**Bids & Estimating - Portfolio** 



# **Staff Experience & Education**

- Principle 38 ½ years NYC & Long Island
- Estimating Commercial
- Estimating Residential
- Architecture
- Engineering
- Construction Management
- General Contracting
- Design-Build
- New Construction
- Renovation
- Restoration
- Data & Analytics (Masters)
- Software
  - Excel PlanSwift Bluebeam Power Bi AutoCad Revit

FACT is the culmination of the trust and confidence our clients and the success our process brings to each project. We continue to exceed expectations and provide the highest level of construction estimating, bid preparation, and administrative services the industry has to offer.

> Fair Accurate Comprehensive Thorough

# **PROFESSIONALLY PREPARED BIDS & ESTIMATING**

Fair, Accurate, Comprehensive, & Thorough – that's a FACT. Getting it right is not easy. It takes time and focus to be accurate, comprehensive, and thorough. Our system provides a cat-scan or MRI of the plans to uncover all the project requirements. Every line letter and number equates to a task and FACT quantifies them all. Every scope of work is carefully examined, all labor and materials are accounted for, and a full FACT Report is produced with all the information you need to successfully complete construction.



# Ð

### BIDS & ESTIMATE PREPARATIONS

Consistency from one bid to the next is difficult to achieve unless you set a standardized format for bid submittals. FACT Construction Estimating can provide the necessary template to achieve consistency and ensure costs are covered.

## PROJECT FEASIBILITY STUDIES

r2

It is always difficult to decide early on whether or not projects are financially feasible. Studies can be done using our offices historical data and/or an Architects Schematic Design Development. While nothing takes the place of fully completed Architectural Construction Documents and Specifications, with proper review, a Conceptual Estimate (see sample) can be executed.

## PROJECT SPECIFIC SPREAD SHEETS & MATERIAL TAKE OFFS

IJ

ΓØ,

Every line, letter, and number on a set of plans equates to a task. These tasks need to be properly compiled and accounted for. With a proper review, costs are covered, projects are successful.

## Ū.

### VALUE ENGINEERING SERVICE

Many times, the approach to a particular facet of a construction project can be reevaluated to ascertain whether or not a different method could be more cost effective. It is beneficial to look into the means and methods proposed to see whether or not you can help the budget, and still produce successful results.

### BID LEVELING

'n

Finding the right company at the right price is not easy. Comparing multiple bids is time consuming and difficult given the numerous ways bids and estimates are submitted. FACT has created easy to read and coherent templates that guide you through the information and help make an informed decision.

## SUBCONTRACTOR (SCOPE) /SUPPLIER (CONTENT) REVIEW

Bids are procured for each division of construction. Returned submittals are examined to ensure the projects needs are being met and the FACT Bid Reports will be Accurate, Comprehensive, and Thorough

## U

## INSURANCE (ADJUSTER SPREAD SHEET COMPARISONS)

Some Insurance claims simply require our professional estimates while other insurance claims require a cost comparison done. Our software and estimating format mirrors those used by insurance companies and have been effective tools in recuperating additional funds for damages.

## **FACT Report - Cover Letter**



July 5, 2022

- Client: Sample Address: 63 Main Street Southampton, NY 11968
- Architects:Sample ArchitectPlans: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.

info@factconstructionestimating.com

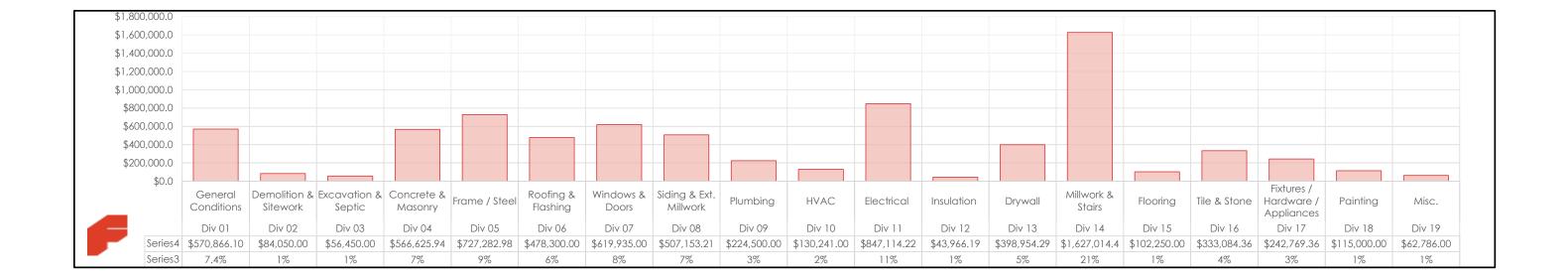
1 888.6.GO.FACT

63 Main St, Southampton, NY 11968

factconstructionestimating.com

# Summary

Project:	Sample			OT
Date:	5/17/2023			
Estimator:	MH/RV		CONSTRUCTIC & ADMINISTRA	N ESTIMATING TIVE SERVICES
Revision:	*****Preliminary*****		-	
Division	Trades		Project %	Total
Div 01	General Conditions		7.4%	\$570,866.10
Div 02	Demolition & Sitework		1%	\$84,050.00
Div 03	Excavation & Septic		1%	\$56,450.00
Div 04	Concrete & Masonry		7%	\$566,625.94
Div 05	Frame / Steel		9%	\$727,282.98
Div 06	Roofing & Flashing		6%	\$478,300.00
Div 07	Windows & Doors		8%	\$619,935.00
Div 08	Siding & Ext. Millwork		7%	\$507,153.21
Div 09	Plumbing		3%	\$224,500.00
Div 10	HVAC		2%	\$130,241.00
Div 11	Electrical		11%	\$847,114.22
Div 12	Insulation		1%	\$43,966.19
Div 13	Drywall		5%	\$398,954.29
Div 14	Millwork & Stairs		21%	\$1,627,014.42
Div 15	Flooring		1%	\$102,250.00
Div 16	Tile & Stone		4%	\$333,084.36
Div 17	Fixtures / Hardware / Appliances		3%	\$242,769.36
Div 18	Painting		1%	\$115,000.00
Div 19	Misc.		1%	\$62,786.00
			100%	\$7,738,343.07
Div 20	P+O/Ins.			\$1,083,368.03
			Total	\$8,821,711.1
s/ sqft w/ decks	8570.24	Div 20 Profit & OH	12%	\$928,601.17
v Sqft w/ Decks	\$1,029.34	Insurance	2%	\$154,766.86



# Details

Project: Date: Estimator: Revision(s):		5/17/2023 MH/RV *****Preliminary*****		tbr					f = factors m = mechanic - \$88 l = laborer - \$67 m&l = mech&lab -\$155	
		*****allowances****								
Div 01	trades	description *****budget allowance****	h	W	1	qty	price	sub total	total	
	gen cond	general conditions materials				1	\$4,770.00	\$4,770.00		
		30 Yd dumpsters				30	\$950.00	\$28,500.00		
		comm. clean-up				1	\$4,500.00	\$4,500.00		
		floor protection				7608.5	\$1.30	\$9,891.10		
		porta sans				19	\$225.00	\$4,275.00		
		site trailer				12	\$320.00	\$3,840.00		
		silt fence - tree protection				0	\$4,000.00	\$0.00		
		temp fencing & gates				0	\$2,000.00	\$0.00		
		temporary heat				0	\$0.00	\$0.00		
		permits & processing				0	\$0.00	\$0.00		
		site safety provisions - temp walls/railings				0	\$0.00	\$0.00		
		temp electrical - pole/panel/internet				0	\$0.00	\$0.00		
		snow removal				0	\$0.00	\$0.00		
		staging & scaffolding (site safety)				0	\$0.00	\$0.00		
		surveys - stake outs - bench marks				0	\$0.00	\$0.00		
		, site laborer				1	\$15,410.00	\$15,410.00		
		site carpenter				1	\$31,680.00	\$31,680.00		
		working foreman/con. mgt/site supervsion				18	\$13,000.00	\$234,000.00		
									\$570,866.10	gc
Div 02	demolition-site work									
	demoinon-sile work									
		silt fencing *****allowance****				300	\$11.00	\$3,300.00		
		demolition - main house				1	\$26,650.00	\$26,650.00		
		clearing *****allowance****				60	\$65.00	\$3,900.00		
		drywells, 8'x8'				3	\$2,350.00	\$7,050.00		
		drywells, 8'x4'				1	\$1,950.00	\$1,950.00		
		piping *****allowance****				400	\$16.50	\$6,600.00		
		fill removal *****allowance****				800	\$32.00	\$25,600.00		
		water service trenching				1	\$2,000.00	\$2,000.00		
		sub grade				1	\$3,000.00	\$3,000.00		
		driveway base				1	\$4,000.00	\$4,000.00		
								\$0.00		
									\$84,050.00	demo
Div 03	excavation - septic					1	¢ / 500 00	¢ / 500.00		
Div 03	excavation - septic	excavation, main house				1	\$6,500.00	\$6,500.00		
Div 03	excavation - septic	backfill, main house				1	\$4,500.00	\$4,500.00		
Div 03	excavation - septic	backfill, main house excavation, garage				     	\$4,500.00 \$3,000.00	\$4,500.00 \$3,000.00		
Div 03	excavation - septic	backfill, main house excavation, garage backfill, garage				] ] ] ]	\$4,500.00 \$3,000.00 \$2,500.00	\$4,500.00 \$3,000.00 \$2,500.00		
Div 03	excavation - septic	backfill, main house excavation, garage				1 1 1 1	\$4,500.00 \$3,000.00	\$4,500.00 \$3,000.00	\$56,450.00	excav

Div 04	concrete - masonry								
Bittor		foundations & slabs			1	\$284,300.00	\$284,300.00		
	option a	sandblast finish			1	\$167,800.00	\$167,800.00		
	option b	board form finish			0	\$149,600.00	\$0.00 \$0.00		
	•				0				
	option c	pre-cast roof panels			0	\$9,200.00	\$0.00		
	option d	cip concrete fireplace & hearth			0	\$48,600.00	\$0.00		
	option e	board form finish - non sandblasted			0	\$44,800.00	\$0.00		
		foundation waterproofing	10	316.1	3161	\$2.05	\$6,480.05		
		entry patio			1.15	\$29,935.99	\$34,426.39		
		back patio			1.15	\$64,016.96	\$73,619.50		
		steel lintels			0	\$0.00	\$0.00		
						·	• •	\$566,625.94	conc-mas.
Div 05	framing - steel								
supply & install									
		structural steel			1	\$225,950.00	\$225,950.00		
		galvanized steel grates			1	\$26,150.00	\$26,150.00		
materials	*****budget allowance****	garranized sider givies			I	ψ20,100.00	ψ20,100.00		
	budget dilowalice	~~~~~			115	¢1/ 500 50	¢10 000 07		
		garage			1.15	\$16,522.58	\$19,000.97		
		main house			1.15	\$254,217.12	\$292,349.69		
		wall furring			301.3	\$28.40	\$8,556.92		
		wall mounted toilet re-inforcements			8	\$100.00	\$800.00		
		cabinetry blocking			438.16	\$2.50	\$1,095.40		
		column blocking	12	15	4	\$2.50	\$1,800.00		
		base blocking			1200	\$2.50	\$3,000.00		
		window hurricane plywood - TBD			0	\$2.95	\$0.00		
		fastening			1	\$8,500.00	\$8,500.00		
labor		laioning			·	40,000.00	40,000.00		
		framing - main house & garage			1	\$125,200.00	\$125,200.00		
		exterior columns blocking			1	\$7,440.00	\$7,440.00		
					1				
		exterior soffit blocking / furring			1	\$4,960.00	\$4,960.00		
		wall mounted toilet re-inforcements			I	\$2,480.00	\$2,480.00	<u> </u>	
								\$727,282.98	materials
Div 06	roofing & flashing								
		main roof			1	\$255,000.00	\$255,000.00		
	*****budget allowance****	protection mat & grass tray system			1	\$120,000.00	\$120,000.00		
	-	metals - drips, pans, flashing			1	\$103,300.00	\$103,300.00		
	*****by others****	liveroof greenroof			0	\$0.00	\$0.00		
					5	+0.00	<b>4</b> 0.00	\$478,300.00	roofing & flashing
Div 07	windows & exterior doors								
supply & install									
		carriage house door co. garage door			1	\$19,900.00	\$19,900.00		
materials					I	ψ17,700.00	ψ17,700.00		
mulenuis		windows & outorist doors			1	¢ / / 0 1 0 / 00	¢11010100		
		windows & exterior doors			1	\$442,184.00	\$442,184.00		
		skylight			-	\$7,500.00	\$7,500.00		
	*****budget allowance*****	garage door - d4			1	\$5,500.00	\$5,500.00		
	*****budget allowance****	ext rated door - d4 @ upper vest.			1	\$7,500.00	\$7,500.00		
labor									
		windows & exterior doors			1	\$115,496.00	\$115,496.00		
		skylight			1	\$1,220.00	\$1,220.00		
		2 month telehandler rental			1	\$20,635.00	\$20,635.00		
					-	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	1	\$619,935.00	win.& drs.
								<i></i>	

Div 08	siding & exterior millwork							
supply & install	siding & extends minwork							
		glass railings - primary & roof deck 42" height		1	\$225,750.00	\$225,750.00		
material		glass railings - prinary & roor deck 42 meight		I	φΖΖΟ,/ 30.00	φΖΖΟ,/ ΟΟ.ΟΟ		
malenai			1.4	2107	¢7 57	¢00.071.01		
		s2 - siding	1.4	3196	\$7.57	\$33,871.21		
	<u></u>	s3 - siding	1.4	2021.1	\$6.30	\$17,826.10		
	*****budget allowance****	primary deck - decking		445.3	\$22.00	\$9,796.60		
	*****budget allowance****	roof deck - decking		516.4	\$22.00	\$11,360.80		
		heavy metal coil stock trim		831	\$3.50	\$2,908.50		
labor								
		siding		1	\$112,000.00	\$112,000.00		
		primary deck		1	\$12,400.00	\$12,400.00		
		roof deck		1	\$14,880.00	\$14,880.00		
		exterior trim, columns, soffits		1	\$66,360.00	\$66,360.00		
							\$507,153.21	siding & exterior millwork
Div 09	plumbing							
		plumbing		1	\$172,800.00	\$172,800.00		
		roof drains (10)		1	\$21,000.00	\$21,000.00		
		water main street to house		1	\$3,900.00	\$3,900.00		
		interior & exterior gas piping		1	\$17,300.00	\$17,300.00		
	*****budget allowance****	1000 gallon propane tank & piping		1	\$9,500.00	\$9,500.00		
	-			0	\$0.00	\$0.00		
				0	\$0.00	\$0.00		
					·	•	\$224,500.00	plumbing
Div 10	hvac							1 0
		hvac - 3 zones system		1	\$64,885.00	\$64,885.00		
	option a	whole home dehumidifier		1	\$3,500.00	\$3,500.00		
	option b	bathroom exhaust venting		1	\$5,095.00	\$5,095.00		
	option c	steam humidifer		1	\$3,450.00	\$3,450.00		
	option d	media air filtration		1	\$1,975.00	\$1,975.00		
	option e	boiler / indirect hot water heater		1	\$33,686.00	\$33,686.00		
		thermostats		1	\$5,450.00	\$5,450.00		
	*****budget allowance****	custom grilles as per schedule		1	\$12,200.00	\$12,200.00		
	budger dilowdrice			I	ψ12,200.00	ψ12,200.00	\$130,241.00	hvac
							Ş130,Z41.00	nvuc

Div 11	electrical						
Bitti		main house wiring	1	\$148,675.00	\$148,675.00		
		branch circuit lighting & homerun/appliance circuits	1	\$24,400.00	\$24,400.00		
		garage wiring	1	\$10,000.00	\$10,000.00		
		galage minig	1	φ10,000.00	φ10,000.00		
		pool wiring	1	\$15,000.00	\$15,000.00		
		temp power & lighting on site	1	\$4,800.00	\$4,800.00		
				ų <i>.,</i> σσστοσ	ų <i>1,000100</i>		
	60 kw kohler/block heater/400 amp auto transfer	generator	1	\$38,840.00	\$38,840.00		
		lutron wiring system/media room/shades/equipment racks	1	\$46,950.00	\$46,950.00		
		mechanical equipment	1	\$7,400.00	\$7,400.00		
		underground electrical services- 400 Amp	1	\$18,500.00	\$18,500.00		
		patio heater allowance	1	\$8,000.00	\$8,000.00		
		light fixtures as per schedule	1	\$102,460.90	\$102,460.90		
		display devices - tv, mounts, ip power controll	1	\$30,630.04	\$30,630.04		
		media room	1	\$31,774.28	\$31,774.28		
		audio distribution	1	\$30,438.13	\$30,438.13		
		equipment room	1	\$7,737.32	\$7,737.32		
		network - switch, router, access points	1	\$18,380.06	\$18,380.06		
		lighting control - lutron keypads & switches	1	\$136,650.42	\$136,650.42		
		window treatments - wired motorized shades	1	\$117,939.10	\$117,939.10		
		bulk wire & interconnects	1	\$23,400.00	\$23,400.00		
		sales tax	1	\$25,138.97	\$25,138.97		
						\$847,114.22	electrical
Div 12	insulation						
		insulation	1	\$32,350.00	\$32,350.00		
material		rigid insulation under slabs	2873.8	\$2.55	\$7,328.19		
labor		rigid insulation under slabs	1	\$4,288.00	\$4,288.00		
						\$43,966.19	insulation

	مانه میدها	*****budget allowance****						
Div 13	drywall	<u> </u>		1 1	\$ 45 204 90	¢ 10 0E7 00		
		drywall - as per finish schedule		1.1	\$45,324.80	\$49,857.28		
		b1 - integral base fry reglet	<b>0</b> 4	894.65	\$15.00	\$13,419.75		
	*****budget allowance - to be vif*****	interior door reglets	34	26	\$15.00	\$13,260.00		
		dropped ceiling plenums		6168.3	\$14.00	\$86,356.76	•	
	*****placeholder*****	venetian plaster walls - w5 as per finish schedule		3631.7	\$65.00	\$236,060.50		
		level 5 / skim coating walls		0	\$0.00	\$0.00		
		tape-in electrical - a/c grills/speakers		0	\$0.00	\$0.00		
		coffered ceilings		0	\$0.00	\$0.00		
<b>D:</b> 14							\$398,954.29	drywall
Div 14	millwork-int & stairs							
pply & install		ataira serrara 9 racia hausa		1	¢10 475 40	¢10 475 40		
	allowance to be verified in field	stairs - gargae & main house		1	\$13,475.43	\$13,475.43		
		set stairs in place		1	\$1,600.00	\$1,600.00		
	allowance to be verified in field	blackend steel railling			\$20,500.00	\$20,500.00		
	ciuffo cabinetry	cabinetry		1	\$968,610.00	\$968,610.00		
		lower level wine cellar cabinery		1	\$102,000.00	\$102,000.00		
	****placeholder - tbr****	pool bath vanity		1	\$7,500.00	\$7,500.00		
	****placeholder - tbr****	guest bath vanity		1	\$9,225.00	\$9,225.00		
	****placeholder - tbr****	child bath #3 vanity		1	\$9,225.00	\$9,225.00		
	****placeholder - tbr****	living rm fireplace built -ins		1	\$28,000.00	\$28,000.00		
	****placeholder - tbr****	pool dressing closet		1	\$17,000.00	\$17,000.00		
	****placeholder - tbr****	guest bedroom #1 closet		1	\$21,010.00	\$21,010.00		
	****placeholder - tbr****	child bed rm #3 closet		1	\$18,825.00	\$18,825.00		
	****placeholder - tbr****	playroom built -ins		1	\$55,000.00	\$55,000.00		
	****placeholder - tbr****	office cabinetry		1	\$37,500.00	\$37,500.00		
materials								
		interior doors		1	\$109,141.19	\$109,141.19		
		window & ext door trim		831	\$8.00	\$6,648.00		
		b1 - basemolding as per schedule		894.65	\$8.00	\$7,157.20		
		b2 - basemolding as per schedule		333.95	\$8.00	\$2,671.60		
		wood celings - c6		3762	\$16.00	\$60,192.00		
		wood walls - wine cellar - w7		500	\$16.00	\$8,000.00		
		2x8 decorative wood beams		596	\$16.00	\$9,536.00		
labor				0,0	<b></b>	<i>q,</i> , ccc.cc		
		interior doors, trim, jambs, base, mudroom bench, wood clgs		1	\$72,892.00	\$72,892.00		
		white oak wine cellar ceilings & walls		1	\$19,534.00	\$19,534.00		
		shade pockets		1	\$6,892.00	\$6,892.00		
		2x8 decorative wood beams		1	\$14,880.00	\$14,880.00		
				•	¥1 1,000.00	ų 1,000.00	\$1,627,014.42	millwork-int & stairs

Div 15	flooring				
	supply & install	10" engineered white oak - as per finish schedule	1	\$98,250.00	\$98,2
		stair finishing	2	\$2,000.00	\$4,0
Div 16	tile & stone				
spply & install		tile, stone, countertops, living room hearth	1	\$333,084.36	\$333,0
			0	\$0.00	\$0
Div 17	fixtures-hardware-appliances				
material					
		appliances	1	\$85,487.88	\$85,4
		plumbing fixtures - non waterorks	1	\$7,355.36	\$7,3
		plumbing fixtures - waterworks	1	\$57,171.87	\$57,1
	****placeholder - tbr****	plumbing fixtures - pool bath	1	\$2,400.00	\$2,4
	****placeholder - tbr****	plumbing fixtures - guest bath	1	\$8,400.00	\$8,4
	****placeholder - tbr****	plumbing fixtures - child bath #3	1	\$7,200.00	\$7,2
		door hardware	1	\$48,936.25	\$48,9
		bathroom hardware	6	\$450.00	\$2,70
		primary bathroom hardware	1	\$750.00	\$75
		laundry room hardware	1	\$850.00	\$85
		mud room hardware	1	\$950.00	\$95
		pantry hardware	1	\$950.00	\$95
		kitchen hardware	1	\$1,250.00	\$1,2
labor		appliqueer	1	\$9,920.00	¢0.0/
		appliances hardware	1	\$9,920.00 \$8,448.00	\$9,92 \$8,4

250.00 00.00		
	\$102,250.00	flooring
084.36 ).00		
	\$333,084.36	tile & stone
487.88 55.36 171.87 00.00 00.00 00.00 00.00 536.25 00.00 50.00 50.00 50.00 50.00 50.00 20.00 48.00		
	\$242,769.36	fixtures

Div 18	painting						
		interior	1	\$80,000.00	\$80,000.00		
		exterior	1	\$35,000.00	\$35,000.00		
						\$115,000.00	painting
Div 19	miscellaneous						
material		in - ground garbage bins	3	\$750.00	\$2,250.00		
labor		in - ground garbage bins	1	\$1,240.00	\$1,240.00		
		shower doors	1	\$11,288.00	\$11,288.00		
	****placeholder - tbr****	shower door - child bath #3	1	\$2,250.00	\$2,250.00		
		central vacuum	1	\$8,000.00	\$8,000.00		
supply & install		fireplaces	1	\$35,558.00	\$35,558.00		
		fireplace glass doors - living room	1	\$2,200.00	\$2,200.00		
						\$62,786.00	miscellaneous
						\$7,738,343.07	sub total
Div 20	p+o / ins						
		profit & overhead	12%			\$928,601.17	
		insurance	2%			\$154,766.86	
			14%			\$1,083,368.03	p+o/ins
						\$8,821,711.10	Total

# **Exclusions**

1 2 3 4 5	Material Price Guarantees Underground Obstructions Landscape / Hardscape Retaining walls Permits & Processing
3 4	Landscape / Hardscape Retaining walls
4	Retaining walls
	C C
5	Permits & Processing
1	•
6	Funrishings
7	Liveroof - Green roof
8	Crown moldings
9	Excess fill removal / site grading
10	Solar panels
11	Dropped Ceiling @ Garage & Storage
12	Roof gravel
13	Int Elevation & Details for Guest bath,Pool bath, Child bath #3
14	Driveway
15	Pool / Equipment
16	Pool patio
17	Field glazing
18	Inteior glass doors (master bath, gym, wine cellar) by others
19	Steel lintels - tbd
20	C5 finish - tbd
21	Travel / lodging
22	Gym equipment

# Labor Matrix

(1	site laborer 12 month period -5 days / wk - 2hrs / day) site carpenter 12 month period -5 days / wk - 1hr / day) working foreman	mechlab. 11 1m	days 240		man hrs	rate	total		
(1	2 month period -5 days / wk - 2hrs / day) site carpenter 12 month period -5 days / wk - 1hr / day) working foreman		240	2					
(1	2 month period -5 days / wk - 2hrs / day) site carpenter 12 month period -5 days / wk - 1hr / day) working foreman		240	2					
	12 month period -5 days / wk - 1hr / day) working foreman	lm			480	\$67.00		\$32,160.00	w/ Div 0
	12 month period -5 days / wk - 1hr / day) working foreman	lm							
(1:	_		240	1	240	\$88.00		\$21,120.00	W/ Di∨ 0
(1)	Operate power Endering Links Office Lateral	lm	240	2	480	\$4.00		\$1,920.00	W/ Di∨ 0
	2 month period -5 days / wk - 2 hrs / day)	lm	240	2	480	\$88.00		\$42,240.00	W/ Di∨ 0
mech. & lab									
	windows & exterior doors	3m3l	5	8	40	\$465.00		\$18,600.00	w/ div 0
	interior trim	3m3l	6	8	48	\$465.00		\$22,320.00	w/ div 0
	shower door install	lmll	3	8	24	\$155.00		\$3,720.00	w/ div 1
	front door	lmll	1	4	4	\$155.00		\$620.00	w/ div (
	exterior paint & stain	2m2l	5	8	40	\$310.00		\$12,400.00	w/ div 1
	hardware 2	lm	2	8	16	\$88.00		\$2,816.00	w/ div ⊺
	appliances	lmll	2	8	16	\$155.00		\$2,480.00	w/ div 1
	areaway stairs	2m2l	1	8	8	\$310.00		\$2,480.00	w/ di∨ ]
	coffered ceiling beam paint / stain	lmll	2	8	16	\$155.00		\$2,480.00	w/ div ⊺
	coffered ceiling	2m2l	3	8	24	\$310.00		\$7,440.00	w/ div 1
	cabinetry	2m2l	6	8	48	\$310.00		\$14,880.00	w/ div ∣
(	drywells - lower concrete and areaways	lmll	2	8	16	\$155.00		\$2,480.00	w/ div (
	egress wells - grate & ladder	lmll	1	8	8	\$155.00		\$1,240.00	w/ div 1
	exterior railling	2m2l	4	8	32	\$310.00		\$9,920.00	w/ div (
oool pavillion	exterior trim / board & batten	2m2l	4	8	32	\$310.00		\$9,920.00	w/ div (
	areaway cable railling	2m2l	2	8	16	\$310.00		\$4,960.00	w/ div (
	ply wood subfloor	2m2l	1	8	8	\$310.00		\$2,480.00	w/ div (
	vinyl plank flooring	2m2l	2	8	16	\$310.00		\$4,960.00	w/ di∨ 1
	attic ladder	1m1I	1	4	4	\$155.00		\$620.00	w/ div 1

# **Electrical Matrix**

Electrical	Qty	Cost	Total	Notes/Specifications:		Qty	Cost	Total	
Panels - tbd					Kitchens				
50	0	\$0.00	\$0.00		Refrigerator	2	\$900.00	\$1,800.00	
100	1	\$2,345.00	\$2,345.00		Dishwasher	0	\$0.00	\$0.00	
200	0	\$0.00	\$0.00		Stove	2	\$475.00	\$950.00	
300	2	\$3,456.00	\$6,912.00		Wall o∨ens	0	\$0.00	\$0.00	
400	0	\$0.00	\$0.00		Hood	5	\$685.00	\$3,425.00	
600	0	\$0.00	\$0.00		Microwave	2	\$256.00	\$512.00	
High Hats - LED					Freezer	0	\$0.00	\$0.00	
2"	1	\$234.00	\$234.00		Fixtures				
3"	0	\$0.00	\$0.00		Light boxes	2	\$586.00	\$1,172.00	
4"	3	\$3,456.00	\$10,368.00		Fan	2	\$0.00	\$0.00	
5"	0	\$0.00	\$0.00		Sconces	6	\$455.00	\$2,730.00	
Under cabinet	230	\$150.00	\$34,500.00		Motorized box	1	\$1,475.00	\$1,475.00	
Outlets					Mechanical				
Standard	1	\$87.00	\$87.00		AC (per zone)	2	\$1,500.00	\$3,000.00	
GFCI	0	\$0.00	\$0.00		Boiler - (specify)	1	\$5,500.00	\$5,500.00	
Exterior	5	\$222.00	\$1,110.00		Tankless - wall hung boiler	0	\$0.00	\$0.00	
Wire molding	0	\$1.00	\$0.00		Hot water tank (wiring)	1	\$453.00	\$453.00	
Switches					Tankless - Wall hung hw				
Single-pole	23	\$85.00	\$1,955.00		ERV/HRV	0	\$0.00	\$0.00	
Three Way	1	\$789.00	\$789.00		Misc. 2				
Four Way	3	\$385.00	\$1,155.00		Temporary Elec w/ pole	1	\$5,555.00	\$5,555.00	
Dimmers	0	\$0.00	\$0.00		Temporary lighting/Ft	0	\$0.00	\$0.00	
Laundry					H Frame S+I	0	\$0.00	\$0.00	
Washer	0	\$0.00	\$0.00		15 amp circuit	5	\$450.00	\$2,250.00	
Dryer (gas)	2	\$475.00	\$950.00		20 amp circuit	0	\$0.00	\$0.00	
Dryer (Electric)	0	\$0.00	\$0.00		30 amp circuit	0	\$0.00	\$0.00	
Pool					50 amp circuit	3	\$875.00	\$2,625.00	
Pool	1	\$2,222.00	\$2,222.00		Arc fault	0	\$0.00	\$0.00	
Pool heater	0	\$0.00	\$0.00		Exhaust fan (wiring)	2	\$675.00	\$1,350.00	
Pool cover	1	\$4,500.00	\$4,500.00		Bathroom steam	3	\$6,500.00	\$19,500.00	
Misc. 1					Smoke-Carbon	0	\$0.00	\$0.00	
Central vacuum	1	\$1,245.00	\$1,245.00		Fl. Warm. (per/sq ft)	1500	\$12.00	\$18,000.00	
Wine cooler	0	\$0.00	\$0.00		T∨ outlet	0	\$0.00	\$0.00	
Landscape - tbd	1	\$256.00	\$256.00		Electric Car	1	\$1,230.00	\$1,230.00	
Garbage Disposal	1	\$235.00	\$235.00		Generator (Whole House)	0	\$0.00	\$0.00	
I/A System	0	\$0.00	\$0.00		Ejector Pump (wiring)	1	\$985.00	\$985.00	
Sump pump	1	\$3,455.00	\$3,455.00		Doorbell	0	\$0.00	\$0.00	
Radon Det. S+I	0	\$0.00	\$0.00		Low votage / AV - tbd	1	\$34,567.00	\$34,567.00	
Inline exhaust fans	1	\$372.00	\$372.00		Floor Warming	0	\$0.00	\$0.00	
			\$68,863.00	А				\$107,079.00	В

Notes/Specifications:
``
A L D
A+B \$175,942.00
\$175,742.00

# **Plumbing Matrix**

N 4 minut					Qty	Cost	
Mains				Equipment			
House Trap (pipe out 5ft)	0	\$0.00	\$0.00	Steam unit - s+i	1	\$6,500.00	
Water Main - Val∨e only	2	\$444.00	\$888.00	Hot water circulator	0	\$0.00	
Vent Stacks - Through Roof	0	\$0.00	\$0.00	Ejector pump	1	\$4,760.00	
Water Main To House	3	\$1,789.00	\$5,367.00	Pool Package	1	\$12,345.00	5
Gas Main to House	0	\$0.00	\$0.00	Generator	0	\$0.00	
Gas Meter - H-Frame	0	\$0.00	\$0.00				
Rough-ins				Mechanicals			
New bath 3pc rough in 1st fl	6	\$1,800.00	\$10,800.00				
New bath 3pc rough in 2nd fl	6	\$1,900.00	\$11,400.00	Boiler for hydro-coils- 2 zones	0	\$0.00	
New Powder room	2	\$1,800.00	\$3,600.00	Hydro-coils (pipe from boiler to coils)	3	\$3,456.00	\$
New bath 4 pc (tub & shower)	0	\$0.00	\$0.00	Tankless Na∨ien - HW	0	\$0.00	
New bath 5 pc (2 sinks/tub/shower)	2	\$7,600.00	\$15,200.00	Tankless Navien - Heat	0	\$0.00	
Hand Held	0	\$0.00	\$0.00	75 Gal HW Heater - Gas	2	\$5,678.00	\$
Rain Head	3	\$345.00	\$1,035.00	75 Gal HW Heater - Indirect	0	\$0.00	
Laundry Floor Drain	1	\$750.00	\$750.00				
New Kitchen sink rough in	1	\$1,800.00	\$1,800.00	Gas			
Wall Mount Toilet	0	\$0.00	\$0.00	Stove	1	\$1,500.00	
Claw foot tub	3	\$3,200.00	\$9,600.00	Furnace	0	\$0.00	
Slop Sink	0	\$0.00	\$0.00	BBQ	0	\$0.00	
Installations - Trim outs				Dryer	1	\$950.00	
Drop in sink	0	\$0.00	\$0.00	Fireplace	0	\$0.00	
Under mount sink	5	\$650.00	\$3,250.00	Generator	0	\$0.00	
Vessal sink	0	\$0.00	\$0.00	Pool Heater	2	\$3,333.00	
Pedastal sink	0	\$0.00	\$0.00				
Closed Vanity - Sink & Waste	5	\$750.00	\$3,750.00	Exterior			
Slop Sink	0	\$0.00	\$0.00	Outdoor sink	2	\$1,234.00	
Volume Control	0	\$0.00	\$0.00	Hose bibs	3	\$1,000.00	
Thermostatic Control	0	\$0.00	\$0.00	Pool Package	0	\$0.00	
Fiberglass on site shower pan	16.9	\$34.00	\$574.60	Outdoor Shower Body	1	\$2,500.00	
Kitchen sink	1	\$650.00	\$650.00	Outdoor Shower Drain	1	\$850.00	
Wall mount faucet	0	\$0.00	\$0.00	Appliances - Rough in			
Standard spread faucet	5	\$650.00	\$3,250.00	Refrigerator	1	\$1,100.00	
Toilet	5	\$750.00	\$3,750.00	Dishwasher	1	\$900.00	
Tub	3	\$2,200.00	\$6,600.00	Washer	1	\$900.00	
Shower pan - Drop in	0	\$0.00	\$0.00	Stove	1	\$900.00	
Shower Drain - Standard	5	\$500.00	\$2,500.00				
Shower Drain - Lineal	0	\$0.00	\$0.00	Direct Replacement			
Hand Held	0	\$0.00	\$0.00	Direct replacement - 3pc	0	\$0.00	
Body Spray	2	\$234.00	\$468.00	Direct replacement Kitchen - clean up Rough	0	\$0.00	
Shower Head - Standard	0	\$0.00	\$0.00				
Rain Head	0	\$0.00	\$0.00	Venting			
Upgrades	-			Bathrooms	3	\$344.00	
Copper	0	\$0.00	\$0.00	Kitchen	0	\$0.00	
Cast Iron	0	\$0.00	\$0.00	Fireplace	0	\$0.00	
	-	+		Dryer	2	\$456.00	
				Boilers-HW Heaters	0	\$0.00	
		А	\$85,232.60		-	B	
			,,				

Total
\$6,500.00
\$0.00
\$4,760.00
\$12,345.00
\$0.00
φ <b>0.</b> 00
\$0.00
\$10,368.00
\$0.00
\$0.00
\$11,356.00
\$0.00
+0.00
\$1,500.00
\$0.00
\$0.00
\$950.00
\$0.00
\$0.00
\$6,666.00
\$2,468.00
\$3,000.00
\$0.00
\$2,500.00
\$850.00
\$1,100.00
\$900.00
\$900.00
\$900.00
\$0.00
\$0.00
40.00
\$1,020,00
\$1,032.00
\$0.00
\$0.00
\$912.00
\$0.00
\$69,007.00
\$154,239.60

Every

# Line

Letter

Number

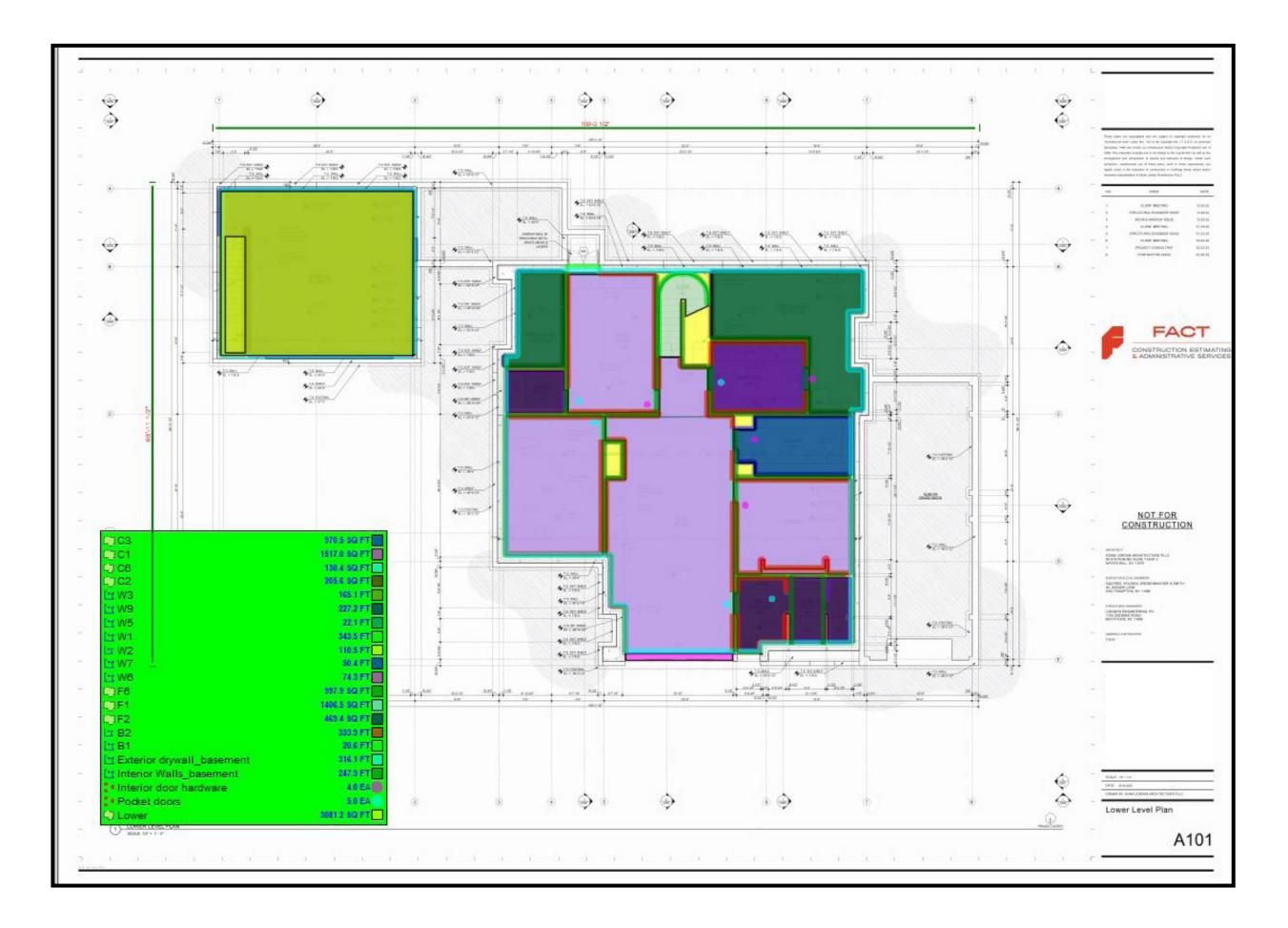
On a set of plans equates to a Task

**Every Task contains Scopes of work requiring Labor & Materials** FACT Quantifies it All.

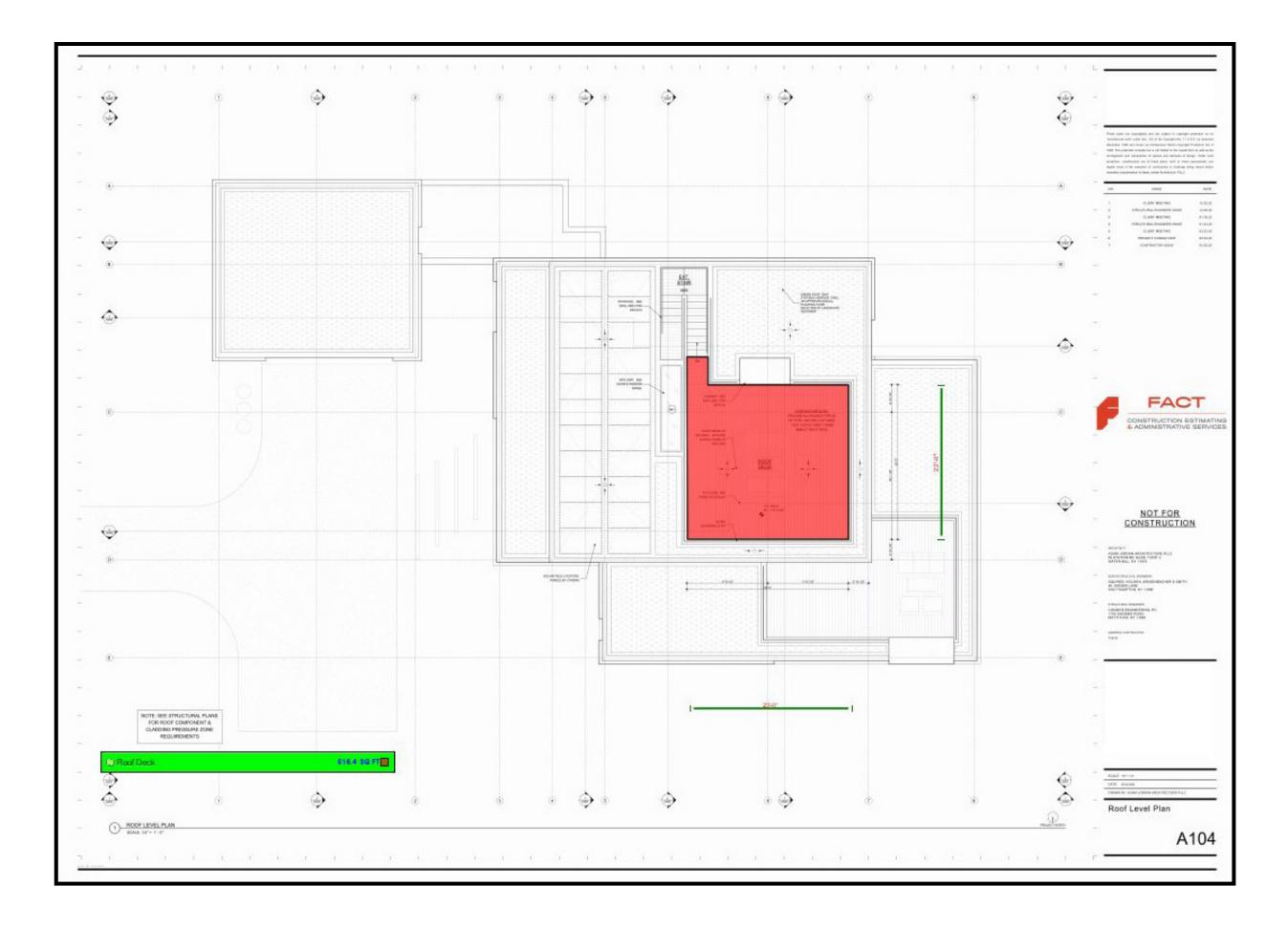
# **Project Examination**



1	L
	-
	- Prove plane are recorded and and address of colleging protection as an
	Version of the course for, 40 of the function of 10 kG is the sensitive transmiss rest as a result to emotion while the magnetic field of the sensitive results of the sensitive of the sensitive results are not integrated that implement and special and sensitive or sensitive results were the course of the sensitive or a sensitive or the sensitive result were the sensitive or another or a sensitive or a sensitive result manufacture of the sensitive or a sensitive or a sensitive result manufacture or a sensitive or a sensitive or a sensitive result.
	1 0,400 M(1946 0121)     - 4 0100,000 million 00000 million     1 0,400 M(1940 011)     1 0,400 M(1940 011)     1 0,400 M(1940 011)
	A Project conjunction     A project conjunction     A project conjunction
	-
	( <b>a</b>
	FACT
	CONSTRUCTION ESTIMAT
	-
	-
	-
	NOT FOR CONSTRUCTION
	<ul> <li>Allistance Andrew Electronia Bull Standards and Andrew Electronia Bull Standards and Andrew Electronia Standards and</li></ul>
	<ul> <li>Burnerska og konsteller Burnerska og konsteller Burnerska og konsteller Handerska og er samt Burnerska og er samt</li> </ul>
	source theory of the set of time     source theory of the set of time     in the set of the set of time     in the set of the s
	- valence of teaching
	-
	-
	- Abul mine OSI miter
	Elevations
	A201
$\bar{v} = \bar{v}$	

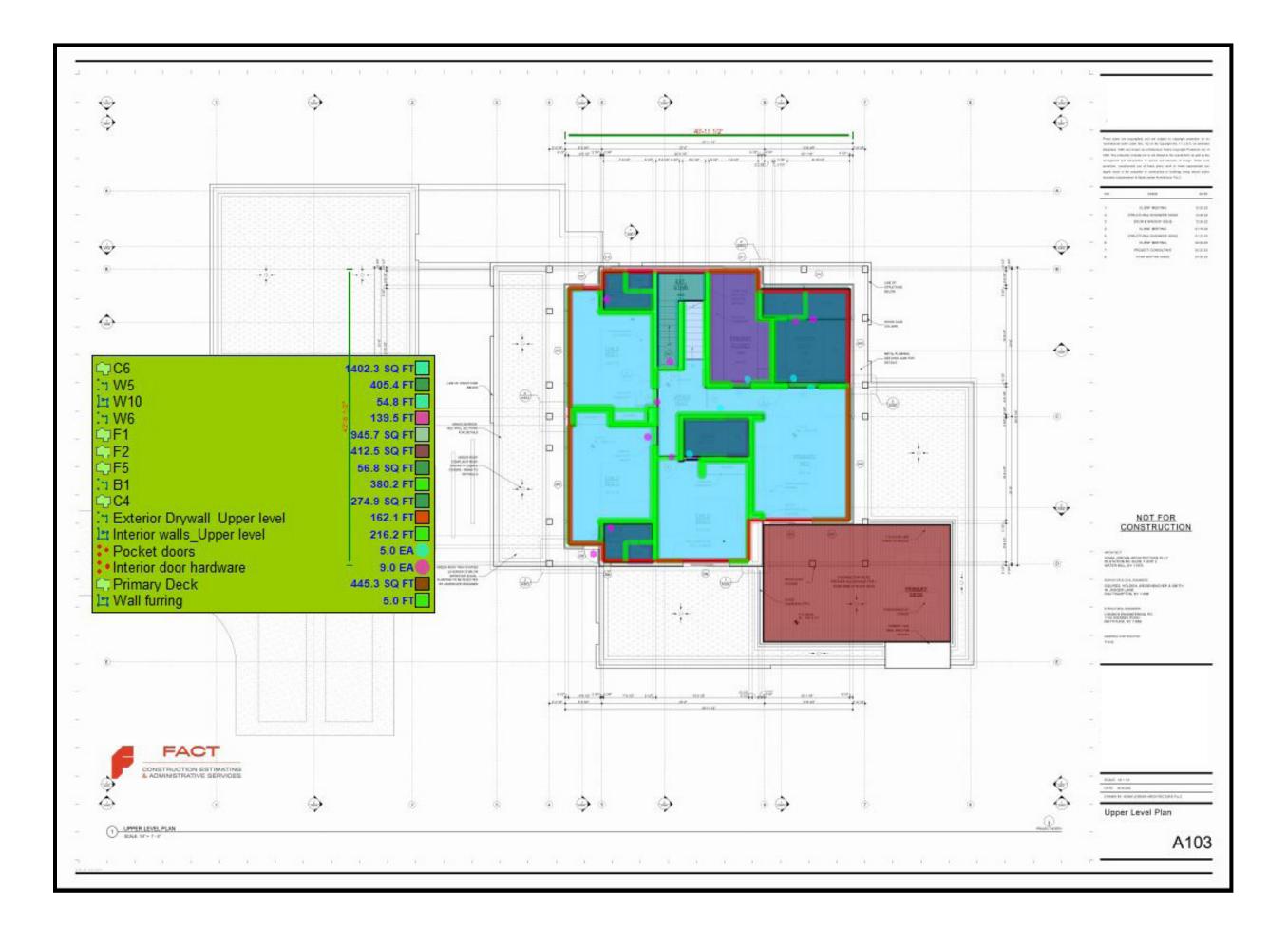






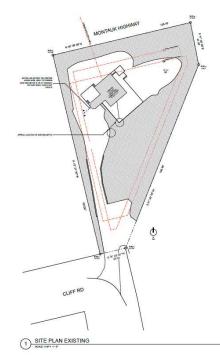


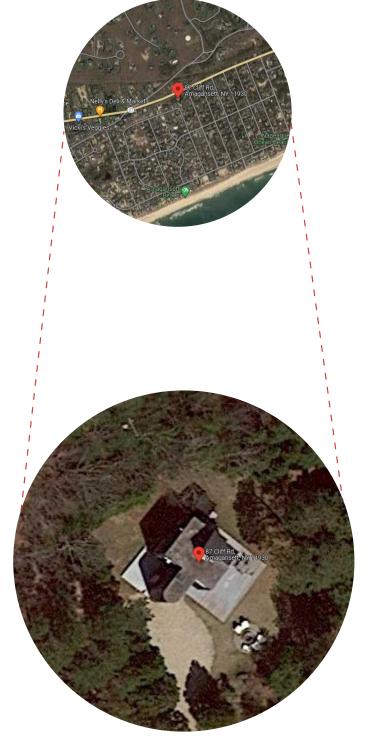
5	0 3	L
		-
		-
		Power parts are requestive will are called to calculate the second secon
		protection, consideration of their place, and in hear constraint, or Aparts, shall in the properties of constraints of tracking rings are all and or anomaly completeness to leave (prior Analysiss, Fig.).
		1 0,09 M(1960 032) - 4 FRIGERIA REPORT MILE 1 0,00 M(1960 031)
		4 5.00% 90% 90% 90% 90% 90% 90% 90% 90% 90%
		-
	-	
		-
		+
		EACT
		-
		NOT FOR CONSTRUCTION
		<ul> <li>Antonici Advanced Microsoftee M</li></ul>
		<ul> <li>Benefits (etc.) benefits</li> <li>Bapereta (etc.) benefits</li> <li>Bapereta (etc.) benefits</li> <li>Bapereta (etc.)</li> <li>Baper</li></ul>
		<ul> <li>Emission and the second strength with fills the second strength with matrix strength with the matrix strengt with the matrix strength with the matrix st</li></ul>
		- sense an and
		-
	-	-
	-	
		+ Nations
		Elevations
	-	-
		A202
1	St. 1	



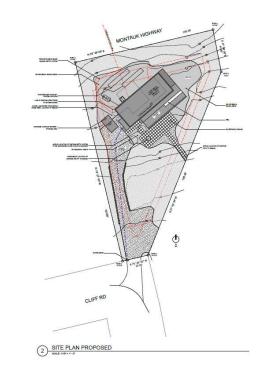
## 24 x 36 FACT Sheet













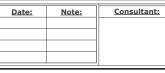
Date	
May 27, 2022	

Revision:

1

2 3

4







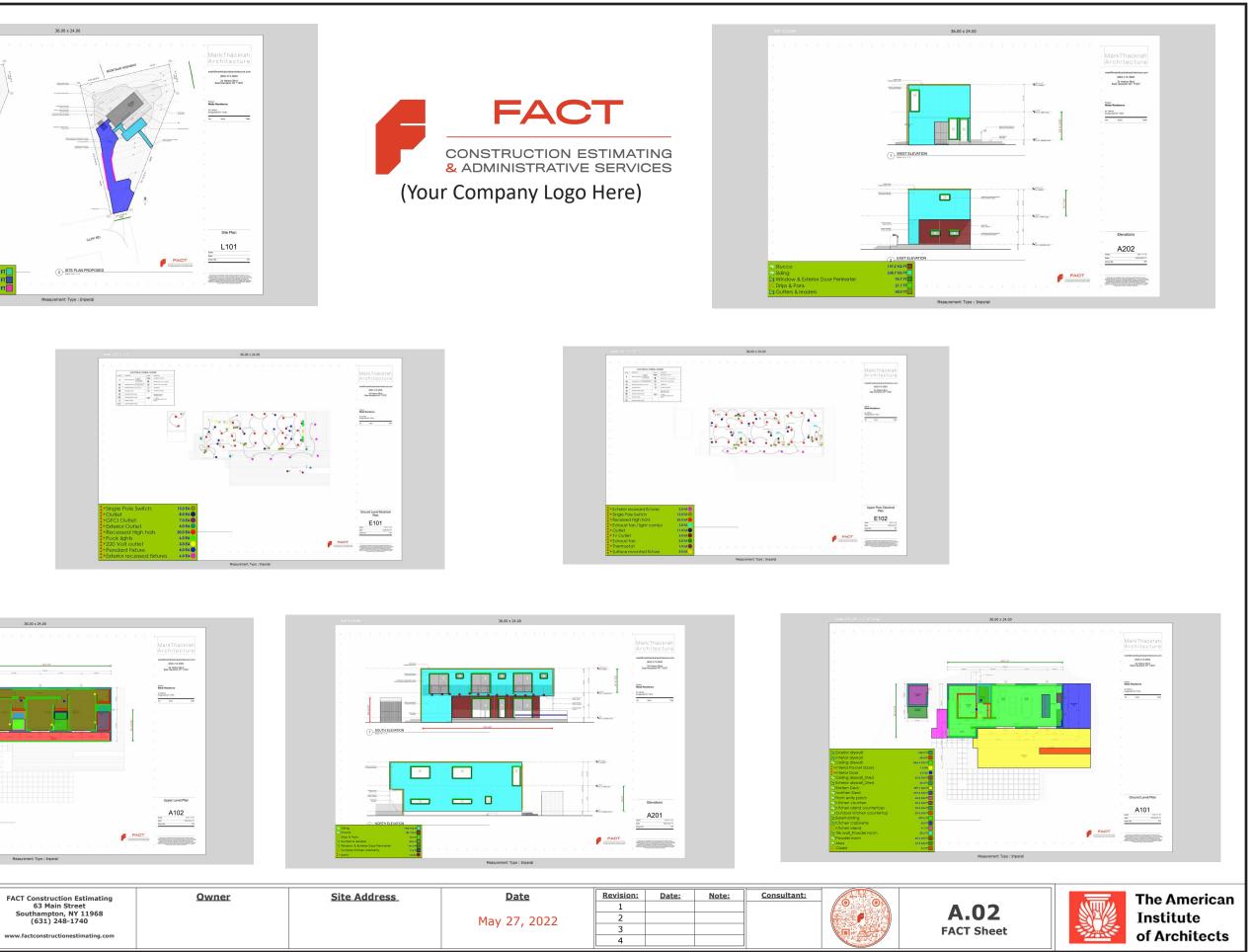


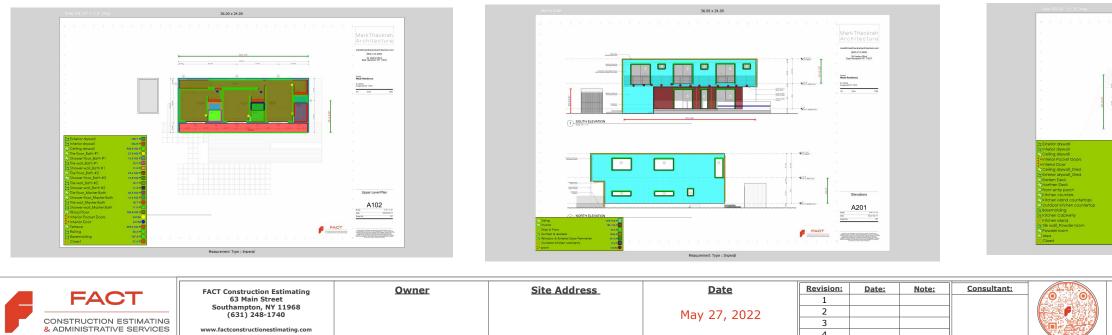
The American Institute of Architects

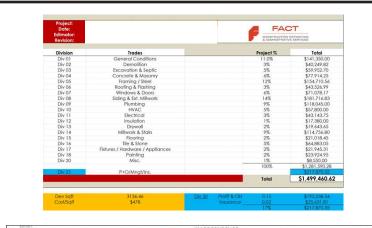












	0.0411										WADE	RESIDE	NCE							
\$14	0.085.0	_				n h														
	CORT -														-					
45					-			-												
	CONT 1			1							1									
- 33													-	-		-		-	-	
	811			-	1	Access of a	10000	A country	-		-	A second	A					Constant .	5	
_		Sarato Contrato	Denaltan	instead a	Marine I	Des .	rening t	Court .	stitures \$1.5.0 stituresh	Purshing	and.	Same.	heads from	Daniel .	1754 B	Party	Tailora	Automatical State	Aprilia	Mat.
		per-		The Res.	244	10-01	. Prill.		2478		10.10		. Swet	1012	min	. Dett.	TeN.	Bel7	31-14	792
		\$141.200 mm	10.24102	109.721,91	1/1714.25	1114/1215	141223.99	\$1.128 =	1.800.716.81	NUSCIE III	17 ACM	10.001	#1Catellin	Art eiler.	11479630	10.000	Los Decision	22.945.2	10101	to per c

Project: Date: Estimator: evision(s):						P		TIMATING	Laborrates: m = mechanic - \$88 i = laborer - \$67 m&l = mech&lab -\$155	
Div 19		#	mech.+lab.	days	hrs	man hrs	rate	total	-	
	site laborer									
	Sile Ruborer		11	144	2	288	\$67.00		\$19,296.00	w/ Div 01
	sile carpenter									
			lm	144	2	288	\$88.00		\$25.344.00	W/ Div 01
	steel pick up & delivery	2	11		6	12	\$67.00		\$804.00	w/ Div 05
	Steel installation	d.	2m2l	- 4	8	8	\$310.00		\$2,480.00	w/ Div 05
	framing house, decks, storage / shower		5m4	13	8	104	\$708.00		\$73,632.00	w/ Div 05
	vertical cedar siding		3m2l	7	8	56	\$398.00		\$22,288.00	w/ Div 03
	exterior trim		2m2i	1	8	8	\$310.00		\$2,480.00	w/ Div 08
	outdoor kitchen cabinetry		Imli	2	8	16	\$155.00		\$2,480.00	w/ Div 08
	outdoor shower & shed		2m2l	3	8	24	\$310.00		\$7.440.00	w/ Div 08
	front entry deck		Imli	1	8	8	\$155.00		\$1,240.00	w/ Div 08
	eastern deck		2m2l	4	8	32	\$310.00		\$9,920.00	w/ Div 08
	northern deck		2m2i	3	8	24	\$310.00		\$7.440.00	w/ Div 08
	interior doors (hinged & pocket)		lmll	3	8	24	\$155.00		\$3,720.00	w/ Div 14
	interior trim		2m11	4	8	32	\$243.00		\$7,776.00	w/ Div 14
	medicine cabinets & vanities		Imli	1	8	8	\$155.00		\$1,240.00	w/ Div 14
	kitchen cabinetry		Imil	3	8	24	\$155.00		\$3,720.00	w/ Div 14
	kitchen island cabinetry		imil	0	8	8	\$155.00		\$1,240.00	w/ Div 14
	window & exterior door		2m2i	5	8	40	\$310.00		\$12,400.00	w/ Div 03
	terrace decking		2m2i	3	8	24	\$310.00		\$7,440.00	w/ Div 08
	interior door hardware		lm	1	8	8	\$88.00		\$704.00	w/ Div 17
	front door hardware		lm	1	4	4	\$88.00		\$352.00	w/ Div 17
	bathroom hardware & accessories		Im	1	8	8	\$88.00		\$704.00	w/ Div 17
	appliances		Imli	1.1	8	8	\$155.00		\$1,240.00	w/ Div 17
	front door		Imli	1.1	8	8	\$155.00		\$1,240.00	w/ Div 17
	paint columns		Imil	3	8	24	\$155.00		\$3,720.00	w/ Div 0/
	custom rainscreen railing & ss posts		2m1i	7	8	56	\$243.00		\$13,608.00	w/ Div 18
	cusion runscreen raiing & ss poss		20011	1	0	-30	\$243.00		\$13.608.00	W/ DIV 08

	Exclusions: (items currently not included)
1	Material Price Guarantees
2	HERS Design
3	Z reveal / L bead reglet
4	Existing firepit to remain
5	Surface mounted light fixtures
6	Under cabinet lighting
7	Appliances
8	Exterior Paint / Stain
9	Radiant Heat
10	Underground Obstructions
11	Underground electrical service
12	Outdoor shower tile floor
13	Generator
14	Low voltage / AV
15	Landscape
16	Exterior trim
17	Nudura Block Foundation (specified on pg 505
18	DOB Filling
19	Silt Fencing
20	Excess fill removal / site grading
21	HRV / ERV
22	Gates / Fences

		Interior doors - Ninged		\$850.00	\$3,400.00		
		Whefor doors - pocket		\$1,200.00	\$4,000.00		
		interior door othings	34 9				
		bose	277	\$5.00	\$1,385.00		
		modicine copinats		\$450.00	\$3,250.00		
		cignie vonity	3	\$850.00	\$2,550.00		
		double vor/ly		\$1,250.00	\$1,250.00		
		kitchen cabinetry	14.2	\$1,750.00	\$24,850,00		
		kflichen kliand cobinetry	47	\$1,250.00	\$12,125.00		
		window & wheter door conings	386.7	\$4.00	\$7,546.80		
		open closels / cobinels	26.05	\$900.00	\$24.174.00		
	kabor						
		interior doors	1	\$5,720.00	\$3,725.00		
		infertor trim		\$7,776.00	\$7,776.00		
		medicine cobinety & vanifies	31	\$1,240.00	\$1,240.00		
		Michen cobinetly	1	\$3,720.00	\$3,720.00		
		All then Manual cobinetry		\$1,340.00	\$1,240.00		
						\$114,756,80	millwork (inf & store
30 15	Rearing	*****budget allowance*****					
	Nappry & Initial	Test Roor - 31 white cask - sand, stain, unethane	680.44	\$15.00	\$10,206.80		
	supply & incluit	second fisor - 3" white oak - sand, thain, unethane	720.79	\$15.00	\$10.011.85		
						\$21,016.45	flooling.
31 40	the & stone	www.pudgeliallowance.exe					
		The - install		\$78.185.85	\$28.169.85		
		tile - moterial (\$20/satt)		\$14.426.43	\$16,426,45		
		más: dona	4	\$575.00	\$2,300.00		
		Nitchen-counterlops	23.6	\$135.00	\$3,658.00		
		kitchen klond countertops	32.2	\$155.00	\$4,991.00		
		outdoor litchen countertops	63.25	\$175.00	\$2,378,75		
						544,883.05	file & slone
Dri 17.	Extures - hardware - oppliances	****budget allowance*****					
	materials						
		plumbing fatures	1.0	\$14,100.31	\$16,700.57		
		hit door hontware	2	\$125.00	\$873.00		
		door stops		\$30.00	\$120.00		
		Road store horshappe		\$950.00	\$950.00		
		both hordware & accessantes		\$225.00	\$900.00		
	kabor						
		Indexion close hondware		\$204.00	\$204.00		
		than the state that the state of the state o		\$352.00	\$352.00		
		both hordware & accessories		\$204.00	\$204.00		
		operionces		\$1,240.00	\$1,240.00		
						\$21,945.31	falures - hostiwore - cappions
Div 18	paining	multipudant plawance.					
		Interior - Nut & second floor	1800.5	\$11.00	\$19,804.93		
		point columns - lafeer		\$5,720.00	\$3.720.00		
		point columns - materials		\$400.00	\$400.00		
		exterior paint / stain	0	\$0.00	\$0.00		
						\$23,924,95	porting.
OV 20	miscellaneous	""Exalget oflowance"""					
		shower doop	3	\$2,850.00	\$8,550.00		
		minor & okata	0	\$0.00	\$0.00		
		central vacuum	D	\$0.00	\$0.00		
		freptoces	0	\$0.00	\$0.00		
						58 583.00	mitcellaneta.m.
						51281.610.28	lotof dua
Ofer 21	and 7 metal 7 line						
		profit & overhead	0.13			\$192,238,54	
		insection	0.02			121.431.81	
			17%			3217 #70.35	010/01

Tile S & I	A	В	С	D	F	Notes / Remark
Location	Floors	Half Height Perimeter	Shower floors	Shower Walls	Backsplash	
Powderroom	40.18	90.9	0	0	0	
Bath #1	27.38	58.05	16.3	103.5	0	
Bath #2	25.6	57.15	16.81	101.7	0	
Master bath	42.5	84.15	16.44	103.5	0	
Kitchen backsplash	0	0	0	0	11.80	
	135.66	290.25	49.55	308.7	0	
Labor / sq ft	\$35.00	\$35.00	\$50.00	\$35.00	\$0.00	
	\$4.748.10	\$10.158.75	\$2.477.50	\$10,804.50	\$0.00	\$28,188,85
Supply	135.66	290.25	49.55	308.7	0	
Materials / sq ft	\$20.00	\$20.00	\$35.00	\$20.00	\$65.00	
	\$2,713.20	\$5.805.00	\$1,734.25	\$6,174.00	\$0.00	\$16.426.45
					Total S+I	\$44,615.30

Kitchen & Bathroom Fixtures	(supply only	)	
Item	qty	cost per	total cost
Kohler bathroom sink	5	\$442.50	\$2,212.50
Bathroom faucets	5	\$615.60	\$3,078.00
Toilets	4	\$497.25	\$1,989.00
Shower heads	3	\$83.14	\$249.42
Drains	3	\$125.00	\$375.00
Lineal Drain	0	\$350.00	\$0.00
Shower bodies	3	\$1,282.13	\$3,846.39
Hand Held	1	\$750.00	\$750.00
Rain Head	1	\$400.00	\$400.00
Kitchen sink	2	\$850.00	\$1,700.00
Kitchen faucet	2	\$750.00	\$1,500.00
			\$16,100.31

Electrical	Qly	Cost	Total	and the second se	QN	Cost	Totol		
Panels - Ibd				Kitchens	1.1	The second second			
50	0	\$0.00	\$0.00	Refrigerator	1	\$150.00	\$150.00		
100	0	\$2,200.00	\$0.00	Dishwasher	1	\$150.00	\$150.00		
200	1	\$3,750.00	\$3,750.00	Stove	1	\$325.00	\$325.00		
300	0	\$0.00	\$0.00	Wall overs	0	\$425.00	\$0.00		
400	0	\$0.00	\$0.00	Hood	0	\$225.00	\$0.00	tbd	
600	0	\$0.00	\$0.00	Microwave	1	\$150.00	\$150.00	to be decided	
High Hats - LED				Freezer	1	\$175.00	\$175.00		
T	0	\$0.00	\$0.00	Fodures					
8	0	50.00	\$0.00	Light boxes	10	\$125.00	\$1,250.00		
6	45	\$175.00	\$7,875.00	Fan	0	\$150.00	\$0.00		
5	0	\$0.00	\$0.00	Int Sconces	4	\$110.00	\$440.00		
Under cabinets	0	\$1,750.00	\$0.00	Molotized box	0	\$0.00	\$0.00		
Outlets				Mechanical			10.00		
Standard	19	\$85.00	\$1,615,00	AC (per zone)	2	\$1,750.00	\$3,500.00		
GECI	7	\$125.00	\$875.00	Boiler - 4 Zones	1	\$750.00	\$750.00		
Exterior	4	\$125.00	\$500.00	Tankless - wall hung	0	\$750.00	\$0.00		
Cardinal		4.10.00	******	ERV/HRV	0	\$0.00	\$0.00		
Switches				Inline exhaust fans	0	\$0.00	\$0.00		
Single-pole	26	\$85.00	\$2,210.00	Misc. 2		400.000	60.00V		
Three Way	2	\$95.00	\$190.00	15 gmp circuit	6	\$110.00	\$660.00		
Four Way	â	\$175.00	\$0.00	20 amp circuit	20	\$135.00	\$2,700.00		
Dimmers	0	\$110.00	\$0.00	30 omp circuit	1	\$200.00	\$200.00		
Loundry		4110.00	40.00	Arc tault	0	\$250.00	\$0.00		
Washer	1	\$125.00	\$125.00	Exhaust fors		\$425.00	\$1,700.00		
Dryer (gas)		\$125.00	\$125.00	Bathtoom steam	0	\$0.00	\$0.00		
ration (Plent)		4120.000	412.0.00	Smoke Carbon	4	\$225.00	\$1,350.00		
Pool				H. Warm. (per/sq ft)	0	\$125.00	\$0.00		
Pool	0	\$0.00	\$0.00	Ty outlet	5	\$125.00	\$625.00		
Pool heater	0	\$0.00	\$0.00	Flechic Cor	0	\$0.00	\$0.00		
Pool cover	0	\$0.00	\$0.00	Generator	0	\$0.00	\$0.00		
Mirc 1	5	-0.00	40.00	Pumps	0	\$0.00	\$0.00		
central vacuum	0	\$0.00	\$0.00	Doorbell		\$650.00	\$650.00		
Wine cooler - den	0	\$1,000.00	\$0.00	Low votage / AV - tbd	0	\$0.00	\$0.00		
Landscape - Ibd	ő	\$0.00	\$0.00	Exterior recessed	11	\$225.00	\$2,475.00		
canascape - roa	0	\$0.00	90.00	Exensitive cessed	10	\$725100	\$2,475.00		
		_	\$17,245.00	A			\$17,250.00	 \$34,515.00	A+B

Drywall - Main house		# of sides	Length (Ft)	Height (Ft)	Area (sq ft)	Total Area (sq f
1st Fl						
	Int wallis	2	64.4	9	1159.2	
	Ext walls	1	104.9	9	944.1	
	Ceiling				866.61	
						2969.91
2nd Fl						
	Int walls	2	106.8	9	1922.4	
	Ext walls	1	128.7	9	1158.3	
	Ceiling				933.8	
						4014.5
					Total Sg ft.	6984
					4x12 Bds (48 sq ft)	48
					Total Boards	146
		n.			Cost / board	\$135.00
						\$19,643.65

	FACT	FACT Construction Estimating 63 Main Street	Owner	Site Address	Date	Revision:	Date:	Note:	Consultant:	0 0
-	CONSTRUCTION ESTIMATING & ADMINISTRATIVE SERVICES	Southampton, NY 11968 (631) 248-1740 www.factconstructionestimating.com			May 27, 2022	2 3			-	

CPH LA. PEN	cety & rents							
	DELA PLACE							
		ag-den - Rol cool - motiv house	1734	\$12.00	\$36,602.00			
		Total (Big) (edge - mail: hause		\$6.430.00	\$4.400.00			
		and how & drame - main histore ktd aloon ports - main histore		\$790.00	\$3,000.00			
		epdrs - for jour - man make	140	11100	\$1,920.00			
		int dia write - that		NAME T	31 54570			
		could not all departs optimal		1700.00	\$1,300.00			
			251.58	\$10.00	\$2.647.20			
		An offerings & para - whiteas	104.24	\$31.00	\$3,823,42	341.424.77	STOCKED BARRIER	
indows L exterior doors								
motorial								
1112100128		window & exterior doors - pella		1.1	\$57.430.12	\$57,438,17		
		window & extendr doors - pelia			\$57,438.17	\$37,438.17		
Sabor								
		listeri soci & wobriw		11	\$12,400.00	\$12,400.00		
		front door institution		1	\$1,240.00	\$1,240.00		
							\$71.078.17	WILS ON
sing & exterior millwork								
materials								
countersols					47.00	\$6,333.30		
		zikueskin		2111.1	\$3.00			
		1x6 cedar Mg siding		1	\$33,664.80	\$33,664.80		
		outdoor kitchen cabinety		21.4	\$1,150.00	\$24,610.00		
		mohanaoriv rainiciten valling		695.5	\$8.25	\$4,346.88		
		railing posts, base, screws, cap		13	\$875.00	\$11,375.00		
		screws & fastering		1	\$1,200.00	\$1,200.00		
		outdoor shower			\$3,000.00	\$3.000.00		
5/4 x 4 mohogony		front entry deck		60.43	\$17.50	\$1.057.53		
5/4 x 4 michogany								
S/4 x 4 mohogany		eastern deck		789.05	\$17.50	\$13,808.38		
5/4 x 4 mohogany		northern deck		214.95	\$17.50	\$3.761.63		
		terrace decking		209.19	\$17.50	\$3,660.83		
		outdoor shower floor - fbd		37.5	\$15.00	\$562.50		
labor								
1000		vertical cedar - siding			\$22,288.00	\$22,288.00		
		exterior trim			\$2,480.00	\$2.480.00		
		outdoor kitchen cabinetry		1	\$2,480.00	\$2.480.00		
		outdoor shower		1.1	\$7,440.00	\$7,440.00		
		front entry dieck		1	\$1,240.00	\$1,240.00		
		eastern deck		1	\$9,920.00	\$9,920.00		
		northern deck		1	\$7,440.00	\$7,440.00		
		herroice			\$7,440.00	\$7,440.00		
		custom rainscreen railing			\$13,608,00	\$13,605,00		
		carbinitarischening			\$13,000.00	1.1.000.00	5181,716.83	siding & exterior milwork
plumbing								
		base rough & finish plumbing		1	\$56,000.00	\$56.000.00		
		hot & cold supply lines to outdoor shower		1	\$3,000.00	\$3.000.00		
supply & install		connections to (6) roof drains - 3"		1	\$10,800.00	\$10,800.00		
subline or grander		inf gas piping - dryer, stove, bbg, boller			\$9,500.00	\$9,500.00		
		hose bibs		- 6-	\$1,000.00	\$5,000,00		
					\$650.00	\$2,550.00		
		shawer pans - on site fiberglass		3	\$00000	\$4,000.00		

PAGT State

I ofy price

1 2750000, 200000 1 275000, 20000 1 2750000, 200000

1 81.293.03 81.228.03 1 83.500.00 93.500.00 1 83.51.51 81 82.728.03 1 81.73.51.08 82.728.00 3 81.295.00 81.708.00 3 81.295.00 83.500.00 1 3100.00 83.500.00 1 3100.00 83.500.00

 1
 E.6.305.00<sup>2</sup>
 E.6.305.00

 2
 F.600.00
 Li.680.00

 3
 M02.00
 M02.00

 309.3
 E.0.00
 M02.00

 309.4
 E.0.00
 M02.00

 309.4
 E.0.00
 M02.00

 309.6
 E.0.00
 E.0.90.00

 79.6
 B0.00
 E.0.90.00

 19
 300.00
 M.328.00

 29
 E.0.00
 M.328.00

 Mickas
 Mickas
 Mickas

 1
 Mickas
 Bickas

 2
 Mickas
 Bickas

 1
 Mickas
 Bickas

 1
 Mickas
 Bickas

 1
 Mickas
 Bickas

desciption plastic protection formula (trans-porticipe boop logical protect entric model model model

""" Badge develop """ Badge develop "" Badge develop " Badg

they Repring & Spready physical for their Printer

Bodes .

							drawali
		coffered cellings	0	\$0.00	\$0.00	518 443 45	10 10
		tape in electrical - a/c gritt/speakers	0	\$0.00	\$0.00		
		iavel 5 / skim coofing walls	0	\$0.00	\$0.00		
. DIV 13	see mohis	main house	1	\$19.643.65	\$12,643,65		
DIV 13	dowell	*****budget allowance*****			-	017,040,00	i noutrion
		musses sured attenuation		\$17.380.00	p17.360.00	\$17,380.00	insulation
Div 12	insulation	includes sound attenuation		\$17,360.00	\$17,360.00		
Div 12	Inviation					\$43,143.75	electrical
		electrical service overhead	0	\$85.00	\$0.00		
		vee matrix	1,25	\$34.515.00	\$43,143.75		
Div 11	electical	*****budget allowance*****					
						\$57,800.00	hvac
		1st & 2nd floor units	1	\$57,800.00	\$57,800.00		
Div 10	hvac				and the second		providency
		Toto gold r proporti rank		10012000	10000	5118.045.00	plumbing
		1000 gallen propane fank	1		\$10,125,00		
		laundry soon drain	1	\$850.00	\$850,00		
		bathroom venting		\$450.00	\$2,600.00		
		(2) howen tankies, wat mounted water heaters		\$5,500.00	\$5,500.00		
		(2) navien tankies wall mounted water heaters		\$12,120.00	\$12,120,00		
		shower pars - on sile fiberalas		\$650.00	\$2,550.00		
		infigai piping - aryer, stove, bbd, boller hose bibs		\$1,000.00	\$5,000,00		
	supply & install	connections to (6) roof drains - 3" int gas piping - driver, stove, bbg, boiler		\$9,500.00	\$9,500.00		
	a secolar di la dadi	hot & cold supply lines to outdoor shower		\$3,000,00	\$3,000.00		
		base rough & finish plumbing		\$56,000.00	\$56,000.00		
Div 09	plumbing				and a state of the second state		
						5181,716.83	siding & exterior mill
		custom rainscreen railing	1	\$13.608.00	\$13.608.00	and the second sec	
		lencice	1	\$7,440.00	\$7,440.00		
		northern deck		\$7,440.00	\$7,440.00		
		eastern deck	1	\$9,920.00	\$9,920.00		
		front entry deck	1	\$1,240.00	\$1,240.00		
		outdoor shower	-	\$7.443.00	\$7.440.00		
		outdoor kitchen cobinetry		\$2,480.00	\$2.480.00		
		exterior tim		\$2,480.00	\$2.480.00		
	10000	vertical cedar - siding		\$22,288.00	\$22,288.00		
	labor	oundoor shower foor - tod	115	\$1210	3062.00		
		outdoor thower foor - thd	37.5	\$17.50	\$562.50		
	5/4 x 4 mohogany	northern deck terrace decking	214.95 209.19	\$17.50	\$3,761,63		

	suppry & install						
		idaits ****akowance****	1.1	1:2.000.00	\$15,000.00		
	moteriali-						
		Interior doors - Ninged	4	\$850.00	\$3,400.00		
		interior doors - pocket		\$1,200.00	\$4,000.00		
		interior door odsings	54 9	\$5.00	\$2,530.00		
		bose	277	\$5.00	\$1,385.00		
		medicine cobinets	(B)	\$450.00	\$3,250.00		
		vignie vorsty	3	\$850.00	\$2,550.00		
		double vor/ly	Shee.	\$1,250.00	\$1,250.00		
		Michen cabinetry	14.2	\$1,750.00	\$24,850.00		
		kflichen) Island cobinetry	47	\$1,250.00	\$12,325.00		
		window & exterior door opengs	386.7	\$4.00	\$1.546-80		
		apen closels / cabinets	25.05	\$900.00	\$24.174.00		
	kabor						
		interior doors		\$5,720.00	\$3,729.00		
		inferior Nim		\$7,776.00	\$7,776.00		
		medicine cobinety & vanifies		\$1.240.00	\$1,240,00		
		Michen cobinetry	1	\$3,720.00	\$3,720.00		
		Allshim Mand cobinity		\$1.340.00	\$1,240.00	Manual Contract	
		sendor control of an inclusion				\$114,756,80	milwork int & store
Die 15	Bearing Nacony & Escol	That foor - 3' while cas - sand, shain, srethane	680.44	\$15.00	\$10,204.60		
				\$15.00			
	mapply & Inchall	second floor - 3" white oak - sand, shain, urethane	720.79	\$15.00	\$10,811,85	521.016.45	
	He & share				10 C	\$21,016.45	foothg
Ore 16	the & stone	*****budgel allowance****					
		The - install		\$78.185.85	\$28.169.85		
		tile - material (\$20/satt)		\$16,425,45	\$10,426.45		
		máic itonia	4	\$575.00	\$2,300.00		
		kitchen-obunterlops.	23.6	\$155.00	\$3.658.00		
		Elichen Mand countertops	32.2	\$155.00	\$4,991.00		
		ouldoor tiltchen counterlops	\$3.25	\$175.00	\$2,318,75		
						544,883.05	file & stone
DH 17	Extures - bardware - appliances	****budghf allowance*****					
	materials						
		plumiting fatures.		\$16,100.31	\$16.100.51		
		inf door hontware	2	\$125.00	\$673.00		
		door stops	- 4	\$30.00	\$120.00		
		Ront door hordware		\$950.00	\$950-00		
		path hardware & accessantes		\$225.00	\$900.00		
	tabor						
		Interior door hordware		\$704.00	\$204.00		
		front door hardware		\$352.00	\$352.00		
		Dom hordware & accessories		\$704.00	\$204.00		
		appriances		\$1,240.00	\$1,240.00		
						\$21,945.31	Billines - hostiwore - oppFond
OV 18	paining	*****budget of/awarce*****					
		Intellar - Not & second floor	1800.5	\$11.00	\$19,804.93		
		paint columns - labor		\$5,220.00	\$3.720.00		
		point columns - materials	1.	\$400.00	\$400.00		
		exterior paint / stain	0	\$0.00	\$0.00	\$23,924,95	porting
Ov 20	miscellaneous	**************************************			-	347,424,91	pointing.
244.92		shower doon	3	\$2,850.00	\$8,550.00		
		million & cikata	0	\$0.00	\$0.00		
		central vacuum	0	\$0.00	\$0.00		
		Teephoces	0	\$0.00	\$0.00		
		10000000		P.00	Contraction of the local division of the loc	58 510 00	mitcellaneoux
					-		mechaneous.
						51281.610.28	pub total
20071	and / metall / line				_	01.000.010.00	www incide
		profit & overhead	0.15			\$192,238.54	
		insection	0.02			\$25,451,81	
			17%			\$217,870.35	p+o/ins
						\$1,499,440.42	





The American Institute of Architects