

# Construction Cost Estimate

Pete Fowler Construction Services, Inc.

Project Number: PF 02-640

Project Name: Summers-Atwood

Address: 5226-5230 Park Drive Los Angeles, Ca.

Date: 1/6/2002

Estimator: Michael Maples

## Construction Cost Estimate Contents

1 Summary	Page 3
2 Estimate Details	Page 4
4 General Conditions	Page 6
5 Labor Rates and Labor Burden Calculations	Page 7
6 Calls, Sub-Bids and Materials	Page 9

# Summers/Atwood Summary

Line	Code	Description	Notes	Qty.	Unit	Direct Cost Unit	Direct Cost Total	Project Cost Total
1	01-710	Final Clean-up		1	LS	1,918.45	1,918	\$3,510
2	02-110	Demolition		1	LS	\$29,210	29,210	\$53,443
3	02-300	Pile Foundations/Caissons		800	LF	29.32	23,459	\$42,920
4	02-610	Site Concrete (5230 Park -Summers)		1	LS	2,580.66	2,581	\$4,722
5	02-610	Site Concrete (5226 Park- Atwood)		1	LS	4,825.89	4,826	\$8,829
6	02-650	CIP Concrete at Caissons & Retaining Wall		1	LS	18,391.75	18,392	\$33,649
7	02-800	Landscaping and Irrigation		1	LS	8,510.74	8,511	\$15,571
8	02-900	Replace all Existing Site Improvements		1	LS	29,190.60	29,191	\$53,407
9	03-150	Reinforcing Steel		1	LS	21,664.93	21,665	\$39,638
10	07-115	Waterproofing Retaining Wall		1	LS	5,196.52	5,197	\$9,508
11	09-100	Lath and Plaster (Stucco)		1	LS	2,893.04	2,893	\$5,293
12	15-100	Plumbing		1	LS	1,699.58	1,700	\$3,110
13								
14								
15								
16								
17								
18								
19								
20		<b>Direct Cost Total</b>					\$149,541	\$273,599
21								
22		General Conditions		21.7%			\$32,390	
23		Subtotal					\$181,931	
24								
25		Contractor's Overhead		8%			\$14,554	
26		Contractor's Profit		10%			\$18,193	
27		Insurance & Bond		2%			\$3,639	
28								
29		Subtotal					\$218,317	
30		Contingency on Estimated Construction Costs		10%			\$21,832	
31		<b>Total Estimated Construction Costs</b>					\$240,149	
32								
33		<b>Other Project Costs:</b>						
34		Construction Management		5%			\$12,007	
35		Architecture/Design	Draftsman	1	ls		\$2,500	
36		Structural Engineering		1	ls		\$6,000	
37		Geotechnical Engineering		1	ls		\$7,500	
38		Testing & Inspection						
39		Permits & Fees		1%			\$2,401	
40		Relocation		0	Units	\$0	\$0	
41								
42		Subtotal of Other Project Costs					\$30,409	
43		Contingency on Other Project Costs		10%			\$3,041	
44		<b>Total of Other Project Costs</b>					\$33,450	
45								
46		<b>Total Estimated Project Cost</b>					<b>\$273,599</b>	<b>\$273,599</b>

## Summers/Atwood Estimate Details

Line	CSI	Description	Notes / Ref.	Qty	Unit	Crew	Hrs	Unit Cost			Total Cost				TOTAL
								Labor	Material	Other	Subc.	Labor	Material	Other	
1	<b>02-110</b>	<b>Demolition</b>													
2		<b>Site Protection</b>													
3		General site security	chain link fence	90	LF	D2	1	0.43	3.39						
4		Protect garage 5230 Park Drive	Plastic = 1 roll	25	LF	D2	2	3.13	0.80						
5		Protect den 5230 Park Drive	M=PLYWD	35	LF	D2	4	4.47	0.76						
6		Protect gas lines at the S.E. corner of garage	M=PLYWD	2	LF	D2	1	19.57	0.76						
7		Protect house 5226 Park Drive	M=plastic	40	LF	D2	4	3.91	0.80						
8		Protect Pool at 5226 Park Drive	M=PLYWD	30	LF	D2	4	5.22	0.76						
9		Protect all unaffected landscape	M=PLYWD	40	LF	D2	5	4.89	0.76						
10		Protect wrought iron gates at 5226 Park Drive	chain link fence	25	LF	D2	1	1.57							
11		<b>Remove Site Improvements</b>													
12		Remove & store planting w/in 16' of PROP line	QTY unknown	25	EA	D6	5	18.59							
13		Remove & store palm trees w/in 16' of PROP line	QTY?, O=Crane	6	EA	D6	36	557.59		66.67					
14		Remove all other trees within 16' of PROP line	O= dumpster	3	EA	D6	12	371.73		66.67					
15		Remove site walls and fence w/in 16' of PROP line	O=Dumpster	45	LF	D6	24	49.56		4.44					
16		Remove and cap gas lines (5230 Park)	SUB @ \$65/HR	80	LF	PLMG	8		2.00	1.00	6.50				
17		Remove flat work within 16 feet of property line	O=dumpsters	1,140	SF	D6	24	1.96		0.70					
18		Remove pool house	estimated size	225	SF	D6	18	7.43							
19		Remove and cap all utilities to with pool house	Not included												
20		Remove concrete balustrade		70	LF	D6	18	23.90							
21		Remove concrete planters	estimated number	2	EA	D2	1	19.57							
22		Remove existing retaining wall	O=Dumpsters	90	LF	D6	68	70.22		22.22					
23		Remove excess spoils to place new retaining wall		90	LF	D6	48	49.56							
24	<b>02-300</b>	<b>Pile Foundations (Caissons)</b>													
25		Drill Rig (assume 20 holes @ AVE 40 feet deep)	7 days @ \$350/HR	800	LF	SUB	56				24.50				
26		Removal of spoils	O=EQUIP @ \$100/HR	119	CY	D6	20	15.68		16.88					
27	<b>03-150</b>	<b>Reinforcing Steel</b>													
28		Rebar cages		20	EA	D6	80	371.73	500.00						
29		Place rebar	O=EQUIP @ \$100/HR	20	EA	D6	24	111.52	100.00						
30	<b>02-650</b>	<b>Cast-in-Place Concrete at Caissons &amp; Retaining Wall</b>													
31		Place concrete at caissons		119	CY	C3	8	8.40	60.00						
32		Set Forms	90LF	1,200	SF	SW9	40	3.82	0.17						
33		Place Concrete for retaining wall		44	CY	C3	8	22.41	60.00						
34		Strip Forms	90 LF	1,200	SF	SW9	16	1.53							
35	<b>15-100</b>	<b>Plumbing</b>													
36		Trench for new gas line		80	LF	D2	18	8.81							
37		Install new gas line	SUB @ \$65/HR	80	LF	PLMG	8		2.00	1.00	6.50				
38		Backfill Trench		80	LF	D2	6	2.94							
39	<b>02-610</b>	<b>Site Concrete (5230 Park - Summers)</b>													
40		Excavate as necessary		1	LS	D2	8	313.19		50.00					
41		Set forms		1	LS	C2	6	344.05	150.00						
42		Place Reinforcing Steel		1	LS	C2	2	114.68	150.00						
43		Place Concrete		1	LS	C3	8	458.74	1,000.00						

## Summers/Atwood Estimate Details

Line	CSI	Description	Notes / Ref.	Qty	Unit	Crew	Hrs	Unit Cost				Total Cost				TOTAL
								Labor	Material	Other	Subc.	Labor	Material	Other	Subc.	
44	<b>02-610</b>	<b>Site Concrete (5226 Park - Atwood)</b>	Not Pool House									-	-	-	-	-
45		Excavate as necessary		960	SF	C1	8	0.26		0.10		245	-	96	-	341
46		Set forms		1	LS	C1	8	245.20	100.00			245	100	-	-	345
47		Place Reinforcing Steel - dowel to ADJ materials		960	SF	C3	8	1.04	0.20			996	192	-	-	1,188
48		Place Concrete		960	SF	C3	16	2.07	1.00			1,992	960	-	-	2,952
49	<b>07-115</b>	<b>Waterproofing Retaining Wall</b>										-	-	-	-	-
50		Apply Waterproofing		1,200	SF	D4	32				2.50	-	-	-	3,000	3,000
51		Backfill after Drainage is installed		259	CY	D4	16	3.84				997	-	-	-	997
52		Bobcat rental & operator		1	LS	SUB	16				1,200.00	-	-	-	1,200	1,200
53	<b>02-800</b>	<b>Landscaping, Irrigation and Drainage</b>										-	-	-	-	-
54		Install retaining wall drainage system		90	LF	D6	16	16.52	15.00			1,487	1,350	-	-	2,837
55		Repair damaged and removed irrigation lines	Assumption	90	LF	D6	16	16.52	15.00			1,487	1,350	-	-	2,837
56		Replace all damaged or removed landscaping	Assumption	90	LF	D6	16	16.52	15.00			1,487	1,350	-	-	2,837
57	<b>09-100</b>	<b>Lath and Plaster (Stucco)</b>										-	-	-	-	-
58		Prepare surface for stucco		1,200	SF	D4	8	0.42	0.25			498	300	-	-	798
59		Apply stucco to match existing stucco		1,200	SF	D4	24	1.25	0.25	0.25		1,495	300	300	-	2,095
60	<b>02-900</b>	<b>Replace all existing Site Improvements</b>										-	-	-	-	-
61		Rebuild all site walls at 5226 Park Drive		35	LF	SW5	24	57.90	12.86			2,026	450	-	-	2,476
62		Re-stucco all site walls 5226 Park Drive	Assumption	450	SF	RC4	4	0.78	3.00			352	1,350	-	-	1,702
63		Rebuild build barbeque 5226 Park Drive	Assumption	1	LS	SW10	6	322.70	400.00			323	400	-	-	723
64		Reinstall all wrought iron gates 5226 Park Drive	1 pedestrian 1 driveway	1	LS	SW10	8	430.26				430	-	-	-	430
65		Replace decorative wrought iron	radius pieces	2	EA	SW10	4	107.57				215	-	-	-	215
66		Replace and install all concrete balustrade		70	LF	SW10	36				200.00	-	-	-	14,000	14,000
67		Replace or reinstall all concrete planters	assumption	2	EA	SW3	1	19.57				39	-	-	-	39
68		Rebuild Pool house to original condition										-	-	-	-	-
69		Form slab		230	SF	RC 4	4	1.53	1.65			352	380	-	-	732
70		Install underground utilities	not included			RC 4						-	-	-	-	-
71		Set reinforcing steel		230	SF	RC 4	4	1.53	0.48			352	110	-	-	462
72		Place concrete		230	SF	RC 4	8	3.06	4.35			704	1,000	-	-	1,704
73		Rough Framing		230	SF	RC 4	10	3.83	6.20			880	1,426	-	-	2,306
74		Lathing		250	SF	RC 4	4	1.41	1.15			352	287	-	-	639
75		Plaster (Stucco)		250	SF	RC 4	5	1.76				440	-	-	-	440
76		Roofing		340	SF	RC 4	6	1.55	4.60			528	1,564	-	-	2,092
77		Rough Utilities	not included									-	-	-	-	-
78		GWB		225	SF	RC 4	3	1.17	0.36			264	81	-	-	345
79		Finish utilities	not included									-	-	-	-	-
80		Painting		270	SF	RC2	5	0.57	0.21			153	58	-	-	211
81		Install tile wall cap		20	LF	RC2	2	3.06	4.60			61	92	-	-	153
82		Reinstall all light fixtures		4	EA	Elec. 1	8				130.00	-	-	-	520	520
83	<b>01-710</b>	<b>Final Clean-up</b>										-	-	-	-	-
84		Remove all debris	O=Dumpster	1	LS	D6	12	1,115.18		200.00		1,115	-	200	-	1,315
85		Pressure wash all areas of construction	O=Rental	1	LS	D1	8	185.07		95.00		185	-	95	-	280
86		Repaint as needed		1	LS	RC2	8	245.20	50.00	28.00		245	50	28	-	323

# Summers/Atwood General Conditions

DESCRIPTION:	NOTES:	QTY.	UNIT	CREW	HRS.	Unit Cost				Total Cost				TOTAL
						Labor	Material	Other	Subc.	Labor	Material	Other	Subc.	
<b>General Conditions</b>														
Superintendent		4	mo			\$6,500				26,000	-	-	-	26,000
Move On/Off		0	ls							-	-	-	-	-
Temporary Facilities - Set Up		1	ls					\$300.00		-	-	300	-	300
Temporary Facilities - Monthly:		1								-	-	-	-	-
Electrical		4	mo					\$100.00		-	-	400	-	400
Phone		4	mo					\$100.00		-	-	400	-	400
Toilets		4	mo					\$95.00		-	-	380	-	380
Office Trailer/Supplies			mo							-	-	-	-	-
Storage Containers			mo							-	-	-	-	-
General Clean Up - Daily		4	mo			\$600	\$50.00			2,400	200	-	-	2,600
General Clean Up - Final		0	ls							-	-	-	-	-
Temporary Fencing		70	lf						\$3.00	-	-	-	210	210
Scaffolding			mo							-	-	-	-	-
Dumpsters			mo							-	-	-	-	-
Tools		4	mo					\$100.00		-	-	400	-	400
Equipment			mo							-	-	-	-	-
Safety		4	mo					\$100.00		-	-	400	-	400
Project Documentation, Job Photo Log		4	mo			\$100.00	\$100.00			400	400	-	-	800
Job Closeout		1	ls					\$500.00		-	-	500	-	500
Storage Rental			mo							-	-	-	-	-
<b>Total General Conditions</b>										-	-	-	-	32,390
<b>Other Project Costs</b>														

## Summers/Atwood Labor Rates

Code	Unit	Rate	Description									Asst.		Supt.	Average
			Laborer			Carpenter			Conc. Fin.			Project	Project		
			App	Jou	For.	App	Jou	For.	App	Jou	For.	Manager	Manager		
<b>Cost Unburdened</b>			9.00	13.00	21.00	15.00	21.00	25.00	15.00	21.00	25.00	20.00	35.00	30.00	27.78
Health Care	\$0	/Hr	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vacation	\$0	/Hr	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Education	\$0.00	/Hr	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fica	7.65%	%	0.69	0.99	1.61	1.15	1.61	1.91	1.15	1.61	1.91	1.53	2.68	2.30	2.13
State	0.00%	%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Federal Unemp	0.80%	%	0.07	0.10	0.17	0.12	0.17	0.20	0.12	0.17	0.20	0.16	0.28	0.24	0.22
Futa	8.00%	%	0.72	1.04	1.68	1.20	1.68	2.00	1.20	1.68	2.00	1.60	2.80	2.40	2.22
SDI	0.00%	%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
State Unemp	3.50%	%	0.32	0.46	0.74	0.53	0.74	0.88	0.53	0.74	0.88	0.70	1.23	1.05	0.97
Workmans Comp BLW \$21	48.00%	%	4.32	6.24		7.20			7.20			1.00	1.75		4.62
Workmans Comp ABV \$21	16.00%	%			3.36		3.36	4.00		3.36	4.00			4.80	
Vehicle	\$0	%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Liability Insurance	10.00%	%	0.90	1.30	2.10	1.50	2.10	2.50	1.50	2.10	2.50	2.00	3.50	3.00	2.78
															0.00
<b>Burdened S/Hr.</b>			<b>16.02</b>	<b>23.13</b>	<b>30.65</b>	<b>26.69</b>	<b>30.65</b>	<b>36.49</b>	<b>26.69</b>	<b>30.65</b>	<b>36.49</b>	<b>26.99</b>	<b>47.23</b>	<b>43.79</b>	<b>41.72</b>
Percent Overhead			44%	44%	31%	44%	31%	31%	44%	31%	31%	26%	26%	31%	46.21% <b>Crew Cost</b>
															<b>Crew Cost</b>
															<b>per Hour</b>
<b>Demolition</b>															<b>per Hour</b>
															<b>w/ 20% O&amp;P</b>
D 1				1											\$23.13 \$27.76
D 2			1	1											\$39.15 \$46.98
D 3				2											\$46.27 \$55.52
D 4			1	2											\$62.28 \$74.74
D 5				2			1								\$76.92 \$92.30
D 6			1	2			1								\$92.93 \$111.52
D 7			2	2											\$78.30 \$93.96
D 8			2	2			2								\$139.60 \$167.52
<b>Site Work</b>															
SW 1			1												\$16.02 \$19.22
SW 2			2												\$32.03 \$38.44
SW 3			1	1											\$39.15 \$46.98
SW 4			2	1											\$55.16 \$66.20
SW 5			0	1			1			1					\$84.43 \$101.32
SW 6			0	2			2			2					\$168.87 \$202.64
SW 7						1	1								\$57.34 \$68.81
SW 8						1	2								\$87.99 \$105.59
SW 9						2	2								\$114.68 \$137.62
SW 10				1			1								\$53.78 \$64.54
<b>Concrete</b>															
C 1										1					\$30.65 \$36.78
C 2									1	1					\$57.34 \$68.81
C 3									1	2	1				\$124.48 \$149.37
C 4							1			3					\$122.60 \$147.12
C 5				1			2			3					\$176.38 \$211.66
C 6			1	1		1	1		1	3					\$215.13 \$258.16
C 7			1	1		1	2		1	2	1				\$251.62 \$301.94
<b>Rough Carpentry</b>															
RC 1						1									\$26.69 \$32.03
RC 2							1								\$30.65 \$36.78
RC 3								1							\$36.49 \$43.79
RC 4						1	2								\$87.99 \$105.59
RC 5						2	2								\$114.68 \$137.62
RC 6						3	3	1							\$208.51 \$250.22
RC 7				1		2	2								\$137.82 \$165.38
RC 8				2		2	2	1							\$197.44 \$236.93
<b>Finish Carpentry</b>															
FC 1						1									\$26.69 \$32.03
FC 2							1								\$30.65 \$36.78
FC 3								1							\$36.49 \$43.79
FC 4						1	2								\$87.99 \$105.59
FC 5						2	2								\$114.68 \$137.62
FC 6						2	2	1							\$151.17 \$181.41

## Summers/Atwood Calls, Sub-Bids, Materials

	1	2
Date:	7/3/2002	7/9/2002
Time:	10:00AM	1:45pm
Sub-Contractor:	BAU Inc.	A.M.S. & Associates
Material Supplier:		
Contact:	Binny Um	Angelo
Street Address:		
Phone #:	(213) 739-2298	(310) 657-2630
Fax #:	(213) 739-2209	(310) 657-2630
e-mail	<a href="mailto:buaeng@aol.com">buaeng@aol.com</a>	<a href="mailto:amsangelo@attbi.com">amsangelo@attbi.com</a>
Bidding Sections:	Structural Engineering	Structural Engineering
Bidding Section #'s:		
Bid Amount:	\$6500.00 for design and \$1500.00 for observance	\$4,500.00 for design \$1,500.00 for observance
With Tax and Delivery:		
With Waste:		
Per Unit (SF, LF, CY, Etc.)		
Inclusions:		

## Summers/Atwood Calls, Sub-Bids, Materials

	3	4
Date:		
Time:		
Sub-Contractor:		
Material Supplier:		
Contact:		
Street Address:		
Phone #:		
Fax #:		
e-mail		
Bidding Sections:	Plywood for protection	Dumpster
Bidding Section #'s:	per sheet	Low Boy
Bid Amount:	\$20.00	\$200.00
With Tax and Delivery:	\$22.00	\$200.00
With Waste:	\$24.20	\$200.00
Per Unit (SF, LF, CY, Etc.)	\$0.76	
Inclusions:		

## Summers/Atwood Calls, Sub-Bids, Materials

	5	6
Date:		
Time:		
Sub-Contractor:		
Material Supplier:		Home Depot
Contact:		
Street Address:		
Phone #:		
Fax #:		
e-mail		
Bidding Sections:	Dumpster	concrete block
Bidding Section #'s:	40 yard	6x8x16
Bid Amount:	\$200.00	
With Tax and Delivery:	\$200.00	
With Waste:	\$200.00	
Per Unit (SF, LF, CY, Etc.)		
Inclusions:		

## Summers/Atwood Calls, Sub-Bids, Materials

	7
Date:	7/12/2002
Time:	10:00am
Sub-Contractor:	
Material Supplier:	National Ready Mix
Contact:	
Street Address:	Glendale
Phone #:	(818) 243-4243
Fax #:	
e-mail	
Bidding Sections:	concrete
Bidding Section #'s:	
Bid Amount:	\$60.00 Per yard
With Tax and Delivery:	
With Waste:	
Per Unit (SF, LF, CY, Etc.)	60.00
Inclusions:	