

APPROVED SCHEMATIC DESIGN BCCE

Residential Remodel/Addition

BUDGETARY CONSTRUCTION COST ESTIMATE (assumes construction period of 9-months)

01 - GENERAL CONDITIONS	\$ 46,370
superintendent, laborer, surveyor, special inspections, port-a-john, debris box, final cleaning	
02 - SITEWORK	\$ 20,000
Demolition at area of addition, interior area of house to be remodeled	
03 - CONCRETE	\$ 28,715
(N) SOG at addition, foyer and misc. repairs	
05 - METALS	\$ -
NOTE: no structural steel frames anticipated at this time.	
06 - WOOD & PLASTICS	\$ 87,430
new framing at addition, new gable roofs over existing foyer and living room, new transition roof between existing roof and new roof, misc. framing in existing area of house	
07 - THERMAL & MOISTURE PROTECTION	\$ 37,650
new shingle at addition to match existing, built-up roofing at transition roof between addition and bedroom roofs, open cell spray foam at exterior skin, new skylights	
08 - DOORS & WINDOWS	\$ 52,750
Eagle windows and exterior doors, Anderson entry system, Simpson interior doors	
09 - FINISHES	\$ 122,350
drywall patch / repair as required at house, engineered stone countertops, new tiled areas: backsplashes, tub and shower surrounds, pantry & bathroom floors, new paint	
10 - SPECIALTIES	\$ 8,470
shower enclosure, medicine cabinets, plumbing accessories, wall-affixed mirrors	
11 - EQUIPMENT	\$ 24,750
kitchen appliances (cooktop, hood, oven, steam oven, refrigerator, and dishwasher)	
12 - FURNISHINGS	\$ 56,615
European-style cabinets at kitchen, pantry and bathrooms	
15 - MECHANICAL SYSTEMS	\$ 67,400
new furnace / ductwork, rough/finish plumbing, fire sprinklers, plumbing fixtures and water heater. (NOTE: water service / meter may require upgrading)	
16 - ELECTRICAL	\$ 40,500
reuse existing where possible, new at addition, upgrade panel / service from 100A to 200A (Note: utility costs from Palo Alto not included - to be paid by owner)	
Subtotal	\$ 607,000
GC Fee	\$ 91,050
Total Budgetary Construction Cost Estimate	\$ 698,050