

CULBRETH PARK RESTORATIONS

Job & Project Cost Estimate

11/7/2008

<u>Start</u>	<u>Job</u>	<u>Code</u>	<u>115 CulPk</u>	<u>202 CulPk</u>	<u>203 CulPk</u>	<u>204 CulPk</u>	<u>205 FanBr</u>	<u>207 CulPk</u>	<u>208 CulPk</u>	<u>X</u>	<u>JOB TOTALS</u>
	Roofing	RO	\$ 2,320	\$ 1,450	\$ 1,450	\$ 2,320	\$ 2,320	\$ 2,610	\$ 1,740		\$ 14,210
	Water Heater	WH	\$ 950	\$ 950	\$ 950	\$ 950	\$ 950	\$ 950	\$ 950		\$ 6,650
	HVAC	AC	\$ 4,267	\$ 4,267	\$ 4,267	\$ 4,267	\$ 4,267	\$ 4,267	\$ 4,267		\$ 29,869
	Foundation	FO	\$ 275	\$ 275	\$ 275	\$ 275	\$ 275	\$ 275	\$ 275		\$ 1,925
	Landscaping	LA	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500		\$ 3,500
	Siding	SI	\$ 14,235	\$ 14,040	\$ 14,040	\$ 14,235	\$ 14,235	\$ 14,820	\$ 14,040		\$ 99,645
	Framing	FR	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750		\$ 5,250
	Windows	WI	\$ 6,343	\$ 6,343	\$ 6,343	\$ 6,343	\$ 6,343	\$ 6,343	\$ 6,343		\$ 44,401
	Ext. Doors	DO	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700		\$ 4,900
	Painting	PA	\$ 3,300	\$ 3,300	\$ 3,300	\$ 3,300	\$ 3,300	\$ 3,300	\$ 3,300		\$ 23,100
	Gutters	GU	\$ 1,560	\$ 780	\$ 780	\$ 1,560	\$ 1,560	\$ 1,560	\$ 780		\$ 8,580
	Plumbing	PL	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625		\$ 4,375
	Electrical	EL	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625		\$ 4,375
	Crawl Space	CR	\$ 375	\$ 375	\$ 375	\$ 375	\$ 375	\$ 375	\$ 375		\$ 2,625
	Int. Repairs	IR	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500		\$ 3,500
	Contingency	CO	\$ 1,878	\$ 1,785	\$ 1,785	\$ 1,878	\$ 1,878	\$ 1,921	\$ 1,800		\$ 12,925
	Fixtures	FI	\$ 225	\$ 225	\$ 225	\$ 225	\$ 225	\$ 225	\$ 225		\$ 1,575
	OCHLT fee		\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000		\$ 21,000
UNIT & PROJECT TOTALS			\$ 42,428	\$ 40,490	\$ 40,490	\$ 42,428	\$ 42,428	\$ 43,346	\$ 40,795		\$ 292,405

<u><i>Job</i></u>	<u><i>Description</i></u>
<i>Roofing</i>	Strip roof to decking, repair bad wood, repair bad flashing, install 30lb felt, 30yr arch. Shingles, cleanup & haul.
<i>Water Heater</i>	Pull permit, replace existing water heater, plumb in and connect to utility per code.
<i>HVAC</i>	Pull permit, replace existing HVAC furnace & condensor, connect to existing utility per code.
<i>Foundation</i>	Inspect, repair, caulk/tuckpoint cracks in preparation for painting.
<i>Landscaping</i>	Cut back all vegetation within six feet of, or overhanging, the structure, cleanup and haul.
<i>Siding</i>	Strip existing siding, downspouts & gutters, install cementitious siding on all exterior, cleanup & haul.
<i>Framing</i>	Replace bad structural framing, reframe at rotted openings, replace bad deck/porch wood, cleanup and haul.
<i>Windows</i>	Remove existing window sashes, prep and install new vinyl replacement windows, trim & caulk, cleanup and haul.
<i>Ext. Doors</i>	Remove existing doors, prep and install new steel doors, install new hardware, trim & caulk, cleanup and haul.
<i>Painting</i>	Caulk and prep ext. surfaces, apply two coats of paint to all surfaces, cleanup and haul.
<i>Gutters</i>	Furnish & install continuous 5" guttering and 3x4" downspouts, and install 6' for buried drainpipe to all drains.
<i>Plumbing</i>	Furnish & install two new ext. hose bibs, inspect and repair crawlspace plumbing as needed.
<i>Electrical</i>	Pull permit, furnish and install new HVAC disconnect, two GFCI outlets, and two exterior entry door lights.
<i>Crawl Space</i>	Remove all debris and storage items, install new 10 mil poly. Plastic sheeting, return all storage, cleanup and haul.
<i>Int. Repairs</i>	Repair and paint affected areas damaged from exterior work.
<i>Contingency</i>	Repairs or replacements of misc. individual unit items and/or to cover shortfalls in line item expenses.
<i>Fixtures</i>	Purchase and furnish exterior light fixtures, GFCI outlets and exterior anti siphon hose faucets.