

01	General Requirements	5,390.00
	Building permit Plan check fee Dumpsters, (1) for demo waste (1) for construction cleanup Construction waste small loads Site toilet (5) mos. Equipment rental Radon testing Final cleaning	
02	Sitework	330.00
	Remove paving and slabs, regrade Remove satellite dish, wires on house exterior	
03	Concrete	7,960.00
	New basement slab Level front stoop	
04	Masonry	940.00
	Demo chimney Patch parging at exposed foundation	
05	Metals	380.00
	Steel handrail at front stoop	
06	Wood	12,240.00
	Interior trim carpentry, subcontractor Interior carpentry repair, self-performed Interior doors and door hardware, material cost Interior trim, material cost Miscellaneous materials budget	

07 Thermal and Moisture Protection

14,810.00

Exterior repair carpentry, subcontractor
Exterior repair materials
Attic porch & gable end repair allowance \$2,000
Attic insulation labor
Attic insulation materials
Weatherstrip and insulate attic door
Seal attic bypasses
Patch roof at chimney demo

08 Windows and Exterior Doors

2,630.00

New front storm door, labor
New front storm door, materials
New kitchen entry door, trim and patch siding, labor
New kitchen entry door materials, hardware
Repair storm windows and screens, labor
Repair storm windows and screens, materials
Repair windows and glass + Bathroom #2 safety glass, labor
Repair windows and glass + Bathroom #2 safety glass, materials
Repair and restore front entry doors
Entry door hardware
Install entry door hardware

09 Finishes

32,690.00

Drywall finishes at new framing, patching throughout
Interior painting
Exterior painting
VCT flooring, 480 SF
Carpet flooring, 784 SF (est.)
Stair carpet (est.)
Bamboo flooring, LR & DR, 450 SF
Clean and restore second floor hardwood flooring

10 Specialties

1,140.00

Bathroom accessories
Medicine cabinets (2)
House numbers
Mailbox
Closet storage (5) closets, materials
Install specialties, build closet shelving

11 Equipment 3,220.00

Fridgidaire white energy star fridge, gas range, dw, microwave hood
Install microwave hood
Install dishwasher, included in plumbing bid
Range gas hook-up included in plumbing bid
Hood venting included in mechanical bid
Samsung energy star front load washer and electric dryer
Dryer venting included in mechanical bid

12 Furnishings 5,530.00

New kitchen cabinets, materials
New kitchen cabinets, assembly and installation
Kitchen cabinet painting
Kitchen countertops
Bathroom vanities materials
Bathroom vanities, assembly & installation

15 Mechanical 33,010.00

New heating system
Venting for range hood, dryer and two bathroom fans
New plumbing system and fixtures (except bathroom sinks & faucets)
Bathroom sinks and faucets, materials

16 Electrical 6,040.00

Repair and remodel electrical system to code including new service entry
Bathroom fans, cost for (2)
Bathroom venting included in mechanical bid
Lighting fixtures

Totals

Total of work above	126,310.00
General contracting fee, 15%	18,950.00
Lump sum contract price	145,260.00

10% construction contingency recommended

Possible contingency items, not included in contract price

May be required by code official

Add handrail to main stairway to second floor
Guard rail at top of attic steps
Gutters, downspouts, rain leaders

May be required depending on discovered conditions

Replace deteriorated/missing wall insulation
Repair skylites
Repoint foundation
~~Radon mitigation system~~
Attic porch & gable end repair allowance exceeded

To be provided by owner

RRP lead testing
Energy audit
Builder's Risk insurance coverage
Basement heating February & March
Re-landscaping, including lawn restoration, fence repair/demo, tree work

Work by others, coordinated by owner

Demolition, site demolition, general clean-up (GAP)
Framing labor (GAP)
Framing materials (GAP)