

Wilkey Residence
5/21/2002
CONTRACTOR BID BREAKDOWN

DIVISION	DESCRIPTION	PHASE	PHASE I	PHASE II	PHASE III	TOTALS	%
1 General Requirements							
	Penthouse scaffolding	I	\$ 10,500				
	Shoring engineer	I	\$ 4,750				
	Property photography	I	\$ 8,500				
	Soil testing	I	\$ 3,500				
	Protective bridge	I	\$ 12,000				
			\$ 313,040				
	SUBTOTALS		\$ 352,290			\$ 352,290	11.3%
2 Site work, Demolition and Excavation							
	Excavation: Hand excavation and bracing of backyard and under existing buildings footing, including excavating	I	\$ 53,000				
	Demolition and removal of masonry walls and concrete slab in cellar	I	\$ 21,960				
	Shoring	I	\$ 2,000				
	Excavation elev pit	I	\$ 21,900				
	Cellar floor removal	I	\$ 14,200				
	Rear yard site work	II		\$ 5,000			
	SUBTOTALS		\$ 113,060	\$ 5,000		\$ 118,060	3.8%
3 Concrete							
	Concrete foundation walls	I	\$ 36,700				
	Underpinning	I	\$ 8,500				
	Concrete slab @ Cellar	I	\$ 16,200				
	Concrete slabs	I	\$ 12,500				
	Cellar curb wall	I	\$ 12,500				
	SUBTOTALS		\$ 86,400			\$ 86,400	2.8%
4 Masonry							
	Brick / block cavity wall	I	\$ 42,500				
	CMU elevator shaft	I	\$ 31,100				
	Mechanical penthouse	I	\$ 22,000				
	Mechanical penthouse parapet	I	\$ 2,500				
	Chimney extensions	I	\$ 10,000				
	Brick wall at garden wall	III			\$ 22,750		
	SUBTOTALS		\$ 108,100		\$ 22,750	\$ 130,850	4.2%
5 Metals							
	Steel Structure	II		\$ 30,650			
	Steel Elevator inserts	II		\$ 6,500			
	Ornamental metalwork at upper balcony, setback deck, and roof.	III			\$ 23,760		
	Balcony framing	III			\$ 20,000		
	Garden wall in-fill panels	III			\$ 15,800		
	SUBTOTALS			\$ 37,150	\$ 59,560	\$ 96,710	3.1%
6 Wood							
	Structural wood joists	II		\$ 68,700			
	inch T&G	II		\$ 12,900			
	New staircase	III			\$ 23,382		
	Soffits	III			\$ 40,000		

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	Interior partitions	III			\$ 209,000		
	SUBTOTALS			\$ 81,600	\$ 272,382	\$ 353,982	11.3%
7 Thermal and Moisture Protection							
	Waterproofing	I	\$ 18,500				
	Roof, Flashing, Leaders	I	\$ 40,200				
	Iron oxide at elevator pit	I	\$ 6,500				
	SUBTOTALS		\$ 65,200			\$ 65,200	2.1%
8 Doors and Windows							
	Roof scuttle	I	\$ 1,100				
	Windows: Historic quality	III			\$ 35,237		
	French Doors @ Master Bedroom	III			\$ 27,850		
	Window painting	III			\$ 3,500		
	Window installation	III			\$ 7,000		
	Interior doors	III			\$ 37,000		
	SUBTOTALS		\$ 1,100		\$ 110,587	\$ 111,687	3.6%
9 Finishes							
	Balcony tile	II		\$ 6,000			
	Wood floors	III			\$ 148,000		
	Marble and tile	III			\$ 30,000		
	Marble and tile installation	III			\$ 42,700		
	Marble/granite counter top	III			\$ 12,000		
	Mantles	III			\$ 60,000		
	Wood trim	III			\$ 40,000		
	Ornamental Plaster	III			\$ 315,000		
	Painting and staining	III			\$ 55,000		
	Bannisters	III			\$ 29,800		
	Closet systems	III			\$ 12,000		
	Built-in cabinetry	III			\$ 45,000		
	Vanities	III			\$ 30,000		
	Kitchen cabinetry	III			\$ 41,949		
	Interior wall paneling	III			\$ 45,000		
	Bluestone at balcony	III			\$ 15,000		
	Accessories	III			\$ 20,000		
	Door hardware	III			\$ 50,000		
	SUBTOTALS			\$ 6,000	\$ 991,449	\$ 997,449	31.9%
10 - 13 Specialties, Equipment, and Furnishings							
	Kitchen appliances	III			\$ 20,000		
	Security/fire alarm sytem	III			\$ 10,000		
	Dimming system	III			\$ 12,000		
	SUBTOTALS				\$ 42,000	\$ 42,000	1.3%
14 Conveying Systems							
	Elevator conveyor mechanism (exc. Cab)	II		\$ 109,500			
	SUBTOTALS			\$ 109,500		\$ 109,500	3.5%
15 Mechanical: Plumbing							
	Miscellaneous plumbing	II		\$ 127,000			
	Sprinkler system, valves and controls	II		\$ 40,000			

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	Plumbing fixtures	III			\$ 35,000		
	Garden plumbing				\$ 4,000		
	SUBTOTAL			\$ 167,000	\$ 39,000	\$ 206,000	6.6%
15 Mechanical: Heating and Cooling							
	Fireplaces and flues	II		\$ 47,967			
	HVAC system	II		\$ 220,000			
	HVAC controls	II		\$ 15,000			
	SUBTOTALS			\$ 282,967		\$ 282,967	9.1%
16 Electrical							
	Electrical	II		\$ 124,500			
	Electrical relocation	II		\$ 18,500			
	Electrical fixtures	III			\$ 25,000		
	Garden electrical				\$ 4,000		
	SUBTOTALS			\$ 143,000	\$ 29,000	\$ 172,000	5.5%

Trade breakdown	\$ 726,150	\$ 832,217	\$ 1,566,728	\$ 3,125,095	100.0%
Other general conditions (6%)	\$ 43,569	\$ 49,933	\$ 94,004	\$ 187,506	
Contingency (5%)	\$ 36,308	\$ 41,611	\$ 78,336	\$ 156,255	
CM fee (10%)	\$ 72,615	\$ 83,222	\$ 156,673	\$ 312,510	
				\$ 3,781,365	