site will be chosen by Mr. Smythe. He will consult with representatives of Uphold Our Heritage but would reserve the right to make the final decision. He is currently looking for sites in the Palm Desert area. (Mr. Smythe had previously identified a site in that location and conferred with UOH as to its adequacy. He then dropped the site when he discovered some difficulties with it during due diligence.)

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4. The site size would be a minimum of two acres. Mr. Smythe believes it is more likely to be in a five to twenty acre range, but he would like to have that flexibility.

5. Mr. Smythe would reserve the right to choose the architect and builder for the restoration, although here again he will consult with UOH.

At the moment, I do not know if this proposal would satisfy UOH and prevent any possible action on its part to attack a demolition permit, should the Council elect to issue one. I consider it important for the Council to have this information, however, as it creates at least the possibility that the House or a fine replica of it will be preserved, albeit not in the original setting. As a practical matter, the original setting (a site exceeding 100 acres) was lost many years ago – but Mr. Smythe's proposal definitely would take the House out of the Woodside context.

I request that you make the Council aware of this information. Mr. Smythe has authorized me to make it available to the Councilmembers for their deliberations next Tuesday evening.

Please call if you have any questions.

Very truly yours,



Howard N. Ellman

HNE/flf