

PRELIMINARY

COST OF CONSTRUCTION BREAKDOWN - Glenshire Devonshire Residents Association Pool Project			
1	PLANS PRINTING (ARCHITECTURAL PLANS BY OWNER	\$750.00	
2	PERMITS & HOOKUP FEES	By Owner	
3	CONCRETE CUTTING	\$5,420.00	
4	LAYOUT	\$1,500.00	
5	SITE PREP & EARTHWORK/ POND & CLUBHOUSE PROTECTION-DRAINAGE	\$255,670.00	
6	LANDSCAPING / REVEGETATION	\$12,612.00	
7	FENCING - TEMP & BMP	\$7,500.00	
8	CONCRETE	\$34,110.00	
9	WATERPROOFING	\$6,000.00	
10	SEWER	\$1,061.00	
11	LUMBER / FRAMING & METAL SIDING	\$53,757.00	
12	LUMBER / FINISH	\$1,500.00	
13	LABOR / FRAMING	\$56,400.00	
14	LABOR / FINISH	\$2,500.00	
15	HARDWARE (ROUGH & FINISH)	\$7,000.00	
16	CABINETS	\$3,337.00	
17	DOORS / DOOR HARDWARE	\$9,392.00	
18	WINDOWS	\$6,904.00	
19	ADA/COMMERICAL HARDWARE - GRIP RAILING	\$15,000.00	
20	PLUMBING	\$12,835.00	
21	ELECTRICAL	\$24,528.00	
22	ELECTRICAL FIXTURES- UPGRADE PER NEW TITLE 24 CODES	\$21,976.00	
23	COMMUNICATIONS	\$250.00	
24	ROOF COVER	\$15,880.00	
25	ROOF ICE MELT SYSTEM	\$3,315.00	
26	GUTTERS	\$3,620.00	
27	HVAC	\$2,600.00	
28	SHEETROCK / FRP	\$7,320.00	
29	SHEET METAL / FLASHING	\$1,750.00	
30	INSULATION	\$5,400.00	
31	COUNTERTOPS	\$2,978.00	
32	PAINT	\$18,340.00	
33	SOLAR	OPTIONAL	
34	GARAGE DOORS	\$3,690.00	
35	DRIVEWAY / PARKING LOT	\$8,380.00	
36	POOL-PLUMBING/MECHANICAL/HEATING	\$397,000.00	
37	PAVERS	\$71,700.00	
38	POOL PERIMETER FENCING - R&R	\$45,050.00	
39	SANI-HUT	\$2,000.00	
40	CLEANUP / JOB SITE MAINTENANCE	\$10,000.00	
41	CLEANUP & PREP FOR OCCUPANCY	\$2,000.00	
42	CRANE	\$5,000.00	
43	JOB SUPERVISOR	\$35,000.00	
44	MISCELLANEOUS	\$20,000.00	
45	SNOW REMOVAL (ALLOWANCE)	\$5,000.00	
46	GENERAL CONDITIONS (5%)	\$60,301.25	
47	PROFIT (9%)	\$113,969.36	
48	CONTINGENCY (5%)	\$69,014.78	
TOTAL		\$1,449,310.39	

PRELIMINARY

Glenshire Devonshire Residents Association Pool Project

DESCRIPTION OF CONSTRUCTION COST

Cotton Construction / Jeff Cotton

INSERT DATE OF CONTRACT

Per Architect's Plans, dated 5/1/2015, by MWA, Inc.

1. PLANS: COMPLETE WORKING SET OF DRAWINGS & ENGINEERING: BY OWNER

2. PERMITS & HOOKUP FEES: BY OWNER

1. Town of Truckee Building Permit
2. Department Of Public Works
3. Fire District
4. Truckee Tahoe Unified School District
5. Parks & Rec Department

3. CONCRETE CUTTING:

65' x 12' Concrete Pool Wall, (8) 4' x 12" Concrete Pool Wall Vertical Cuts,
(8) 24 x 12" Concrete Wall Cuts at Skimmers

4. LAYOUT: Lay Out of Footprint of Project

5. SITE PREP / EARTHWORK:

INCLUDES DIRT ALREADY ON SITE

POOL:

1. Clear Grub & Off Haul Organic Materials
2. Sediment Barrier below Entire Project
3. Concrete Demolition & Off Haul (Pool Deck)

4. Pool Excavation
5. Perimeter Site Excavation & Replacement of Material
6. Topsoil Placement (Material Stored on Site)
7. Storm Drain System (includes 10" & 12" Storm Drain Lines)
8. Sanitary Sewer System (includes 6" Sewer Main, Sewer Laterals & Cleanouts)
9. Utility Trenching for Pool Contractor (includes Trench, Bedding Sand & Backfill)
10. 6" Sub-Surface Drains under New Pool Deck
11. Fine Grade / Subgrade Prep
12. Slot-Drain Material & Installation
13. Build Landscape Feature with Spoils; Cap with 6" Topsoil
10. Cut Parking Lot

BUILDINGS:

1. Removal of Existing Structures
2. Concrete & Asphalt Demo & Removal
3. New Building Excavation
4. Utility Relocation to New Building
5. Irrigation Trenching & Install to Left Side of Structure
6. Perimeter Drains
7. Backfill & Slab Prep
8. Remove Soils for Landscape Mound

6. LANDSCAPING / REVEGATATION: Per Plans Including:

1. Temporary Above-Ground Irrigation for Seeded Area
2. Permanent Irrigation System for Sod
3. Controller & 2" Mainline

4. Spreading of Seed & Topdressing
5. Install 1700 S.F. of Blue Grass Sod

7. FENCING:

Temporary & BMP (Best Management Practice) Fencing

8. CONCRETE: ALL LABOR AND MATERIAL TO:

1. Form, Pour and Strip Footings and Stem Walls
2. Form and Pour Interior and Exterior Piers
3. Form and Pour Garage Slabs
4. All Hardware Required Per Engineering

9. WATERPROOFING:

All retaining walls where exterior grade is above finish interior floor
with Bituthane 3000 with Meldrain

10. SEWER:

Fees for Inspection on New 6" Line

11. LUMBER/FRAMING + METAL SIDING:

ALL MATERIAL TO:

1. FRAME SHELL

2. SIDING: Per Plans & Specs

- A. SIDING - WOOD: 1X4 on 1X12 R.S. STK Cedar Batt on Board,
Prestained to Match Clubhouse,
X8 R.S. STK Cedar Horizontal Ship-Lap

SIDING - METAL: 24GA Painted Panels, Color: Weathered Rustic

B. TRIM: 2X R.S. Cedar, Stained to Match Siding

C. FACIA: 2X R.S. Cedar, Stained to Match Siding

D. SOFFIT: 1X6 FRT T&G Cedar, Stained to Match Siding

E. TIMBERS: R.S. Doug Fir, Stained to Match Siding

12. LUMBER/FINISH:

ALL INTERIOR TRIM TO BE:

1. TRIM WINDOWS/DOORS:

A. SILL MATERIAL: Knotty Alder

B. CASEMENT MATERIAL: Knotty Alder

2. BASEBOARD:

A. MATERIAL: Knotty Alder

13. LABOR/FRAMING:

ALL LABOR TO FRAME SHELL AS PER PLANS INCLUDING:

1. Install Exterior Windows and Trim
2. Install Exterior Doors and Trim
3. Install Wood Siding

14. LABOR/FINISH:

ALL LABOR TO:

1. Trim Windows
2. Install and Trim Interior Doors
3. Install Door Hardware
4. Install Base

15. HARDWARE:

ROUGH: All Hardware Needed To Frame Shell; Nails, Bolts, Straps, Brackets,
Hangers, Vents, Glue, Clips,

FINISH: All Hardware Needed To Trim Interior; Nails, Glue, Shims, etc.

16. CABINETS:

AREA: Office

A. STYLE: Flat Slab, ½ mm Edgebanded

B. MATERIAL: Cherry Melamine Print

17. DOORS / DOOR HARDWARE:

1. EXTERIOR DOORS (4):

A. STYLE: Flat Panel Metal

NOTE: Office & Garage to be ½ Lite

B. MATERIAL: Metal

C. HARDWARE: Emtek

2. INTERIOR DOOR (1):

A. STYLE: Flat Panel Metal

B. MATERIAL: Metal

C. HARDWARE: Emtek

18. WINDOWS:

1. TYPE: Milgard, Standard Aluminum

2. COLOR: Dark Bronze, Anodized

19. ADA/COMMERICAL HARDWARE – GRIP RAILING: Per Plans and Specs

20. PLUMBING:

ALL LABOR AND MATERIALS (EXCEPT FIXTURES) NEEDED TO ROUGH PLUMB STRUCTURE INCLUDING:

New Medium Pressure Line from ½" to 1" from Regulator at Clubhouse to Mechanical Room; Regulator at Mechanical Room; Gas Line in Mechanical Room to Boiler & Location of Future Heater; Flue Pipe for Boilers; Back Wash Drain Plumbing; Floor Drain Plumbing

21. ELECTRICAL:

ALL LABOR AND MATERIALS NEEDED TO ROUGH WIRE STRUCTURE
(DOES NOT INCLUDE FIXTURES)

ALL LABOR TO TRIM AND SET FIXTURES

22. ELECTRICAL FIXTURES:

Bid Includes:

(7) Wall Mounted LED Fixtures, Cylinder Style Downlight, Dark Bronze

(11) 8' LED Strip Fixtures with Dimming Drive & Labor to Hang

(1) Lighting Controls to Meet Title 24 Requirements

(8) Program Lighting Control

3rd Party Inspector for Title 24 Requirements

23. COMMUNICATIONS:

R & R Phone Line in Existing Building

24. ROOF COVER:

ALL LABOR AND MATERIALS TO INSTALL ROOF COVER AS PER CODE:

1. MATERIAL: Landmark Series Certainteed Class "A" 40-Year Composition

2. COLOR: To Match Existing Clubhouse

25. ROOF ICE MELT SYSTEM: Per Plans and Specifications

(1) 20 AMP 220V Heat Tape Circuit; (225 ft) 220v Heat Tape,

(1) Heat Tape Digital Controller, (2) Heat Tape Termination Kits

26. GUTTERS: Per Plans and Specifications

27. HVAC:

50,000 BTU Reznor Heater at Pool Equipment Room to Prevent Winter Freezing

28. SHEETROCK / FRP:

ALL LABOR AND MATERIALS TO INSTALL AND TEXTURE 5/8"

SHEETROCK ON WALLS AND CEILINGS

Texture to Be Smooth Imperfect, Hand Applied Texture

AREAS:

Office, Locker Room & Pool Mechanical Room:

Floor to Ceiling

Pool Mechanical Room:

FRP from Floor to 8' High to Protects Walls

29. SHEET METAL/FLASHING: Per Plans and Specifications

Color: Midnight Bronze or Equivalent

30. INSULATION:

ALL LABOR AND MATERIAL TO INSTALL:

AREAS:

Office & Locker Room:

Floor: 2" Under Slab Closed Cell Spray Foam

Walls: R-21, 15x93 k

Ceiling: 4"+R-21 BATT

Pool Mechanical Room:

Walls: R-21, 15x93 k

Ceiling: 4"+R-21 BATT

31. COUNTERTOPS:

ALL LABOR AND MATERIAL TO INSTALL:

AREA: Office – Window Pass Thru & Counter

MATERIAL: Corian, 1-1/2" Edging, Builders Select Color Group "C"

32. PAINT: ALL LABOR AND MATERIAL TO FINISH

1. EXTERIOR SIDING: Transparent Stain, Match Exterior

2. EXTERIOR TRIM: Transparent Stain, Match Exterior
3. EXTERIOR DOORS: Paint, Color – Dark Bronze
4. GARAGE DOOR: Paint, Color – Dark Bronze
5. INTERIOR WALLS / CEILINGS (DRY AREA):
Prime Coat + (2) Coats Washable Flat Zero VOC at Office & Locker Room
INTERIOR WALLS / CEILINGS (WET AREA):
Prime Coat + (2) Coats Washable Flat Zero VOC at Pool Equipment Room
6. WOOD BEAMS:
Low VOC Penetrating Oil (2) Coats
7. INTERIOR WOOD TRIM, DOORS, CASEWORK, MILLWORK, ETC:
Natural Penetrating Stain and (3) Coats Satin Lacquer, Low VOC

33. SOLAR: **OPTIONAL – NOT INCLUDED IN BID**

OPTION A: (178) Zilla Roof Mounts & Flashings, (3) Zilla Electrical Flashings,
Rough Conduit, Permit & Engineering - **\$14,430**

OPTION B: (74) Astronergy 260watt Modules, (1) ABB 3-Phase Inverter,
(1) Roof Rack System, Conduit & Wire, Permit & Engineering - **\$67,340**

34. GARAGE DOOR:

1. STYLE: Roll-Up Door
2. MATERIAL: Steel, Painted
3. SIZE: (1) 10⁰ 9⁰
4. DOOR OPENERS: Chain Hoist – (1) Interior, (1) Exterior

35. DRIVEWAY / PARKING LOT:

3” Single Pave

36. POOL:

Excavate to New Dimensions. Replace Existing Pool Plumbing & Skimmers & Plumb Back to New Equipment. Supply/Install Gunite for New Pool Section. Raise Deep Portion of Pool Bottom to 6' Depth up to 3' Depth at Steps. Supply/Install: Pool & Wader Mechanical Equipment, Health Department Mandated Handrails & Grab Bars, Commercial Gas Pool Heater, (1) ASME Gas Heater for Wader, 6" Standard Utility Waterline Tile, 2" Bench & Step Trim Tile, Pool & Wader Depth Markers, (5) 6" Tiled Lane Lines in Pool, 4' Wide Concrete Bank Around Pool & Wader. Repair Major Structural Cracks, Prep Shells for New Plaster in Pool & Wader. Supply/Install Pebble Fina White Pool Plaster for Pool & Wader Interiors. Supply/Install Health Department Approved Acutrol Chemical Feeders for Pool & Wader including Salt Generators

OPTION: Use 80% Heaters for Pools – **DEDUCT - \$14,450**

37. PAVERS: ALL LABOR AND MATERIALS TO INSTALL:

8,420 S.F. for Pool Deck, Landing & ADA Ramp

OPTION: Detectable Warning System Pavers – **ADD - \$1,500**

38. POOL PERIMETER FENCING / R&R: Per Plans and Specifications

39. SANI HUT: As Required

40. CLEANUP / JOB SITE MAINTENANCE:

1. LABOR

2. DEBRIS REMOVAL SERVICE:

41. CLEANUP AND PREPARATION FOR OCCUPANCY:

42. CRANE: As Required

43. JOB FOREMAN/SUPERVISIOR

44. MISCELLANEOUS: Fuel for Equipment and Heating, Equipment Rental, etc.

45. SNOW REMOVAL:

ALLOWANCE - \$5,000

46. GENERAL CONDITIONS: **5%**

47. PROFIT: **9%**

48. CONTINGENCY: **5%**

TOTAL

*** ANY CHANGE ORDERS BILLED AT COST + 14%

PRELIMINARY

Glenshire Devonshire Residents Association Pool Project

SUMMARY OF OPTIONS: (REVISED)

Option 2:

Use 80% Heaters for Pools

Deduct - \$14,450

Option 3:

ADA Detectable Warning System Pavers
(Allowance)

Add - \$ 1,500

Option 4: Solar

OPTION A: (178) Zilla Roof Mounts & Flashings,

(3) Zilla Electrical Flashings, Rough

Conduit, Permit & Engineering

Add - \$14,430

OPTION B: (74) Astronergy 260watt Modules,

(1) ABB 3-Phase Inverter, (1) Roof
Rack System, Conduit & Wire,
Permit & Engineering

Add - \$67,340

Option 5: Pool slide

Add - \$35,000