

Submitted by
Submitted on
To be approved by
Status

\$ Budgeted
266,110.00

Phase V: Construction	\$ Budgeted	Note
Construction Administration		
Solicit, Review and Present Bids		
Negotiation and Acceptance of Construction Agreement		
Project Coordination		
Progress Inspections and Site Visits		
Requests For Information (RFIs) and Clarifications		
Change Order Tracking Including Approval/Denial		
Construction Progress Assessments & Reporting		
Invoicing and Payment Administration		
3rd Party Special Engineering Inspections (As Required)		
Pickups and Deliveries		
Printing and Document Fees		
Prime Contractor Supervision		
Contractor Mobilization and Set Up		
Mobilization		
Project Management	2,250.00	
Foreman, onsite supervision	3,750.00	
Sanitary Facilities	875.00	
Temporary Fencing and Security Barriers		
Temporary Tree and Plant Protection		
Progress Cleaning	1,200.00	
Final Cleaning	375.00	
Hazardous Material Assessment		
Demolition and Structure Moving		By Others.
Hazardous Material Remediation		
Site Work and Earthwork		
Earthwork	4,700.00	
Site Clearing		
Selective Tree and Shrub Removal	650.00	
Excavation and Fill		
Trenching	3,525.00	
Slope Protection		
Planting		
Sub drainage		
Electrical Utilities	6,850.00	
Solid Waste Collection, Transfer, and Hauling Equipment		
Prime Contractor Supervision	875.00	
Foundation and Concrete		
Foundation	26,750.00	
Thermal and Moisture Protection of Foundation		
Site Concrete	6,500.00	
Sidewalk work		

Patio		
Retaining Walls		
Driveway		
Prime Contractor Supervision	1,250.00	
Framing and Carpentry		
Rough Carpentry	38,675.00	
Hardware and Framing Material	3,865.00	
Entry Roof or Trellis	2,650.00	
Rough Ladder or Stair Framing		
Finish Carpentry	3,365.00	
Exterior Window and Door Trim	1,750.00	
Wood Door and Window Casings		
Specialty Ladders, Finish Stairs and Railings	1,750.00	Allowance for Rolling Library Ladder
Wood Stops, Stools, and Sills		
Wood Base and Shoe Moldings		
Wood Fasciae and Soffits		
Interior trim		Included
Fasteners		Included
Prime Contractor Supervision	1,250.00	
Insulation and Moisture Protection		
Thermal Insulation	3,765.00	Spray Foam in Ceiling,
Damp proofing and Waterproofing	725.00	
Waterproofing of Shower/Bath		
Weather Barriers		
Roof Shingles, Shakes, Metal	3,835.00	
Siding	8,350.00	
Sheet Metal Flashings	325.00	
Misc. Flashings		
Manufactured Gutters and Downspouts	450.00	
Fire and Smoke Protection	875.00	
Prime Contractor Supervision	1,250.00	
Windows and Doors		
Interior Doors - Doors	875.00	Allowance
Interior Doors - Hardware	200.00	Allowance
Interior Doors - Install Doors	325.00	
Interior Doors - Install Hardware	200.00	
Exterior Doors - Doors	3,500.00	Allowance for entry door
Exterior Doors - Hardware	500.00	Allowance
Exterior Doors - Install Doors	425.00	
Exterior Doors - Install Hardware	175.00	
Windows	11,200.00	Marvin Windows Quoted - Need to confirm to Match existing home windows
Roof Windows, Skylights and SunTunnels		
Window Hardware		
Window Flashings	375.00	
Installation of Windows	925.00	
Garage Door		
Prime Contractor Supervision	1,675.00	
Finishes		
Drywall	6,675.00	
Flooring	3,800.00	Allowance including installation
Exterior Painting	2,650.00	
Interior Painting	3,200.00	
Staining and Transparent Finishing		

Schedules for Storage Specialties		
Toilet, Bath, and Laundry Accessories	250.00	Allowance
Tub and Shower Doors	1,750.00	Allowance
Mirrors		
Closet and Utility Shelving		
Kitchen Cabinets		Provided by Owner
Bath Cabinets		Provided by Owner
Other Cabinets		
Cabinet and Drawer Hardware		Provided by Owner
Cabinet Installation	375.00	
Countertops	1,000.00	Allowance TBD by Owner
Tile Installation	2,750.00	
Tile Wall Materials	1,000.00	Allowance
Tile Trim Materials		
Tile Base Materials		
Tile Floor Materials	1,000.00	Allowance
Tile Nooks and ledges for shampoo, soap etc..		
Tile Trim		
Tile Grout	125.00	Customs Fusion Pro
Tile Sealer		
Prime Contractor Supervision	1,275.00	
Plumbing		
Plumbing: All Rough and Finish Work	18,850.00	
Water Connection to Main Home		Included
Gas Connection to Main Home	2,650.00	
Sanitary Sewer Pump		Included
Sanitary Sewer Lateral Replacement		
Sanitary Sewer		
Plumbing Equipment		
Water Heaters	885.00	Takagi
Lavatories		
Sinks		
Bathtubs		
Showers		
Faucets, Supplies, and Trim	3,500.00	Allowance to Toilet. Vanity sink, Vanity faucet, Kitchen sink, Kitchen Faucet, Shower valve and Head
Fire Sprinklers		None
Prime Contractor Supervision	1,275.00	
Heating, Ventilation, and Air Conditioning		
HVAC - Flashing		
HVAC - Ducting		
Ventilation Hoods		
Vents		
Fireplaces and Stoves		
Heaters	2,500.00	Allowance TBD with Owner
Radiant Heating Units		
Energy Recovery Unit		
Prime Contractor Supervision	675.00	
Electrical		
Electrical - All Electrical Hardware and Installation	19,660.00	
Interior Lights	875.00	Allowance
Lighting Details		
Exterior Lighting	600.00	Allowance
Smoke Detection Sensors		Included

Oven/Stovetop		Owner to provide
Refrigerator		Owner to provide
Washer/Dryer		Owner to provide
Prime Contractor Supervision	1,275.00	
Overhead and Profit		
Overhead and Profit	34,710.00	
Other		
Custom		
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		

Items with Allowances are Guides. If you spend under that amount, a credit will be issued. Over the allowance a change order will be issued. Items provided by owner will need to be chosen prior to rough installation.