

Craftsmen Unlimited, Inc.

2707 SE Yamhill St.
 Portland, Or 97214

Cost Estimate

DATE	ESTIMATE NO.
3/30/2009	9825

NAME / ADDRESS
Ben Shook Concept ADU Prototype Cynthia Bankey Architect, Inc.

PROJECT

ITEM	DESCRIPTION	TOTAL
01 GENERAL REQUIRE...	GENERAL REQUIREMENTS	
010 036 Field Personnel	Project administration and supervision Flat fee for all pre-construction administration, construction administration and site supervision	10,000.00
010 062 Overhead and Profit	Overhead and Profit Fee calculated at 5% of hard construction costs.	5,891.00
010 070 Permits	Permits and inspections Procure and deliver permits to jobsite and schedule all required inspections. Permit costs for an ADU include utility connections for water sewer and gas lines. Work to be completed by City of Portland.	10,000.00
012 Design & Engineering	Design & Engineering Architectural fees calculated at 8.5% of construction cost and engineering fees at 1% of construction cost	11,753.00
013 300 Survey Data	Survey data Hub and tack building footprint on the site.	450.00
015 250 Costruction Aids	Construction Aids Allowance for equipment rental and Safety equipment.	400.00
	Subtotal	38,494.00
02 SITE WORK	SITE WORK	
020 620 Rubbish Handling	Rubbish Handling/Recycling Remove, Haul and recycle all construction debris	300.00
022 100 Grading	Grading Rough grade site at building completion	375.00
022 200 Excavation & Bac...	Excavate./Backfill/Compact Excavate building footprint for foundation and backfill. Utility trenching included in permit cost.	750.00
	Subtotal	1,425.00
03 CONCRETE	CONCRETE	
033 100 Structural Concrete	Structural Concrete & Placement	6,475.00
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033 450 Concrete Finishing	Form and pour concrete stemwalls and slab on grade with all required rebar and hold down hardware, moisture barrier and perimeter slab insulation. Concrete Finishing Polish and seal concrete slab	2,175.00 8,650.00
06 WOOD & PLASTICS	Subtotal WOODS AND PLASTICS	
061 100 Wood Framing	Rough framing Furnish and install all rough framing materials and hardware. Furnish and install all plywood wall sheeting. Install exterior and interior doors and windows furnished by others. Provide all blocking and sheetrock backing	24,575.00
062 200 Millwork Mouldings	Millwork Mouldings Furnish and install all interior door, window and base mouldings	5,000.00
062 300 Shelving	Shelving Furnish and install all bedroom closet shelf and pole systems	800.00
064 102 Cabinets	Cabinets Furnish and install kitchen cabinets and bathroom vanity	3,000.00
062 400 Plasic Laminate	Plastic Laminate Furnish and install plastic laminate kitchen counter tops and backsplash	900.00
064 300 Stairwork & Hand...	Stairwork and handrails Furnish and install oak stair treads, risers and staircase hand rail	2,400.00 36,675.00
07 THERMAL & MOISTU...	Subtotal THERMAL AND MOISTURE PROTECTION	
071 500 Damprf. & Air in/...	Damproofing and Air In/Ex control Furnish and install building wrap and all flexible window and exterior door flashing	1,750.00
072 116 Wall Insulation	Wall insulation Furnish and install all exterior fiberglass wall insulation	1,800.00
073 Shingles & Roof Tiless	Shingles and roofing tiles Furnish and install 30 yr comp roofing with all underlayment and flashing	2,560.00
074 600 Cladding/Siding	Cladding and siding Furnish and install finger jointed brick mold and 6" Fibercement lap siding	6,500.00
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076 Flashing & Sheet Metal	Flashing and sheetmetal Furnish and Install Gutters and Downspouts	600.00
	Subtotal	13,210.00
08 DOORS & WINDOWS	DOORS AND WINDOWS	
082 078 Residential Wood ...	Residential Wood Doors Furnish all pre-hung interior doors, closet bifold doors and exterior doors	2,400.00
086 Wood and Plastic Win...	Wood and plastic windows Furnish all fiberglass, double hung windows	2,800.00
087 100 Finish Hardware	Finish hardware Furnish and install all door hardware and cabinet pulls	600.00
	Subtotal	5,800.00
09 FINISHES	FINISHES	
092 600 Gypsum Board Sy...	Gypsum Board Systems (Drywall) Furnish, install, rough tape sheetrock. Finish tape and apply light orange peel finish	5,500.00
096 600 Resilient Flooring	Resilient Flooring Furnish and install Marmoiium flooring in bathroom	400.00
096 850 Sheet Carpet	Sheet Carpet Furnish and install sheet carpet in upstairs bedroom and hallway	1,200.00
099 100 Exterior Painting	Exterior Painting Prime and Paint exterior siding, trim and soffits. one coat of primer and two coats of paint with two colors. Caulk and seal all siding and trim.	3,800.00
099 200 Interior Painting	Interior Painting Caulk mouldings and fill nail holes. Prime and paint all mouldings, walls, ceilings and interior doors.	4,500.00
	Subtotal	15,400.00
10 SPECIALTIES	SPECIALTIES	
108 Tiolet & Bath Accesso...	Toilet and Bath Accessories	300.00
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	Furnish and install towel bars, robe hooks and toilet paper holder and shower curtain rod	300.00
	Subtotal	
11 EQUIPMENT	EQUIPMENT	
114 100 Ranges	Ranges Furnish and install kitchen Oven/Range	400.00
114 400 Refrigerators	Refrigerators Furnish and install refrigerator	600.00
	Subtotal	1,000.00
15 MECHANICAL	MECHANICAL	
151 Pipe & Fittings	Rough-in Plumbing Furnish and install all water supply piping, waste water piping and venting.	2,850.00
153 Plumbing Appliances	Plumbing Appliances Furnish and install electric hot water heater.	450.00
152 Plumbing Fixtures	Plumbing Fixtures Furnish and install plumbing fixtures including kitchen sink and faucets, exterior hose bib, bathroom pedestal sink, toilet and fiberglass tub/shower enclosure.	1,260.00
155 Heating	Heating Furnish and install bathroom faucet and bath/shower mixer and shower head.	1,200.00
157 100 A.C. & Vent. Units	A.C. and Ventilation Units Furnish install and vent to exterior one bathroom fan. Furnish install and vent to exterior one range hood ventilation unit	600.00
	Subtotal	6,360.00
16 ELECTRICAL	ELECTRICAL	
160 Rough-in Electrical	Rough-in Electrical Furnish and Install electrical panel, circuit breakers, rough wiring and boxes for outlets lighting circuits and equipment.	5,800.00
161 Trim-out Electrical	Trim-out Electrical	1,400.00
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166 100 Lighting	Furnish and install all switches, outlets and cover plates. connect wiring for hot water heater and base board heaters. Lighting furnish and install all light fixtures	900.00 8,100.00
	Subtotal	
TOTAL		\$135,414.00