



RESIDENTIAL
AND COMMERCIAL
BUILDING

Phone: (434) 929-0367
Cell: (434) 238-4332
Fax: (434) 929-0367

314 Shady Oak Drive
Madison Heights, VA 24572

david@wallconstruction.biz

6/11/09

Sample Earthcraft Home Proposal

Base Bid Price: Two Hundred and Ninety-two Thousand Three Hundred Eighty Seven dollars 00/100 (\$292,387.00)

Scope of Work / Breakdown of Quote

Thank you for allowing Wall Construction, LLC the opportunity to bid this project for you. Based on the Project plans dated 3/5/10 and specifications dated March 30, 2010, Wall Construction, LLC has put together a proposal with a breakdown of work included. The project was priced based on the plans and specs unless otherwise noted in below breakdown. Attached with this proposal is a list of Allowances. All allowances can be credited if not needed.

1. General Conditions – Wall Construction, LLC will provide the following as listed below
 - a. A superintendent that can be contacted along with project manager and owner at any time.
 - b. Submittal Log and Submittals for all materials for approval.
 - c. CPM Schedule showing completion of project.
 - d. Surveying is Excluded besides general layout required for construction
 - e. All permits are included
 - f. Earthcraft Fees are included
 - g. Geotechnical engineer (Soil and Concrete Testing) not included and will be provided by owner if needed.
 - h. Can provide Value Engineering at no additional cost.
 - i. Temporary utilities including storage, portable toilets, power, and water are figured but owner must provide hook up location on jobsite for water and power.
 - j. A complete punchlist will be provided at substantial completion by owner for contractor to complete.
 - k. Worker's Comp. And General Liability policies will be provided for this project.
 - l. Builder's Risk is the responsibility of homeowner and must be secured prior to breaking ground on project.
 - m. 2 year warranty per specs
 - n. No final cleaning will be done by a professional cleaning company as specified by item 12 in general notes.
 - o. Our quote is based on quotes from subcontractors and suppliers due to the rising cost of fuel and material prices, any increase in materials more than 10% will require a change order for the difference in cost. The Change Order will provide sufficient back up showing the increase in material cost.
 - p. A 5 draw schedule will be used for the payments on this project.

2. Site Construction and Utilities

- a. Sitework was priced as an allowance of \$7,600.00 which will include Erosion Control, Stripping Topsoil and Stock piling, Digging Basement, Tying in gutter and foundation drainage to sufficient grade or pond as directed by owner, backfilling and fine grading.
- b. An Additional allowance of \$4,000.00 was included in base bid for road construction.
- c. Infiltrator Septic System allowance of 5000.00 was included in base bid. Pricing will be finalized on septic once septic permit is obtained.
- d. Well Drilling and Water line allowance of \$5,000.00 was included in base bid.
- e. Underground power allowance of \$500.00 is also included.
- f. Termite Control will be done under foundation and slabs and around perimeter of foundation once final grading is complete.
- g. No Landscaping is included in base bid.
- h. No Rock Excavation is included.

3. Concrete

- a. Per Plans and specs including 3500psi for slabs and 3000 psi for walls and footings.
- b. Footings will be formed with 8" form-a-drain
- c. Cast in Place Concrete walls will be 9' from the footing to top of wall. Superior Walls were not quoted per owner.
- d. Stamped Concrete on Front Porch is included on base bid.
- e. No pump truck fees are included.

4. Masonry

- a. Stone Veneer allowance is included in base bid of 13,800.00
- b. CMU walls are included per the plans and specs.

5. Metals

- a. Nothing included in this spec besides basic steel post as shown for basement support and porch column construction..

6. Wood and Plastics

- a. Rough Carpentry per plans and specs
 - i. SIPS material provided by Panelwrights was \$22,521.00 per plans and specs. Panelwrights has a deposit policy before the order can be placed and the owner will need to provide payment for these deposits.
 - ii. Housewrap and rainscreen per specs.
 - iii. Included in base bid is an allowance of \$800.00 for added sound proofing measures. I would like to go over them again for final pricing.
 - iv. Basement Cast in place concrete walls will be furred out with 2x4 studs to allow for insulation.
- b. Interior Architectural Woodwork
 - i. Master Closet Allowance is \$2,200.00
 - ii. Interior Trim Labor is included in our base bid.
 - iii. Interior Materials were unspecified so we included in our base bid \$9,640.00 for trim, int. columns, and stair rails, treads, and risers. Per our previous meetings, I think there needs to be a little more information on how the interior trim will be handled. We talked about maybe you providing some custom casing so we need to nail that down for pricing purposes.

7. Thermal and Moisture Protection

- a. Insulation per plans and specs

- i. Included in quote is an insulated basement walls covered with FSK fire rated paper so Air Handler can be in conditioned space thus making the HVAC system more efficient.
 - b. Roofing per plans and specs including the Metal Roofing cost of \$4,650.00. The metal roof cost will be an allowance due to the increase in metal.
 - c. Do the eaves get metal roofing and Asphalt Shingles?
 - d. Nichi Siding per plans and specs.
 - e. Exterior columns to be provided and installed by owner.
 - f. We have included gutters per plans and specs.
8. Doors and Windows have been quoted per plans and specifications:
 - a. Eagle Windows and Exterior Doors were priced by Skyline @ \$25,521.00. There are less expensive windows and doors that will work with the SIPS system.
 - b. Lemeux Le Chateau C22 Interior Doors are included.
 - c. Hardware Allowance of \$1,000.00
 - d. Therma-Tru entry door per specs.
 - e. Garage Door allowance of \$3,000.00 is included in base bid
 - f. Question: Please provide more detail on 6" head casing for doors and windows were not protected by a roof.
9. Finishes
 - a. Drywall per plans including the one coat of thin coat plaster. If you elect to delete the thin coat plaster once the drywaller has finished their work a credit of \$7.00 per board will be issued.
 - b. No drywall was figured for basement but may be required to meet code in Bedford due to the insulation in the walls.
 - c. If there is to be wallpaper, the cost will come from flooring allowance or as change order.
 - d. A Flooring Allowance of \$5.00 per sf @ 2480sf = \$12,400.00. This allowance will include the tile flooring and shower/tub enclosures and the underlayment's needed for all flooring.
 - e. Painting per plans and specs including interior, exterior, trim painting.
10. Specialties
 - a. An allowance of \$850.00 is included in our base bid for Toilet Accessories and Mirrors.
11. Equipment
 - a. An Allowance of \$4,000.00 is included in our base bid for Kitchen Appliances.
12. Plumbing and Mechanical
 - a. Plumbing per plans and specs.
 - i. Plumbing Fixture Allowance of \$6,800.00 included in base bid.
 - ii. The tankless waterheater is included in base bid.
 - b. An allowance of \$18,000.00 is included in our base bid for HVAC. Final Pricing will be completed once the J, D, T, & S Manuals have been completed by Earthcraft. The cost figured for mechanical should cover two air handlers, two heat pumps, ERV (Energy Recovery Ventilator, and all ventilation fans and ductwork needed to complete job per plans, specs, and Earthcraft Standards.
13. Electrical
 - a. Electrical Rough in and installation of fixtures per plans is included in base bid.
 - b. A Light Fixture allowance of \$5,000.00 is provided in base bid.
 - c. A Fire Alarm is included per code.

- d. No Security System is included
- e. Items 5, 11, & 12 in Electrical Specs are excluded in the base bid at this time until further information is provided by owner.

Please feel free to call and discuss this quote at anytime. Our estimate was based on your plans and specifications and we would be happy to look at other alternatives to reduce cost if needed.

Thanks for the opportunity to provide this proposal,

David Wall

Wall Construction, LLC

434-238-4332

Attachments: