

	Josh Ruppert Construction				
	15030 Berkshire Cir.				
	Truckee, Ca. 96161				
	Lic. # 996455				
Job Name:	RPL Housing				
Project:	Sierra Drive, Truckee, CA				
Date:	11/17 1920 SF. OPTION, Not To Exceeded Price				
					11% Overhead/Profit Markup
Labor/Materials:	Item	Labor	Materials	Subs	Raw Total
Permit Fee	Town of Truckee county permit fee			\$43,915	\$43,915
Sanity District Fees				\$10,000	\$10,000
QUIMBY Fee				\$8,000	\$8,000
HOA Fee	NONE				\$0
Design Fee	Engineering and Design fees, Title 24 calculations			\$1,278	\$1,278
				\$66.67	\$66.67
Site Work					
Surveying Cost	Surveying fees			1300	\$1,300
	Excavation, utilities, back fill drive way and slab prep			38500	\$38,500
	Compaction test on drive way (Allowance)			500	\$500
	Ejector tank and pump			\$11,450.00	\$11,450
	Sewer line pressure, and Video of line (Allowance)				
Asphalt					
	3" Finish Lift base and pave (approx. 1560 sq. ft.)			10920	\$10,920
	Turn outs along Sierra drive			2184	\$2,184
Concrete					
	All concrete for foundation, Garage and house slabs, NO SLABS	15120	7200		\$22,320
	Exterior Concrete work, NONE				
Structural Steel	Carpport Roof Structure	4995	9000		\$13,995
Rough Framing					
Labor	Labor to frame structure (Josh Ruppert Cost)	49920			\$49,920
Lumber	Framing Lumber		17915		\$17,916
Trusses				9200	\$9,200
Hardware	All hardware for frame and exterior finish		4403		\$5,284
Exterior Finish					
	Wood siding, soffits, metal siding labor (Josh Ruppert Const.)		8500		\$8,500
	Wrap house and install windows (Josh Ruppert Const.)	3500	800		\$4,300
	Wood Siding and Soffit material (STK cedar pre-stained, one color)		6800		\$6,800
	Corigated steel siding and flashing	1440	1210.8		\$2,209
Windows					
	Vinyl Windows and wood exterior (approx. 24 openings)		\$5,215		\$5,215
Plumbing					
	Rough and finish plumbing labor and material 20 fixtures			23800	\$23,800
	Plumbing Fixtures		7109.89		\$7,110
Electrical					
	Rough and Finish Electrical labor and material		2880	17280	\$20,160
	Lighting fixtures (allowance)		1726		\$1,726
Fire sprinklers					
	Fire sprinkler system throughout (white caps in sheet rock, brass caps in wood lids)			6,750.00	\$6,750

Roofing					
	Composition shingles on roof,	5600	4720.8		\$10,321
Painting					
Interior	1 tone paint scheme, Paint trim, window and doors Gloss			13268.293	\$13,268
Exterior	Spray exterior Material with Life time wood treatment, seal all metal siding with penetrating oil			3434.1463	\$3,434
Insulation					
	R38 in lids, R21 in walls,			8653.8049	\$8,654
Sheet Rock					
	Sheet rock interior, knock down texture		24093.66		\$24,094
Fireplace	none			0.00	\$0
Flooring					
Carpet	640 Sq feet, material and labor		5200		\$5,200
Vinyl plank	1288 sq. ft.		6667.2		\$6,667
Labor	Install vinyl plank 2 men 2 days	3600			\$3,600
					\$0
Tile and Granite					
	Counter surfaces, Slate slabs in all baths and kitchen, and bar (\$50 per foot allowance material 120 sq. ft.)			5772	\$5,772
Cabinetry					
	Maple kitchen, Knotty Alder baths, shaker style, pre finished			11032.5	\$11,033
Interior Finish					
Doors	Hang interior doors,	4500			\$4,500
Trim	Trim house, base, casing, base board	1951.2195	3512.195		\$5,463
Finish	install door, new door knobs, and new towel bars after paint	1750			\$1,750
Doors					
	18 Interior doors, paint grade solid core including front door		7962		\$7,962
Glass					
	Shower enclosure glass and mirrors 1/4" glass in baths			1325	\$1,325
Appliance	Appliances, Installation			\$2,972.55	\$2,973
			\$600.00		\$600
Landscaping	NONE				\$0
HVAC	Forced air heating system, ventilation fans, kitchen hood venting	\$0	\$0	17500	\$17,500
Towel Bars/Bath	Material allowance		\$625		\$625
Door hardware	Material allowance		\$1,499		\$1,499
Window shades		1400	\$2,600		\$4,000
Bear Proof Trash Can				\$1,667	\$1,667
Miscellaneous					
	General labor	\$4,500			\$4,500
	Snow Removal	\$0			\$0
General Conditions	Description	Labor	Materials	Subs	Raw Total
Debris Box	Rental Service once a week during construction		\$3,024		\$3,024
Window Cleaning	Clean windows at completion of project			\$425	\$425
Job Site Cleanup	Construction Clean at completion of project			\$600	\$600
Chemical toilet service				\$1,680	\$1,680
Electric utility's	Electric power cost during construction			\$1,950	\$1,950
Gas utility's	natural gas cost during construction			\$0	
Management	1500 per month during course of construction, site supervisor	\$10,500			\$10,500
Total General Conditions		\$10,500	\$3,024	\$4,655	\$18,179
					\$0

Subtotal		\$107,376	\$133,264	\$237,924	\$497,904
	0	\$0	\$0	\$0	\$0
Subtotal		\$107,376	\$133,264	\$237,924	\$497,904
8% contingency					\$34,853
Overhead/Profit	Management cost, Liability insurance, Profit, Warranty,	\$11,811	\$14,659	\$26,172	\$54,769
Project Total	THIS PRICE IS A NOT TO EXCEED BUDGET: 11/17/18	\$119,188	\$147,923	\$264,095	\$531,206