

JELANI HOUSE RENOVATION
Owner's Responsible List

Based on Walter Wong construction proposal dated 04/04/2019

Last update: 04/23/2019

| Items | Description | Amount | Overhead and Profit | Amount | Notes |
|--|--|-----------|---------------------|----------------------|--|
| Exterior Work | | | | | |
| 4abc | Window replacement/servicing | \$ 79,104 | included | \$ 79,104 | |
| 6abcd | Exterior painting | \$ 60,901 | included | \$ 60,901 | |
| C6 | Paint and repair fence at rear deck | \$ 800 | 15% | \$ 920 | |
| D1 | Trim trees prior to exterior painting | \$ 4,500 | 15% | \$ 5,175 | |
| D3 | Inspect main sewer line with camera | \$ 1,500 | 15% | \$ 1,725 | |
| G | Exterior Haz Mat remediation | \$ 16,625 | 15% | \$ 19,119 | |
| Subtotal | | | | \$ 166,944 | |
| Code/ ADA Compliance | | | | | |
| 1k | Exterior deck tread stripes | \$ 300 | included | \$ 300 | |
| 2c | Remove existing cabinets and counter and install ADA compliant sink | \$ 2,700 | included | \$ 2,700 | |
| 2d | Remove and install rough in Kitchen waste/vent | \$ 2,200 | included | \$ 2,200 | |
| 2f | Install new sinks with new vanity cabinets (2) ADA | \$ 5,675 | included | \$ 5,675 | Cost for item 2f is \$48,238 however only (2) sinks need to be ADA compliant |
| 3h | Install GFCI outlets | \$ 2,590 | included | \$ 2,590 | |
| 5a | Install new ADA compliant type 1 steel handrail at center of stair #1,2 | \$ 58,650 | included | \$ 58,650 | |
| 5e | Pop up tilting fence with concrete footing | \$ 4,500 | included | \$ 4,500 | |
| 5h | INTAL ADA compliant signs for all bedrooms | \$ 640 | included | \$ 640 | |
| A1 | Audible and visual strobes (17) | \$ 11,400 | 15% | \$ 13,110 | |
| A2 | Replace existing emergency exit signs and emergency lights | \$ 2,412 | 15% | \$ 2,774 | |
| A4 | Install hardwire combo smoke/carbon monoxide detectors | \$ 8,923 | 15% | \$ 10,261 | |
| A7 | Color coding of exposed gas lines in Kitchen | \$ 150 | 15% | \$ 173 | |
| A5 | Remove existing hollow wood door and Install new fire rated doors | \$ 24,000 | 15% | \$ 27,600 | |
| A8 | Walkway pipe - trip hazard | \$ 100 | 15% | \$ 115 | |
| C4 | Replace existing counter sink with ADA compliant vanity cabinet top/sink in the Nursery room | \$ 1,840 | 15% | \$ 2,116 | |
| E1 | Exterior ADA wayfinding signs | \$ 378 | 15% | \$ 435 | |
| E2 | Install ADA sinks with vanity in two accessible toilet rooms | \$ 1,980 | 15% | \$ 2,277 | |
| F1 | Install ADA signage for restrooms | \$ 750 | 15% | \$ 863 | |
| Subtotal | | | | \$ 136,978 | |
| Total Hard Cost | | | | \$ 303,922 | |
| Total Hard Cost with escalation | | | 1.5% | \$ 308,481 | |
| Soft Cost | | | | | |
| F2 | Architectural Services (50% of Architectural Service Cost of \$15K) | \$ 7,500 | 15% | \$ 8,625.00 | |
| | HazMat Survey and Work Plan (50% of total cost of \$15,862.5) | \$ 7,931 | | \$ 7,931.25 | |
| Total (Owner Scope List) | | | | \$ 325,036.83 | |

Notes: a- Costs for items (1-8) are base scope and already include O&P cost; Costs for items (A-G) were added and include a 15% O&P.

b- It's anticipated there would be added cost contributed to exterior and code compliant work during construction.

The project is holding a 15% construction contingency to cover any added work and would be difficult before commencement of construction to assign which added work would be under Owner's responsibility.