



July 5, 2022

Client: Sample
Address: 63 Main Street
Southampton, NY 11968

Architects: Sample Architect
Plans: Sample Pages


Hello,

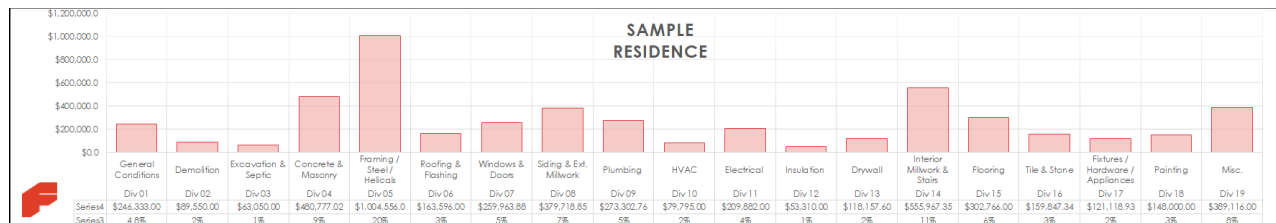
Thank you for the opportunity to work with you on this project. Very Exciting! Please let us know a convenient time to discuss and review. Hopefully we can move forward together.

Thank you!

PS.
Due to the volatility of the market this proposal is currently a budget allowance for all scopes of work.

**FACT**CONSTRUCTION ESTIMATING
& ADMINISTRATIVE SERVICES

Project:	SAMPLE Residence		 FACT CONSTRUCTION ESTIMATING & ADMINISTRATIVE SERVICES		
Date:	7/5/2022				
Estimator:	MH - RV				
Revision:	Final				
Division	Trades	Project %	Total		
Div 01	General Conditions	4.8%	\$246,333.00		
Div 02	Demolition	2%	\$89,550.00		
Div 03	Excavation & Septic	1%	\$63,050.00		
Div 04	Concrete & Masonry	9%	\$480,777.02		
Div 05	Framing / Steel / Helicals	20%	\$1,004,556.08		
Div 06	Roofing & Flashing	3%	\$163,596.00		
Div 07	Windows & Doors	5%	\$259,963.88		
Div 08	Siding & Ext. Millwork	7%	\$379,718.85		
Div 09	Plumbing	5%	\$273,302.76		
Div 10	HVAC	2%	\$79,795.00		
Div 11	Electrical	4%	\$209,882.00		
Div 12	Insulation	1%	\$53,310.00		
Div 13	Drywall	2%	\$118,157.60		
Div 14	Interior Millwork & Stairs	11%	\$555,967.35		
Div 15	Flooring	6%	\$302,766.00		
Div 16	Tile & Stone	3%	\$159,847.34		
Div 17	Fixtures / Hardware / Appliances	2%	\$121,118.93		
Div 18	Painting	3%	\$148,000.00		
Div 19	Misc.	8%	\$389,116.00		
		100%	\$5,098,807.81		
Div 20	P+O/Ins.		\$611,856.94		
		Total	\$5,710,664.74		
Dev Sqft	14852	Div 20	Profit & OH	0.1	\$509,880.78
Cost / Sqft	\$385		Insurance	0.02	\$101,976.16
				12%	\$611,856.94



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Div 15	flooring	*****budget allowance*****						
	supply & install	8" clear heart pine - sand & fin. w/ 1 coat stain & 3 coats finish	1	\$67,500.00	\$67,500.00			
	material							
	allowance	lower level - thin brick veneer	3770.2	\$15.00	\$56,553.00			
	allowance	screened porch - thin brick veneer	457.1	\$15.00	\$6,856.50			
	allowance	mudroom hall - thin brick veneer	120.2	\$15.00	\$1,803.00			
	allowance	pantry - thin brick veneer	47.56	\$15.00	\$713.40			
	allowance	butler's pantry - thin brick veneer	54.3	\$15.00	\$814.50			
	allowance	laundry - thin brick veneer	47.72	\$15.00	\$715.80			
	allowance	mudroom powder - thin brick veneer	41.44	\$15.00	\$621.60			
	allowance	mudroom entry - thin brick veneer	166.8	\$15.00	\$2,502.00			
	labor							
		lower level - thin brick veneer	3770.2	\$35.00	\$131,957.00			
		screened porch - thin brick veneer	457.1	\$35.00	\$15,998.50			
		mudroom hall - thin brick veneer	120.2	\$35.00	\$4,207.00			
		pantry - thin brick veneer	47.56	\$35.00	\$1,664.60			
		butler's pantry - thin brick veneer	54.3	\$35.00	\$1,900.50			
		laundry - thin brick veneer	47.72	\$35.00	\$1,670.20			
		mudroom powder - thin brick veneer	41.44	\$35.00	\$1,450.40			
		mudroom entry - thin brick veneer	166.8	\$35.00	\$5,838.00			
						\$302,766.00		flooring
Div 16	tile & stone	*****budget allowance*****						
	see matrix	tile - supply	1.18625	\$37,901.27	\$44,960.38			
		tile - labor	1	\$65,004.81	\$65,004.81			
		stone countertops - supply & install	1.1	\$41,688.32	\$45,857.15			
		misc stone - saddles, niches, thresholds	7	\$575.00	\$4,025.00			
						\$159,847.34		tile & stone
Div 17	fixtures - hardware - appliances	*****budget allowance*****						
	material							
		plumbing fixtures & bath accessories	1	\$46,644.93	\$46,644.93			
		door hardware	38	\$175.00	\$6,650.00			
		door stops	38	\$15.00	\$570.00			
		front door hardware	1	\$550.00	\$550.00			
	allowance	appliances - P.19 spec book	1	\$60,000.00	\$60,000.00			
	labor							
		appliances	1	\$2,480.00	\$2,480.00			
		front door hardware	1	\$704.00	\$704.00			
		int door hardware	1	\$2,112.00	\$2,112.00			
		bath hardware & accessories	1	\$1,408.00	\$1,408.00			
						\$121,118.93		fixtures
Div 18	painting	*****budget allowance*****						
		interior: benjamin moore	1	\$110,000.00	\$110,000.00			
		exterior painting - medium grey	1	\$38,000.00	\$38,000.00			
						\$148,000.00		painting
Div 19	miscellaneous	*****budget allowance*****						
		fireplace - tax & delivery included	1.15	\$17,500.00	\$20,125.00			
		window treatments - motorized shades	0	\$0.00	\$0.00			
		shower enclosures (excludes primary bath)	1	\$18,207.00	\$18,207.00			
		her closet - mirror back	1	\$784.00	\$784.00			
	option	central vacuum	0	\$12,000.00	\$0.00			
	budget allowance	pool - gunite	1	\$350,000.00	\$350,000.00			
						\$389,116.00		miscellaneous
						\$5,098,807.81		sub total
Div 20	p+o / ins							
		profit & overhead	0.10		\$509,880.78			
		insurance	0.02		\$101,976.16			
			12%		\$611,856.94			p+o/ins
						\$5,710,664.74		Total

	Exclusions: (items currently not included)
1	Audio - Video System. P 29 Spec Book
2	Lightening Protection. P.29 Spec Book
3	Solar. P.29 Spec Book
4	Landscaping. P.29 Spec Book
5	Skim coating / level 5 finish P. 17 Spec Book
6	Light fixture schedule / surfsce mounted fixtures
7	Primary bath shower door / glass
8	Custom Shutters
9	DOB Filling
10	Material Price Guarantees
11	Steam Unit
12	Generator
13	Proposed BBQ
14	Crow Moldings
15	Excess fill removal
16	Natural gas
17	Underground obstructions
18	HRV / ERV
19	Gates
20	SCWA Fees
21	Garage floor finish
22	Pool Engineering

**FACT**CONSTRUCTION ESTIMATING
& ADMINISTRATIVE SERVICES

Plumbing	Qty	Cost	Total		Qty	Cost	Total
Mains				Equipment			
House Trap (pipe out 5ft)	0	\$0.00	\$0.00	Steam unit - s+i	1	\$6,500.00	\$6,500.00
Water Main - Valve only	1	\$1,100.00	\$1,100.00	Hot water circulator	1	\$2,600.00	\$2,600.00
Vent Stacks - Through Roof	0	\$0.00	\$0.00	Ejector pump	1	\$6,000.00	\$6,000.00
Water Main To House	0	\$0.00	\$0.00	Pool Package	1	\$4,500.00	\$4,500.00
Gas Main to House	0	\$0.00	\$0.00	Generator	1	\$80,440.00	\$80,440.00
Gas Meter - H-Frame	0	\$0.00	\$0.00				
Rough-ins				Mechanicals			
New bath 3pc rough in 1st fl	0	\$8,500.00	\$0.00	Boiler for hydro-coils- 3 zones	0	\$22,000.00	\$0.00
New bath 3pc rough in 2nd fl	3	\$10,500.00	\$31,500.00	Hydro-coils (pipe from boiler to coils)	3	\$2,500.00	\$7,500.00
New bath 3pc rough in Lower Level	2	\$9,500.00	\$19,000.00	Tankless Navien - HW & 3 zones heat	1	\$23,500.00	\$23,500.00
Outdoor Bathrooms	2	\$15,000.00	\$30,000.00	Tankless Navien - Heat	1	\$0.00	\$0.00
New Powder rooms	2	\$6,500.00	\$13,000.00	75 Gal HW Heater - Gas	0	\$0.00	\$0.00
New bath 4 pc (tub & shower)	1	\$10,000.00	\$10,000.00	75 Gal HW Heater - Indirect	1	\$4,500.00	\$4,500.00
Exterior Baths (lounge/conservatory)	2	\$12,500.00	\$25,000.00				
Hand Held	5	\$450.00	\$2,250.00				
Rain Head	5	\$900.00	\$4,500.00				
Laundry Floor Drain	1	\$1,250.00	\$1,250.00				
Laundry rooms	2	\$1,250.00	\$2,500.00				
Kitchen/bar sinks	7	\$1,500.00	\$10,500.00	Gas			
Wall Mount Toilet	0	\$0.00	\$0.00	Stove	1	\$1,500.00	\$1,500.00
Claw foot tub/circle tub (plunge)	2	\$3,500.00	\$7,000.00	Furnace	0	\$0.00	\$0.00
Slop Sink	0	\$0.00	\$0.00	BBQ -outdoor grill	1	\$1,750.00	\$1,750.00
Installations - Trim outs				Dryer	2	\$750.00	\$1,500.00
Drop in sink	0	\$0.00	\$0.00	Fireplace	5	\$1,100.00	\$5,500.00
Under mount sink	10	\$900.00	\$9,000.00	Generator	1	\$2,000.00	\$2,000.00
Vessel sink	0	\$0.00	\$0.00	Pool / Jacuzzi	2	\$2,000.00	\$4,000.00
Pedestal sink	1	\$800.00	\$800.00				
Open Vanity - Sink & Waste	0	\$0.00	\$0.00	Exterior			
Slop Sink	0	\$0.00	\$0.00	Outdoor sink	0	\$0.00	\$0.00
Volume Control	5	\$800.00	\$4,000.00	Hose bibs	8	\$550.00	\$4,400.00
Thermostatic Control	5	\$800.00	\$4,000.00	Pool Package	0	\$0.00	\$0.00
Fiberglass on site shower pan	0	\$0.00	\$0.00	Outdoor Shower Body	1	\$1,500.00	\$1,500.00
Kitchen/bar sinks	4	\$800.00	\$3,200.00	Outdoor Shower Drain	1	\$1,500.00	\$1,500.00
Wall mount faucet	0	\$0.00	\$0.00	Appliances - Rough in & installation			
Standard spread faucet	15	\$550.00	\$8,250.00	Refrigerator-ice & water	3	\$450.00	\$1,350.00
Toilet	10	\$850.00	\$8,500.00	Dishwasher	3	\$900.00	\$2,700.00
Jacuzzi Tub	1	\$6,500.00	\$6,500.00	Washer	1	\$1,500.00	\$1,500.00
Shower pan - Drop in	0	\$0.00	\$0.00		0	\$0.00	\$0.00
Shower Drain - Standard	0	\$0.00	\$0.00				
Shower Drain - Lineal	1	\$900.00	\$900.00	Direct Replacement			
Hand Held	0	\$0.00	\$0.00	Direct replacement - 3pc	0	\$0.00	\$0.00
Clawfoot/Circle	2	\$2,500.00	\$5,000.00	Direct replacement Kitchen - clean up Rough	0	\$0.00	\$0.00
Shower Head - Standard	0	\$0.00	\$0.00				
Rain Head	0	\$0.00	\$0.00	Ventling			
Upgrades				Bathrooms-Sauna	8	\$750.00	\$6,000.00
Copper	0	\$0.00	\$0.00	Kitchen	1	\$1,750.00	\$1,750.00
Cast Iron	1	\$4,000.00	\$4,000.00	Fireplace	0	\$0.00	\$0.00
Sauna	1	\$2,000.00	\$2,000.00	Dryer	2	\$750.00	\$1,500.00
				Boilers-HW Heaters	0	\$0.00	\$0.00
		A	\$213,750.00			B	\$173,990.00
						A+B	\$387,740.00



FACT

CONSTRUCTION ESTIMATING
& ADMINISTRATIVE SERVICES

Drywall		# of sides	Length (Ft)	Height (Ft)	Area (sq ft)	Total Area (sq ft)
Basement						
	Int walls	2	220	10	4400	
	Ext walls	1	265	10	2650	
	Ext walls	1	55	10.5	577.5	
	Ceiling				3475	
						11102.5
1st Fl						
	Int walls	2	286	10	5720	
	Int walls	2	47	10	940	
	Ext walls	1	408	10	4080	
	Ext walls	1	31	10	310	
	Ceiling				4995	
						16045
2nd Fl						
	Int walls	2	94	8.5	1598	
		2	47	10	940	
		2	19	10.67	405.46	
		2	17	14	476	
		2	19	13.67	519.46	
		2	17	11.5	391	
		2	84	11	1848	
		2	57	12	1368	
	Ext walls	1	32	3	96	
		1	27	8	216	
		1	29	9	261	
		1	17	6	102	
		1	124	10	1240	
		1	52	8.5	442	
		1	20	14	280	
		1	23	12	276	
		1	36	11	396	
		1	72	12.5	900	
	Ceiling				4725	
						16479.92
					Total Sq ft.	43627
					4x12 Bds (48 sq ft)	48
					Total Boards	909
					Cost / board	\$130.00
						\$118,157.60

**FACT**CONSTRUCTION ESTIMATING
& ADMINISTRATIVE SERVICES

Location	Width	Height	Swing	Door Cost	Notes
First Floor					
Powder room	30	80	RH	\$500.00	
Laundry room	34	80	RH	\$500.00	
Second Floor					
Stair hall closet	24	80	RH	\$500.00	
Stair hall closet	24	80	LH	\$500.00	
Bath #2	26	80	RH	\$500.00	
Linen closet	26	80	RH	\$500.00	
Bedroom #1 closet	26	80	LH	\$500.00	
Bedroom #2 closet	26	80	LH	\$500.00	
Master Bath	28	80	RH	\$500.00	
Bath #1	28	80	RH	\$500.00	
Bedroom #1	30	80	LH	\$500.00	
Bedroom #2	30	80	RH	\$500.00	
Stair Hall	30	80	LH	\$500.00	
Total Widths	362				
Total Heights		1040			
Cost of Doors				\$6,500.00	

Insulation		Type	Length	Height	Sq ft	Cost/Sq Ft	Cost	Total
Walls								
Exterior Walls								
	Basement	2" closed cell foam & R-13	285	10	2850	\$3.60	\$10,260.00	
	First	2" closed cell foam & R-13	175.9	10	1759	\$3.60	\$6,332.40	
	Second	2" closed cell foam & R-13	191	10	1910	\$3.60	\$6,876.00	
					6519			\$23,468.40
Interior walls								
	Basement	n/a	0	10	0	\$0.00	\$0.00	
	First	n/a	0	10	0	\$0.00	\$0.00	
	Second	n/a	0	10	0	\$0.00	\$0.00	
					0			\$0.00
		Type			Sq ft	Cost/Sq Ft	Cost	Total
Ceilings & Roof								
	Basement	R-38			1913	\$1.40	\$2,678.20	
	First	n/a			0	\$1.20	\$0.00	
	Second / Roof	3" closed cell foam & R-19			1796.2	\$5.05	\$9,070.81	
					3709.2			\$11,749.01
						Total		\$35,217.41

**FACT**CONSTRUCTION ESTIMATING
& ADMINISTRATIVE SERVICES

Tile										
Location		Manufacturer	Style / Model	Length	Height	Area (sqft)	Material Cost per Sqft	Total Supply	Labor Cost per Sqft	Total Labor
Lower Level:										
Bunkroom bath - shower	1" Hex Mosaic floor tile	Nemo	Lady Grey	n/a	n/a	24.12	\$28.99	\$699.24	\$35.00	\$844.20
Bunkroom bath - shower	3x12 wall tile	Nemo	Cape Cod	14.6	10	146	\$8.99	\$1,312.54	\$20.00	\$2,920.00
Bunkroom bath - floor	12x24	Nemo	Lady Grey	n/a	n/a	42.3	\$28.99	\$1,226.28	\$20.00	\$846.00
Bunkroom bath - floor	3x12 boarder	Nemo	Lady Grey	n/a	n/a	42.9	\$8.99	\$385.67	\$20.00	\$858.00
Bunkroom bath - floor	3x12 wall tile	Nemo	Cape Cod	36.3	10	363	\$8.99	\$3,263.37	\$20.00	\$7,260.00
First floor:										
Kitchen backsplash	3x12 ceramic	Nemo	Cape Cod	38.26	2.67	102.1542	\$8.99	\$918.37	\$25.00	\$2,553.86
Primary bath - wall	3x12 ceramic	Nemo	Bianco Bello	35.7	10	357	\$8.99	\$3,209.43	\$25.00	\$8,925.00
Primary wet area - floor	4x16 chevron stone floor	Nemo	Lady Grey	n/a	n/a	58.6	\$28.99	\$1,698.81	\$25.00	\$1,465.00
Primary wet area - floor	3x12 boarder	Nemo	Lady Grey	n/a	n/a	37.9	\$8.99	\$340.72	\$25.00	\$947.50
Primary wet area - wall	3x12 ceramic	Nemo	Bianco Bello	32.8	10	328	\$23.50	\$7,708.00	\$25.00	\$8,200.00
Laundry - 12x24 floor	12x24 floor	Nemo	Lady Grey	n/a	n/a	25.2	\$28.99	\$730.55	\$25.00	\$630.00
Laundry - floor	3x12 boarder	Nemo	Lady Grey	n/a	n/a	22	\$8.99	\$197.78	\$25.00	\$550.00
Secnd Floor:										
Bath #1 - floor	12x24	Nemo	Lady Grey	n/a	n/a	26.4	\$28.99	\$765.34	\$25.00	\$660.00
Bath #1 - floor	3x12 boarder	Nemo	Lady Grey	n/a	n/a	26	\$8.99	\$233.74	\$25.00	\$650.00
Bath #1 - wall	3x12 ceramic	Nemo	Cape Cod	21.7	8.5	184.45	\$8.99	\$1,658.21	\$20.00	\$3,689.00
Bath #1 Shower - floor	1" Hex Mosaic floor tile	Nemo	Lady Grey	n/a	n/a	19.61	\$28.99	\$568.49	\$35.00	\$686.35
Bath #1 Shower - wall	3x12 ceramic	Nemo	Cape Cod	13.4	8.5	113.9	\$8.99	\$1,023.96	\$20.00	\$2,278.00
Bath #2 - floor	12x24 stone	Nemo	Lady Grey	n/a	n/a	29.4	\$28.99	\$852.31	\$25.00	\$735.00
Bath #2 - floor	3x12 boarder	Nemo	Lady Grey	n/a	n/a	25	\$8.99	\$224.75	\$25.00	\$625.00
Bath #2 - wall	3x12 ceamic	Nemo	Cape Cod	22.6	8.5	192.1	\$8.99	\$1,726.98	\$20.00	\$3,842.00
Bath #2 Shower - floor	1" Hex Mosaic floor tile	Nemo	Lady Grey	n/a	n/a	19.94	\$28.99	\$578.06	\$35.00	\$697.90
Bath #2 Shower -wall	3x12 ceramic	Nemo	Cape Cod	12.8	8.5	108.8	\$8.99	\$978.11	\$20.00	\$2,176.00
Bath #3 - floor	12x24 stone floor	Nemo	Lady Grey	n/a	n/a	40.7	\$28.99	\$1,179.89	\$25.00	\$1,017.50
Bath #3 - floor	3x12 boarder	Nemo	Lady Grey	n/a	n/a	30.89	\$8.99	\$277.70	\$25.00	\$772.25
Bath #3 - wall	3x12 ceramic	Nemo	Cape Cod	27.3	8.5	30.89	\$8.99	\$277.70	\$20.00	\$617.80
Bath #3 - shower floor	1" Hex Mosaic floor file	Nemo	Lady Grey	n/a	n/a	19.77	\$28.99	\$573.13	\$35.00	\$691.95
Bath #3 - shower wall	3x12 ceramic	Nemo	Cape Cod	9.1	8.5	77.35	\$8.99	\$695.38	\$20.00	\$1,547.00
Bath #4 - floor	12x24 stone floor	Nemo	Lady Grey	n/a	n/a	35.3	\$28.99	\$1,023.35	\$25.00	\$882.50
Bath #4 - floor	3x12 boarder	Nemo	Lady Grey	n/a	n/a	28.4	\$8.99	\$255.32	\$25.00	\$710.00
Bath #4 - wall	3x12 ceramic	Nemo	Cape Cod	25.4	8.5	215.9	\$8.99	\$1,940.94	\$20.00	\$4,318.00
Bath #4 - shower floor	1" Hex Mosaic floor tile	Nemo	Lady Grey	n/a	n/a	22.2	\$28.99	\$643.58	\$35.00	\$777.00
Bath #4 - shower wall	3x12 ceramic	Nemo	Cape Cod	9.6	8.5	81.6	\$8.99	\$733.58	\$20.00	\$1,632.00
Total Supply:								\$37,901.27	Total Labor:	\$65,004.81

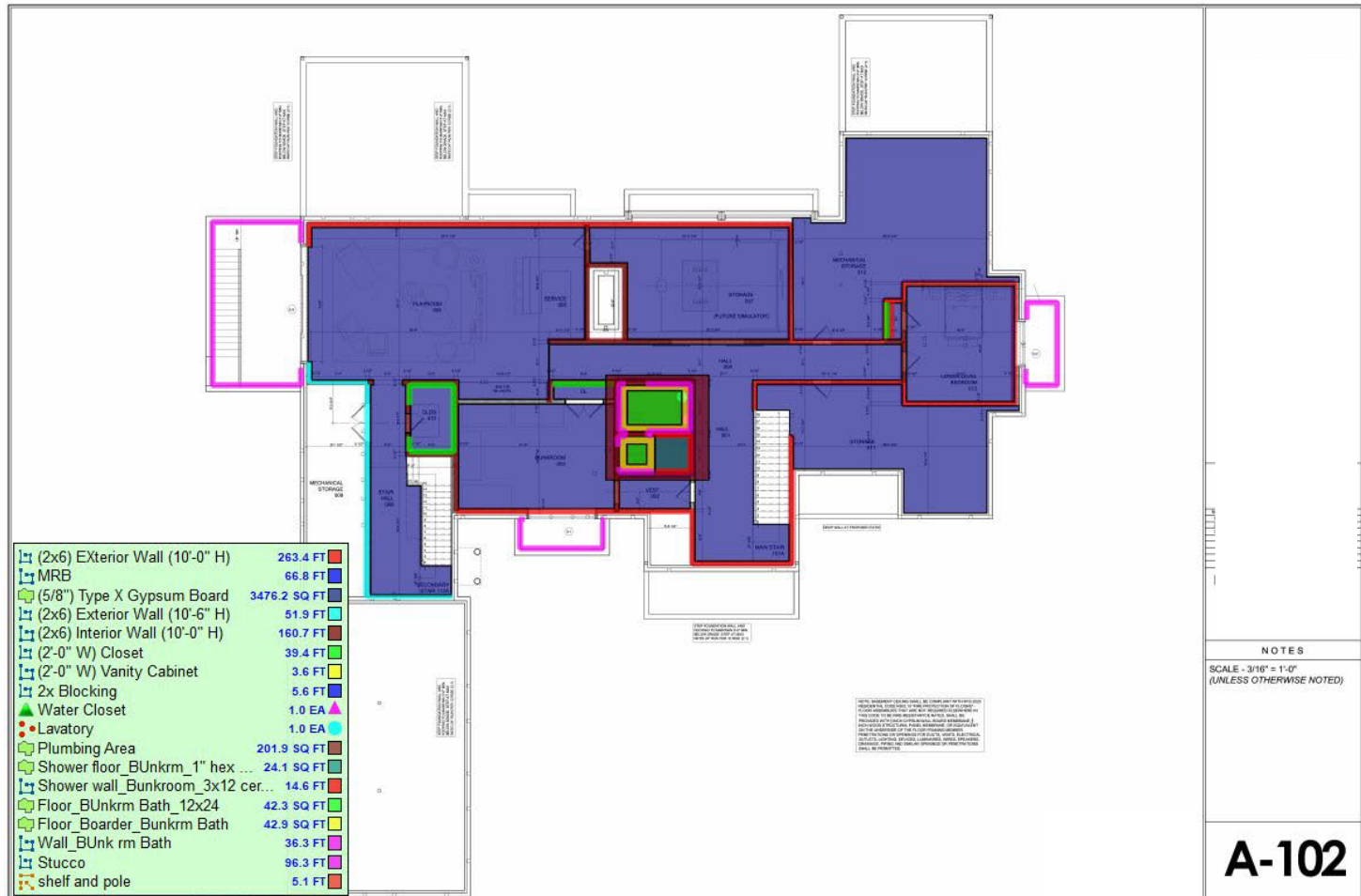


FACT

CONSTRUCTION ESTIMATING
& ADMINISTRATIVE SERVICES

Scale: 3/16" = 1' 0"

36.00 x 24.00



Measurement Type : Imperial



FACT

CONSTRUCTION ESTIMATING
& ADMINISTRATIVE SERVICES

Scale: 3/16" = 1' 0"

36.00 x 24.00



Scale: 1/4" = 1' 0"

36.00 x 24.00



Measurement Type : Imperial

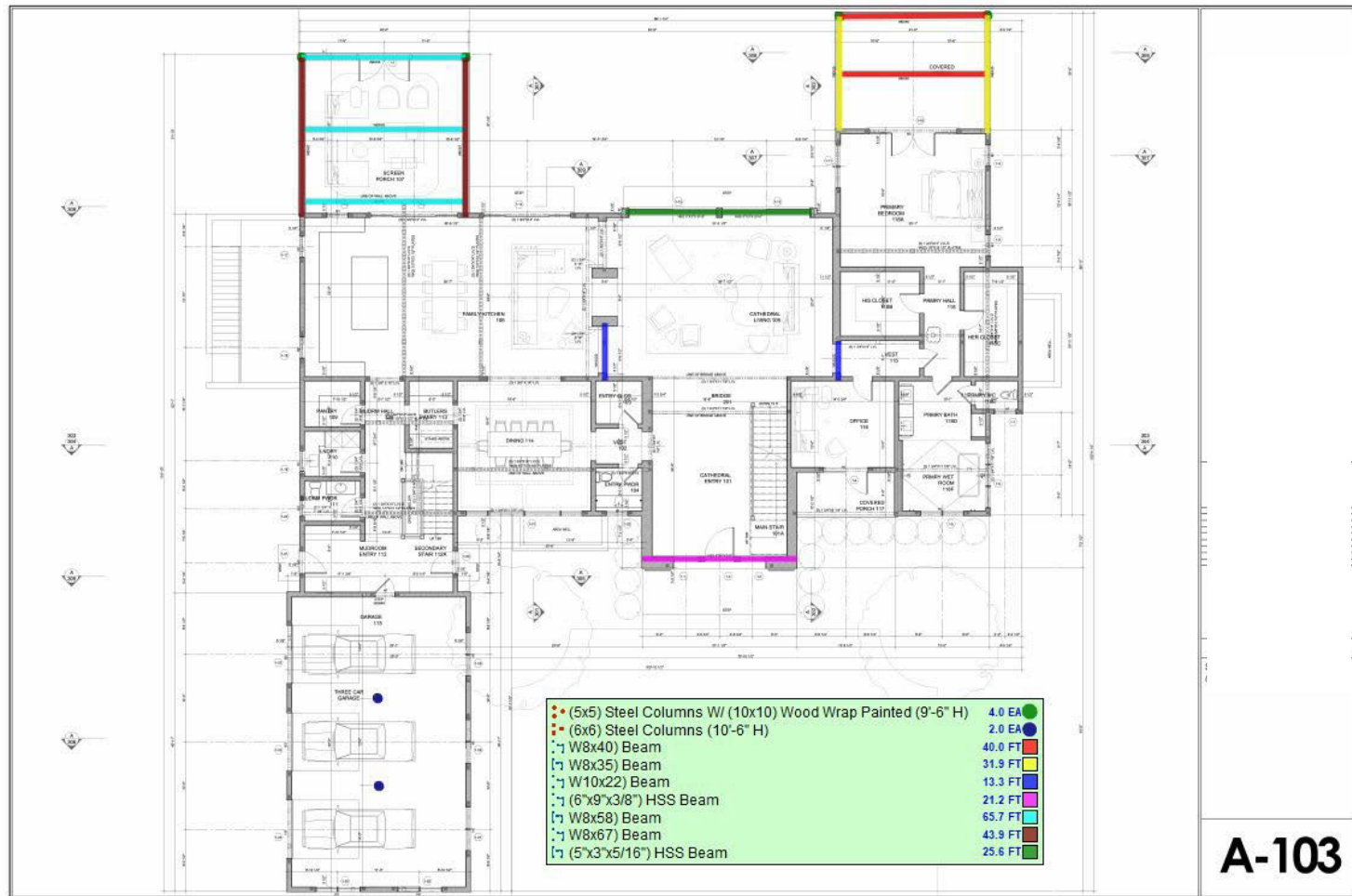


FACT

CONSTRUCTION ESTIMATING
& ADMINISTRATIVE SERVICES

Scale: 3/16" = 1' 0"

36.00 x 24.00

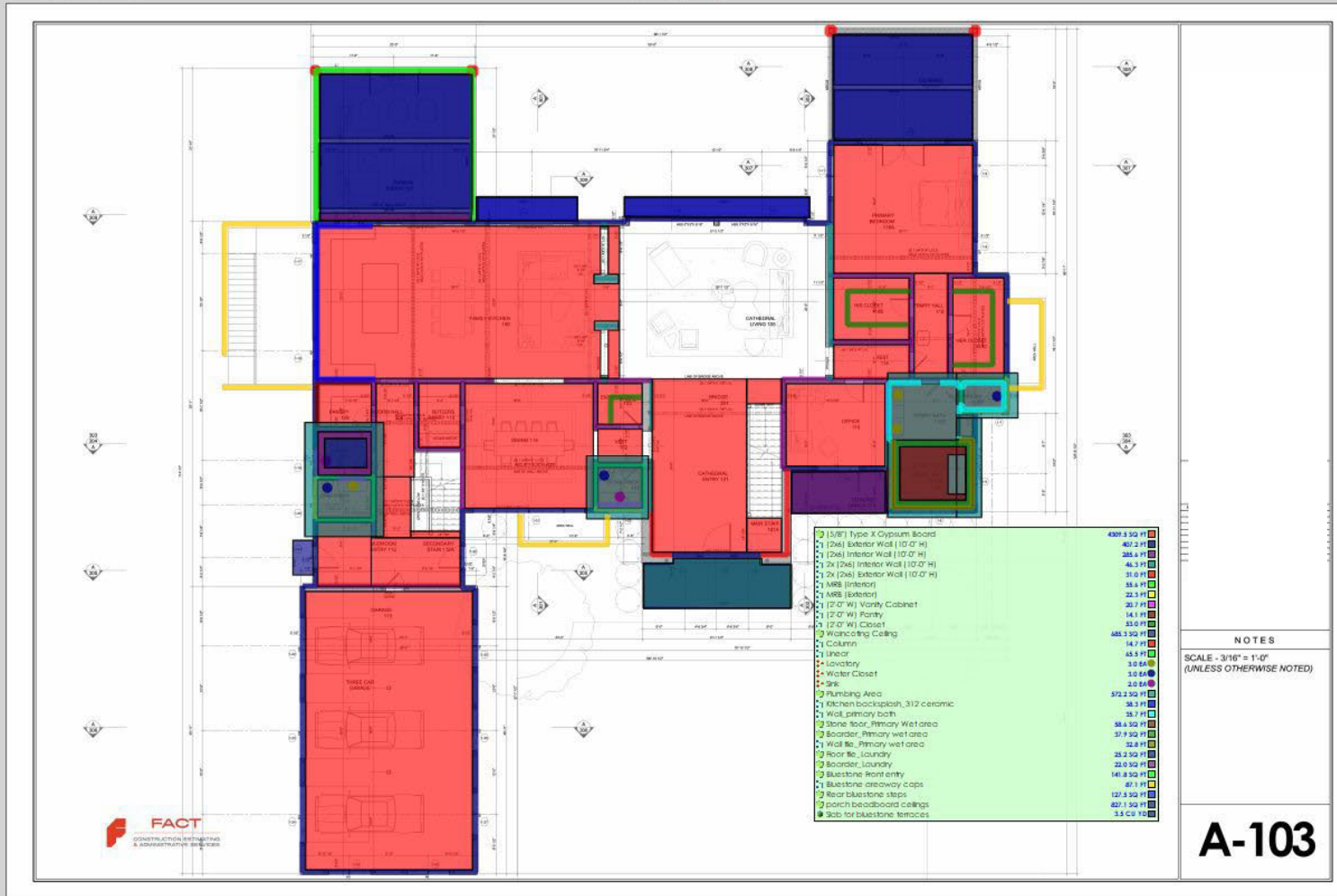


A-103

Measurement Type : Imperial

Scale: 3/16" = 1' 0"

36.00 x 24.00



Measurement Type : Imperial



FACT

CONSTRUCTION ESTIMATING
& ADMINISTRATIVE SERVICES

Scale: 1/4" = 1' 0"

36.00 x 24.00



Measurement Type : Imperial

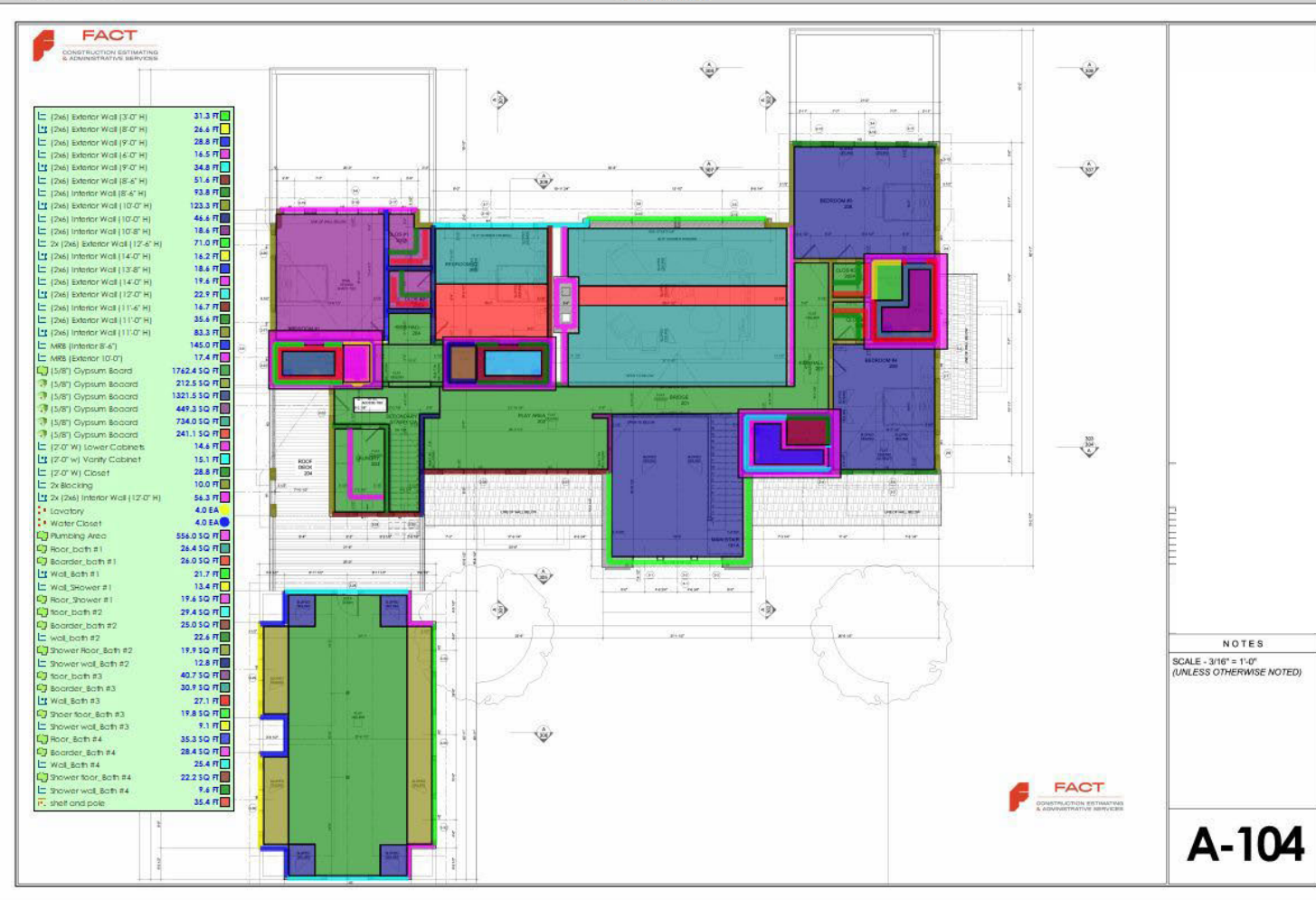


FACT

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& ADMINISTRATIVE SERVICES

Scale: 3/16" = 1' 0"

36.00 x 24.00



Measurement Type : Imperial



FACT

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& ADMINISTRATIVE SERVICES

Scale: 1/4" = 1' 0"

36.00 x 24.00



Window Trim	289.3 FT
Door Trim	22.3 FT
Scaffolding	2538.0 SQ FT
Batten & Board Siding	362.3 SQ FT
Exterior Finish	669.8 SQ FT
Brick Finish	35.7 SQ FT
Aluminium Trim	228.1 FT
Bottom Flashing	199.8 FT
(1'-0" W) Trim Board	22.7 FT
Soffit & Fascia	101.8 FT
Transation Flashing	63.3 FT

NOTES

SCALE - 1/4" = 1'-0"
(UNLESS OTHERWISE NOTED)



FACT
CONSTRUCTION ESTIMATING
& ADMINISTRATIVE SERVICES

A-203

Measurement Type : Imperial

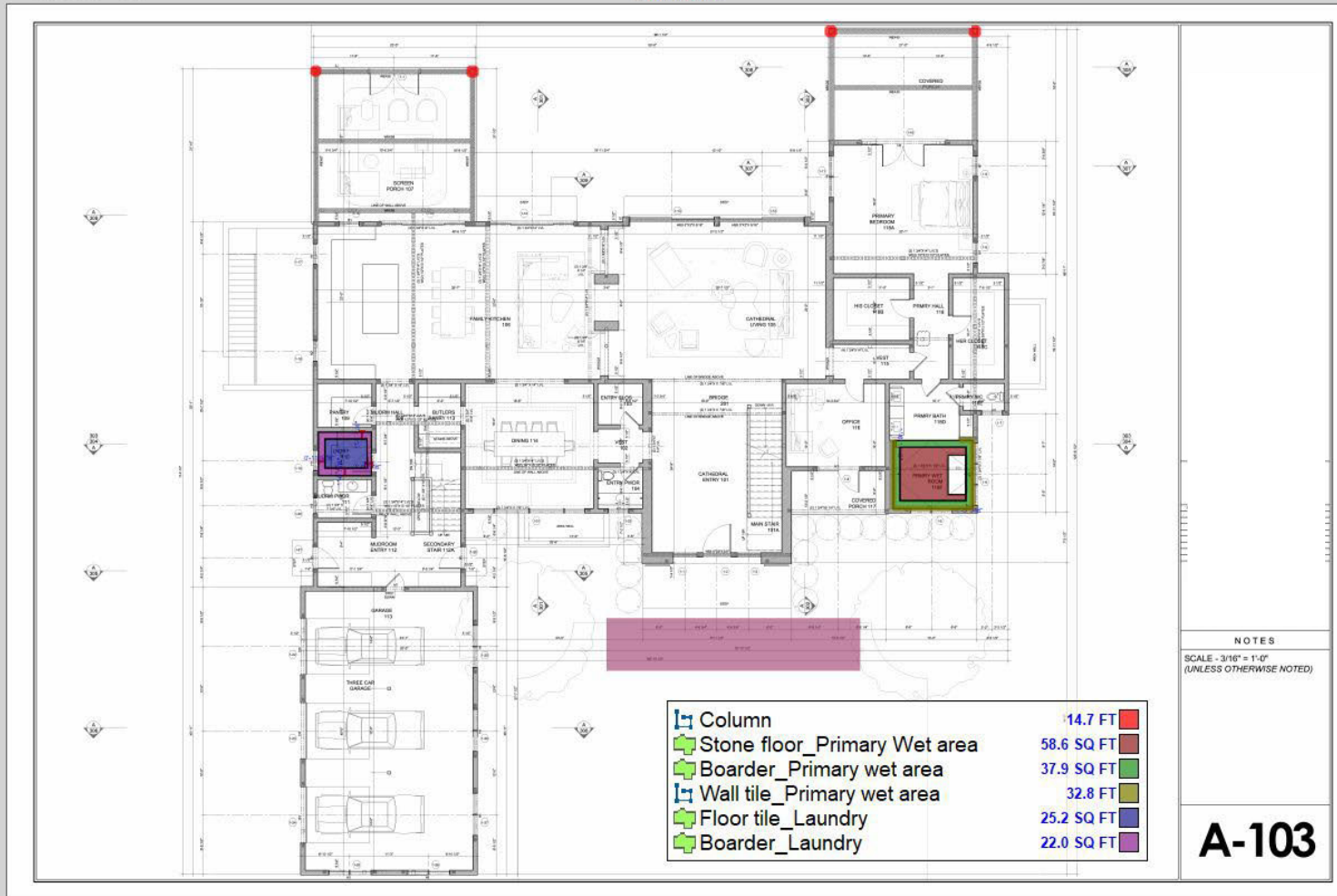


FACT

CONSTRUCTION ESTIMATING
& ADMINISTRATIVE SERVICES

Scale: 3/16" = 1' 0"

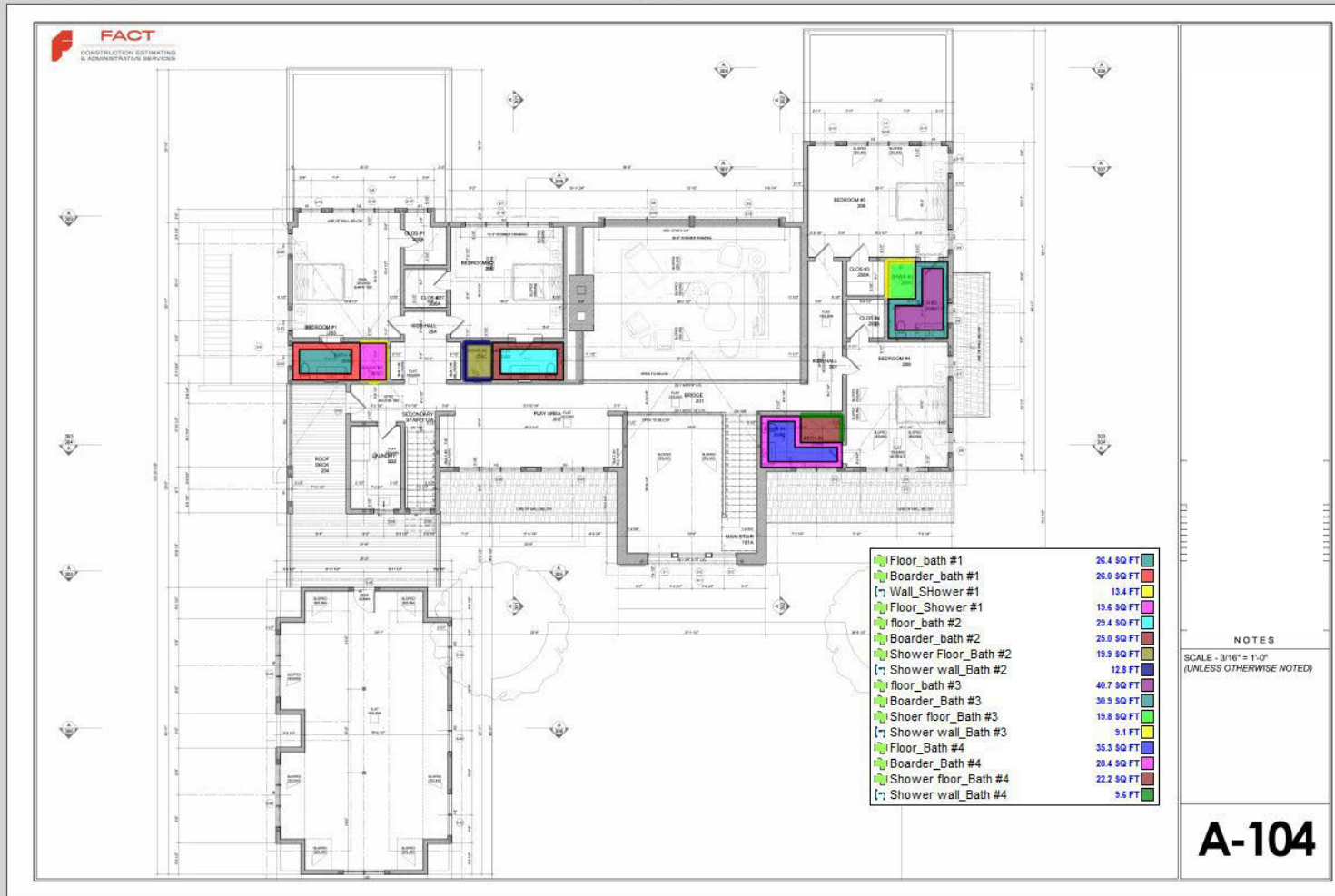
36.00 x 24.00



Measurement Type : Imperial

Scale: 3/16" = 1' 0"

36.00 x 24.00



Measurement Type : Imperial



FACT

CONSTRUCTION ESTIMATING
& ADMINISTRATIVE SERVICES

Scale: 1/4" = 1'-0"

36.00 x 24.00



Measurement Type : Imperial



FACT

CONSTRUCTION ESTIMATING
& ADMINISTRATIVE SERVICES

Scale: 1/4" = 1'-0"

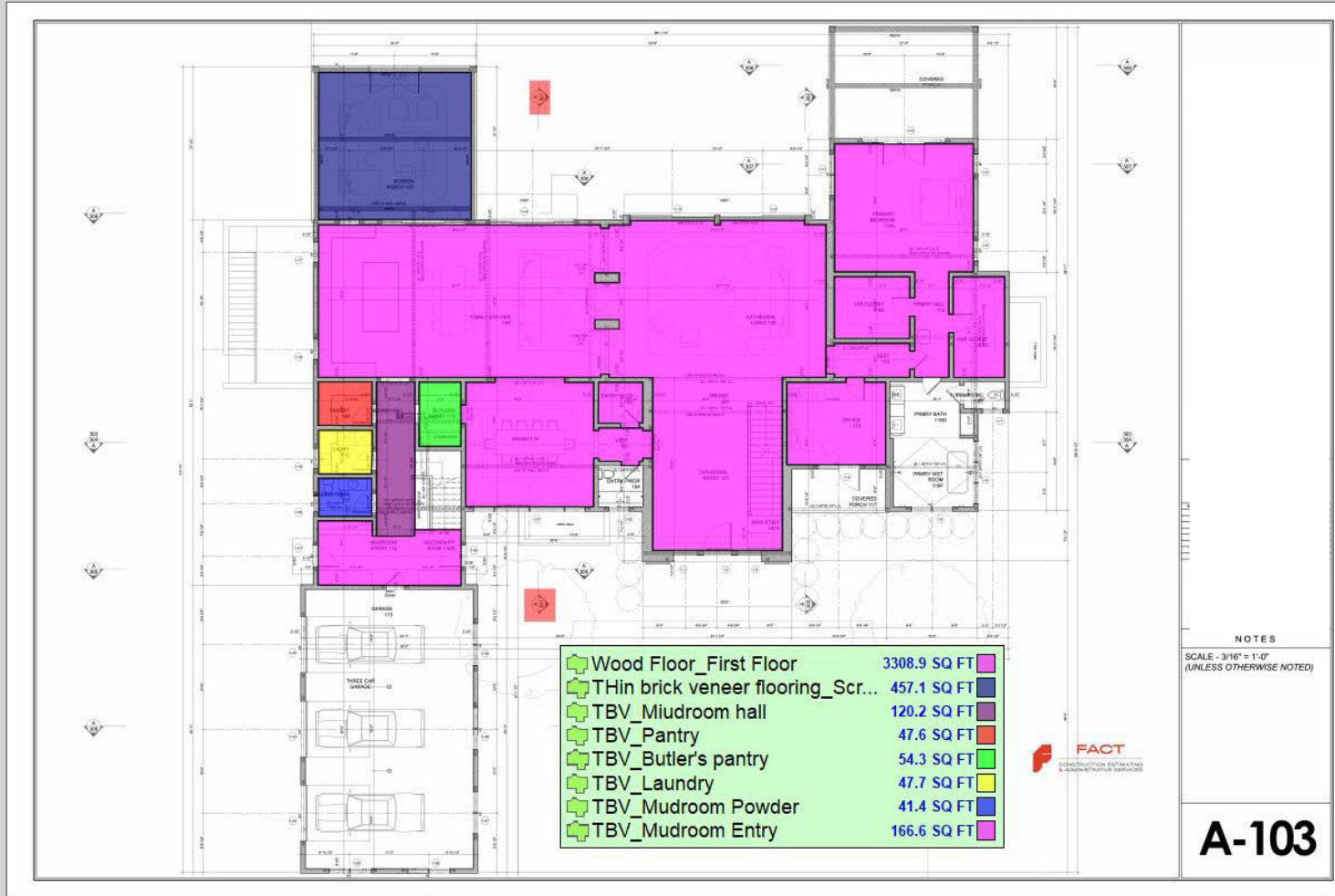
36.00 x 24.00



Measurement Type : Imperial

Scale: 3/16" = 1' 0"

36.00 x 24.00



Measurement Type : Imperial



FACT

CONSTRUCTION ESTIMATING
& ADMINISTRATIVE SERVICES

Scale: 3/16" = 1' 0"

36.00 x 24.00



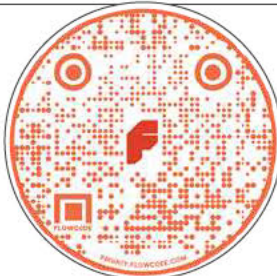
Measurement Type : Imperial

SAMPLE Residence



Revision:	Date:	Note:
1		
2		
3		
4		

Consultant:





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