

## 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.

**F**air

**A**ccurate

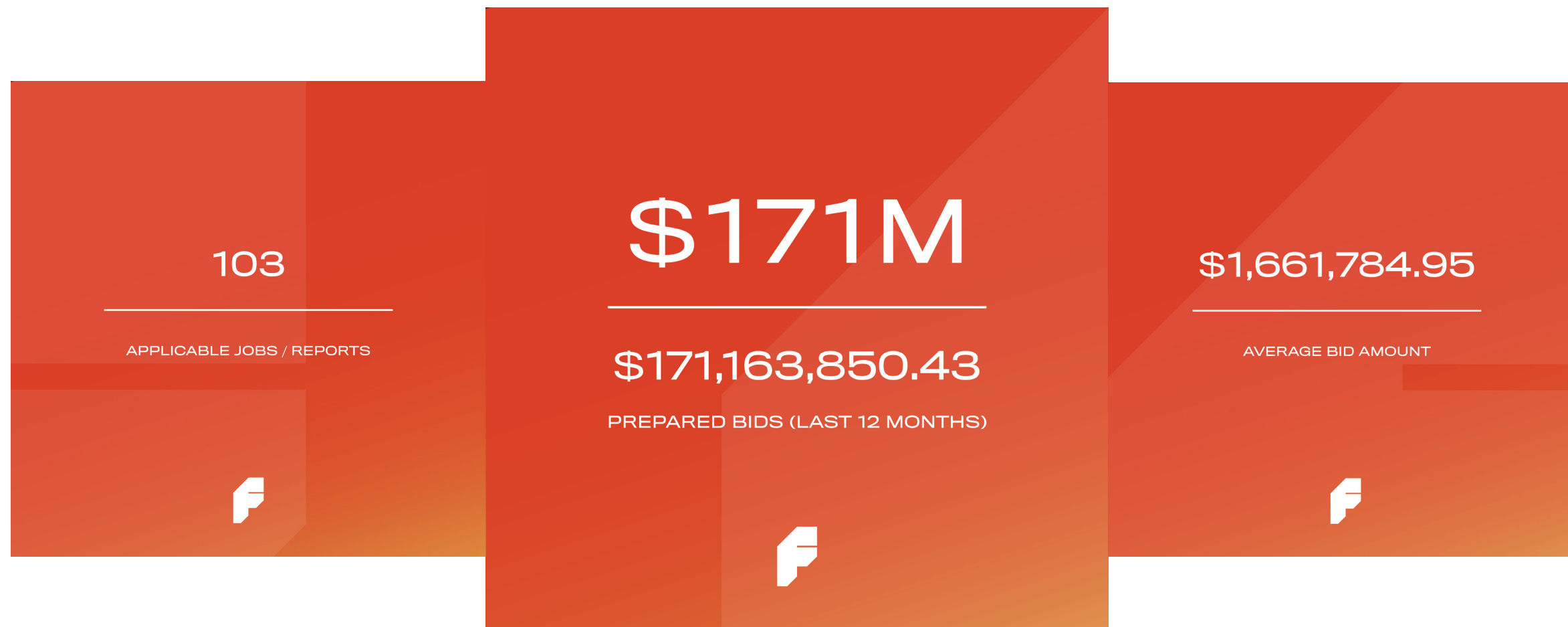
**C**omprehensive

**T**horough

## 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.





#### **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**

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**

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.



#### **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**

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



#### **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 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.

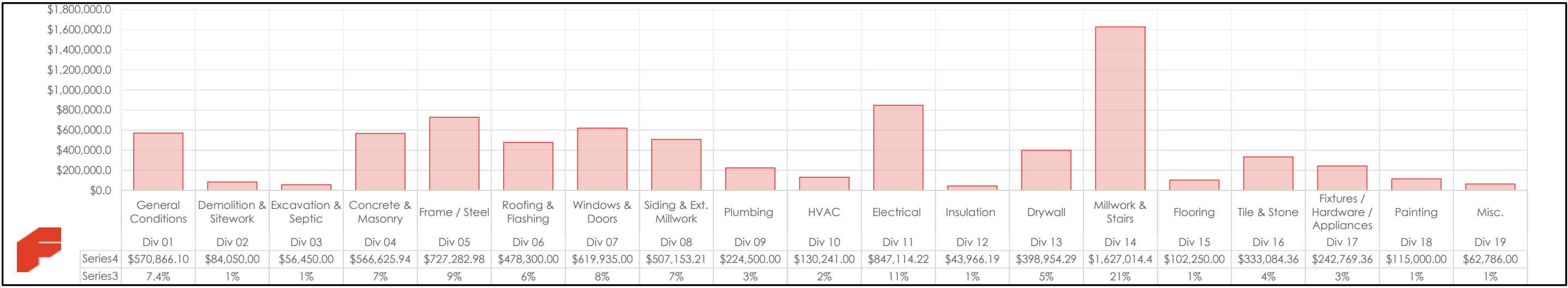
Due to the volatility of the market this proposal is currently a budget allowance for all scopes of work.

# Summary

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	
<b>Total</b>			<b>\$8,821,711.10</b>	
Cos/ sqft w/ decks	8570.24	Div 20 Profit & OH	12%	\$928,601.17
Dev Sqft w/ Decks	\$1,029.34	Insurance	2%	\$154,766.86
			14%	\$1,083,368.03

Project: Sample  
 Date: 5/17/2023  
 Estimator: MH/RV  
 Revision: \*\*\*\*\*Preliminary\*\*\*\*\*





# Details

Project:		5/17/2023				tbr		f = factors		
Date:		MH/RV						m = mechanic - \$88		
Estimator:		****Preliminary****						l = laborer - \$67		
Revision(s):								m&l = mech&lab -\$155		
****allowances****										
Div	trades	description		h	w	l	qty	price	sub total	total
Div 01	gen cond	****budget allowance****								
		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 supervision					18	\$13,000.00	\$234,000.00	
									\$570,866.10	gc
Div 02	demolition-site 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									
		excavation, main house					1	\$6,500.00	\$6,500.00	
		backfill, main house					1	\$4,500.00	\$4,500.00	
		excavation, garage					1	\$3,000.00	\$3,000.00	
		backfill, garage					1	\$2,500.00	\$2,500.00	
		sanity system, main house					1	\$39,950.00	\$39,950.00	
									\$56,450.00	excav



Div 04		<b>concrete - masonry</b>							
			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	
	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	
								<b>\$566,625.94</b>	conc-mas.
Div 05		<b>framing - steel</b>							
supply & install			structural steel			1	\$225,950.00	\$225,950.00	
			galvanized steel grates			1	\$26,150.00	\$26,150.00	
materials	****budget allowance****		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			framing - main house & garage			1	\$125,200.00	\$125,200.00	
			exterior columns blocking			1	\$7,440.00	\$7,440.00	
			exterior soffit blocking / furring			1	\$4,960.00	\$4,960.00	
			wall mounted toilet re- inforcements			1	\$2,480.00	\$2,480.00	
								<b>\$727,282.98</b>	materials
Div 06		<b>roofing &amp; flashing</b>							
			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	
								<b>\$478,300.00</b>	roofing & flashing
Div 07		<b>windows &amp; exterior doors</b>							
supply & install			carriage house door co. garage door			1	\$19,900.00	\$19,900.00	
materials			windows & exterior doors			1	\$442,184.00	\$442,184.00	
			skylight			1	\$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	
								<b>\$619,935.00</b>	win.& drs.



Div 11		electrical			
		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
		pool wiring	1	\$15,000.00	\$15,000.00
		temp power & lighting on site	1	\$4,800.00	\$4,800.00
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
					<b>\$847,114.22</b>
					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
					<b>\$43,966.19</b>
					insulation

Div 13		drywall		****budget allowance****			
				1.1	\$45,324.80	\$49,857.28	
				894.65	\$15.00	\$13,419.75	
	****budget allowance - to be vif****			34	26	\$15.00	\$13,260.00
				6168.3	\$14.00	\$86,356.76	
	****placeholder****			3631.7	\$65.00	\$236,060.50	
				0	\$0.00	\$0.00	
				0	\$0.00	\$0.00	
				0	\$0.00	\$0.00	
						<b>\$398,954.29</b>	
						drywall	
Div 14		millwork-int & stairs					
supply & install							
	allowance to be verified in field			1	\$13,475.43	\$13,475.43	
				1	\$1,600.00	\$1,600.00	
	allowance to be verified in field			1	\$20,500.00	\$20,500.00	
	ciuffo cabinetry			1	\$968,610.00	\$968,610.00	
	****placeholder - tbr****			1	\$102,000.00	\$102,000.00	
	****placeholder - tbr****			1	\$7,500.00	\$7,500.00	
	****placeholder - tbr****			1	\$9,225.00	\$9,225.00	
	****placeholder - tbr****			1	\$9,225.00	\$9,225.00	
	****placeholder - tbr****			1	\$28,000.00	\$28,000.00	
	****placeholder - tbr****			1	\$17,000.00	\$17,000.00	
	****placeholder - tbr****			1	\$21,010.00	\$21,010.00	
	****placeholder - tbr****			1	\$18,825.00	\$18,825.00	
	****placeholder - tbr****			1	\$55,000.00	\$55,000.00	
	****placeholder - tbr****			1	\$37,500.00	\$37,500.00	
materials							
				1	\$109,141.19	\$109,141.19	
				831	\$8.00	\$6,648.00	
				894.65	\$8.00	\$7,157.20	
				333.95	\$8.00	\$2,671.60	
				3762	\$16.00	\$60,192.00	
				500	\$16.00	\$8,000.00	
				596	\$16.00	\$9,536.00	
labor							
				1	\$72,892.00	\$72,892.00	
				1	\$19,534.00	\$19,534.00	
				1	\$6,892.00	\$6,892.00	
				1	\$14,880.00	\$14,880.00	
						<b>\$1,627,014.42</b>	
						millwork-int & stairs	


Div 15	<b>flooring</b>						
	supply & install	10" engineered white oak - as per finish schedule	1	\$98,250.00	\$98,250.00		
		stair finishing	2	\$2,000.00	\$4,000.00		
						<b>\$102,250.00</b>	flooring
Div 16	<b>tile &amp; stone</b>						
	supply & install	tile, stone, countertops, living room hearth	1	\$333,084.36	\$333,084.36		
			0	\$0.00	\$0.00		
						<b>\$333,084.36</b>	tile & stone
Div 17	<b>fixtures-hardware-appliances</b>						
	material						
		appliances	1	\$85,487.88	\$85,487.88		
		plumbing fixtures - non waterorks	1	\$7,355.36	\$7,355.36		
		plumbing fixtures - waterworks	1	\$57,171.87	\$57,171.87		
	****placeholder - tbr****	plumbing fixtures - pool bath	1	\$2,400.00	\$2,400.00		
	****placeholder - tbr****	plumbing fixtures - guest bath	1	\$8,400.00	\$8,400.00		
	****placeholder - tbr****	plumbing fixtures - child bath #3	1	\$7,200.00	\$7,200.00		
		door hardware	1	\$48,936.25	\$48,936.25		
		bathroom hardware	6	\$450.00	\$2,700.00		
		primary bathroom hardware	1	\$750.00	\$750.00		
		laundry room hardware	1	\$850.00	\$850.00		
		mud room hardware	1	\$950.00	\$950.00		
		pantry hardware	1	\$950.00	\$950.00		
		kitchen hardware	1	\$1,250.00	\$1,250.00		
	labor						
		appliances	1	\$9,920.00	\$9,920.00		
		hardware	1	\$8,448.00	\$8,448.00		
						<b>\$242,769.36</b>	fixtures

Div 18	<b>painting</b>							
		interior	1	\$80,000.00	\$80,000.00			
		exterior	1	\$35,000.00	\$35,000.00			
						<b>\$115,000.00</b>		painting
Div 19	<b>miscellaneous</b>							
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			
						<b>\$62,786.00</b>		miscellaneous
						<b>\$7,738,343.07</b>		<b>sub total</b>
Div 20	<b>p+o / ins</b>							
		profit & overhead	12%		\$928,601.17			
		insurance	2%		\$154,766.86			
			<u>14%</u>			<b>\$1,083,368.03</b>		<b>p+o/ins</b>
						<b>\$8,821,711.10</b>		<b>Total</b>

# Exclusions

	<b>Preliminary Exclusion List:</b> (items currently not included)
1	Material Price Guarantees
2	Underground Obstructions
3	Landscape / Hardscape
4	Retaining walls
5	Permits & Processing
6	Furnishings
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

Project:		Construction Labor -					 <b>FACT</b> <small>CONSTRUCTION ESTIMATING &amp; ADMINISTRATIVE SERVICES</small>		Labor rates:	
Date:		5/19/2023							m = mechanic - \$88	
Estimator:		MH/RV							l = laborer - \$67	
Revision(s):									m&l = mech&lab -\$155	
		#	mech. - lab.	days	hrs	man hrs	rate	total		
<b>site laborer</b>										
	(12 month period -5 days / wk - 2hrs / day)		1l	240	2	480	\$67.00	\$32,160.00	w/ Div 01	
<b>site carpenter</b>										
	(12 month period -5 days / wk - 1hr / day)		1m	240	1	240	\$88.00	\$21,120.00	W/ Div 01	
<b>working foreman</b>										
	(12 month period -5 days / wk - 2 hrs / day)		1m	240	2	480	\$4.00	\$1,920.00	W/ Div 01	
			1m	240	2	480	\$88.00	\$42,240.00	W/ Div 01	
mech. & lab										
	windows & exterior doors		3m3l	5	8	40	\$465.00	\$18,600.00	w/ div 07	
	interior trim		3m3l	6	8	48	\$465.00	\$22,320.00	w/ div 08	
	shower door install		1m1l	3	8	24	\$155.00	\$3,720.00	w/ div 19	
	front door		1m1l	1	4	4	\$155.00	\$620.00	w/ div 07	
	exterior paint & stain		2m2l	5	8	40	\$310.00	\$12,400.00	w/ div 18	
	hardware	2	1m	2	8	16	\$88.00	\$2,816.00	w/ div 17	
	appliances		1m1l	2	8	16	\$155.00	\$2,480.00	w/ div 17	
	areaway stairs		2m2l	1	8	8	\$310.00	\$2,480.00	w/ div 14	
	coffered ceiling beam paint / stain		1m1l	2	8	16	\$155.00	\$2,480.00	w/ div 18	
	coffered ceiling		2m2l	3	8	24	\$310.00	\$7,440.00	w/ div 14	
	cabinetry		2m2l	6	8	48	\$310.00	\$14,880.00	w/ div 14	
	drywells - lower concrete and areaways		1m1l	2	8	16	\$155.00	\$2,480.00	w/ div 03	
	egress wells - grate & ladder		1m1l	1	8	8	\$155.00	\$1,240.00	w/ div 19	
	exterior railing		2m2l	4	8	32	\$310.00	\$9,920.00	w/ div 08	
pool pavillion	exterior trim / board & batten		2m2l	4	8	32	\$310.00	\$9,920.00	w/ div 08	
	areaway cable railing		2m2l	2	8	16	\$310.00	\$4,960.00	w/ div 08	
	ply wood subfloor		2m2l	1	8	8	\$310.00	\$2,480.00	w/ div 05	
	vinyl plank flooring		2m2l	2	8	16	\$310.00	\$4,960.00	w/ div 15	
	attic ladder		1m1l	1	4	4	\$155.00	\$620.00	w/ div 19	



# Electrical Matrix

Electrical	Qty	Cost	Total	Notes/Specifications:		Qty	Cost	Total	Notes/Specifications:	
<b>Panels - tbd</b>					<b>Kitchens</b>					
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 ovens	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		
					Freezer	0	\$0.00	\$0.00		
<b>High Hats - LED</b>					<b>Fixtures</b>					
2"	1	\$234.00	\$234.00		Light boxes	2	\$586.00	\$1,172.00		
3"	0	\$0.00	\$0.00		Fan	2	\$0.00	\$0.00		
4"	3	\$3,456.00	\$10,368.00		Sconces	6	\$455.00	\$2,730.00		
5"	0	\$0.00	\$0.00		Motorized box	1	\$1,475.00	\$1,475.00		
Under cabinet	230	\$150.00	\$34,500.00		<b>Mechanical</b>					
<b>Outlets</b>					AC (per zone)	2	\$1,500.00	\$3,000.00		
Standard	1	\$87.00	\$87.00		Boiler - (specify)	1	\$5,500.00	\$5,500.00		
GFCI	0	\$0.00	\$0.00		Tankless - wall hung boiler	0	\$0.00	\$0.00		
Exterior	5	\$222.00	\$1,110.00		Hot water tank (wiring)	1	\$453.00	\$453.00		
Wire molding	0	\$1.00	\$0.00		Tankless - Wall hung hw					
<b>Switches</b>					ERV/HRV	0	\$0.00	\$0.00		
Single-pole	23	\$85.00	\$1,955.00		<b>Misc. 2</b>					
Three Way	1	\$789.00	\$789.00		Temporary Elec w/ pole	1	\$5,555.00	\$5,555.00		
Four Way	3	\$385.00	\$1,155.00		Temporary lighting/Ft	0	\$0.00	\$0.00		
Dimmers	0	\$0.00	\$0.00		H Frame S+I	0	\$0.00	\$0.00		
<b>Laundry</b>					15 amp circuit	5	\$450.00	\$2,250.00		
Washer	0	\$0.00	\$0.00		20 amp circuit	0	\$0.00	\$0.00		
Dryer (gas)	2	\$475.00	\$950.00		30 amp circuit	0	\$0.00	\$0.00		
Dryer (Electric)	0	\$0.00	\$0.00		50 amp circuit	3	\$875.00	\$2,625.00		
<b>Pool</b>					Arc fault	0	\$0.00	\$0.00		
Pool	1	\$2,222.00	\$2,222.00		Exhaust fan (wiring)	2	\$675.00	\$1,350.00		
Pool heater	0	\$0.00	\$0.00		Bathroom steam	3	\$6,500.00	\$19,500.00		
Pool cover	1	\$4,500.00	\$4,500.00		Smoke-Carbon	0	\$0.00	\$0.00		
<b>Misc. 1</b>					Fl. Warm. (per/sq ft)	1500	\$12.00	\$18,000.00		
Central vacuum	1	\$1,245.00	\$1,245.00		Tv outlet	0	\$0.00	\$0.00		
Wine cooler	0	\$0.00	\$0.00		Electric Car	1	\$1,230.00	\$1,230.00		
Landscape - tbd	1	\$256.00	\$256.00		Generator (Whole House)	0	\$0.00	\$0.00		
Garbage Disposal	1	\$235.00	\$235.00		Ejector Pump (wiring)	1	\$985.00	\$985.00		
I/A System	0	\$0.00	\$0.00		Doorbell	0	\$0.00	\$0.00		
Sump pump	1	\$3,455.00	\$3,455.00		Low votage / AV - tbd	1	\$34,567.00	\$34,567.00		
Radon Det. S+I	0	\$0.00	\$0.00		Floor Warming	0	\$0.00	\$0.00	A+B	
Inline exhaust fans	1	\$372.00	\$372.00							
			<b>\$68,863.00</b>	<b>A</b>				<b>\$107,079.00</b>	<b>B</b>	<b>\$175,942.00</b>

# Plumbing Matrix

Plumbing	Qty	Cost	Total		Qty	Cost	Total
<b>Mains</b>				<b>Equipment</b>			
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	2	\$444.00	\$888.00	Hot water circulator	0	\$0.00	\$0.00
Vent Stacks - Through Roof	0	\$0.00	\$0.00	Ejector pump	1	\$4,760.00	\$4,760.00
Water Main To House	3	\$1,789.00	\$5,367.00	Pool Package	1	\$12,345.00	\$12,345.00
Gas Main to House	0	\$0.00	\$0.00	Generator	0	\$0.00	\$0.00
Gas Meter - H-Frame	0	\$0.00	\$0.00	<b>Mechanicals</b>			
<b>Rough-ins</b>				Boiler for hydro-coils- 2 zones			
New bath 3pc rough in 1st fl	6	\$1,800.00	\$10,800.00	Hydro-coils (pipe from boiler to coils)	3	\$3,456.00	\$10,368.00
New bath 3pc rough in 2nd fl	6	\$1,900.00	\$11,400.00	Tankless Navien - HW	0	\$0.00	\$0.00
New Powder room	2	\$1,800.00	\$3,600.00	Tankless Navien - Heat	0	\$0.00	\$0.00
New bath 4 pc (tub & shower)	0	\$0.00	\$0.00	75 Gal HW Heater - Gas	2	\$5,678.00	\$11,356.00
New bath 5 pc (2 sinks/tub/shower)	2	\$7,600.00	\$15,200.00	75 Gal HW Heater - Indirect	0	\$0.00	\$0.00
Hand Held	0	\$0.00	\$0.00	<b>Gas</b>			
Rain Head	3	\$345.00	\$1,035.00	Stove	1	\$1,500.00	\$1,500.00
Laundry Floor Drain	1	\$750.00	\$750.00	Furnace	0	\$0.00	\$0.00
New Kitchen sink rough in	1	\$1,800.00	\$1,800.00	BBQ	0	\$0.00	\$0.00
Wall Mount Toilet	0	\$0.00	\$0.00	Dryer	1	\$950.00	\$950.00
Claw foot tub	3	\$3,200.00	\$9,600.00	Fireplace	0	\$0.00	\$0.00
Slop Sink	0	\$0.00	\$0.00	Generator	0	\$0.00	\$0.00
<b>Installations - Trim outs</b>				Pool Heater			
Drop in sink	0	\$0.00	\$0.00	<b>Exterior</b>			
Under mount sink	5	\$650.00	\$3,250.00	Outdoor sink	2	\$1,234.00	\$2,468.00
Vessel sink	0	\$0.00	\$0.00	Hose bibs	3	\$1,000.00	\$3,000.00
Pedastal sink	0	\$0.00	\$0.00	Pool Package	0	\$0.00	\$0.00
Closed Vanity - Sink & Waste	5	\$750.00	\$3,750.00	Outdoor Shower Body	1	\$2,500.00	\$2,500.00
Slop Sink	0	\$0.00	\$0.00	Outdoor Shower Drain	1	\$850.00	\$850.00
Volume Control	0	\$0.00	\$0.00	<b>Appliances - Rough in</b>			
Thermostatic Control	0	\$0.00	\$0.00	Refrigerator	1	\$1,100.00	\$1,100.00
Fiberglass on site shower pan	16.9	\$34.00	\$574.60	Dishwasher	1	\$900.00	\$900.00
Kitchen sink	1	\$650.00	\$650.00	Washer	1	\$900.00	\$900.00
Wall mount faucet	0	\$0.00	\$0.00	Stove	1	\$900.00	\$900.00
Standard spread faucet	5	\$650.00	\$3,250.00	<b>Direct Replacement</b>			
Toilet	5	\$750.00	\$3,750.00	Direct replacement - 3pc	0	\$0.00	\$0.00
Tub	3	\$2,200.00	\$6,600.00	Direct replacement Kitchen - clean up Rough	0	\$0.00	\$0.00
Shower pan - Drop in	0	\$0.00	\$0.00	<b>Venting</b>			
Shower Drain - Standard	5	\$500.00	\$2,500.00	Bathrooms	3	\$344.00	\$1,032.00
Shower Drain - Lineal	0	\$0.00	\$0.00	Kitchen	0	\$0.00	\$0.00
Hand Held	0	\$0.00	\$0.00	Fireplace	0	\$0.00	\$0.00
Body Spray	2	\$234.00	\$468.00	Dryer	2	\$456.00	\$912.00
Shower Head - Standard	0	\$0.00	\$0.00	Boilers-HW Heaters	0	\$0.00	\$0.00
Rain Head	0	\$0.00	\$0.00	<b>Summary</b>			
<b>Upgrades</b>				A			
Copper	0	\$0.00	\$0.00	B			
Cast Iron	0	\$0.00	\$0.00	A+B			
			\$85,232.60				\$69,007.00
							\$154,239.60

Every

Line

Letter

Number

On a set of plans equates to a Task

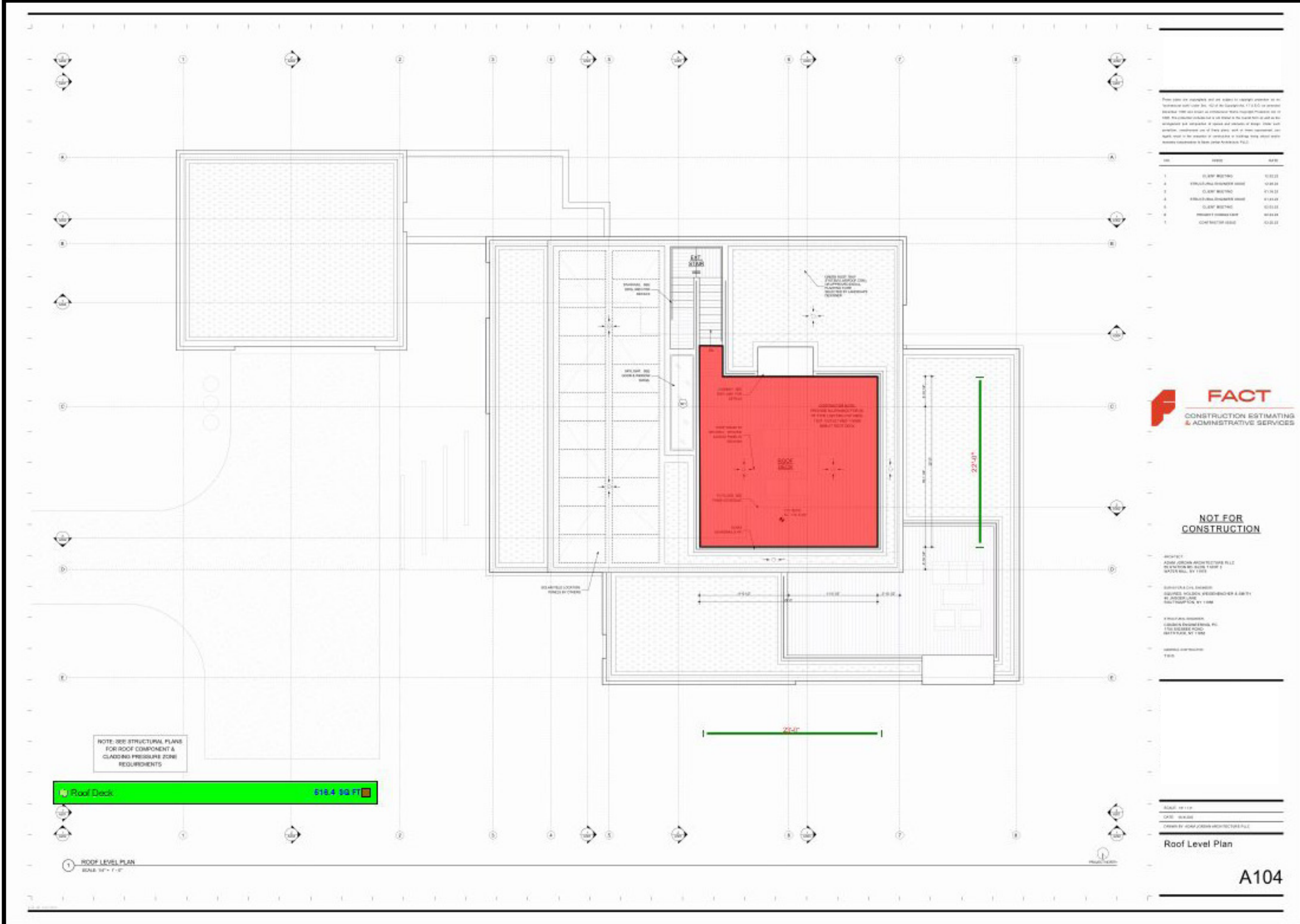
**Every Task contains Scopes of work requiring Labor & Materials  
FACT Quantifies it All.**

# Project Examination









These notes are supplementary and are subject to change, reference to the contract documents shall prevail. The contractor shall be responsible for the accuracy of the information provided herein. The contractor shall be responsible for the accuracy of the information provided herein. The contractor shall be responsible for the accuracy of the information provided herein.

NO.	DESCRIPTION	DATE
1	CLIENT MEETING	10/22/22
2	STRUCTURAL ENGINEER REVIEW	10/24/22
3	CLIENT MEETING	11/14/22
4	STRUCTURAL ENGINEER REVIEW	11/14/22
5	CLIENT MEETING	12/12/22
6	MECHANICAL ENGINEER REVIEW	12/12/22
7	CONTRACTOR MEETING	12/12/22



**NOT FOR CONSTRUCTION**

PROJECT:  
 ADAMS CORP. ARCHITECTURE FIRM  
 100 W. 10TH ST. SUITE 1100  
 WATERBURY, VT 05671

DESIGNED BY:  
 JORDAN ZIGMOND ARCHITECTURE FIRM  
 100 W. 10TH ST. SUITE 1100  
 WATERBURY, VT 05671

DATE:  
 12/12/22

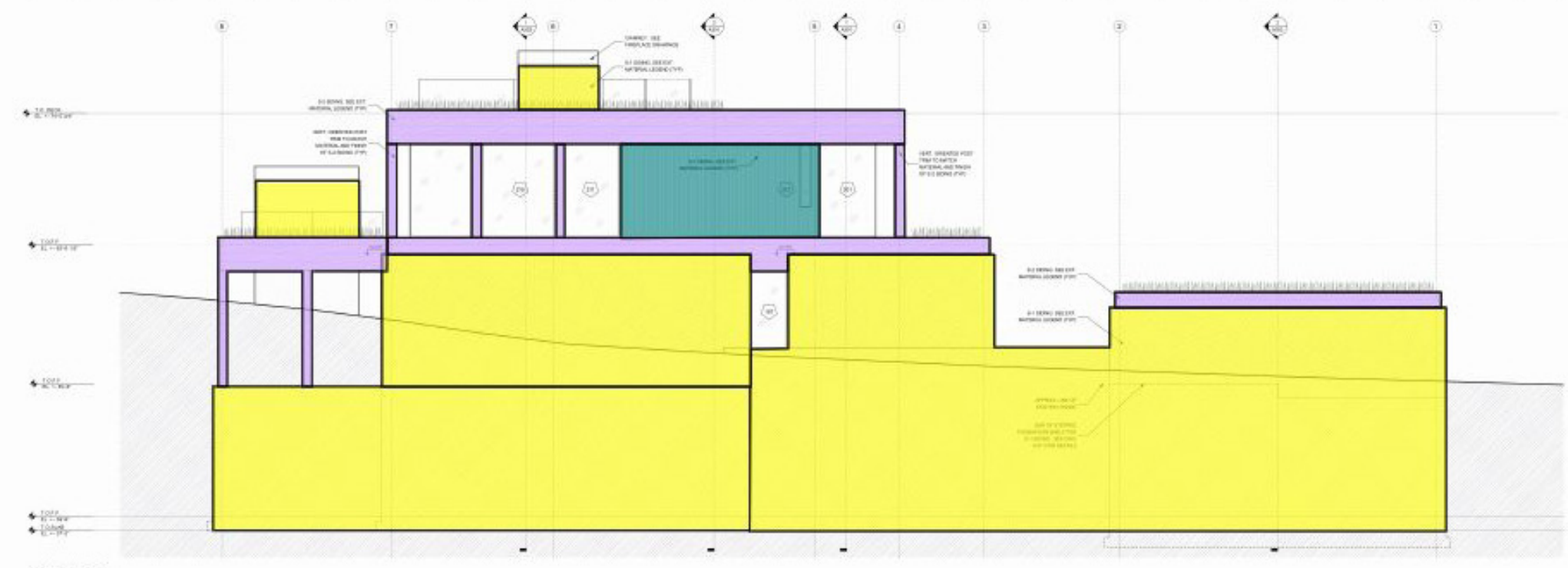
NOTE: SEE STRUCTURAL PLANS FOR ROOF COMPONENT & GLASSING PRESSURE ZONE REQUIREMENTS

Roof Deck 518.4 SQ FT

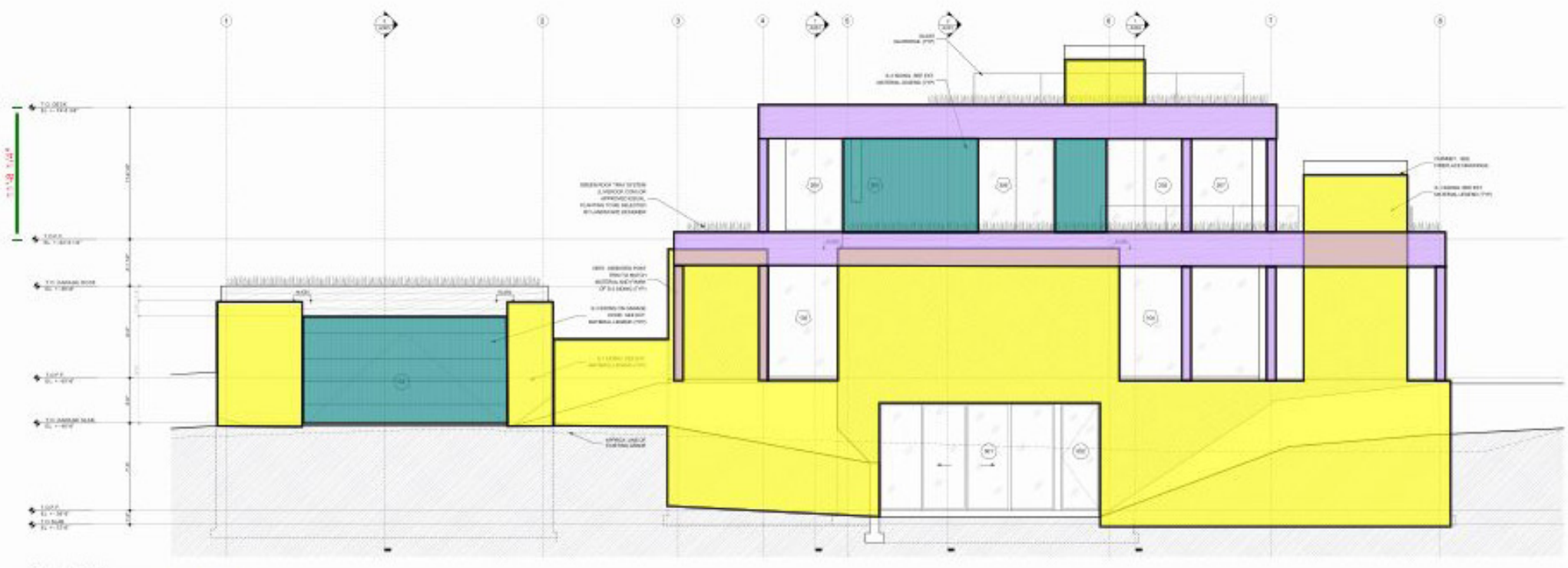
1 ROOF LEVEL PLAN  
 SCALE: 1/4" = 1'-0"

DATE: 12/12/22  
 QCR: [Signature]  
 DRAWN BY: JORDAN ZIGMOND ARCHITECTURE FIRM

Roof Level Plan



2 ELEVATION  
SCALE 1/4" = 1'-0"



1 ELEVATION  
SCALE 1/4" = 1'-0"

S2	752.7 SQ FT
S1	3770.3 SQ FT
S3	452.9 SQ FT

These notes are supplementary and are subject to change without notice as the construction progresses. They are intended to provide additional information to the contractor and are not to be used as a substitute for the contract documents. The contractor shall be responsible for obtaining all necessary permits and approvals for this project. The contractor shall be responsible for obtaining all necessary permits and approvals for this project. The contractor shall be responsible for obtaining all necessary permits and approvals for this project.

NO.	DESCRIPTION	DATE
1	CLIENT MEETING	10/22/22
2	CONSTRUCTION MEETING	10/24/22
3	CLIENT MEETING	11/15/22
4	CLIENT MEETING	01/04/23
5	PROJECT CONSULTANT	02/22/23
6	CONSTRUCTION MEETING	03/06/23



**NOT FOR CONSTRUCTION**

PROJECT:  
ADAMS JORDAN ARCHITECTURE PLLC  
200 W. 10TH ST., SUITE 1000  
WATERBURY, VT 05671

DESIGNER/ARCHITECT:  
ADAMS JORDAN ARCHITECTURE PLLC  
200 W. 10TH ST., SUITE 1000  
WATERBURY, VT 05671

ESTIMATING/ENGINEER:  
FACT CONSTRUCTION ESTIMATING & ADMINISTRATIVE SERVICES  
1750 S. 10TH ST., SUITE 1000  
WATERBURY, VT 05671

DATE:  
10/22/22

SCALE:  
AS SHOWN

DRAWN BY:  
JOHN JORDAN ARCHITECTURE PLLC

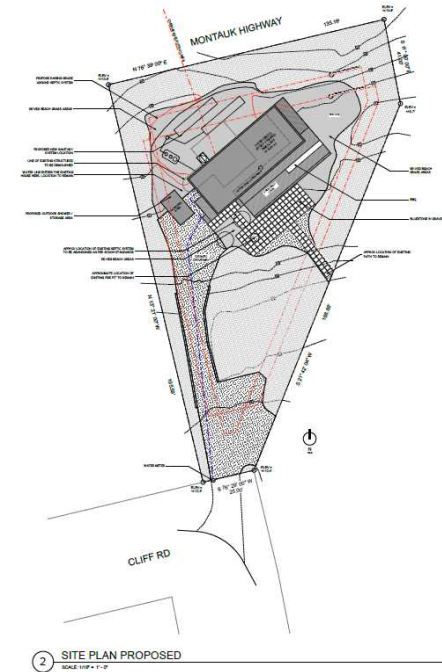
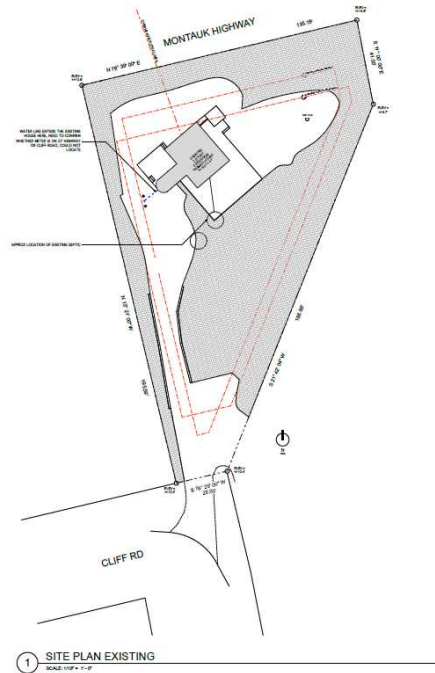
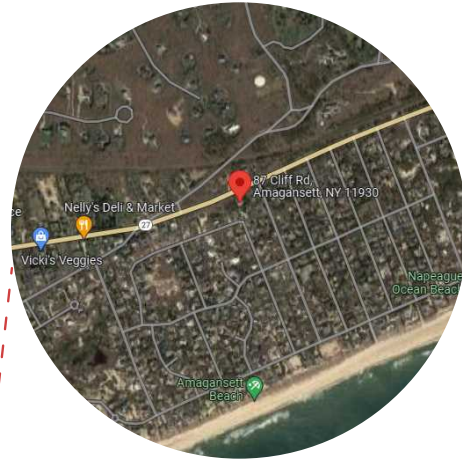
Elevations

A202





# 24 x 36 FACT Sheet



FACT Construction Estimating  
63 Main Street  
Southampton, NY 11968  
(631) 248-1740  
www.factconstructionestimating.com

**Owner**

**Site Address**

**Date**

May 27, 2022

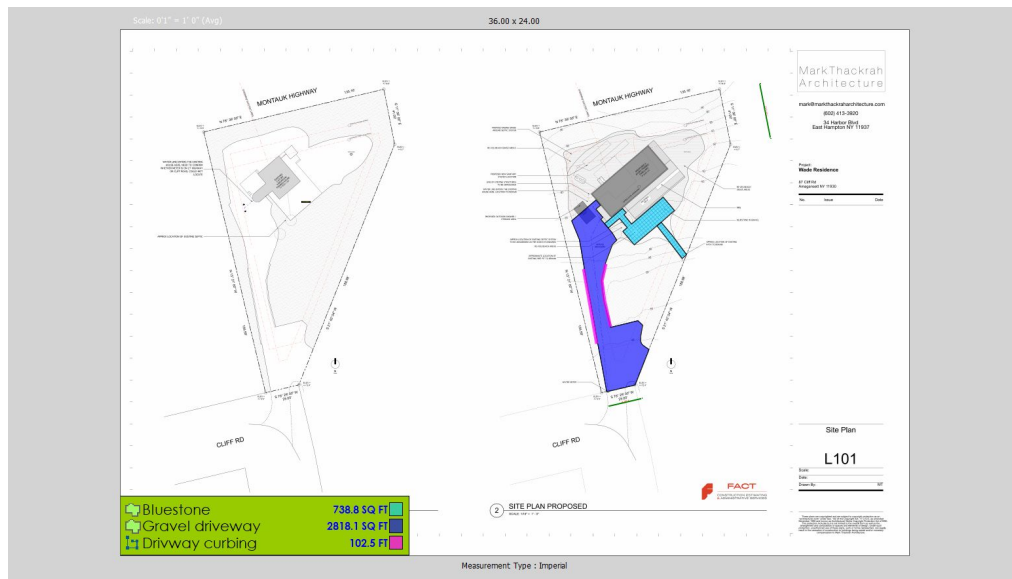
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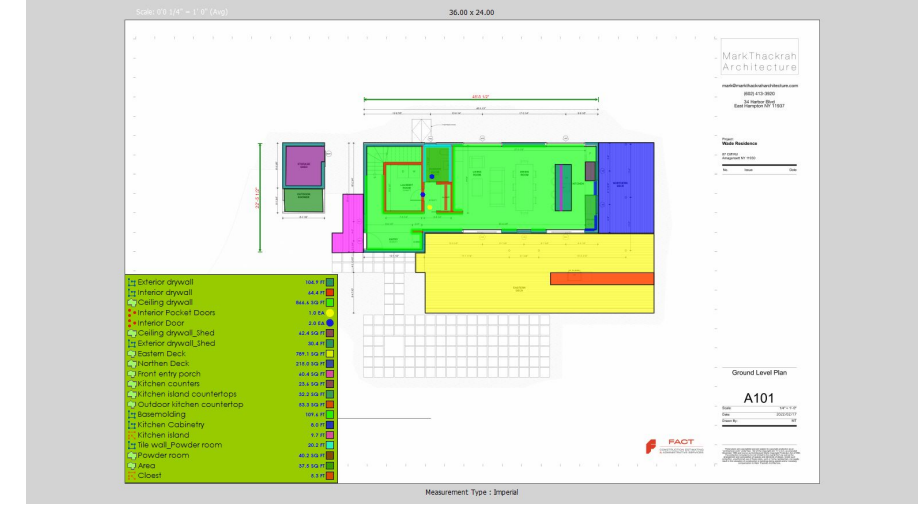
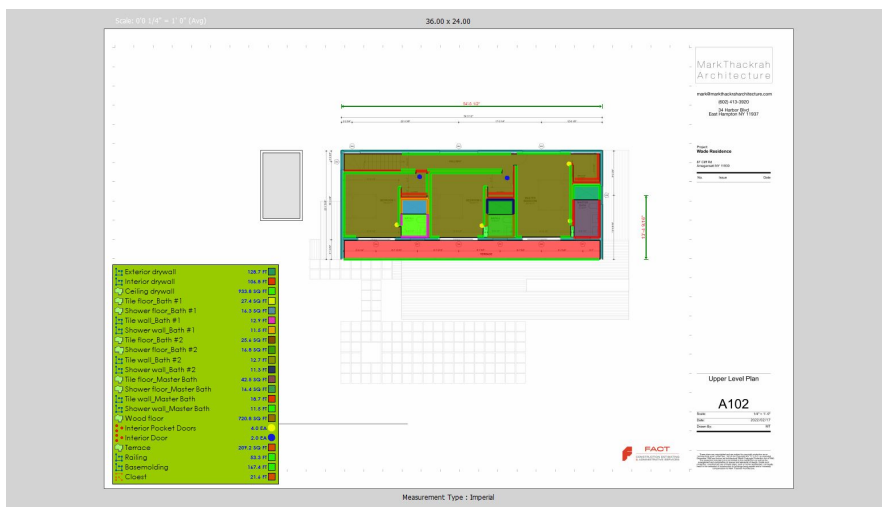
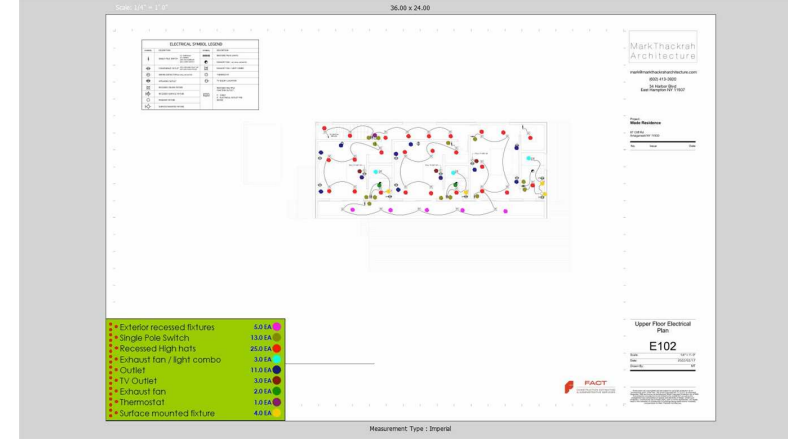
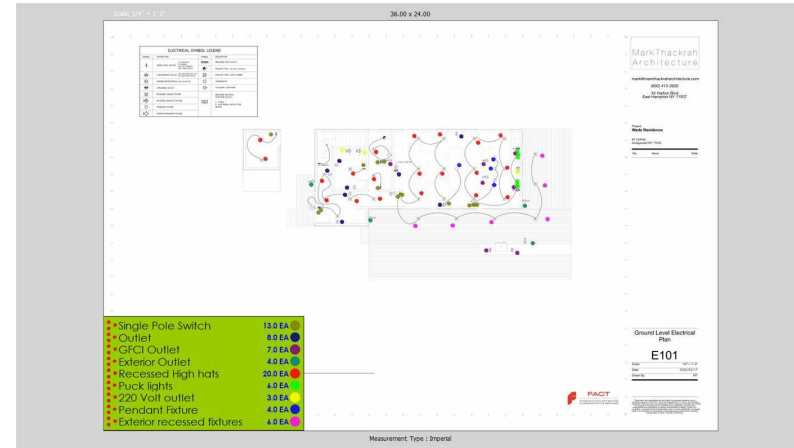
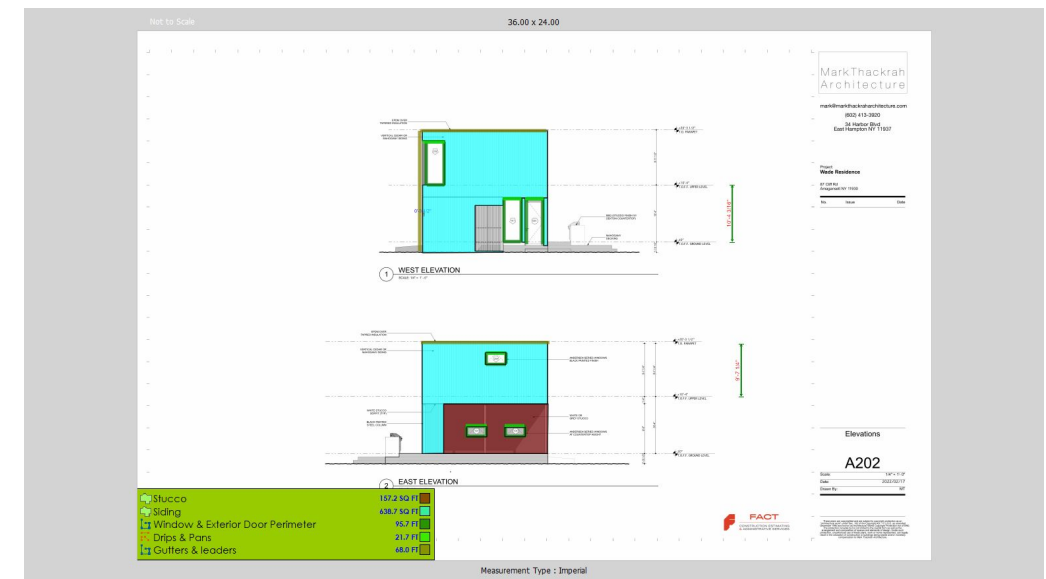
**A.00**  
FACT Sheet



**The American  
Institute  
of Architects**



**FACT**  
CONSTRUCTION ESTIMATING  
& ADMINISTRATIVE SERVICES  
(Your Company Logo Here)



Revision:	Date:	Note:	Consultant:
1			
2			
3			
4			



