

1240 Seventh

Address:	1240 Seventh
Estimate Date:	5/11/2022
1st Floor	1476
2nd Floor	1638
3rd Floor	734
Total Living	3848
Garage	0
Front Porch	30
Rear Porch	133
Balconies	75
Total SF:	4086
Architectural Burden	94.18%
Raised Foundation	

Admin	
Architect	
Architect Reimbursables	
Insurance - General Liability	
Insurance - Builder's Risk	
Insurance - Flood	
Survey (1/4) - Perimeter / Builder's Package	
Taxes	

NOTES	Bid
	\$ 10,215.00
Gilbert Kelly Couterie' Builders package	\$ 1,100.00

Construction

NOTES	
C-01 Permitting	
C-01.01	Demolition Permit
C-01.02	Building Permit
C-01.03	Inspections
C-02 Mobilization	
C-02.01	Demolition
C-02.02	Tree Removal / Clear & Grub
C-02.03	Filling & Grading
C-03 Foundation	
C-03.01	Survey (2/4) - Stake Out Piles
C-03.02	Pillings
C-03.03	Monitoring
C-03.04	Foundation Crowning
C-03.05	Termite Treatment
C-03.06	Misc Equipment (access vents)
C-03.07	Concrete Foundation Labor
C-03.08	Steel Material
C-03.09	Concrete Material
C-03.10	Form Material
C-03.11	Block Material
C-03.12	Block Labor
C-04 Framing	
C-04.01	Labor
C-04.02	Materials
C-04.03	Exterior Doors & Windows
C-04.04	Structural Steel
C-05 Rough Ins	
C-05.01	Fireplace
C-06 Roofing	
C-06.01	Labor
C-06.04	Materials
C-06.03	Flashing / Venting
C-06.04	Ridge Caps
C-07 Insulation	
C-07	Insulation
C-08 Stucco	

C-08		Foundation Rub	Stucco on CMU	\$	3,060.00
C-08.02		Banding and Special Features		\$	-
C-08.03		Wall area Material & Labor		\$	-
C-09	Brick				
C-09.01		Labor	Side and rear porch steps	\$	4,480.00
C-09.02		Brick Mat'l	Side and rear porch steps	\$	4,200.00
C-09.03		Cast Stone		\$	-
				\$	-
C-10	Hardl				
C-10.01		Labor		\$	22,607.28
C-10.02		Materials		\$	27,460.44
C-10.03		Porch Ceilings		\$	1,266.16
C-11	Drywall				
C-11.01		Materials	Estimated	\$	10,620.22
C-11.02		Labor	Estimated - Level 4 - Formula adds \$600.00 for Repairs	\$	24,588.52
C-12	Plumbing				
C-12.01		Labor	Worksheet	\$	41,340.00
C-12.02		Plumbing Fixtures	Allowance	\$	15,000.00
C-13	Electrical				
C-13.01		Labor	Square Footage Based Estimate	\$	46,702.98
C-13.02		Light Fixtures	Allowance to include all fixtures, recessed trims, smoke detectors, under cabinet and flood lights	\$	12,000.00
C-13.03		Security System	LA Shield - Pricing - Input Openings - Gear Included	\$	1,998.00
C-13.04		Speaker Pre-Wire	LA Shield - Pre-wire Only 7 drops	\$	900.00
C-13.05		Cable & Telephone	LA Shield - 8 RG6 and Cat 5 Drops plus demarcation	\$	1,140.00
C-14	HVAC				
C-14.01		Material and Labor	Estimate - Hagerman Services (3 Units - Electric Heat)	\$	35,040.00
C-15	Painting				
C-15.01		Interior	Perfect Finish - Including Cabinetry -	\$	33,862.40
C-15.03		Exterior	Worksheet	\$	23,204.70
C-16	Millwork & Finish Carpentry				
C-16.01		Interior Doors & Mouldings	Estimate by STR	\$	31,200.00
C-16.02		Exterior Columns, Wraps, & Posts	Estimate by STR	\$	2,520.00
C-16.03		Exterior Porch Railings, Spindles & Stairs		\$	5,740.00
C-16.04		Exterior Porch Decking	Estimate -	\$	912.80
C-16.05		Exterior Elements (Shutters, Access & Gable vents,)	5 pair of shutter, Fixed Hinged Paint grade	\$	3,900.00
C-16.06		Shutter Hardware	NA	\$	200.00
C-16.07		Interior Stair Parts	Wood Steps Iron Handrail with bottom rail	\$	9,520.00
C-16.08		Attic Ladder		\$	-
C-16.09		A/C Pad	Estimate - wooden platform	\$	630.00
C-16.10		Door Hardware	Allowance - Based on BHP	\$	3,000.00
C-16.11		Closet Shelving	Estimate From STR	\$	2,025.00
C-16.12		Cabinet Hardware	Allowance	\$	2,200.00
C-16.13		Trim Labor	Estimate from STR	\$	46,069.65
C-17	Cabinets & Counter Tops				
C-17.01		Kitchen & Bath Cabinets	Allowance including Delivery	\$	27,000.00
C-17.02		Kitchen Tops	Allowance - Slab	\$	9,900.00
C-17.03		Bath Tops	Allowance - Slab	\$	5,700.00
C-17.04		Backsplash Material	Allowance - Slab	\$	2,500.00
C-17.05		Backsplash Labor	Included in Material	\$	-
C-18	Mirrors & Bath Accessories				
		Mirrors & Bath Accessories	Allowance	\$	3,000.00
C-19	Finished Floors				
C-19.01		Hardwood Flooring Material	Allowance	\$	23,088.00
C-19.02		Ceramic Tile Material	Allowance	\$	13,000.00
C-19.03		Carpet Material	NA	\$	-
C-19.04		Other Flooring Materials	Glue for Hardwood	\$	1,500.00
C-19.05		Hardwood Flooring Labor	SF Estimate - Miranda Pricing - Engineered Install	\$	8,080.80
C-19.06		Ceramic Tile Labor	Estimate	\$	26,100.00
C-19.07		Carpet Install Labor	NA	\$	-
C-19.08		Other Flooring Labor	Stain Stair Treads	\$	735.00
C-20	Appliances				

C-20.01	Oven / Range	Allowance	\$ 8,048.70
C-20.03	Microwave	Allowance	\$ 1,320.00
C-20.04	Vent Hood w/ Stack	Allowance	\$ 770.00
C-20.05	Dishwasher	Allowance	\$ -
C-20.07	Beverage Center	Allowance	\$ 1,006.50
C-20.08	Refrigerator	Allowance	\$ 4,840.00
C-20.09	Appliance Delivery	Allowance	\$ 93.50
C-20.10	Outdoor Kitchen	Allowance	\$ -
C-20.11	Ice Maker	Allowance	\$ 1,485.00
C-20.12	Appliance Install	Allowance	\$ 1,070.50
C-21	Special Equipment		
C-21.01	Glass Shower Doors and Panels	LeBlanc - Includes Special Finish	\$ 1,495.00
C-21.02	Glass Fronts and Shelves		\$ -
C-21.03	Garage Door		\$ -
C-21.04	Gas Lantern	Allowance	\$ 700.00
C-22	Drives, Walks, & Patios		
C-22.01	Form Lumber	NA	\$ -
C-22.02	Concrete Materials	Based on 700 sf of paving	\$ 4,125.00
C-22.04	Sand Fill	NA	\$ -
C-22.05	Rolling Gate Parking Allownce	NA	\$ 3,500.00
C-22.06	Limestone	CME Pricing	\$ -
C-22.07	Conc. Retaining Wall	NA	\$ -
C-23	Gutters		
C-23	Gutters	K -Style with Round Downspouts -	\$ 3,900.00
C-24	Landscaping and Fencing		
C-24.01	Final Site Fill & Grade		\$ 2,800.00
C-24.02	Fencing	DOM	\$ 8,000.00
C-24.03	Sod		\$ -
C-24.04	Planting	Allowance	\$ 8,000.00
C-24.05	Raised Pool	Allowance	\$ 59,000.00
C-24.06	Raised yard, Decking & Drainage	Allowance	\$ 26,500.00
C-24.07	Outdoor Kitchen	Allowance	\$ 12,000.00
C-24.08	Outdoor Bathroom	Allowance	\$ 10,500.00
C-24.09	Home Generator L&M	Allowance	\$ 22,000.00
C-24.10	HDLC Approved Skylites	Allowance	\$ 4,200.00
C-24.11	Outdoor Storage Shed	Allowance	\$ 12,000.00
C-25	General Conditions		
C-25.01	Clean Up	Estimate From STR	\$ 2,700.00
C-25.02	Trash Haul	Estimate From STR	\$ 5,600.00
C-25.03	Misc Supplies	Estimate From STR	\$ 800.00
C-25.04	Temp Toilet	Estimate From STR	\$ 1,656.00
C-25.05	Utilities	Estimate	\$ 612.23
C-25.06	Punch List	Estimate	\$ 700.00
C-25.07	Final Clean	Delcid Pricing	\$ 1,716.12
C-25.09	Protective Coverings	Foam Board, Ram Board, and Tape - Estimate STR	\$ 1,400.00
C-26	Administrative		
C-26.01	Misc Items	NA	\$ -
C-26.02	Supervision Incentive	NA	\$ -
C-26.03	Supervision Reimbursabies	NA	\$ -
C-26.04	General Contractor Contingency	NA	\$ -

Hard	\$ 1,052,635.00
Soft	\$ 11,315.00
Total COST/SF	\$ 1,063,950.00