

Construction Costs Estimate

Jones Residence 9/1/09

This Estimate is in reference to Robinson Architects plans dated 8/9/09 and Jones *Residence Revisions 8/27/09*. It includes all work shown in the plans unless otherwise noted. It also includes all specifications described below. The specifications below supersede any others that may conflict. The price of Allowance items, which are either unspecified or whose cost may fluctuate between now and when they are purchased, is included in that item's category total. The price of these Allowances will ultimately be determined by their price to FRJ. The owner will be invoiced this price plus overhead and profit. The price of Alternate items, is shown for reference only, and are not included in that item's category total. If and when Alternates are added, overhead and profit will be added to the price shown. It may be necessary to modify certain prices after 30 days based on the term of requirements of subcontractors and suppliers. *Italicized items are those added in most recent round of estimating.*

Code	Task	Description	Cost
100	Coordination	Support design/construction interface through meetings and communications with the owner and design professionals. Provide on-site supervision during all construction activity. Source materials and manage deliveries. Coordinate labor, materials and subcontractors during production. Provide layout and quality control. Develop and maintain project documentation including job logs, schedules, adjustments to specifications, time tracking, progress reports, and invoices.	\$17,831
110	Permits	Permits other than mechanical, plumbing, and electrical permits supplied by others. Cost of mechanical permits included in those categories.	\$0
200	Job Site Accessories	Includes trucks and tools, jobsite toilet rental and tool rental costs. Owner will supply electrical power project utilities.	\$1,000
300	Site Conditions	Resources to mobilize onto the jobsite initially and to move off upon completion. Driveway will be made available for loading and parking. Includes initial placement of materials to protect existing finishes and isolate the work area from the remainder of the residence, placement of materials to temporarily secure the building envelope. Initial placement of materials to protect new finishes once they are installed. Owner's possessions will be moved or staged by others in order to provide project access. Removal and re-installation of window coverings is not included.	\$4,490
400	Scaffolding	Not included.	\$0
500	Demolition	As required. Any existing surfaces such as floors, walls, ceilings, or roofs requiring more than a negligible amount of work of any kind will be demolished down to open framing. Includes demolition of exposed surfaces and their standard substrate only unless otherwise noted. Demolition of undiscovered surfaces or assemblies will performed at a negotiated, additional cost. Hazardous Materials: removal of hazardous materials and asbestos abatement is the owner's responsibility, and is excluded from the contractor's obligations. FRJ will assist the owner with coordination of this work. Owner is advised to sample existing materials for toxicity regarding safety and liability if concerned.	\$6,415

Code	Task	Description	Cost
		<i>Includes cutting slab and excavation at Bathroom addition for two piers.</i>	
600	Concrete	Per specifications. Includes 8" stem wall doweled to existing foundation (does not include a footing profile) at Booth addition. <u>Alternate: retrofit existing foundation at kitchen mid-span beam, add approximately \$1,500.</u> <u>Includes two 10" x 10" x 18" site-formed piers w/ rebar at Bathroom addition.</u>	\$3,485
700	Framing	Per specifications. Includes shoring. Includes minor shimming to make existing walls and ceilings uniform and flat. Additional framing to address major inconsistencies or to make these assemblies plumb and level if necessary will be at an additional cost. Existing floor, wall, ceiling, and roof framing and sheathing may require retrofitting or replacement to unify it with new framing or to conform with requirements of new finishes this will be done at additional cost based on the conditions unless otherwise noted. Re-framing may be required to allow recessed lighting to be installed. This work not included unless otherwise noted. Includes exterior access panel for tub drain access. <i>Includes drywall-lined, fire-taped, fire-caulked boxes at all recessed lights. Includes two 6" x 6" PT posts and one 6" x 12" beam and one-hour assembly below floor package at bathroom addition.</i>	\$29,131
800	Windows & Exterior Doors	Per specifications. Includes Marvin Integrity doors and windows. The doors include multipoint locks and levers. Includes a 4 9/16" jamb width. If a 6 9/16" jamb width is required the additional price is \$25-50 for each of two doors and four windows. The windows at the Banquette are double-hungs with no transoms. Door 22 is now sized to fit a 96" rough opening with no transom. The dimensions for all doors and windows are sizes that correspond as much as possible to those on the Door & Window Schedule but may require some adjustments to detailing. Deduct 1" for width and 1/2" for height from the RO sizes provided and then deduct the width of jambs/sills to derive door/window sizes. RO sizes: doors #16 32 7/16" x 82 1/2", #22 38 7/16" x 100 1/2", windows #18 21" x 56 9/16", #19 38 3/8" x 74 7/8", #20 60" x 72 1/4". Window #27 by Milgard, 24" x 24" RO.	\$7,322
900	Siding & Exterior Trim	Per specifications. Includes removing and replacing siding and trims for flashing.	\$7,355
910	Stucco	Not included.	\$0
1000	Roofing	Per specifications. Excludes opening/closing deck if necessary to tie-in rain leader.	\$2,760
1100	HVAC & Sheetmetal	Per specifications. Includes mechanical permit. Assumes range hood can be tied-in to existing code-compliant duct and that dryer and bathroom vent fans to be taken to lightwells and capped (not extended to roof). Includes relocation of cold air return and heat registers and addition of heat registers per plan. <i>Registers that match existing may not be available.</i>	\$5,455

Code	Task	Description	Cost
1200	Plumbing	<p>Per specifications. Plumbing permit included. We cannot be held responsible for existing drain, water and gas lines. Any additional work to make existing lines function will be done on a time and material basis. Existing code violations not included in scope of work are excluded. We cannot be responsible for existing water and gas systems that are overloaded because of additional load requirements. Sizing requirements will be determined once the job is started.</p> <p>Code requires that all 3/4" tub or shower valves have 3/4" water lines run to them. This proposal is based on there being 3/4" water lines when the valve requires it. If there are not, it will be an additional cost to bring them in. We are not responsible by leaks that may result form pressurizing existing gas lines for required testing. We are not responsible for sediment that may be released by work on existing water supply lines. This sediment may interfere with shower, toilet valves or other devices. Includes capping or extending service to all visible, intercepted devices or fixtures.</p> <p><u>Allowance: plumbing fixtures, \$3,000.</u> <u>Alternate: run 1 1/2" water service to the meter and redistribute water piping to water heaters, add \$1,950.</u> Excludes removal of any existing plumbing pipes not otherwise impacted by the improvements at Bathroom lightwell area.</p>	\$18,420
1300	Electrical	<p>Per specifications. Includes electrical permit.</p> <p><u>Allowance: fixtures, \$1,500.</u> <u>Alternate: substitute florescent undercabinet lights for Clickstrip at Kitchen, deduct approximately \$500.</u> <u>Alternate: omit linear fixtures at Family Room upper cabinets, deduct \$1,100.</u></p> <p><u>Alternate: upgrade to Maestro dimmers at two Family Room locations to support required wattage and design requirements, add approximately \$100.</u></p> <p><i>Includes hard-wired smoke detectors in Hall and BR1 only. (1) heat detector included. Other smoke detectors excluded. All low voltage, structured cable, and audio wiring, materials and devices by others and managed by the owners and FRJ. Includes relocation of exterior switch at door 22. An exposed junction box may be necessary in order to relocate switch at Living Room doorway. Substitution of 4" for 3" recessed lights could save \$500 or more. Relocated switch for Entry ceiling light may need to stack under existing switch regarding existing casings condition.</i></p>	\$20,610
1400	Insulation	<p>Per specifications. Powder, Bath, Bed 1, and Kitchen/Family Rooms to receive sound and thermal insulation at all walls and ceilings. Otherwise, only exterior assemblies opened for other reasons are to receive insulation.</p>	\$1,093
1500	Drywall & Plaster	<p>Per specifications. Any cracking of plaster or other materials beyond the area included in the scope of work that is caused by demolition will be repaired at an additional cost.</p> <p><u>Alternate: substitute RC channel for Quietrock at ceilings, add \$700.</u></p>	\$7,750
1600	Flooring	<p>Per specifications. Includes new strip hardwood flooring with borders at Powder Room.</p>	\$8,395

Code	Task	Description	Cost
1700	Interior Doors & Trim	Per specifications. Includes open, paint-grade standards and shelves at Hall Linen Closet. Assumes (e) coffered ceiling and crown at Dining Room will not require retrofitting where built-in cabinet will be removed. <i>Assumes doors 13, 14, 15 & 20 are relocated, existing, pre-hung doors.</i> <i>Door 18 includes Cox #32-200 Group "D" track installed in a manufactured pocket. Alternate: install Hafele track and site-built 6" wall pocket, add \$600.</i> Alternate: if stored salvage doors are used a credit may be issued qualified by restoration costs.	\$16,695
1800	Cabinets	Per specifications. Includes cherry wood or equal as species for components. Includes installation of cabinet door & drawer pulls supplied by others.	\$53,201
1900	Painting	Per Specifications.	\$20,000
2000	Tile	Per specifications. <u>Allowance: tile, \$2,703.</u>	\$7,053
2100	Countertops	Per Specifications.	\$15,236
2200	Specialties	Not included.	\$0
2300	Bath Accessories	Per specifications.	\$1,458
2310	Glass	Not included. Closet mirror excluded.	\$0
2320	Shower Enclosure	Not included.	\$0
2400	Exterior Structures	Excludes landscaping.	\$2,830
2500	Appliances	Per specifications.	\$9,040
2600	Punch list	Detailing to complete all aspects of the project. FRJ will address one punchlist submitted by the owner upon substantial completion.	\$1,710
2700	Setup/Cleanup, Materials Shopping/Handling, Surfaces Protection Maintenance	Daily setup/breakdown for crews. Materials shopping and on-site staging. Maintenance of all temporary materials and assemblies described above at Code 300: Site Conditions. Progressive jobsite cleanup to be broom clean.	\$16,545
	Subtotal		\$285,280
	Contingency 3%		\$8,558
	Subtotal w/ Contingency		\$293,838
	Overhead and Profit 15%		\$44,076
	Total		\$337,914