


# 1025 Henry Clay

Address:	1025 Henry Clay	
Estimate Date:	5/26/22	
1st Floor	2276	
2nd Floor	2933	
3rd Floor	1339	
Total Living	6548	
Garage	297	
Front Porch	224	
Rear Porch	222	
Balconies	224	
Storage	117	
Total SF:	7632	
Architectural Burden	85.80%	
Raised Foundation		
Actual & Budget SF Prices:		
Weeks to Complete:		
Months to complete		


Weeks

Admin	NOTES	Bid
A-01.01 Architect		\$ -
A-01.02 Architect Reimbursables		\$ -
A-01.03 Insurance - General Liability		\$ -
A-01.04 Insurance - Builder's Risk		\$ -
A-01.05 Insurance - Flood		\$ -
A-01.06 Survey (1/4) - Perimeter / Builder's Package	Gilbert Kelly Couterie' Builders package	\$ -
A-01.07 Taxes		\$ -
A-01.09 Photography		\$ -
A-01.10 Construction Loan Payment		\$ -
A-01.11 Soil Report		\$ -
A-01.12 Sales & Marketing		\$ -
A-01.13 Legal and Resubdivision		\$ -

Construction	NOTES	BID
C-01 Permitting		
C-01.01 Demolition Permit		\$ -
C-01.02 Building Permit	Estimate	\$ -
C-01.03 Inspections		\$ -
C-02 Mobilization		
C-02.01 Demolition		\$ -
C-02.02 Tree Removal / Clear & Grub		\$ -
C-02.03 Filling & Grading		\$ 1,210.00
C-03 Foundation		
C-03.01 Survey (2/4) - Stake Out Piles		\$ -
C-03.02 Pilings	Basde on 84 class B piles	\$ 16,830.00
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	Based Conventional raised Slab	\$ 48,564.00
C-03.08 Steel Material		\$ 12,348.00
C-03.09 Concrete Material		\$ 23,906.25
C-03.10 Form Material		\$ 6,300.00
C-03.11 Block Material		\$ -
C-03.12 Block Labor		\$ -
C-04 Framing		
C-04.01 Labor	Slab Foundaton	\$ 63,250.20
C-04.02 Materials	Square Footage Based Estimate	\$ 157,410.00
C-04.03 Exterior Doors & Windows	Worksheet	\$ 34,592.25
C-04.04 Wood Beams		\$ -
C-04.04 Structural Steel		\$ -

Initialed by: owner 

C-05	Rough Ins			
C-05.01		Fireplace	42" Masolite vent free unit	\$ 3,750.00
C-06	Roofing			
C-06.01		Labor	SF Estimate	\$ 8,537.76
C-06.04		Materials	SF Estimate	\$ 16,040.64
C-06.02		Metal Roof	Parapit cap	\$ 3,465.00
C-06.03		Flashing / Venting		\$ -
C-06.04		Ridge Caps		\$ -
C-06.05		Flat roof parapit		\$ 8,287.50
C-07	Insulation			
C-07		Insulation	Batt Insulation per code	\$ 17,600.00
C-08	Stucco			
C-08		Foundation Rub		\$ 6,600.00
C-08.02		Banding and Special Features		\$ -
C-08.03		Wall area Material & Labor		\$ -
C-09	Brick			
C-09.01		Labor	Rear Porch and front walk	\$ 8,245.00
C-09.02		Brick Mat'l		\$ 8,330.00
C-09.03		Cast Stone Mantle		\$ 5,400.00
				\$ -
C-10	Hardi			
C-10.01		Labor	HDLC Add Parapit detail	\$ 32,824.80
C-10.02		Materials	HDLC Add Parapit detail	\$ 38,900.40
C-10.03		Porch Ceilings		\$ 3,844.13
C-11	Drywall			
C-11.01		Materials	Estimated	\$ 15,866.50
C-11.02		Labor	Estimated - Level 4	\$ 30,874.44
C-12	Plumbing			
C-12.01		Labor	Worksheet	\$ 37,275.00
C-12.02		Plumbing Fixtures	Allowance	\$ 12,000.00
C-13	Electrical			
C-13.01		Labor	Square Footage Based Estimate	\$ 70,894.80
C-13.02		Light Fixtures	Allowance to include all fixtures, recessed trims, smoke detectors, under cabinet and flood lights	\$ 10,000.00
C-13.03		Security System	LA Shield - Pricing - Input Openings - Gear Included	\$ 2,734.80
C-13.04		Speaker Pre-Wire	LA Shield - Pre-wire Only 13 Drops drops	\$ 1,404.00
C-13.05		Cable & Telephone	LA Shield - Input RG6 and Cat 5 Drops plus demarcation	\$ 1,800.00
C-14	HVAC			
C-14.01		Material and Labor	Estimate - Hagerman Services (3 - Electric Heat)	\$ 27,600.00
C-15	Painting			
C-15.01		Interior	Perfect Finish - Including Cabinetry - Deduct .50 for Prefinished Cabinetry	\$ 39,288.00
C-15.03		Exterior	Worksheet	\$ 21,169.00
C-16	Millwork & Finish Carpentry			
C-16.01		Interior Doors & Mouldings	Estimate by STR	\$ 52,290.00
C-16.02		Exterior Columns, Wraps, & Posts	Estimate by STR	\$ 12,495.00
C-16.03		Exterior Porch Railings, Spindles & Stairs		\$ 7,875.00
C-16.04		Exterior Porch Decking	Estimate - Awaiting Bid	\$ 1,209.60
C-16.05		Exterior Elements (Shutters, Access & Gable vents, .)		\$ 8,505.00
C-16.06		Shutter Hardware	NA	\$ 324.00
C-16.07		Interior Stair Parts	Wood Steps Iron Handrail	\$ 9,450.00
C-16.08		Attic Ladder	Suncoast Bid	\$ -
C-16.09		A/C Pad	Estimate	\$ 525.00
C-16.10		Door Hardware	Allowance - Based on BHP	\$ 3,375.00
C-16.11		Closet Shelving	Estimate From STR	\$ 4,050.00
C-16.12		Cabinet Hardware	Allowance	\$ 2,400.00
C-16.13		Trim Labor	Estimate from STR	\$ 55,952.10
C-17	Cabinets & Counter Tops			
C-17.01		Kitchen & Bath Cabinets	Allowance including Delivery	\$ 40,000.00
C-17.02		Kitchen Tops	Allowance - Slab	\$ 15,000.00
C-17.03		Bath Tops	Allowance - Slab	\$ 7,500.00


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C-17.04	Backsplash Material		\$ 3,000.00
C-17.05	Backsplash Labor	Included in Labor	\$ -
C-18	Mirrors & Bath Accessories		
	Mirrors & Bath Accessories	Allowance	\$ 4,800.00
C-19	Finished Floors		
C-19.01	Hardwood Flooring Material	Allowance	\$ 38,305.80
C-19.02	Ceramic Tile Material	Allowance	\$ 20,000.00
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	\$ 17,679.60
C-19.06	Ceramic Tile Labor	Estimate	\$ 30,187.50
C-19.07	Carpet Install Labor	NA	\$ -
C-19.08	Other Flooring Labor	Stain Stair Treads	\$ -
C-20	Appliances		
C-20.01	Oven / Range	Allowance	\$ 13,222.00
C-20.03	Microwave	Allowance	\$ 1,695.10
C-20.04	Vent Hood w/ Stack	Included with fridge	\$ -
C-20.05	Dishwasher	Included with range add upgrade	\$ 550.00
C-20.07	Beverage Center/ Ice	Allowance	\$ 4,411.00
C-20.08	Refrigerator	Allowance	\$ 13,101.00
C-20.09	Appliance Delivery	Estimate	\$ 93.50
C-20.10	Outdoor Kitchen	Allowance for Outdoor Kitchen Appliances & Drawers	\$ 5,610.00
C-20.12	Appliance Install	Estimate	\$ 1,342.00
C-21	Special Equipment		
C-21.01	Glass Shower Doors and Panels		\$ 1,820.00
C-21.02	Glass Fronts and Shelves		\$ -
C-21.03	Garage Door		\$ 4,000.00
C-21.04	Gas Lantern	Allowance	\$ 700.00
C-21.05	Pool With Hottub	Per Plan & DOM	
C-22	Drives, Walks, & Patios		
C-22.01	Form Lumber		\$ -
C-22.02	Concrete Materials	Driveway, Step Pads, Sidewalks & rear Patio	\$ 6,037.50
C-22.04	Sand Fill		\$ -
C-22.05	Misc. Equipment		\$ -
C-22.06	Limestone	Site Prep - Construction Entrance	\$ -
C-22.07	Conc. Retaining Wall	NA	\$ -
C-22.08	Rear Yard Patio Pavers Labor		
C-22.09	Rear Yard Patio Pavers Material	520 SF of Peacock Pavers 18x18	
C-23	Gutters		
C-23	Gutters	K -Style with Round Downspouts	\$ 4,720.00
C-24	Landscaping and Fencing		
C-24.01	Final Site Fill & Grade		\$ -
C-24.02	Fencing	Operable iron fence & gates, wooden fence typ. Per plan	\$ -
C-24.03	Sod		\$ -
C-24.04	Planting	Allowance	\$ -
C-25	General Conditions		
C-25.01	Clean Up		\$ 4,500.00
C-25.02	Trash Haul		\$ 3,500.00
C-25.03	Misc Supplies		\$ 750.00
C-25.04	Temp Toilet		\$ 1,380.00
C-25.05	Utilities	Estimate-	\$ -
C-25.06	Punch List	Estimate	\$ -
C-25.07	Final Clean		
C-25.09	Protective Coverings	Foam Board, Ram Board, and Tape - Estimate	
C-26	Administrative		
C-26.01	Misc Items	NA	\$ -
C-26.02	Supervision Incentive	NA	\$ -
C-26.03	Supervision Reimbursables	NA	\$ -
C-26.04	General Contractor Contingency	NA	\$ -

Hard \$ 1,200,998.16

*James Barr / contractor*

Signed by owner:  
  
 SCOTT STEWART