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Client Name: Student Co Op Campbell Club  
 Project: Misc Renovations

PHASE	DESCRIPTION	GEN.	EQUIP.	MAT.	LABOR	SUB.	TOTAL
10000	Preliminary Costs -				581		\$581
11100	Hazardous Materials - Testing						
11200	Hazardous Materials - Lead Abatement						
11300	Hazardous Materials - Asbestos Abatement						
13200	Demolition - Phase 1			484	4,646		\$5,130
13310	Demolition - Dumpsters - Recycle/Waste	787					\$787
13600	Demolition - Recycling						
31000	Framing -			2,420	11,616		\$14,036
35100	Sheet Metal - Gutters/Downspouts					484	\$484
35800	Sheet Metal - Specialty Stainless - Range Splash/Shelves					72,600	\$72,600
36000	Plumbing -					3,025	\$3,025
36900	Plumbing - Cultured Marble Shower					2,269	\$2,269
38600	HVAC - Exhaust Fan and Ducting			242	1,162		\$1,404
38700	HVAC - Range Hood Ducting						
45430	Doors - Exterior			605	581		\$1,186
47000	Insulation/Dehumidifier			242	581		\$823
60100	Wall/Ceiling Surfaces - Drywall					9,680	\$9,680
61100	Flooring - Underlayment			145	290		\$436
61200	Flooring - Marmoleum					16,880	\$16,880
65050	Appliances - Install Only					3,630	\$3,630
69000	Interior Painting -						
70100	Cleaning - Course of Construction			242	2,904		\$3,146
90000	Supervision -				8,422		\$8,422
92200	Sanipot	230					\$230
99000	Miscellaneous			726	2,323		\$3,049
	TOTALS	1,016		5,106	33,106	111,011	\$150,240

Rainbow Valley Design and Construction  
 Line Item Notes  
 5/20/2009

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**General Notes**

- 1 Please read these notes carefully. The individual notes indicate important information about individual line item costs and considerations
- 2 If there is a "Need a Bid" note, it means this item may change slightly when we begin work and get a solid bid from our subcontractor/supplier. On some remodels it is virtually impossible to get a bid before we commence construction. This number is our best guess.
- 3 Our standard contract is a hybrid of "cost/plus" and "bid" forms. We provide a construction estimate then track all of our actual costs through the job, add 10% overhead and then a 10% Design-Builder Fee. The attached construction estimate IS NOT A FIRM BID. You will be billed for the ACTUAL COST of construction pursuant to the terms and limitations set forth in your construction Contract. PLEASE REFER TO SECTION 2 OF YOUR CONSTRUCTION CONTRACT FOR SPECIFICS OF HOW THIS ESTIMATE RELATES TO THE ACTUAL AMOUNT YOU WILL PAY FOR THE CONSTRUCTION WORK.

Category	Line Item Notes
10000 Preliminary Costs -	Costs associated with preparation for starting the project including pre-job meetings, scheduling, ordering materials, initial site visit, etc.
11100 Hazardous Materials -Testing	By Client. <i>Older homes may contain known hazardous materials. Homes built before 1978 may have lead paint. Homes built before 1987 may have building materials with asbestos content. Rainbow Valley Design and Construction is neither a licensed "Tester" or "Abatement Contractor". Federal and State Law requires us to have a survey completed by a licensed testing organization for homes built before 1987 prior to our commencing work to identify materials within the area of construction that may contain asbestos. If asbestos is detected in concentrations above 1% then the services of a licensed abatement contractor may be necessary, if encapsulation is not an option. Federal and State Law also requires us to provide you with an informational publication about Lead Paint. We can also direct a licensed tester to perform a survey for Lead but this is not currently required.</i>
11200 Hazardous Materials - Lead Abatement	By Client.
11300 Hazardous Materials - Asbestos Abatement	By Client.
13200 Demolition - Phase 1	All surface/nonstructural demolition, fixture and appliance removal will be performed by the owners affiliates with direction of RBV Lead Carpenter and or Project Manager. Any structural repairs will be done by RBV on a time and material basis.
13310 Demolition - Dumpsters - Recycle/Waste	Allowance for removal of non recyclable debris per 30 yard dumpster.
13600 Demolition - Recycling	By Client.
31000 Framing -	This is an allowance of two weeks of time for two carpenters to reframe where structural damage has been found and to frame in soffits if required for new plumbing, electrical and mechanical drops or chases. This also will include the necessary repairs to the roof structure over the basement entry door. Allowance for materials.
35100 Sheet Metal - Gutters/Downspouts	Allowance to inspect and repair the gutter over the kitchen area.
35800 Sheet Metal - Specialty Stainless - Range Splash/Shelves	This is an allowance to install new kitchen counters, shelving and backslashes as per walk thru instructions.
36000 Plumbing -	To budget a BULL'S EYE number in this tier is incalculable. I'm figuring a minimum of three man hours per fixture to inspect and repair the subjected fixture at the allowance rate of \$77 per hour(i.e.- toilet flange/trap, shower drain/trap or sink waste line or trap). The stated allowance is a budget for repairing four showers, three toilets and two sinks in this residence. No materials are included. Installation of new fixtures will be on a time and material basis. Material allowance for toilets will be approx \$250 each. Material allowance for bath sink and faucets will be approx \$250. Kitchen fixtures and installations as well as floor drains will be on a time and material basis.
36301 Plumb. Fixt. - Toilet and Seat	Allowance for three toilet replacements including angle stops.
36302 Plumb. Fixt. - Lav. and faucet	Allowance for two sink and faucet replacements including angle stops.
36307 Plumb. Fixt. - Shower Valve/Trim	Nothing allotted.
36900 Plumbing - Cultured Marble Shower	This is an allowance to install typical 3' x 3' x 7' cultured marble shower w/ vinyl pan and concrete base w/ curb threshold and EZ test drain. Cost does not include trim or jambs. Standard swirl color applies.
38600 HVAC - Exhaust Fan and Ducting	Allowance of \$200 for materials and two days of labor to repair or replace malfunctioning bathroom exhaust fans for entire residence.
38700 HVAC - Range Hood Ducting	Nothing allotted.
45430 Doors - Exterior	Allowance to install new solid core wood door and hardware in basement access area.
47000 Insulation/Dehumidifier	This is to repair any insulation damaged in demolition or course of construction.

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60100 Wall/Ceiling Surfaces - Drywall

Allowance to make necessary repairs to hang, tape and texture areas where structural, plumbing, electrical and mechanical repairs have been made.

61100 Flooring - Underlayment

Allowance to install new flooring substrate for prep of new vinyl flooring. Allowance is for 4 sheets of ACX plywood per bath. This is an approx cost per bath.

61200 Flooring - Marmoleum

Materials and labor to install unspecified sheet vinyl in kitchen and bath areas. This factors to a \$55 square yard allowance. Kitchen is approx 231 sq yds = allowance of \$12,700. Baths are approx 12 sq yds = allowance of \$625. Does not include rollup on wall vinyl installation. *Flooring is subject to many abuses possibly beyond the control or knowledge of RVDC. We can work with you to direct you to an appropriate material but ultimately it is the responsibility of the homeowner to select a material appropriate to the use.*

65050 Appliances - Install Only

Allowance to reinstall existing kitchen appliances on a time and material basis.

69000 Interior Painting -

By Client. *Interior paint color and sheen choices are the responsibility of the client. RVDC and its subcontractors are willing to consult, sample, and research at clients direction. These services may be considered extra costs depending on the extent of desired consultation. Paint often looks different from the samples provided and also looks different in different lighting conditions. Design-Builder will be happy to repaint surfaces, at an additional expense, where the color did not turn out as the client anticipated.*

70100 Cleaning - Course of Construction

As stated to keep job safe and tidy.

90000 Supervision -

Budget for project manager supervision, scheduling, communication and coordination of your project. General rule of thumb for most projects is that this item costs between 4-6%. For some projects this number increases or decreases as necessary for the project. Larger simpler projects trend below this standard and smaller or more detailed projects with extensive client interaction trend above this standard. This is a budget. The project manager will monitor this budget and inform you throughout the project of any needed changes to this cost. Change orders will also reflect a 5% supervision cost.

92200 Sanipot

Job site toilet services for the duration of the project. Allowance is for two months service.

99000 Miscellaneous

This is not a contingency. Misc. is for smaller costs that come up in a project not captured in the above line items.