



785 GRANT STREET
 EUGENE, OREGON 97402
 PH: 541 342.4871
 FAX: 541 344.9856
 PORTLAND PH: 503 239.5958
 www.rainbowvalleyinc.com

Client Name: Student Co Op - Lorax

Project: Misc Projects

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						
21302	Foundation -Masonry Veneer Wall & Grouting					4,114	\$4,114
31000	Framing -			2,420	11,616		\$14,036
31206	Framing - Roof			726	2,323		\$3,049
36000	Plumbing -					3,025	\$3,025
36900	Plumbing - Cultered Marble Shower					2,269	\$2,269
38600	HVAC - Exhaust Fan and Ducting			242	1,162		\$1,404
40300	Roofing - Built up					5,445	\$5,445
45110	Windows - Vinyl			484	581		\$1,065
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			194	290		\$484
61200	Flooring - Marmoleum					1,331	\$1,331
61610	Flooring - Hardwood - Site Finish					1,210	\$1,210
69000	Interior Painting -						
70100	Cleaning - Course of Construction			242	2,904		\$3,146
90000	Supervision -				3,920		\$3,920
92200	Sanipot	230					\$230
99000	Miscellaneous			726	2,323		\$3,049
	TOTALS	1,016		6,365	31,508	29,518	\$68,407

Rainbow Valley Design and Construction

Line Item Notes

5/20/2009

Client Name: Student Co Op - Lorax
 Project: Misc Projects

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.
21302 Foundation -Masonry Veneer Wall & Grouting	Allowance to replace failing brick veneer on south elevation under window to be replaced. Find brick to match as close as possible.
31000 Framing -	This is an allowance of two weeks 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. Allowance for materials.
31206 Framing - Roof	This is an allowance to frame new cricket to divert water on the roof of the building to the existing scupper locations. Allowance for materials.
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 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 - Cultered Marble Shower	This is and 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 for materials and labor to repair or replace malfunctioning bathroom exhaust fans.
40300 Roofing - Built up	Allowance to install typical built up roof(2 ply felt over 1 ply 90 # cap sheet w/ 3 coats hot mop) over new framed cricket, new drains and scuppers on roof. Does not include any tear off of existing roofing. Allowance is for approx 600 square feet of repair.
45110 Windows - Vinyl	Allowance to replace and install new vinyl slider in kitchen area.
45430 Doors - Exterior	Allowance to install new solid core wood door and hardware in basement access area.

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

Client Name: Student Co Op - Lorax

Project: Misc Projects

47000 Insulation/Dehumidifier

This is to repair any insulation damaged in demolition or course of construction.

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 5 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 bath areas. Baths are approx 20 sq yds per floor(one shower room, one water closet room). 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.*

61610 Flooring - Hardwood - Site Finish

Allowance to repair approx 12 hardwood floor patches on upper floors. *Flooring is subject to many abuses possibly beyond the control or knowledge of RVDC. As with other wood products, the durability and stability of hardwood floors varies with the wood's species, grade, and finish. Although some hardwoods are harder and more resistant to scratching, no hardwood floor is impervious to scratching and marring. Furthermore, some wood grains are naturally unstable and may shrink, move, or delaminate over time. RVDC can help you identify appropriate materials, however, Owner is ultimately responsible for choosing a floor that is best suited for the intended use (i.e. hardwood floors and large dogs are not necessarily compatible).*

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 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.