

SCHNEIDER

CONSTRUCTION & RESTORATION INC.

	Durst & Hardeman		
	1535 Elenore St		
	10-3-22		
01 DIVISION 1 - GENERAL REQUIREMENTS		Total	COMMENTS
	01.1 PERMITS	\$2,200	Allowance; No HDLC Figured
	01.11 ARCHITECT'S FEES	\$0	By Owner
	01.12 ENGINEER'S FEES	\$0	By Owner
	01.13 DESIGN FEES	\$0	By Owner
	01.14 INSPECTION FEES	\$450	Third Party Inspector; Fees for necessary plumbing, electrical, and framing inspections.
	01.19 PROJECT SUPERVISION	\$28,800	Schneider Construction project management.
	01.21 CLEANUP - WEEKLY	\$4,800	Weekly site clean up.
	01.22 CLEANUP - FINAL	\$2,400	Demobilization / Clean Up - Broom Sweep
	01.23 DUMPSTER FEES	\$3,200	Monthly Dumpster Pulls
	01.27 TEMPORARY PROTECTION	\$3,350	Material and labor to protect surrounding areas of the home that are to remain. Includes floor protection, zippers to mitigate dust, drop cloths, etc.
	01.28 TEMPORARY TOILETS	\$1,040	Bathrooms for workers to remain on site for duration of the project.
	01.29 TEMPORARY ELECTRICITY	\$0	By Owner
	01.31 SMALL TOOLS	\$440	Cost of tools for Schneider carpenters.
	01.32 SIGNAGE	\$165	Schneider signage to be displayed in the front yard.
02 DIVISION 2 - DEMOLITION/SITWORK/FOUNDATION			
	02.1 DEMOLITION	\$14,500	Includes structural demo of back roof, and interior selective demo of existing kitchen, powder, and minor items in living room, master bedroom and front dining room. Two dumpsters and minor tree trimming are included as necessary.
	02.2 SITWORK	\$0	None
	02.3 SURVEY	\$0	
	02.31 Building Corners	\$300	By surveyor
	02.4 PILINGS	\$0	Not Figured
	02.5 FOUNDATION	\$2,500	Includes one new HVAC pad for new location of two condensing units and One small footing for post on back right corner of house.
	02.56 Termite Treatment	\$200	For new small footing; homeowner to get contract on rest of house
	02.6 FENCING	\$0	Not Figured
	02.7 LANDSCAPING	\$0	Not Figured
03 DIVISION 3 - CONCRETE			
	03.1 Driveways & Sidewalks	\$0	Not Figured
	03.2 HVAC Pads	\$750	Pads / framing for new units
	03.3 Concrete Pads	\$0	Not Figured

04 DIVISION 4 - MASONRY			
	04.1 Brick Skin	\$0	Not Figured
	04.2 Masonry Repairs	\$0	Not Figured
	04.3 Stucco	\$40,000	Includes repairing crack in stucco on front west elevation, and new stucco on camel back to match existing on north, east and south elevation. Price also includes reworking brick around new steel post.
05 DIVISION 5 - METALS			
	05.1 METAL RAILINGS	\$0	See Stair Railings in Division 6
06 DIVISION 6 - CARPENTRY			
	06.1 BASE, CASE, CROWN	\$24,950	Allowance; base, case, and crown throughout new camelback, 1st floor kitchen, master suite and den.
	06.2 BUILT-IN'S	\$3,500	Allowance; bookshelves in den
	06.3 CABINETS	\$30,000	Allowance; kitchen cabinets, upstairs bathroom vanity and closets.
	06.4 CLOSETS	\$6,500	Allowance
	06.5 FRAMING	\$73,000	New addition & interior walls
	06.6 PORCHES	\$0	See Porches Division 7
	06.7 SHUTTERS	\$0	Not Figured
	06.8 STAIRS	\$0	Includes material and labor for new stairs going to second floor and the single wood railing with no spindles.
	06.81 Treads	\$11,550	
	06.82 Skirts & Risers	\$3,300	
	06.83 Railings (Top Rail, Balusters, Newells)	\$3,500	
07 DIVISION 7 - SIDING, ROOFING & GUTTERS			
	07.1 SIDING	\$15,250	Material and labor to install soffit and fascia on new addition to match existing. This includes saving as many rafter tails as possible.
	07.2 PORCHES	\$9,900	Material and labor for modifying existing back porch.
	07.3 ROOFING	\$35,400	Includes demo of entire existing roof for warranty purposes, installing new GAF Timberline HD shingles with a Golden Pledge 50 year warranty on shingles and 25 year workmanship warranty. This price also includes material and install of 3 new painted aluminum eyebrow vents.
	07.4 GUTTERS & DOWNSPOUTS	\$4,000	New on addition
08 DIVISION 8 - WINDOWS AND DOORS			
	08.1 WINDOWS	\$14,300	Allowance - Custom Windows
	08.2 SKYLIGHTS	\$0	Not Figured
	08.3 DOORS - EXTERIOR	\$1,320	Allowance
	08.4 DOORS - INTERIOR	\$19,680	Allowance
	08.5 DOOR HARDWARE	\$9,050	Allowance; Interior Door Hardware and Cabinet Hardware
09 DIVISION 9 - FINISHES			
	09.1 INSULATION	\$9,500	Remove existing cellulose insulation. Install R38 blown fiberglass in attic and under new 2nd floor addition. Install R13 8' fiberglass batt in exterior walls, interior walls for sound dampening, and in ceiling of 2nd floor addition.
	09.2 DRYWALL	\$15,000	Hang and provide level 4 finish for new 1/2" drywall in 2nd floor addition.
	09.3 PAINTING - EXTERIOR	\$6,500	New Construction Only - New Stucco comes pre-painted
	09.4 PAINTING - INTERIOR	\$25,000	Sub cost to prime and apply two coats of Ultra Spec Acrylic Latex paint from Benjamin Moore on all interior walls, doors and trim.
	09.5 TILE & STONE	\$20,700	Allowance; Includes tile work in primary bath, laundry, second floor bath and kitchen backsplash.

	09.6 STONE SLABS	\$14,800	Fabrication and install kitchen countertops. Fabricate and install primary bathroom vanity, tub, bench, and threshold tops. Fabricate and install upstairs bathroom vanity and niche tops. Fabricate and install waterfall bench.
	09.7 FLOORING	\$0	
	09.71 Wood Flooring	\$21,000	Allowance; includes new wood floors and refinishing in dining where cabinets are removed, den where bookcase is removed, and in primary bedroom where carpet is removed.
	09.72 Carpet	\$5,700	Allowance; material and install for upstairs bedrooms and gym
10 DIVISION 10 - SPECIALTIES			
	10.1 GLASS	\$0	
	10.11 Mirrors	\$1,700	Allowance; Bathroom vanity mirrors
	10.12 Shower Glass	\$2,500	Allowance; Master Shower Glass material and install
	10.2 FIREPLACES	\$0	Not Figured
11 DIVISION 11 - APPLIANCES			
	11.1 APPLIANCES	\$2,200	Allowance; Install by Contractor, Material by Owner
15 DIVISION 15 - HVAC & PLUMBING			
	15.1 HVAC SYSTEMS	\$29,000	Furnish and install (1) 5-ton 16 SEER System for the 1st floor and (1) 2.5-ton 16 SEER System for the 2nd floor. Includes sheet metal plenums and overflow pans, return boxes, copper freon line sets, drainage safety sets, digital thermostats, (18) supply ducts and grills, return air filter grills, duct leakage test, and load calculation. 10 year warranty on parts. 1 year warranty on labor.
	15.2 PLUMBING SYSTEMS	\$28,500	Includes running camera in sewer lines to check the condition in the existing laundry room. Water heater and guest bath to remain. Run new hot and cold-water lines for two bathrooms and clothes washer. Install new PVC waste and vent pipe to the same. Remove and replace kitchen sink and stove. Remove all fixtures in the basement bath and cap all lines. Run new gas line for new exterior water heater. Repair sewer approximately 60ft on the right side of the house. Set all fixtures supplied by other. Plumber will supply miscellaneous material.
	15.3 PLUMBING FIXTURES	\$29,700	Allowance
16 DIVISION 16 - ELECTRICAL			
	16.1 ELECTRICAL SYSTEMS	\$29,000	All wiring to be done to plan and meet all electrical codes. Existing electrical service to remain. Central heaters and water heaters are figured to be gas. All electrical in existing parts of house not shown altered on the electrical plans to remain as is. To rework any existing wiring where existing house meets new addition. To provide 240 volt for clothes dryer and new ac compressors. To furnish and install new switches and outlets in new addition only. Includes all material, labor and inspection fees.
	16.2 LIGHTING FIXTURES	\$0	Owner provided/contractor installed lighting fixtures. Labor to install fixtures is in Electrical cost.
	16.3 SPECIALTY WIRING	\$0	Not Figured
	Sub-total	\$611,095	
	Contractor Fees	\$56,000	
	Total Estimate	\$667,095	

Allowance Summary	
Permit	\$2,200
Cabinetry	\$30,000
Built Ins	\$3,500



Closets	\$6,500
Wood Flooring	\$21,000
Carpet	\$5,700
Interior Doors	\$10,800
Exterior Doors	\$1,200
Windows	\$13,000
Base, Case, and Crown	\$8,500
Mirrors	\$1,000
Shower Glass	\$2,500
Appliance Labor	\$2,200
Appliances	Owner
Lighting Fixtures	Owner
Plumbing Fixtures	\$27,000
Tile	\$7,000
Door Hardware	\$5,500
Stone Slabs	\$8,000
Total	\$155,600