

# Davis Frame Co., Inc.

## Construction Budget Considerations

<u>ITEM</u>	<u>BID 1</u>	<u>BID 2</u>	<u>BID 3</u>
<b>MISCELLANEOUS COSTS</b>			
Surveying			
Building Permit			
Engineering Fees			
Interest on Construction Loan			
Property Taxes			
Hazard & Liability Insurance			
Impact Fees			
Connect temporary utilities			
Monthly utility costs			
Portable toilet rental			
<b>CLEAN-UP</b>			
Removal of construction debris			
Hauling & dumping fees			
Other			
<b>SITE PREPARATION</b>			
Erosion barriers			
Clear Site			
Blasting			
Remove topsoil			
Remove and protect trees			
Rough grading			
Gravel entry road or driveway			
Drill well & install water pump system to house			
Retaining walls			
Install septic system			
Dig trenches for utility lines			
Dig footings			
Dig Foundation			
Backfill			
Foundation drainage			
Install septic system			
Final grading			
Seeding or sod			
Landscaping			
Fencing			
Other			
<b>FOUNDATION:</b>			
Form & pour reinforced foundation footings & pads			
Form & pour foundation walls			
Apply waterproofing			
Termite treatment			
Other			

<u>ITEM</u>	<u>BID 1</u>	<u>BID 2</u>	<u>BID 3</u>
<b>CONCRETE FLATWORK:</b>			
Basement			
Garage			
Porch Floor slabs			
Patio			
Steps			
Sidewalks & driveway			
Other			
<b>FLOORING FRAMING:</b>			
Sill plates			
Joists			
Joist hangers			
Headers			
Lally Columns			
Subfloor			
Underlayment			
Labor to Install			
Other			
<b>TIMBER FRAME PACKAGE - including:</b>			
Timber Frame			
Structural Insulated Panel wall system			
Structural Insulated Panel roof system			
1X8 Pine tongue and groove interior roof finishing			
Windows			
Exterior doors			
Exterior roofing			
Vented roof material			
Exterior siding and trim			
Conventional second floor framing			
Labor to Erect Frame			
Labor to Install Sip's			
Labor to Install Vented Roof			
<b>CONVENTIONAL FRAMING:</b>			
Conventional first floor framing			
Beams, rafters, purlins not in package			
Specialty trusses			
Ridge beam			
Dormer and window framing			
Sheathing			
Other			

<b><i>ITEM</i></b>	<b><i>BID 1</i></b>	<b><i>BID 2</i></b>	<b><i>BID 3</i></b>
<b>INSULATION not in package:</b>			
Roof & ceiling			
Subfloor foundation			
Framed walls			
Radiant heat insulation			
Other			
<b>WINDOWS &amp; EXTERIOR DOORS not in package:</b>			
Windows			
Doors			
Skylights			
Screens			
Hardware			
Window & door flashing			
Labor to install windows and doors			
Other			
<b>ROOFING not in package:</b>			
Roofing Material:			
Asphalt shingles			
Metal roof			
Wood shingles			
Wood shakes			
Other			
Roof vents			
Flashing			
Roofing felt / Ice & water shield			
Gutters and downspouts			
Splash blocks			
Labor to install roofing materials			
Other			
<b>PORCHES &amp; DECKS</b>			
Decking not included in kit			
Flooring			
Railings, posts & columns			
Porch ceiling			
Doors			
Balconies			
Labor to install decking			
Other			

<b><u>ITEM</u></b>	<b><u>BID 1</u></b>	<b><u>BID 2</u></b>	<b><u>BID 3</u></b>
<b>UTILITIES:</b>			
Electricity hookup			
Telephone hookup			
Cable TV hookup			
Water			
Sewer			
Other			
<b>SIDING:</b>			
Cedar clapboards AYE & Better			
Cedar clapboards CVG			
Cedar vertical AYE & Better			
Cedar vertical CVG			
Cedar shingles (White or Red)			
Fiber cement			
Pre-primed with 2 coats			
<b>PLUMBING:</b>			
Rough plumbing			
Sump pump			
Hook up kitchen, bathroom & utility plumbing			
Plumbing fixtures			
Under slab plumbing			
Under slab radiant heat			
Other			
<b>HVAC:</b>			
Heat (gas, oil, electric, hot air)			
Hydronic (base board)			
Radiant (in floor)			
Air conditioning			
Dryer vents			
Humidifiers			
Dehumidifiers			
Air purifiers / air exchanger			
Ductwork & pipes			
Appliance venting / range hoods			
Bath venting			
Other			

<b><u>ITEM</u></b>	<b><u>BID 1</u></b>	<b><u>BID 2</u></b>	<b><u>BID 3</u></b>
<b>ELECTRICAL:</b>			
Outlet boxes			
Switches			
Dimmers			
Lighting fixtures			
Outdoor lighting			
Alarm system			
Doorbell			
Intercom			
Labor to install fixtures			
Other			
<b>FIREPLACES &amp; CHIMNEY:</b>			
Stone			
Brick			
Firebox insert			
Flashing			
Insulation			
Hearth			
Mantel			
Labor to install fireplace			
Other			
<b>DRYWALL:</b>			
Drywall materials			
Install and finish flat			
Install and finish textured			
Other			
<b>CABINETS:</b>			
Kitchen cabinets			
Kitchen counters			
Kitchen island			
Bathroom cabinets			
Bathroom medicine cabinet			
Bathroom vanities			
Built-in cabinets			
Labor to install cabinetry			
Other			

<b><i>ITEM</i></b>	<b><i>BID 1</i></b>	<b><i>BID 2</i></b>	<b><i>BID 3</i></b>
<b>INTERIOR FINISH MATERIALS:</b>			
Baseboards			
Interior doors			
Interior window trim			
Closet shelves			
Closet rods			
Crown & specialty moldings			
Jambs			
Stairs			
Stair railings, balusters and newel posts			
Wallpaper			
Wall tile			
Wainscot			
Chair rail			
Other			
<b>INTERIOR TRIM LABOR:</b>			
Install finish materials, trim & hardware			
Other			
<b>PAINTING:</b>			
Materials			
Labor to prime			
Labor to finish paint			
Other			
<b>APPLIANCES:</b>			
Stove			
Refrigerator			
Freezer			
Dishwasher			
Garbage Disposal			
Trash compactor			
Microwave			
Ice maker			
Washer			
Dryer			
Water softener			
Water heater			
Central vacuum system			
Electric security system			
Electric smoke detectors			
Labor to hook up appliances			
Other			

<u>ITEM</u>	<u>BID 1</u>	<u>BID 2</u>	<u>BID 3</u>
<b>BATHROOM FIXTURES:</b>			
Toilets			
Bidets			
Soaking tubs			
Whirlpool tubs			
Hot tubs			
Showers			
Steam baths			
Saunas			
Sinks			
Mirrors			
Labor to install fixtures			
Other			
<b>FINISH HARDWARE:</b>			
Door locksets			
Hinges			
Towel bars			
Toilet paper holders			
Soap dishes			
Shower curtain rods			
Grab bars			
Labor to install hardware			
Other			
<b>FLOOR COVERINGS:</b>			
Wood			
Tile			
Vinyl			
Carpet			
Stone			
Labor to install flooring			
Other			
<b>GARAGE:</b>			
Roof & wall framing			
Garage door			
Electric door opener			
Labor to frame and finish garage			
Other			