

SCOPE OF WORK

Item No	Description	Quantity	Unit	Unit Price	Estimated Cost
2000	Earthwork and Site Utilities				
1	Site clearing and strip site	1	LS		
2	Site demolition	1	LS		
3	site grading	1	LS		
4	Load and truck excess spoils off-site	1	LS		
5	install sanitary/storm sewer	57	LF		
6	Incoming water service and water tap fees	1	LS		
2100	Landscaping				
1	Landscaping ALLOWANCE	1	LS		
2200	Fencing				
1	Install site fencing	21	LF		
2	install fence posts with concrete footings 36" deep	1	LS		
3000	Concrete Foundations				
1	continuous footing - Typ. Detail 1	105	LF		
2	continuous footing - Typ. Detail 2	28	LF		
3	continuous footing - Typ. Detail 3	126	LF		
4	continuous footing - Typ. Detail 4	93	LF		
5	thickened slab - Typ. Detail 5	24	LF		
6	spread footing 6 x 6 x 2ft deep	2	EA		
7	spread footing 6 x 3 x 2-2 ft deep	2	EA		
8	spread footing 5 x 6 x 5-6 ft deep	4	EA		
9	excavation and backfill for all footings	1	LS		
10	Load and truck spoils off-site	1	LS		
11	formwork for foundations	1	LS		
12	reinforcing	1	LS		
13	dowels for CMU	1	LS		
3100	Sitework Concrete and Slab-On-Grade				
1	fine grading of subbase (Note: engineered fill installed by earthworh contractor)	1	LS		
2	concrete slab on grade, machine trowel finish with matte sealer	1624	SF		
3	leveling sand for concrete slab on grade	1624	SF		
4	concrete sidewalk	420	SF		
5	install engineered fill for concrete slab on grade	1	LS		
5	install leveling sand for concrete sidewalk	420	SF		
6	concrete porch slabs	165	SF		
6	install engineered fill for concrete sidewalk	1	LS		
7	install engineered fill for concrete porch slabs	1	LS		
7	install leveling sand for concrete porch slabs	165	SF		

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8	install engineered fill for concrete concrete paving	1	LS		
8	concrete concrete paving	180	SF		
9	install engineered fill for concrete steps	1	LS		
9	install leveling sand for concrete concrete paving	180	SF		
10	concrete steps	194	SF		
11	install leveling sand for concrete steps	194	SF		
12	rigid insulation at slab-on-grade	1	LS		
13	vapor barrier at slab-on-grade	1	LS		
4000	Masonry				
1	CMU, grouting and reinforcing @ foundations	1	LS		
2	anchor bolts @ CMU at foundations	1	LS		
5500	Miscellaneous Metals				
1	girder truss 21.7 ft long	4	EA		
2	steel lintel HSS5 1/2x5 - 1/2x3/8 - 10.3 ft long	2	EA		
5700	Railings				
1	handrails @ concrete steps	2	EA		
2	freestanding handrail @ wood stair 1 - 1st floor - PREFINISHED ALUM GUARDRAIL. BASIS OF DESIGN: VIEWRAIL ONYX ROD RAILING per Addendum No. 4	29	LF		
3	freestanding handrail @ wood stair 2 - 2nd floor	29	LF		
4	freestanding handrail @ floor opening - 2nd floor Garage	27	LF		
5	wall mounted handrail @ wood stair 2 - 1st floor Garage	24	LF		
6	freestanding handrail @ floor opening - 3rd floor	15	LF		
7	cable guardrail @ 2nd floor balcony	22	LF		
8	cable guardrail @ 2nd rooftop terrace	22	LF		
6000	Rough Carpentry - Labor				
1	furnish and install all wood framing detailed on S200 - GROUND LEVEL FRAMING PLANS	1	LS		
2	furnish and install all wood framing detailed on S300 - SECOND LEVEL FRAMING PLANS	1	LS		
3	furnish and install all wood framing detailed on S400 - THIRD LEVEL FRAMING PLANS	1	LS		
4	Furnish and install wood stair 1 @ 1st floor	1	LS		
5	Furnish and install wood stair 2 @ 2nd floor	1	LS		
6	Furnish and install wood stair 3 @ 1st floor garage	1	LS		
7	Furnish and install 2x4 framing @ 3' tall knee wall - 1st floor living room	1	LS		
8	Furnish and install 2 x 10 wood joists and 3/4" plywood sheathing @ roof	1	LS		
9	Furnish and install all wood framing required at exterior/interior walls, floor structure and ceiling structure.	1	LS		

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10	Wood framing includes but is not limited to: 2x4, 2x6, plywood sheathing, 2x10 wood floor joists, ¾" plywood subfloor, 2x4 furring, wood blocking and wood nailers, etc. as detailed on the drawings and as required for a complete installation.	1	LS		
11	Furnish and install all wood blocking, nailers, headers, jambs and sills require at doors, windows, cabinets, roof, roof overhangs and other items and accessories.	1	LS		
12	Furnish and install shear wall framing including 7/16" OSB board	1	LS		
6100	Cabinets, Stone Countertops				
1	wood base cabinets 1 - 1st floor kitchen	2.5	LF		
2	wood base cabinets 2 - 1st floor kitchen	4	LF		
3	wood base cabinets 3 - 1st floor kitchen	3.5	LF		
4	wood base cabinets 4 - 1st floor kitchen	1	LF		
5	wood base cabinets 5 - 1st floor kitchen	1	LF		
6	wood base cabinet 6 - 1st floor powder room	1.5	LF		
7	wood base cabinet 7 - vanity - 2nd floor	3	LF		
8	wood base cabinet 8 - vanity - 2nd floor garage	3	LF		
9	wood base cabinet 9 - kitchen - 2nd floor garage	3	LF		
10	wood base cabinet 10 - kitchen - 2nd floor garage	1	LF		
11	wood base cabinet 11 - kitchen - 2nd floor garage	1	LF		
12	wood base cabinet 12 - kitchen - 2nd floor garage	4	LF		
13	wood base cabinet 13 - vanity - 3rd floor	3.33	LF		
14	wood base cabinet 14 - vanity - 3rd floor	3	LF		
15	wood base cabinet 15 - wet bar - 3rd floor	3	LF		
16	wood base cabinet 16 - wet bar - 3rd floor	2	LF		
17	wood base cabinet 17 - wet bar - 3rd floor	1.5	LF		
18	wall mounted cabinet 1 - 18 inch high - 1st floor kitchen	3.33	LF		
19	wall mounted cabinet 2 - 36 inch high - 1st floor kitchen	2.5	LF		
20	wall mounted cabinet 3 - 18 inch high - 1st floor kitchen	2.5	LF		
21	wall mounted cabinet 4 - 36 inch high - 1st floor kitchen	3	LF		
22	wood base half wall countertop support - 1st floor kitchen	8.5	LF		
23	stone countertop 1 - 1st floor kitchen	5.36	SF		
24	stone countertop 2 - 1st floor kitchen	8.72	SF		
25	stone countertop 3 - 1st floor kitchen	48.09	SF		
26	stone countertop 4 - 1st floor powder room	2.26	SF		
27	stone countertop 5 - vanity - 2nd floor	5.55	SF		
28	stone countertop 6 - vanity - 2nd floor garage	6.31	SF		
29	stone countertop 7 - kitchen - 2nd floor garage	8.96	SF		
30	stone countertop 8 - kitchen - 2nd floor garage	8.11	SF		
31	stone countertop 9 - bathroom - 3rd floor	11.96	SF		

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32	stone countertop 10 - wet bar - 3rd floor	13.77	SF		
6200	Millwork				
1	ceiling height wood pantry 1 - 1st floor kitchen	3.5	LF		
2	built-in shelving and bench - 1st floor mud room	11.67	LF		
3	built-in shelving 2nd floor- 2nd floor	5.68	LF		
4	bathroom shelving - 2nd floor	2	LF		
5	hanging rod and shelf 1 - 1st floor closet	3.4	LF		
6	hanging rod and shelf 2 - 2nd floor	3.67	LF		
7	hanging rod and shelf 3 - 2nd floor	4.5	LF		
8	hanging rod and shelf 4 - 2nd floor	2.55	LF		
9	hanging rod and shelf 5 - 2nd floor garage	7.61	LF		
10	hanging rod and shelf 6 - 3rd floor	10	LF		
11	hanging rod and shelf 7 - 3rd floor	7.89	LF		
12	wood base throughout	866.25	LF		
13	ENGINEERED WOOD TREAD, RISER AND NOSING per Addendum No. 4	1	LS		
13	furnish and install murphy door and hardware	1	EA		
14	STAINED FINISH GRADE PLYWOOD at Stair stringers per Addendum No. 4	1	LS		
6300	Trex Decking on wd sleepers				
1	Trex Decking and wwood sleepers	1	LS		
7000	Building Insulation				
1	continuous weather barrier at exterior wall	1	LS		
2	batt insulation @ exterior wall	1	LS		
3	roof insulation	1	LS		
7100	Hardie Plank Siding - material				
1	furnish and install hardie plank siding	1	LS		
2	flashing	1	LS		
3	caulking	1	LS		
4	Addendum No. 4 all trim at hardie plank siding shown on details	1	LS		
7200	Standing Seam Metal Roof				
1	furnish and install standing seam roof	1	LS		
2	roofing felt	1	LS		
3	ice and water sheild	1	LS		
4	30 year manufacterers warranty	1	LS		
5	all accessories required to maintain manufacterers warranty	1	LS		
6	flashing, counterflashing	1	LS		
7	coping	1	LS		
7300	EPDM Roofing @ Balcony				

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1	EPDM roofing at balconies	1	LS		
2	tapered insulation at EPDM roofing	1	LS		
3	flashing at EPDM roofing	1	LS		
8000	Glass and Glazing				
1	furnish and install casement windows - basis of design: pella impervia	1	LS		
2	operable glass door	1	EA		
3	curtain wall system	1	LS		
4	entry glass door on curtain wall system	1	EA		
5	glass door	2	EA		
6	sliding glass door @ balcony	2	EA		
7	double glass door	1	EA		
8	door frames and hardware	1	LS		
9	flashing	1	LS		
10	caulking	1	LS		
11	shower door 1 - bathroom - 3rd floor	2.5	LF		
12	shower glass 1 - bathroom - 3rd floor	3.33	LF		
13	shower glass 2 - bathroom - 3rd floor	1.12	LF		
8100	Doors and Hardware				
1	interior pocket door	6	EA		
2	interior wood door	4	EA		
3	interior wood double door	2	EA		
4	exterior doors @ garage	3	EA		
5	interior wood door @ garage	5	EA		
6	murphy door	1	EA		
7	interior wood double door @ garage	1	EA		
8	door frames and hardware	1	LS		
9	caulking	1	LS		
8200	Garage Door				
1	garage door	1	LS		
2	garage door guide and support	1	LS		
3	door opener	1	EA		
4	remote control	2	EA		
9000	Drywall				
1	1/2" gyp board at walls	1	LS		
2	1/2" gyp board at ceilings and soffits	1	LS		
3	2 x 2 access doors for mech/elect trades	10	EA		
4	drywall control joints	1	LS		

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Item No	Description	Quantity	Unit	Unit Price	Estimated Cost
5	taping and sanding	1	LS		
9100	Ceramic Tile Work				
1	Emser Esplanade - Trail, 24x48	223.82	SF		
2	ceramic tile flooring	1	LS		
3	LVT flooring	1	LS		
4	floor transitions	1	LS		
5	engineered wood on concrete floor - 1st floor living room	220	SF		
9200	Painting				
1	minor prep and spotting of drywall walls and ceiling prior to painting	1	LS		
2	finish paint gypboard walls	1	LS		
3	finish paint gypboard ceilings and soffits	1	LS		
10000	Specialties				
1	attic access pull down ladder	1	EA		
2	toilet paper holders	4	EA		
3	towel bars	5	EA		
4	24 x 36 vanity mirrors	3	EA		
5	60 x 36 vanity mirrors	1	EA		
6	36" shower bar and shower curtain	1	EA		
7	built-in gas fireplace - 1st floor	1	EA		
11000	Appliances				
1	refrigerator - 1st floor kitchen	1	EA		
2	refrigerator - 2nd floor garage	1	EA		
3	range - 1st floor kitchen	1	EA		
4	range - 2nd floor garage	1	EA		
5	undercounter dishwasher - 1st floor kitchen	1	EA		
6	undercounter dishwasher - 2nd floor garage	1	EA		
7	stacked washer and dryer unit - 2nd floor	1	EA		
8	stacked washer and dryer unit - 2nd floor garage	1	EA		
15000	Plumbing				
1	Design Build plumbing systems - water, sanitary, venting, hot water heater, etc.	1	LS		
2	sink @ powder room - 1st floor	1	EA		
3	sink and garbage disposal - 1st floor kitchen	1	EA		
4	sink @ bathroom - 2nd floor	1	EA		
5	sink @ bathroom - 3rd floor	1	EA		
6	sink @ wet bar - 3rd floor	1	EA		
7	sink @ bathroom - 2nd floor garage	1	EA		
8	free standing tub @ bathroom - 3rd floor	1	EA		

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Item No	Description	Quantity	Unit	Unit Price	Estimated Cost
9	tub - 2nd floor garage	1	EA		
10	toilet @ powder room - 1st floor	1	EA		
11	toilet @ bathroom - 2nd floor	1	EA		
12	toilet @ bathroom - 3rd floor	1	EA		
13	toilet - 2nd floor garage	1	EA		
14	prefab shower pan- 2nd floor	1	EA		
15	prefab shower pan- 3rd floor	1	EA		
16	pipe insulation	1	LS		
17	install watermain including excavation, engineered fill, tap fees and permits, trucking of spoils off-site	45	LF		
15100	HVAC				
1	Design Build HVAC system - HVAC equipment, ductwork, gas piping, etc	1	EA		
2	gas piping to built-in gas fireplace - 1st floor	1	EA		
16300	Electrical				
1	Design Build Electrical system	1	LS		
2	incoming electric service	1	LS		
17300	Security System				
1	Design Build Security system	1	LS		
18300	Utility Services				
1	incoming gas service	1	LS		
2	incoming telephone service	1	LS		
3	cable service	1	LS		