



CUSTOM WOODCRAFT, INC.

Proposal

12/11/09

Proposal

Land; with Notes

Job# 659 to 659

Item/Cost Code	Description	Material	Labor	Equipment	Subcontract	Other	Amount
<b>659 GARAGE ADDITION</b>							
2.000	* PERMIT					432.00	432.00
	Cost of building permit is based on Fee designated by Lower Providence Township that states applicant must pay \$0.30 per SF of new building area. This is based on 1197 SF of new building area. All other permits are included in their own cost code, ie. Plumbing, HVAC, and Electric.						
3.000	*SITE LAYOUT		2,220.00				2,220.00
	Cost estimated to layout all footings and foundation work. This cost also includes ordering materials in a timely manner, schedule and supervise all subcontractors, and coordinate work between owner and contractor.						
5.000	* TEMPORARY ELECTR				510.00		510.00
	Cost estimated to supply and install a temporary construction electrical outlet at jobsite.						
8.000	*JOB JOHNNY					475.20	475.20
	Cost of Job Johnny for the duration of the job.						
11.000	*DUMPSTERS					1,950.00	1,950.00
	Cost allowed for (4) 30 yd dumpsters for jobsite debris.						
13.000	*JOB CLEANUP		738.00				738.00
	Cost to keep jobsite broom clean and materials organized with an emphasis on weekends. Jobsite is kept clean, inside and out, for safety reasons and pride in workmanship. This includes a final cleaning after job is complete.						
14.000	*FINAL CLEANUP				540.00		540.00
	Cost estimated to hire a professional cleaning service come in at the end of the job and clean all surfaces with and emphasis on windows.						
20.000	**SITE DEVELM'T						
	No cost is included for any underground items discovered during excavation. Any discovered conditions will be dealt with after consulting the Owner.						
21.000	*CLEARING						
	No cost is included to pull trees and bushes necessary to gain access to the back yard, temporary route, and replant at completion of project as this work is to be performed by Others.						
24.000	*SILT&TREE FENCING	210.00	336.00				546.00
	Cost estimated to supply and install silt fence to control jobsite runoff. This is an estimated cost since we do not have sealed site plans.						

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Item/Cost Code	Description	Material	Labor	Equipment	Subcontract	Other	Amount
25.000	*DRIVEWAY Cost quoted by subcontractor to stone driveway sub base. Turf driveway by others.				2,880.00		2,880.00
27.000	*WATER SERVICE Cost quoted to supply and install 160 LF of 1" water line, 200 psi iron pipe with plastic poly liner.				2,136.00		2,136.00
29.000	*SEWER SERVICE Cost quoted to supply and install 160 LF of 4" PVC schedule 40 sewer, test, and inspect.				696.00		696.00
31.000	*ELECTRIC SERV. Cost quoted to supply and install 160 LF of wiring in conduit. This cost includes two subpanels, one at house and one at garage.				1,740.00		1,740.00
32.000	*GAS SERVICE Cost quoted to run gas service. This cost includes a line from gas meter to garage and from garage to furnace and hot water heater.				858.00		858.00
42.000	*EXCAVATION Cost quoted by subcontractor to strip and stockpile topsoil. Excess 3 loads to be removed. This cost includes removal of existing stone court as needed. Contractor will then cut sub grade in garage and driveway, excavate footings (24"x3'6").				4,344.00		4,344.00
43.000	*TRENCHING Cost quoted to trench utilities from corner of house to garage. Removal of landscaping is not included and to be performed by Others.				1,920.00		1,920.00
44.000	*BACKFILL Cost quoted by subcontractor to backfill and compact for garage slab.				1,440.00		1,440.00
45.000	*FINISH GRADING No cost is included to final grade, spread topsoil, rake, and seed.						
50.000	**FOUNDATION Cost quoted by subcontractor to supply and install the following; - 12x24 footing in trench with 3 rods - 4 courses 12" block, 1 course 6" block, all filled solid w/ verticle rod 4' OC and 12" galv. anchor bolts. - 6" gravel base compacted - 6 mil poly vapor barrier - 4" concrete slab w/ 6x6 wire mesh - control joints cut within 24 hours - concrete porch and sills with wire mat reinforcing		780.00		19,009.20		19,789.20
74.000	**STRUCT. STEEL Cost estimated to supply and install structural steel (W1030) to be specified by Engineer.	1,614.00	1,044.00				2,658.00

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Item/Cost Code	Description	Material	Labor	Equipment	Subcontract	Other	Amount
75.000 **ROUGH CARPT'Y		14,395.20	25,608.00				40,003.20
	Cost estimated to supply and install all lumber and materials necessary to frame new structure.						
76.000 **EXTERIOR TRIM		1,125.60	1,068.00		3,210.00		5,403.60
	Cost estimated to supply and install all exterior trim to match primary residence. This cost includes one 6" permacast column and beam, three garage door trim kits. The subcontractor cost is for cladding the rakes, fascia, and installing soffit vent to match primary residence. Option for additional crown moulding - ADD \$4,368 to this cost.						
77.000 **DOORS/GLAZING		5,550.00	1,164.00				6,714.00
	Cost quoted to supply and install doors and windows to match primary residence. These are MI 3500 GBG windows. This cost includes two fire rated doors from garage to living space and from garage to storage room.						
79.000 **GARAGE DOORS					6,414.00		6,414.00
	Cost quoted to supply and install (1) 16'x8' and (2) 8'x8' Amarr Oak Summitt 3000 Thermail insulated steel doors with beadboard design, solid woodtone finish, 12R track, torsion spring, weather seals, and matching exterior hardware. This cost also includes 1/2 HP Liftmaster electric openers with remotes and exterior keypads.						
81.000 *RAILING					1,740.00		1,740.00
	Cost allowed for wrought iron railing as shown on plan dated 9/1/2009. This railing will match the style of the primary residence.						
85.000 **ROOFING					4,200.00		4,200.00
	Cost quoted to supply and install asphalt shingle roof as specified on plans dated 9/1/2009. Quoted as New GAF 30 year Timberline Shingle Roof.						
86.000 *GUTTERS,SPOUTS					690.00		690.00
	Cost quoted to supply and install 5" K gutter with 2x3 downspouts as shown on plan dated 9/1/2009 to match primary residence.						
91.000 *STUCCO					7,980.00		7,980.00
	Cost quoted to supply and install complete stucco system to match primary residence. This cost includes wire lath and scratch coat for entire structure, including areas to receive stone.						
93.000 *STONWORK					9,444.00		9,444.00
	Cost quoted to supply and install new stonework as specified on plan dated 9/1/2009. All Crystal Lake stonework/brick accent to match primary residence as close as possible.						
97.000 *HVAC					9,798.00		9,798.00
	Cost quoted to supply and install Arcoaire 75.000 BTU gas furnace with 80% efficiency and a 2 1/2 ton 13 seer air conditioning unit. The furnace will be located in existing storage unit with insulated sheet metal duct work running to supply ducts. The outdoor unit will be placed on a prefab pad and located adjacent to garage. This cost includes equipment, labor, ductwork, piping, low voltage wiring, and thermostat.						

Warranty - 1 year on parts and labor, 5 years on compressor (part only), and 20 years on heat exchanger (part only).

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Item/Cost Code	Description	Material	Labor	Equipment	Subcontract	Other	Amount
98.000	90% efficient heater - Add -\$945.00 *PLUMBING				12,109.20		12,109.20
	Cost quoted to provide new PVC drainage and copper waters as needed for two bathrooms and bar area. Subcontractor will install two water closets, two lav faucets, two fabricated shower liners, and two shower valves. This cost also includes a Bradford White 50 gallon direct vent hot water heater.						
99.000	*ELECTRIC WIR'G				9,108.00		9,108.00
	Cost quoted by subcontractor to supply and install electrical as specified on plan by Trevor Summers.						
110.000	Options - Cable and TV to pool house. Add \$420.00 Two phone jacks - Add \$170.00 Two TV cable jacks - Add \$170.00 *PLUMBING FIXT.	1,920.00					1,920.00
	Cost allowed for the following plumbing fixtures; - shower valve and head (2) - \$600 - toilet - \$200 - lavatory faucet - \$200 - lavatory sink - \$100 - bar sink - \$300 (undermount) - bar faucet - \$200						
111.000	*ELECTRIC FIXT.						
	No cost is included for decorative electrical fixtures to be supplied by Owner and installed by Contractor. This includes stair sconce, 2nd floor bath sconce, six exterior sconces.and bedroom fan.						
112.000	*FINISH HARDWAR	624.00					624.00
	Cost allowed for interior and exterior door knobs.						
120.000	**INSULATION				3,078.00		3,078.00
	Cost estimated for 132 SF of R19 for second floor, 470SF of R19 in the floor,30 SF of R11 sound barrier at bathroom, and 1875 SF of R38 in vaulted and flat ceiling areas of main roof and doormers.						
126.000	*DRYWALL				6,132.00		6,132.00
	Cost estimated to supply and install complete drywall system using glue and screws. This cost includes a second layer of 5/8" drywall as required for the garage ceiling.						
136.000	*INTERIOR TRIM	2,532.00	6,228.00				8,760.00
	Cost estimated to supply and install standard solid core 6 panel doors as well as colonial baseboard, casing, and shoe moulding.						

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Item/Cost Code	Description	Material	Labor	Equipment	Subcontract	Other	Amount
137.000 *CASEWORK		1,800.00	732.00				2,532.00
	Cost allowed to supply and install stock cabinetry in two second floor spaces.						
138.000 *STAIRWORK		2,184.00	912.00				3,096.00
	Cost estimated to supply and install 3 box prefabs with Red Oak treads and risers. Landings will be framed and built on site to receive Red Oak HWF to match upstairs. This cost also includes 3 wall rails in Oak.						
146.000 *CLOSET		144.00	264.00				408.00
	Cost estimated to outfit second floor closet with a shelf and a hanging rod.						
147.000 *BAR CABINET		840.00	312.00				1,152.00
	Cost allowed for the following cabinets; one 24" base and one 36" sink base. Labor is for installation.						
148.000 *BAR COUNTERTOP		996.00					996.00
	Cost allowed for for 14 SF of Level III granite with one sink cut out.						
161.000 *CABINETS		1,704.00	732.00				2,436.00
	Cost allowed to supply and install cabinets in garage entry. Garage area to consist of two 30" base cabinets and two 30" wall cabinets. Work top to be formica.						
163.000 *APPLIANCES			60.00				60.00
	Refrigerator supplied by Owner and installed by Contractor.						
165.000 *TILE BACKSPLASH							
	No cost is included for a tile backsplash as none is specified on plan.						
171.000 *VANITIES		360.00	108.00				468.00
	Cost allowed to supply and install a 36" vanity base in bathroom.						
172.000 *COUNTERTOPS		600.00					600.00
	Cost allowed for Level III granite is based on \$45/SF plus one sink cutout.						
173.000 *ACCESSORIES		120.00	24.00				144.00
	Cost estimated to supply and install one towel bar and one TP holder.						
174.000 *MIRROR ALLOWAN					316.80		316.80
	Cost quoted to supply and install mirror at bathroom with one cutout for the sconce and one for the GFI. This mirror to be full size, going from top of vanity to slope in ceiling.						
175.000 *SHOWER DOOR					984.00		984.00
	Cost quoted to supply and install (2) Alumax 300CV Semi frameless shower doors. If frameless doors is desired ADD \$1032.00 to this cost.						
181.000 *CERAMIC TILE		1,788.00			6,924.00		8,712.00
	Cost quoted to install 40 SF of open floor, 22 SF of pre-base, 22 SF of shower floor tile, and 200 SF of shower wall tile in both upstairs and downstairs bathrooms. This cost also includes 52 SF of tile at garage entry. Material allowance based on \$4/SF plus grout. Marble bench allowed at \$200.						

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Item/Cost Code	Description	Material	Labor	Equipment	Subcontract	Other	Amount
185.000	*WOOD FLOOR Cost allowed for 378 SF of prefinished Oak flooring in garage apartment (landings included) is \$5.50 per square foot to include sales tax. The subcontractor cost includes installation of the floor and two stair landings and finishing 12 oak treads to match flooring as closely as possible.	2,494.80			1,422.00		3,916.80
190.000	*TILE Cost quoted for 45 SF of tile flooring for bar (kitchen) area. Material allowance is \$4/SF plus grout.	240.00			630.00		870.00
196.000	*INT. PAINTING Cost quoted to prime and paint all interior surfaces. Walls and ceilings will receive one coat primer and two coats finish. All woodwork will be puttied and caulked before receiving two coats of finish. This cost includes applying Epoxy finish to garage floor. The surface needs to be acid washed to prep for 2 coats of Epoxy finish.				5,490.00		5,490.00
197.000	*EXT PAINTING All exterior finishes are prefinished.						
482.000	*ENGINEER Cost quoted by structural engineer to provide the following documentation based on conceptual plans dated 9/1/09. <ul style="list-style-type: none"> <li>- Layout and engineering design of roof and floor framing</li> <li>- Integration with existing one story storage/ pool house building</li> <li>- Engineering design of foundations</li> <li>- Preparation of structural framing and foundation plans, sections, notes (sealed sets issued for permit)</li> <li>- One site visit during construction</li> <li>- Consultation with CWI during construction phase for general inquiries (re-design for owner or contractor changes not included)</li> <li>- Structural documentation only, no architectural or MEP</li> </ul> No cost is included for any site engineering (as in provide a plot plan that may be required by the Township for the Building Permit)				4,320.00		4,320.00
<b>Grand Totals:</b>		<b>41,241.60</b>	<b>42,330.00</b>		<b>130,063.20</b>	<b>2,857.20</b>	<b>216,492.00</b>