

Submitted by Andrew Statz - New Avenue
 Submitted on
 To be approved by Andrew Statz - New Avenue
 Status This form is a draft and has not yet been issued to the project.

\$ Budgeted	Estim. Hours
37,089.00	60.00

Phase I: Project Programming and Research	\$ Budgeted	Estim. Hours	Note
Pre-Design			
City Planning Research and Permit Schedule Report	1,500.00		Architect will review your ideas and goals and verify what the city codes will allow. This is a delicate process that requires an expert's ability to talk to the city.
Architect/Client Meetings and Correspondence	500.00		This will be either in person, on the timeline or by phone.
Create and Review Initial Budget	500.00		New Avenue will pull costs from the recent and applicable projects to provide the best possible initial budget.
Printing and Document Fees			
Other			
Custom			
Reimbursement			

Phase II: Architectural Schematic Design	\$ Budgeted	Estim. Hours	Note
Initial Design			
Additional Code Research (Building/Engineering/Soils Requirements)			
As-Built Drawings and Site Assessment: Slope, Access			
Coordination of Surveyor by Architect			
Surveyor	2,387.00		Initial \$1,000 deposit, balance of \$1,387.50 is balance for setting offset markers and corner record.
Jumpstart Architectural Schemes A1, A2, and A3	4,300.00	30.00	Roughly 30 hours
Verification with City Planning - In Person Meeting with Architect and City Planner			
Schematic Designs B and C			
Site Plan			
3-D Massing Model			
General Contractor - Design and Schematic Budget Review			
Architect Discussion - Budget Review and Agreement			
Creation and Submittal of Planning Review Documents			
City Fee: Planning Permit Fees	2,527.00		Average is \$2,000 (\$2,327 to city, \$200 to parking survey)
Printing and Document Fees			
Architect/Client Meetings and Correspondence			
Other			
Custom			
Reimbursement			

Phase III: Design Development and Details	\$ Budgeted	Estim. Hours	Note
Feature and Detail Selections			
Structural, Mechanical, Plumbing, Heating, Cooling and Electrical Systems Integration	3,000.00		
Furniture, Fixures and Equipment Recommendations	2,200.00		

Printing and Document Fees			
Architect/Client Meetings and Correspondence			
Other			
Custom			
Reimbursement			

Phase IV: Construction Documents and Building Permits	\$ Budgeted	Estim. Hours	Note
Reports and Documentation			
Construction Documents	6,500.00		
Civil Engineering			
Structural Engineering	2,500.00		
Professional Consultant Coordination			
Arborist Report			
Hydrology and Drainage Report			
Recycling Waste Diversion Plan			
Energy Efficiency Report			
Green Consultant and HERS Rating			
Hazardous Materials Report			
Geotechnical Report			
Sewer Lateral Inspection			
Responses to City's Plan Check Comments and Submittals			
Plan Check Services			
Printing and Document Fees	183.00		
Architect/Client Meetings and Correspondence			
City Building Permit Fees and Impact Fees			
Completion and Submittal of Building Permits			
City Fees: Building Permit Plan Check Fee	1,344.64		\$1,344.64 is for the "Plan Check Fees" charged by the city
City Fee: Building Permits	5,097.36		additional fees for MEP will be charged at time of pickup
City Fee: Mechanical, Electrical, and Plumbing Permits			
City and County Impact Fees			
Sewer or Public Works Fee			
School Fee			
Fire Department Plan Check			
Water Fee			
Other Fees			
Custom			
Custom			
Reimbursement			

Phase V: Construction	\$ Budgeted	Estim. Hours	Note
Design Proposal Estimate			
Architectural Construction Administration	4,550.00	30.00	Not to exceed estimate, 30 hours

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220,691.50

Phase V: Construction	\$ Budgeted	Note
Construction Administration		
Solicit, Review and Present Bids	1,300.00	Detailed fixed price bid completed by two of the builders in the New Avenue network.
Negotiation and Acceptance of Construction Agreement	1,300.00	Construction agreement is provided by New Avenue and requires review with the client, architect and contractor.
Project Coordination		
Progress Inspections and Site Visits		
Requests For Information (RFIs) and Clarifications		
Change Order Tracking Including Approval/Denial	2,600.00	New Avenue's project administrator will review each change order and provide support to customers with any questions.
Construction Progress Assessments & Reporting	1,300.00	Biweekly or monthly review of project progress.
Invoicing and Payment Administration	1,000.00	Invoicing and payment processing throughout construction.
3rd Party Special Engineering Inspections (As Required)		
Pickups and Deliveries		
Printing and Document Fees		
Prime Contractor Supervision		
Contractor Mobilization and Set Up		
Mobilization		
Project Management		
Foreman, onsite supervision	2,700.00	
Sanitary Facilities	560.00	Assumes 4 months
Temporary Fencing and Security Barriers		
Temporary Tree and Plant Protection		
Progress Cleaning	2,160.00	Daily and Weekly cleaning, including all dump runs
Final Cleaning		
Hazardous Material Assessment		
Demolition and Structure Moving	2,400.00	650 sqft of exterior slab on grade, 216 sqft wood frame shed on CMU blocks
Hazardous Material Remediation		
Site Work and Earthwork		
Earthwork	1,600.00	Rough grade as per architect. Assumes no removal of soil from the lot.
Site Clearing	1,250.00	Debris and misc.
Selective Tree and Shrub Removal	1,100.00	One ~8" diameter tree and misc bushes
Excavation and Fill	3,510.00	Level grade at building site and average cut/fill. Assumes no soil is trucked in or out
Trenching	2,400.00	Rough Grading; Footings; Utility Trenches; Drainage Trenches
Slope Protection		
Planting		
Sub drainage	2,200.00	Perimeter drain around cottage tied into existing 4" drain, back fill with gravel, wrap in filter fabric
Electrical Utilities	3,000.00	Upgrade service panel for 120 amp to proposed structure. \$3000.00 allowance for electric utility upgrade. No work included between street and (e) home. PG&E fees not included.

Solid Waste Collection, Transfer, and Hauling Equipment	1,650.00	Per Waste diversion form
Prime Contractor Supervision	800.00	
Foundation and Concrete		
Foundation	11,200.00	Form and Pour (n) Slab (include landing at Front Door), Termite Pretreatment, R-5 rigid insulation, Rough Plumbing, Electrical to be located, Radiant PEX piping and Vapor Barrier (15mil STEGO vapor barrier) 620 sf +/- (1 roll+joint tape) See 5/S8.1
Thermal and Moisture Protection of Foundation		
Site Concrete		
Sidewalk work	5,900.00	TBD per landscape architect, assume 200 sf walkway to ADU
Patio		
Retaining Walls		
Driveway		
Prime Contractor Supervision	520.00	
Framing and Carpentry		
Rough Carpentry	8,200.00	Framing lumber, Framing hardware, sill plates, exterior walls, interior walls, roof, wall sheathing, roof sheathing, misc blocking per structural plans - add alternate for FSC lumber
Hardware and Framing Material	5,200.00	Per structural plans
Entry Roof or Trellis	1,440.00	Material and Labor
Rough Ladder or Stair Framing		
Finish Carpentry	4,400.00	Trim carpentry labor
Exterior Window and Door Trim	360.00	Paint grade with sill that extends beyond trim
Wood Door and Window Casings	300.00	Material
Specialty Ladders, Finish Stairs and Railings		
Wood Stops, Stools, and Sills	300.00	Material
Wood Base and Shoe Moldings	300.00	Material
Wood Fasciae and Soffits	3,580.00	\$500.00 for Material + \$3,080.00 Labor
Interior trim		
Fasteners		
Prime Contractor Supervision	1,320.00	
Insulation and Moisture Protection		
Thermal Insulation	1,800.00	Fiberglass batts
Damp proofing and Waterproofing	3,665.00	15 mill barrier and insulation below slab is \$1,550. Insulation around perimeter is an additoinal \$1,200: \$915 for waterproofing of shower/bath
Waterproofing of Shower/Bath		
Weather Barriers	450.00	
Roof Shingles, Shakes, Metal	4,320.00	50 Yr. Composite shingle - CertainTeed landmark Solaris or approved equivalent
Siding	9,540.00	stucco
Sheet Metal Flashings		
Misc. Flashings	350.00	
Manufactured Gutters and Downspouts	1,400.00	Aluminum
Fire and Smoke Protection		
Prime Contractor Supervision	800.00	
Windows and Doors		
Interior Doors - Doors	2,624.00	\$2000.00 for all interior doors, paint grade; shaker style (white), \$624 Door installation labor only
Interior Doors - Hardware	330.00	
Interior Doors - Install Doors	420.00	
Interior Doors - Install Hardware		
Exterior Doors - Doors	1,000.00	
Exterior Doors - Hardware	150.00	
Exterior Doors - Install Doors		
Exterior Doors - Install Hardware	100.00	

Windows	4,150.00	Milgard Fiberglass Casement, no grids - typical all windows. See window schedule for all openings
Roof Windows, Skylights and SunTunnels	975.00	Velux manual operation, no shades: Velux TMR-014 w/Light
Window Hardware		
Window Flashings		
Installation of Windows		
Garage Door		
Prime Contractor Supervision	1,320.00	
Finishes		
Drywall	6,300.00	Gypsum - Smooth finish type
Flooring	8,000.00	Bamboo glue down
Exterior Painting	2,550.00	2 Colors for Eaves, Rafters, and Trim
Interior Painting	3,950.00	2 Colors - antique white
Staining and Transparent Finishing	650.00	Sill and custom cabinets (cabinet finishes not included here. Wood sills only.)
Schedules for Storage Specialties		
Toilet, Bath, and Laundry Accessories	600.00	OPCI -Toilet - Toto- 1 piece-Model No: MS604114CEFG
Tub and Shower Doors	1,050.00	Glass shower wall on two sides
Mirrors		
Closet and Utility Shelving		
Kitchen Cabinets	1,500.00	Custom full height cabinet to match at the wall side of the island
Bath Cabinets	780.00	Custom cabinet allowance.
Other Cabinets		
Cabinet and Drawer Hardware	455.00	Purchased By Owner and installed by contractor; Price shown is for installation only
Cabinet Installation	1,950.00	Kitchen Cabinet installation only
Countertops	1,750.00	Butcher Block
Tile Installation	3,500.00	Labor to install three sided shower and bath floor
Tile Wall Materials	800.00	Additional for two custom 12"x18" storage nooks in shower
Tile Trim Materials	750.00	
Tile Base Materials		
Tile Floor Materials		
Tile Nooks and ledges for shampoo, soap etc..		
Tile Trim		
Tile Grout		
Tile Sealer		
Prime Contractor Supervision	1,320.00	
Plumbing		
Plumbing: All Rough and Finish Work		
Water Connection to Main Home	10,535.00	Per plans, from main house. Does not include upgraded line from street meter/shut off to house. Rough in and trim out of supply (pex), waste (abs) and fixtures. 3/4" Supply from (e) home to new cottage. Includes \$1500.00 allowance included for plumbing fixtures.
Gas Connection to Main Home	3,000.00	Gas line, 75' from main home
Sanitary Sewer Pump		No pump included
Sanitary Sewer Lateral Replacement		
Sanitary Sewer		
Plumbing Equipment		
Water Heaters		Dual tankless gas water heater. Typical \$1,200. None, radiant heat includes heat exchanger for both space and water heating.
Lavatories		
Sinks	550.00	Moen
Bathtubs		
Showers	467.50	Flush, roll in shower
Faucets, Supplies, and Trim	600.00	Fixtures provided by owner - kitchen faucet -Kohler Cruette

Fire Sprinklers	4,360.00	
Prime Contractor Supervision	880.00	
Heating, Ventilation, and Air Conditioning		
HVAC - Flashing		
HVAC - Ducting		
Ventilation Hoods	260.00	
Vents	200.00	
Fireplaces and Stoves		
Heaters		
Radiant Heating Units	8,000.00	\$4k Radian heat system with PEX piping and water heater, \$4k manifold and boiler
Energy Recovery Unit	640.00	
Prime Contractor Supervision	880.00	
Electrical		
Electrical - All Electrical Hardware and Installation	11,500.00	Cottage wiring (120A sub panel, phone and cable wiring) Electrical to include rough and trim of cottage. All surface mounted fixtures by owner.
Interior Lights		
Lighting Details		
Exterior Lighting		
Smoke Detection Sensors		
Oven/Stovetop		
Refrigerator	650.00	Appliance installation.
Washer/Dryer		
Prime Contractor Supervision	880.00	
Overhead and Profit		
Overhead and Profit	29,740.00	
Other		
Custom		
Reimbursement		

Phase V: Home Improvements and Site Improvements	\$ Budgeted	Note
Additional Work		
Water line	2,400.00	New water line, trenching and sidewalk work
Gas line		
Electrical Service		
Foundation		
Electrical service upgrade		
Other		

Phase V: Post Construction	\$ Budgeted	Note
Additional Work		
Landscaping		
Patios		
Drainage		
Grey water		
Other		
Project Summary and Final Invoice		
Grand Opening Party		