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Gray Residence - Oakland, Ca
Preliminary Budget Estimate
Scope of Work
February 21, 2014

Notes and Conditions

GENERAL INFORMATION

The following information gives a summary of assumptions made in order to complete this preliminary budget. These pages read in CSI format and follow the "Cost Breakdown" provided with this packet.

We have visited the building with a number of subcontractors so that they could help us put this budget together.

01-General Conditions

1) 1000 GENERAL REQUIREMENTS

- a. Our construction schedule and resulting general conditions costs are currently based on an 8-month job duration, which may change after we actually create a detailed schedule of the work sequencing and finalize the scope of work.
- b. Our budget includes management time as follows: 10% time for a project manager and 30% time for Foreman
- c. We have included costs for temporary power, water and toilet for the duration of the project. There will be a job shack (the garage) on site for the Foreman, tools and misc. hardware.
- d. Clean up of all work to and a broom clean finish upon completion.
- e. Permits, documentation and fees supplied by others.

2) 2000 SITWORK & DRILLING

- a) Excavation work will include cutting into the hillside for the backflow restrictor at sewer line.
- b) All excavated soils and pier tailings will be graded into the site. Soils can be off-hauled if preferred and/or proves to be more cost effective.

3) 3000 CONCRETE

- a. NO WORK

4) 4000 MASONRY

- a. NO WORK

5) 5000 METALS

- a. NO WORK

6) 6000 ROUGH FRAMING AND FINISH CARPENTRY

- a. 6.300 Finish Carpentry
 - i. Baseboards throughout, vinyl in game room
 - ii. door casing, speed casing

- vi. Supply and install earthquake shut-off valve for gas
- vii. Lateral sewer certificate
- b. Heating and air scope.
 - i. Supply and install new high efficiency furnace.
 - ii. Install new ducting to existing return locations
 - iii. Reinstall new cold air return to meet code

16)16000 ELECTRICAL

- a. Electrical and lighting scope.
 - i. Add motion detectors in each bathroom per code
 - ii. Add GFI outlets at over counter outlet locations in bathrooms per code
 - iii. Reinstall light fixtures in lower floor
 - iv. Drop for new furnace.
 - v. New load center, new code for arc faults per code
 - vi. Change oven plug to meet code
 - vii. Rewire kitchen and install new lighting per code

February 21, 2014

Ms. and Mr. Gray
7895 Sterling Dr.
Oakland

Re: Gray Residence

Dear Christina and Gerard,

Thank you for the opportunity to provide you with this estimate for the repair of your home.

SCOPE OF WORK

The Scope of Work shall be as shown on the Plans and Specifications as follows:

- Drawings: NA
- Structural Drawings: NA
- Geotechnical: NA
- Grading Plan: NA
- Site visit with Subs on January 7, 2014

NOTES & CONDITIONS

The following assumptions are reflected in the amount stated above:

- Commencement of construction is assumed to be Winter of 2014 and have an approximate duration of 8 months to substantial completion

- The Scope of Work consists of repairs due to flood damage as outlined in the CSI scope letter.
- All work will be performed with building permits and inspections
- Any additional remedial work beyond the Scope of Work will be brought to the attention of the Owner for a decision before work begins
- Unknown dry rot and concealed plumbing, electrical and mechanical conditions may need to be moved or altered leading to extra costs.
- The Owner will provide to the Contractor, color selections for painting, tile selections, and other Owner supplied items as early as possible. Appliances and materials provided by Owner will be delivered to the point of installation, complete with installation instructions, in a timely and defect free condition to avoid extra charges for downtime, repairs, and/or re-installation.
- Laws and codes applicable at the time of bidding shall remain in effect throughout construction
- The work space will be clear of owner personal items.
- Final clean up will include off-haul of all debris, a neat broom cleaning of the construction zone of the house
- Construction people will use a portable toilet, existing power and water
- Items listed in the drawings but not specifically identified by make, model, etc. are included as allowances. Upon selection by the Owner or architect, prices may vary.
- This bid is good only if payment with semi-weekly payments.

BUILDER'S ALLOWANCES

The following items are included as material and or Sub-contractor allowances: When actual costs are determined, a revised figure will be provided. If the product chosen requires additional labor to install, the cost of installation will be adjusted accordingly.

1. Tilework
2. Carpet
3. Appliances
4. Medicine Cabinets

Subject: **PRELIMINARY ESTIMATE FOR REPAIR
OF HOME.....\$220,658.79**

Estimated permits costs	\$23,465.88
Owner' s contingency (10%)	\$22,065.88

NOT INCLUDED

Items not included in this contract are as follows:

- Permits, fees, bonds and taxes

- Architectural, soil and structural engineering services, inspections & supervision
- Asbestos or lead removal
- Demolition and removal of outdoor structure
- Structural steel.
- Landscape and retaining walls, fences and gates, exterior handrails, patios, brick, stone and concrete walkways, plant items, irrigation, gray water irrigation, etc. are not included. These will be quoted, upon request, when a landscape plan is available.
- Wallpaper or window coverings
- CATV, telephone, or Data connections
- Audio or Security systems or equipment
- Fire Sprinklers
- Additional work not included in scope of work will be in addition to the amount above. This includes details or comments "flagged" by the local and county building inspection department or its field representatives

Thank you once again for the opportunity to provide you with this proposal. Please feel free to call us with any questions that you may have.

Sincerely yours,

Curran Construction