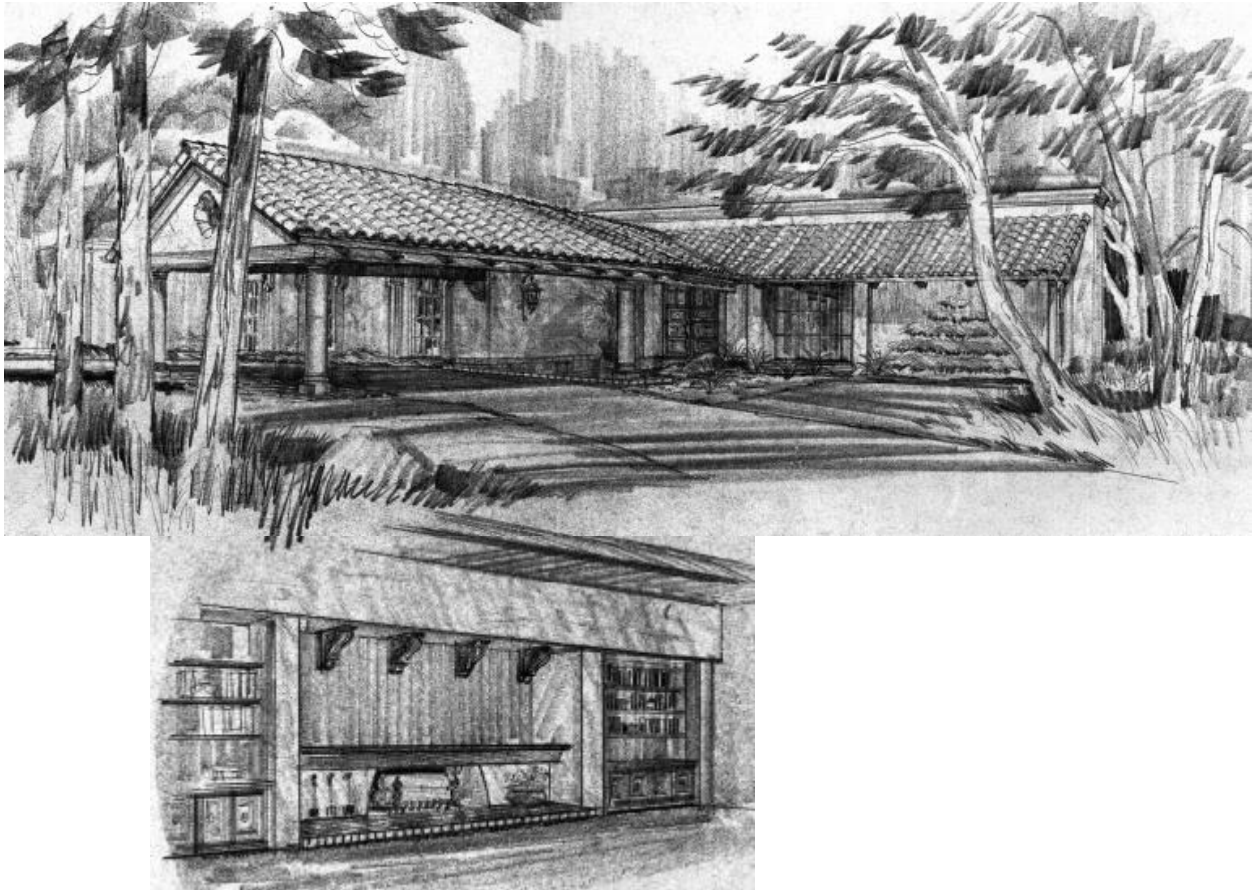


ALLEN

# ALLEN CONSTRUCTION



**Mitchell Family Trust**  
319 Hot Springs Road, Santa Barbara, CA, 93108  
Fire/Debris Flow Rebuild Estimate Proposal

10-29-2019

## **Division 01: General Conditions**

---

### **01040 Project Supervision**

*Scope of Work:*

Project management and site supervision including maintenance of accurate and current construction documents for performance of the Work, management of the project budget, preparing trade contracts, submittals, client communications, conducting regular project coordination meetings to include owner team, consultants and trade contractors as appropriate, management of construction team, project documentation, coordination and updating of the project schedule, subcontractor supervision, management of Allen Construction crews, layout, materials procurement, and quality control monitoring and safety oversight.

### **01041 Project Administration**

*Scope of Work:*

Provides for assembling billings, subcontractor payments and tracking project change costs. Includes tracking of Scope of Work Agreements with trade contractors, verification of trade contractor license and insurance requirements, and lien releases.

### **01025 Other General Conditions**

*Scope of Work:*

Miscellaneous general labor.  
Surveying.  
Jobsite communication.  
Establishment of temporary electrical and water utilities.  
Temporary toilets.  
Site Office.  
Trash removal.  
Temporary fencing.  
Commissioning of new window and door glazing.  
State required OSHA safety standards.  
Property of installed finish materials.

*Exclusions:*

Monthly utility consumption charges from course of construction are not included.  
Professional surveying services, if needed.

## Division 02: Site Work

---

### 02140 French Drains

*Coverage A – Dwelling Extension Scope of Work:*

Provides installing 364 LF of French drains along the perimeter of the main residence footings to prevent water from pooling or stagnating at the structure. Daylighting location to be determined.

### 02225 Soil Import & Export

*Code Upgrade Scope of Work:*

Provides for exporting first 2' of native soil and importing approximately 291 cubic yards of non-expansive soil suitable for engineered fill for the building area.

*Assumptions and Clarifications:*

Final cost pending so approved civil plans.

### 02310 Rough Grading

*Coverage A Scope of Work:*

Provides for over-excavating and recompacting of the building area for the main residence approximately 2' deep including an area 5' beyond perimeter footings.

*Assumptions and Clarifications:*

Final cost pending so approved civil plans.

### 02370 Erosion Control

*Code Upgrades Scope of Work:*

Provides for installing and maintaining erosion control measures such as silt fencing or straw wattles as required by approved civil plan and county inspector throughout the project.

### 02465 Piles and Caissons

*Code Upgrade Scope of Work:*

Provides for installing approximately 6 Caisson of 18" dia. At 10' VLF. Per expected structural increase.

### 02520 Driveway

*Coverage A – Dwelling Extension Scope of Work:*

Provides for installing approximately 3704 SF of gravel over graded and compacted road base for driveway and turn around near residence.

## 02820 Fences and Gates

*Coverage A – Dwelling Extension Scope of Work:*

Provides for installing of custom wrought iron automated gate.

## 02870 Underground Utilities

*Coverage A Scope of Work:*

Provides for trenching and backfilling approx. 75 LF for the installation of new piping or conduits for electrical, water, gas, and sewer utilities from their respective meters or connection points near Hot Springs Rd to the main residence. Also includes costs for new sewer tie-in to sewer main.

*Exclusions:*

Excludes new gas meter, new water meter, new utility services, or upgrades to existing services.

*Code Upgrade Scope of Work:*

Provides for installing a new fire tap at the street and service line to within 5' of the home.

## 02900 Landscaping

*Trees and shrubs Scope of Work:*

Provides for planting and irrigation for approx. 24,500 SF of the .77-acre property, including planting 100 mature trees.

*Assumptions:*

Assumes 100 Mature trees are a mixture of oak, fruit, and palms varieties

## Division 03: Concrete

---

### 03050 Concrete – Building

*Coverage A Scope of Work:*

Provides for excavating, forming, and pouring 77 CY of concrete for footings, grade beams, fireplace pad, and S.O.G. for the foundation of the main residence.

### 03070 Concrete - Site Work

*Coverage A- Dwelling Extension Scope of Work:*

Provides for installing the 80 CY of concrete for footings, grade beam, and S.O.G. for the courtyard/pool area patio attached to the main dwelling. Provides for 207 CY of concrete for footing of 1,400 LF of property site wall.

*Assumptions and Clarifications:*

Concrete patios and landings are assumed to be mechanically attached to the foundation of the main residence.

## Division 04: Masonry

---

### 04200 Masonry Block

*Coverage A - Dwelling Extension Scope of Work:*

Provides installing approx..6' CMU block wall at courtyard/pool area. Provides for installing approx. 6' CMU block wall for 1,400 LF of property site wall.

### 04880 Masonry Fireplace

*Coverage A Scope of Work:*

Provides installing two (2) masonry wood/gas burning fireplace (Isokern or eq.) in the living room including standard fire bricks, metal ducting, and spark arrestor.

## Division 06: Wood

---

### 06010 Rough Carpentry

*Coverage A Scope of Work:*

Provides for labor, materials, and hardware to install rough framing for the main residence.

*Code Upgrade Scope of Work:*

Provides for additional labor, materials, and hardware to install rough framing to today's code requirements.

### 06020 Finish Carpentry Labor

*Coverage A Scope of Work:*

Provides labor to install 520 LF of 1-piece base molding, 331 LF of 1 piece "picture mould" crown, 43 LF of closet shelf and wood pole, and materials.

### 06023 Ceiling Beams

*Coverage A Scope of Work:*

Provide and Install 239 LF of 8 X 12 beams (15 total) with corbels

## 06410 Cabinets

### *Coverage A Scope of Work:*

Provides for fabricating, installing, and finishing 76 LF of custom cabinetry (With uppers in kitchen) and hardware, with 10 units having drawers

### *Coverage A- Dwelling Extension Scope of Work:*

Provides for BBQ Entertainment built-ins at courtyard/pool area

### *Assumptions and Clarifications:*

Includes plywood sub-tops and labor to install cabinet knobs and pulls.

## Division 07: Thermal and Moisture Protection

---

### 07210 Insulation

#### *Coverage A Scope of Work:*

Provides for installing insulation at the main residence as follows:  
R-22 batt insulation in rafters/attic

#### *Code Upgrade Scope of Work:*

R-30 spray foam between roof rafters  
R-19 batt insulation at exterior walls  
Title 24 foam around doors, windows & penetrations

### 07310 Roofing

#### *Coverage A Scope of Work:*

Provides for the installing 1050 SF of Spanish tile roofing over underlayment and 2886 SF of rubberized roof membrane.

### 07710 Gutters and Downspouts

#### *Coverage A Scope of Work:*

Provides for installing 286 LF of custom gutters with spreader bars, including 90 LF of downspouts at the main residence.

## Division 08: Doors and Windows

---

### 08210 Interior Doors

#### *Coverage A Scope of Work:*

Provides for (14) interior stain grade wood doors at the main residence.

*Assumptions and Clarifications:*

Assumes interior doors are 1 3/8" stain grade single panel solid core wood door, pre-hung in frames.

### **08360 Garage Doors & Operator**

*Coverage A Scope of Work:*

Provides for installing (1) 16'W x 8'H custom paint grade wood garage door including track, hardware, (1) powered opener, (2) remotes, and (1) wall station button.

### **08710 Door Hardware**

*Coverage A Scope of Work:*

Provides for door hardware, including knobs, levers, deadbolts, hinges, and floor stops at the main residence.

### **08900 Exterior Doors and Windows Installation**

*Coverage A Scope of Work:*

Provides labor and materials to waterproof rough openings with Tyvek flashing and tape and install exterior doors and exterior windows at the main residence.

Provides for stain grade wood and glass French doors (37 leaves), window units of various sizes at the main residence totaling approximately 920 SF of multi-lite wood windows.

*Code upgrade scope of work:*

Provides for increase specifications to meet title 24 and Fire code requirements.

## **Division 09: Finishes**

---

### **09210 Interior Plaster**

*Coverage A Scope of Work:*

Provides for installing thin wall plaster with a smooth steel trowel.

### **09220 Exterior Plaster**

*Coverage A Scope of Work:*

Provides for installing a three-coat exterior plaster with a smooth steel trowel finish over Tyvek stucco wrap, Tyvek home wrap, and self-furring lathe. Includes a galvanized single weep screed and anti-fracture fiberglass mesh embedded throughout.

*Coverage A – Dwelling Extension Scope of Work:*

Provides for installing a three-coat exterior plaster with a smooth steel trowel finish over CMU site wall at courtyard/pool area and property site wall.

## **09300/09350 Tile Labor & Materials**

### *Coverage A Scope of Work:*

Provides labor and materials for installing tile in the (3) tub/shower floors and walls (full height), and installing 1400 SF of tile in the kitchen, family, gallery, service area, study bath and hallway, and entry.

### *Coverage A – Dwelling Extension Scope of Work:*

Provides labor and materials for installing tile in the courtyard/pool area.

## **09617 Stone Countertops and surrounds**

### *Coverage A Scope of Work:*

Provides for fabricating and installing of 152 SF of stone countertop with 4" backsplash at Kitchen, service area, and (3) bathroom vanities. Provides for fabricating and installing (2) fireplace hearth/surrounds

### *Coverage A- Dwelling Extension Scope of Work:*

Provides for BBQ Entertainment built-ins at courtyard/pool area

## **09640 Wood Flooring**

### *Coverage A Scope of Work:*

Provides for installing 1,900 SF of premium wood floor throughout, except in tiled areas.

## **09720 Wall Coverings**

### *Coverage A Scope of Work:*

Provides for installing minor wall treatments

## **09910 Exterior Painting**

### *Coverage A Scope of Work:*

Provides for painting exterior stucco and staining the wood exterior finishes.

## **09920 Interior Painting**

### *Coverage A Scope of Work:*

Provides for painting (one coat primer, two coats finish) the walls and ceilings, and staining or sealing of, beams (specialty finish), interior doors, door jambs, trim, and the interiors of exterior doors and windows.



## Division 10: Specialties

---

### 10800 Bath Accessories

*Coverage A Scope of Work:*

Provides for (3) medicine cabinets, (3) soap dispensers, (3) soap dishes, (3) toilet paper dispensers, (3) towel bars, (3) towel rings, and (3) robe hooks.

### 10850 Shower doors and mirrors

*Coverage A Scope of Work:*

Provide and install (3) shower/tub glass doors and hardware. Provide and install (3) 1/4" Mirrors above sinks.

## Division 11: Equipment

---

### 11460 Appliances

*Coverage A – Dwelling extension Scope of Work:*

Provides for built-in BBQ at courtyard/pool area.

## Division 13: Special Construction

---

### 13150 Pool and Spa

*Coverage A – Dwelling extension Scope of Work:*

Provides for installing a new pool and equipment. Includes for new fountain tied into pump systems.

*Code Upgrades Scope of Work:*

Provides for man gate and pool covers per code

### 13650 Photovoltaic solar system

*Coverage A – Dwelling extension Scope of Work:*

Provides for installing a residential solar electric panels and inverter system.

## Division 15: Mechanical

---

### 15300 Fire Sprinklers

*Code Upgrades Scope of Work:*

Provides for installing a residential fire sprinkler system as per N.F.P.A.-13D and local fire department codes using up to 1 ¼" type M copper and concealed heads where applicable. Includes production of sprinkler plans, permits, and (2) field inspections. Connection point to be 12" above finish grade at the system rider location in copper.

### 15400 Plumbing

*Coverage A Scope of Work:*

Provides for rough in copper and ABS and trim in chrome for (3) toilets, (3) lavatory sinks, (1) kitchen sink, (1) bar sink, (2) Oversized step down tiled tubs (3) tub/shower set, and (1) recessed laundry box, and running gas in black iron piping for (1) FAU, (1) water heater, (1) range, (1) clothes dryer, (2) fireplaces log lighter. Includes installing (1) tanked hot water heater.

*Code upgrade scope of work:*

Provides for increase specifications to meet water efficiency code requirements.

### 15450 Plumbing Fixtures

*Coverage A Scope of Work:*

Provides for (3) toilets, (3) lav sinks, (3) lav faucets, (1) kitchen sink, (1) kitchen faucet, (1) bar sink and faucet, (3) shower only set.

*Assumptions and Clarifications:*

Final plumbing fixture pricing contingent upon Owner confirmation of specifications to match existing units.

### 15700 HVAC

*Coverage A Scope of Work:*

Provides installing (2) centrally-ducted FAU heating/AC systems including floor registers, R-6 flexible ductwork, and thermostats. Also includes installing exhaust ducting for kitchen hood, bathroom exhaust fans, clothes dryer, and completing HERS testing requirements.

*Code upgrade scope of work:*

Provides for increase specifications to meet energy efficient code requirements.

## Division 16: Electrical

---

### 16010 Electrical Labor and Materials Allowance

*Coverage A Scope of Work:*

Provides for installing electrical panels, switches, receptacles, smoke and CO detectors, (3) bathroom exhaust fans, branch circuitry to power all equipment and appliances, and labor to install surface-mount light fixtures per current electrical code requirements.

*Code upgrade scope of work:*

Provides for increase specifications to meet energy efficient code requirements.

### 16050 Light Fixtures Allowance

*Coverage A Scope of Work:*

Provides an allowance for interior, surface mount light fixtures, lighting controls, and exterior sconces at the main residence.

## General Exclusions

---

Permits, special inspection fees, Tier 3 storm water management systems, debris removal, irrigation, planting or soil amendments, and white glove cleaning.

**Cost Breakdown**

10/21/2019

**Weimer Residence  
319 Hot Springs Road**

**Plans Referenced:**

Scanned original individual sheets (9) with stamped site plan dated 1/17/1969

**Clarifications and Assumptions**

Fire/Debris Flow rebuild 3,936 SF sing family residence. Includes site utilities, driveway and attached courtyard/pool area. Excludes all other site work, such as site grading and landscaping. Unless specifically noted otherwise. Excludes the pool and pool equipment.

Project Duration: 12 months

<u>Section</u>	<u>Description</u>	<u>Coverage A</u>	<u>Coverage A Dwelling Extension</u>	<u>Code Upgrade</u>	<u>Trees &amp; Shrubs</u>
----------------	--------------------	-------------------	--------------------------------------	---------------------	---------------------------

**Division 1: General Conditions**

01040	Project Supervision	\$ 181,632	\$ 15,136	\$ -	\$ -
01041	Project Administration	\$ 13,824	\$ 1,152	\$ -	\$ -
01025	Other General Conditions	\$ 49,169	\$ 8,567	\$ 4,800	\$ -

**Division 2: Site Work**

02140	French Drains	\$ -	\$ 14,560	\$ -	\$ -
02225	Soil Import & Export	\$ 5,832	\$ -	\$ -	\$ -
02310	Rough Grading	\$ 7,872	\$ -	\$ 150,000	\$ -
02370	Erosion Control	\$ -	\$ -	\$ 4,000	\$ -
02465	Piles & Caissons	\$ -	\$ -	\$ 6,600	\$ -
02520	Driveway	\$ -	\$ 44,451	\$ -	\$ -
02820	Fences & Gates	\$ -	\$ 12,000	\$ -	\$ -
02870	Underground Wet/Dry Utilities	\$ 15,375	\$ -	\$ 19,500	\$ -
02900	Landscaping	\$ -	\$ -	\$ -	\$ 225,110



### Division 3: Concrete

---

03050	Concrete - Building	\$	91,624	\$	-	\$	-	\$	-
03070	Concrete - Site Work	\$	-	\$	169,534	\$	-	\$	-

### Division 4: Masonry

---

04200	Masonry Block	\$	-	\$	201,828	\$	-	\$	-
04880	Masonry Fireplace	\$	12,000	\$	-	\$	-	\$	-

### Division 6: Wood

---

06010	Rough Carpentry Labor & Materials	\$	86,592	\$	-	\$	37,235	\$	-
06020	Finish Carpentry Labor	\$	21,813	\$	-	\$	-	\$	-
06023	Ceiling Beams	\$	11,950	\$	-	\$	-	\$	-
06410	Cabinets	\$	60,760	\$	30,000	\$	-	\$	-

### Division 7: Thermal & Moisture Protection

---

07210	Insulation	\$	7,872	\$	-	\$	3,149	\$	-
07310	Roofing	\$	44,088	\$	-	\$	-	\$	-
07710	Gutters & Downspouts	\$	5,640	\$	-	\$	-	\$	-

### Division 8: Doors & Windows

---

08210	Interior Doors	\$	8,400	\$	-	\$	-	\$	-
08360	Garage Doors & Operators	\$	7,500	\$	-	\$	-	\$	-
08710	Door Hardware	\$	5,715	\$	-	\$	-	\$	-
08900	Exterior Door & Window Install	\$	87,380	\$	-	\$	23,276	\$	-



**Division 9: Finishes**

---

09210	Interior Plaster	\$	151,752	\$	-	\$	-	\$	-
09220	Exterior Plaster	\$	59,271	\$	174,420	\$	-	\$	-
09300	Tile Labor	\$	26,430	\$	5,700	\$	-	\$	-
09350	Tile Materials	\$	13,752	\$	2,850	\$	-	\$	-
09617	Stone Countertops	\$	26,720	\$	8,800	\$	-	\$	-
09640	Wood Flooring	\$	38,000	\$	-	\$	-	\$	-
09720	Wall Coverings	\$	2,500	\$	-	\$	-	\$	-
09910	Exterior Painting	\$	27,552	\$	-	\$	-	\$	-
09920	Interior Painting	\$	35,424	\$	-	\$	-	\$	-

**Division 10: Specialties**

---

10800	Bath Accessories	\$	2,775	\$	-	\$	-	\$	-
10850	Shower Doors & Mirrors	\$	5,100	\$	-	\$	-	\$	-

**Division 11: Equipment**

---

11460	Appliances	\$	-	\$	7,500	\$	-	\$	-
-------	------------	----	---	----	-------	----	---	----	---

**Division 13: Special Construction**

---

13150	Pool & Spa	\$	-	\$	150,000	\$	10,000	\$	-
13650	Photovoltaic Systems & Solar	\$	50,000	\$	-	\$	-	\$	-

**Division 15: Mechanical**

15300	Fire Sprinklers	\$	-	\$	-	\$	19,744	\$	-
15400	Plumbing	\$	35,424	\$	-	\$	14,879	\$	-
15450	Plumbing Fixtures	\$	13,860	\$	-	\$	-	\$	-
15700	HVAC	\$	57,732	\$	-	\$	17,949	\$	-

**Division 16: Electrical**

16010	Electrical Labor & Materials	\$	43,296	\$	-	\$	14,288	\$	-
16050	Light Fixtures	\$	50,000	\$	-	\$	-	\$	-

<b>Subtotals</b>		\$	1,364,626	\$	846,498	\$	325,420	\$	225,110
	10% Overhead	\$	136,463	\$	84,650	\$	32,542	\$	22,511
	10% Fee	\$	136,463	\$	84,650	\$	32,542	\$	22,511
	<b>Total</b>	\$	1,637,551	\$	1,015,798	\$	390,504	\$	270,132
	<b>Grand Total (All Coverages)</b>	\$	3,313,985						

**EXCLUSIONS:**  
Permits, special inspection fees, Tier 3 storm water management systems, debris removal.

**ITEMS "BY OWNER":** Kitchen Appliances

**NOTE:** These figures are provided for preliminary budgeting only, and should be used as a range of possible project costs. They are based on our best judgment with the current project information at this time. It is reasonable to expect a 3- 5% escalation annually. There are no soft costs allowances included in this budget, such as costs associated to architecture, engineering, permitting, soils analysis, survey, etc. This preliminary cost breakdown should be used as a resource in rough costing and to help determine if the project is feasible at this preliminary time, and should not be used as a hard number proposal to the project.