

Submitted by [REDACTED]
Submitted on March 1, 2016
To be approved by [REDACTED]
Status Needs approval from [REDACTED]

\$ Budgeted
1,741,045.00

Phase V: Construction	\$ Budgeted	Note
Construction Administration		
Solicit, Review and Present Bids		N/A
Negotiation and Acceptance of Construction Agreement		N/A
Project Coordination		N/A
Progress Inspections and Site Visits		N/A
Requests For Information (RFIs) and Clarifications		N/A
Change Order Tracking Including Approval/Denial		N/A
Construction Progress Assessments & Reporting		N/A
Invoicing and Payment Administration		N/A
3rd Party Special Engineering Inspections (As Required)		By Owner if Required
Pickups and Deliveries		N/A
Printing and Document Fees	750.00	
Prime Contractor Supervision		
Contractor Mobilization and Set Up		
Mobilization	2,152.00	
Project Management	39,300.00	
Foreman, onsite supervision	95,260.00	
Sanitary Facilities	1,800.00	
Temporary Fencing and Security Barriers	2,450.00	
Temporary Tree and Plant Protection		See Site
Progress Cleaning	1,652.00	
Final Cleaning	3,028.00	
Hazardous Material Assessment		By Owner if Required
Demolition and Structure Moving		N/A
Hazardous Material Remediation		By Owner if Required
Site Work and Earthwork		
Earthwork	108,590.00	
Site Clearing		See Earthwork
Selective Tree and Shrub Removal		See Earthwork
Excavation and Fill		See Earthwork
Trenching		See Earthwork
Slope Protection		See Earthwork
Planting	20,600.00	See Earthwork
Sub drainage		See Earthwork
Electrical Utilities		See Earthwork
Solid Waste Collection, Transfer, and Hauling Equipment		See Earthwork
Prime Contractor Supervision		
Foundation and Concrete		
Foundation	61,440.00	
Thermal and Moisture Protection of Foundation		See Insulation
Site Concrete		See Concrete
Sidewalk work		N/A

Patio	24,370.00	Includes \$5000 allowance for Stone Paavement at Dock Area
Retaining Walls	47,658.00	
Driveway	17,350.00	
Prime Contractor Supervision		
Framing and Carpentry		
Rough Carpentry	165,186.00	
Hardware and Framing Material		See Rough Carpentry
Entry Roof or Trellis		N/A
Rough Ladder or Stair Framing		See Rough Carpentry
Finish Carpentry		See Interior Trim
Exterior Window and Door Trim	70,926.00	Includes Exterior Trim and Decking
Wood Door and Window Casings		See Interior Trim
Specialty Ladders, Finish Stairs and Railings		See Interior Trim
Wood Stops, Stools, and Sills		See Interior Trim
Wood Base and Shoe Moldings		See Interior Trim
Wood Fasciae and Soffits		See Exterior Trim
Interior trim	73,766.00	All Interior Finish Carpentry
Fasteners		See Rough Carpentry
Prime Contractor Supervision		
Insulation and Moisture Protection		
Thermal Insulation	44,999.00	
Damp proofing and Waterproofing	11,087.00	
Waterproofing of Shower/Bath		See Tile
Weather Barriers	5,461.00	
Roof Shingles, Shakes, Metal	15,939.00	
Siding	53,110.00	
Sheet Metal Flashings		See Roofing and Siding
Misc. Flashings		See Roofing and Siding
Manufactured Gutters and Downspouts	4,800.00	
Fire and Smoke Protection		N/A
Prime Contractor Supervision		
Windows and Doors		
Interior Doors - Doors	9,536.00	
Interior Doors - Hardware	18,530.00	
Interior Doors - Install Doors		See Interior Doors
Interior Doors - Install Hardware		See Door Hardware
Exterior Doors - Doors	7,041.00	
Exterior Doors - Hardware		See Door Hardware
Exterior Doors - Install Doors		See Exterior Doors
Exterior Doors - Install Hardware		See Door HARDware
Windows	46,865.00	
Roof Windows, Skylights and SunTunnels		N/A
Window Hardware		See Window
Window Flashings		See Window
Installation of Windows		See Window
Garage Door	7,232.00	
Prime Contractor Supervision		
Finishes		
Drywall	35,855.00	
Flooring	52,821.00	Wood Flooring
Exterior Painting	3,569.00	
Interior Painting	37,579.00	
Staining and Transparent Finishing		See Painting
Schedules for Storage Specialties		N/A

Toilet, Bath, and Laundry Accessories	572.00	See Allowance
Tub and Shower Doors	576.00	See Plumbing and Allowance
Mirrors		See Specialties
Closet and Utility Shelving	4,008.00	See Interior Finish Carpentry
Kitchen Cabinets	65,250.00	
Bath Cabinets	16,500.00	See Allowance and Interior Finish Carp
Other Cabinets		See Interior Finish Carp
Cabinet and Drawer Hardware		See Allowance
Cabinet Installation		See Allowance
Countertops		See Allowance
Tile Installation	52,279.00	Includes Stone Veneer
Tile Wall Materials		See Tile
Tile Trim Materials		See Tile
Tile Base Materials		See Tile
Tile Floor Materials		See Tile
Tile Nooks and ledges for shampoo, soap etc..		See Tile
Tile Trim		See Tile
Tile Grout		See Tile
Tile Sealer		See Tile
Prime Contractor Supervision		
Plumbing		
Plumbing: All Rough and Finish Work	20,400.00	
Water Connection to Main Home		See Site
Gas Connection to Main Home		See Site
Sanitary Sewer Pump		N/A
Sanitary Sewer Lateral Replacement		N/A
Sanitary Sewer		N/A
Plumbing Equipment		See Plumbing
Water Heaters	3,300.00	
Lavatories	32,000.00	Allowance
Sinks		See Plumbing and Allowance
Bathtubs		See Plumbing and Allowance
Showers		See Plumbing and Allowance
Faucets, Supplies, and Trim		See Plumbing and Allowance
Fire Sprinklers		N/A
Prime Contractor Supervision		
Heating, Ventilation, and Air Conditioning		
HVAC - Flashing	70,125.00	
HVAC - Ducting		See HVAC
Ventilation Hoods		See HVAC
Vents		See HVAC
Fireplaces and Stoves	50,431.00	
Heaters		See HVAC
Radiant Heating Units		See HVAC
Energy Recovery Unit	3,300.00	
Prime Contractor Supervision		
Electrical		
Electrical - All Electrical Hardware and Installation	41,500.00	
Interior Lights	25,000.00	Allowance
Lighting Details		See Allowance
Exterior Lighting		See Allowance
Smoke Detection Sensors	5,400.00	
Oven/Stovetop	37,800.00	Install and Allowance
Refrigerator		See Allowance

Washer/Dryer		See Allowance
Prime Contractor Supervision		
Overhead and Profit		
Overhead and Profit	156,710.00	
Other		
Custom	65,192.00	Misc. Items Not Accounted for Above
Reimbursement		

Phase V: Home Improvements and Site Improvements	\$ Budgeted	Note
Additional Work		
Water line		
Gas line		
Electrical Service		
Foundation		
Electrical service upgrade		
Other		

Phase V: Post Construction	\$ Budgeted	Note
Additional Work		
Landscaping		
Patios		
Drainage		
Grey water		
Other		
Project Summary and Final Invoice		
Grand Opening Party		

Paul, Please review the attached estimate and cost breakdown summary.