



New Avenue Inc.
5515 Doyle Street
Emeryville, CA 94608
(510) 621-8679

Example Bid and Progress Billing Form

360 square foot one bedroom cottage as of February 2013

Client Name: Jane and John Doe
Address: 100 Main Street
Project Description: One bedroom cottage

Below is an example budget from a completed project that includes high quality products throughout but moderate finishes. This is not an estimate or a bid for any particular project but a guide for anyone considering building a guest house or backyard cottage. This is a comprehensive list that includes all soft costs such as architecture, permitting, engineering and construction. This also includes the typical (and substantial) amount of work performed on the main home's utilities. Your final cost will increase or decrease depending on decisions that you make. New Avenue's designers and builders can work with you refine these costs to meet both your budget and choices of finishes.

CSI Code & Category	Client, Architect & Contractor Notes & Specifications	Budget	Approved Change Orders	Percent Complete	Total Completed to Date	Amount Paid to Date	Current Amount Due
Design & Permitting							
01 Phase 1: Program Development	Flat Fee	\$ 2,500.00		100%	\$ 2,500.00	\$ -	\$ 2,500.00
01 Phase 2: Schematic Design	Original estimated of 32 hours for \$3,840	\$ 3,840.00			\$ -	\$ -	\$ -
01 Phase 3: Design Development & Details	Original estimate of 17 hours of \$2,040	\$ 2,040.00			\$ -	\$ -	\$ -
01 Phase 4: Construction Documentation and Building Permits	Original estimate of 43 hours for \$5,160	\$ 5,160.00			\$ -	\$ -	\$ -
01 Phase 4: Engineering	Original estimate of 37 hours for \$4,500	\$ 4,500.00			\$ -	\$ -	\$ -
01 Phase 5: Construction Administration by Architect/Designer	Listed below in bidding, oversight & administration lines				\$ -	\$ -	\$ -
00 City Permit Fees - Planning	Planning permits were \$1,952 plus tree removal permit of \$280	\$ 2,232.00			\$ -	\$ -	\$ -
00 City Permit Fees - Building	Building department reported \$2,830, plus mechanical permit of \$200, electrical permit of \$163, and plumbing permit of \$200	\$ 3,393.00			\$ -	\$ -	\$ -
02 Survey	\$1,500 - \$2,500 typically	\$ 2,300.00			\$ -	\$ -	\$ -
02 Arborist Reports					\$ -	\$ -	\$ -
02 Geotech Report					\$ -	\$ -	\$ -
02 Additional reports	Typically not required by may include: Civil engineering, hydrology, drainage, energy efficiency, recycling, demolition plans, HazMat (asbestos) testing, sewer lateral inspection/video, mechanical engineering				\$ -	\$ -	\$ -
00 Impact Fees (estimate of school, traffic, sidewalk, sewer, fire fees)					\$ -	\$ -	\$ -
01 Printing and document fees	Estimated at \$250	\$ 250.00			\$ -	\$ -	\$ -
New Avenue Bidding, Oversight & Administration							
00 Procurement and Contracting Requirements		\$ -			\$ -	\$ -	\$ -
00 Bidding		\$ -			\$ -	\$ -	\$ -
00 Revisions, Clarifications, and Modifications		\$ -			\$ -	\$ -	\$ -
00 Change Order Management		\$ 1,000.00		0%	\$ -	\$ -	\$ -
00 Project Coordination		\$ 1,500.00		0%	\$ -	\$ -	\$ -
01 Preconstruction & Construction Meetings		\$ 600.00		0%	\$ -	\$ -	\$ -
01 Construction Progress Documentation & Invoicing		\$ 2,800.00		0%	\$ -	\$ -	\$ -
General Contractor Mobilization							
01 Mobilization	Mobilization of all tools and equipment	\$ -			\$ -	\$ -	\$ -
01 Project Management - meetings, scheduling, desi	Included	\$ 1,500.00		0%	\$ -	\$ -	\$ -
01 Phone, fax, bridge, tolls, fuel	Included	\$ -			\$ -	\$ -	\$ -
01 Foreman, onsite supervision	Included	\$ -			\$ -	\$ -	\$ -
01 Sanitary Facilities	Assumes 3 month rental of jobsite toilet	\$ 555.00		0%	\$ -	\$ -	\$ -
01 Temporary Fencing/Security Barriers		\$ -			\$ -	\$ -	\$ -
01 Temporary Tree and Plant Protection		\$ -			\$ -	\$ -	\$ -
01 Progress Cleaning	Daily and weekly cleaning including all dump runs	\$ 980.00		0%	\$ -	\$ -	\$ -
01 Final Cleaning		\$ 500.00		0%	\$ -	\$ -	\$ -
02 Hazardous Material Assessment (Asbestos, Mold, Lead etc.)		\$ -			\$ -	\$ -	\$ -
Demolition & Remediation							
02 Demolition and Structure Moving	Demolishing a 10'x10' concrete slab	\$ 610.00		0%	\$ -	\$ -	\$ -
02 Asbestos/ HazMat Remediation	none	\$ -			\$ -	\$ -	\$ -
Site work & Earthwork							
31 Earthwork		\$ -			\$ -	\$ -	\$ -
31 Site Clearing	none	\$ -			\$ -	\$ -	\$ -
31 Selective Tree and Shrub Removal	none	\$ -			\$ -	\$ -	\$ -
31 Excavation and Fill	Excavation and fill of new foundation	\$ 5,500.00		0%	\$ -	\$ -	\$ -
31 Trenching	Connections to utilities	\$ 1,000.00		0%	\$ -	\$ -	\$ -
31 Slope Protection	none	\$ -			\$ -	\$ -	\$ -
32 Planting	none	\$ -			\$ -	\$ -	\$ -

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33 Sanitary Sewerage Utilities	none	\$ -			\$ -	\$ -	\$ -
33 Sub drainage	none	\$ -			\$ -	\$ -	\$ -
33 Storm Drainage Structures	none	\$ -			\$ -	\$ -	\$ -
33 Electrical Utilities	Upgraded main home's electrical panel averages \$2,500 and is often required.	\$ -		0%	\$ -	\$ -	\$ -
41 Storage Equipment and Systems	none	\$ -			\$ -	\$ -	\$ -
44 Solid Waste Collection, Transfer, and Hauling Equipment	none	\$ -			\$ -	\$ -	\$ -
01 Prime Contractor Supervision		\$ 400.00		0%	\$ -	\$ -	\$ -

Foundation & Concrete

03 Foundation		\$ 10,775.00		0%	\$ -	\$ -	\$ -
03 Site Concrete		\$ -			\$ -	\$ -	\$ -
03 Sidewalk work		\$ -			\$ -	\$ -	\$ -
03 Patio	A paved patio could cost \$400-\$2,500	\$ -		0%	\$ -	\$ -	\$ -
32 Retaining Walls		\$ -			\$ -	\$ -	\$ -
01 Prime Contractor Supervision		\$ 1,200.00		0%	\$ -	\$ -	\$ -

Framing & Carpentry

06 Rough Carpentry	All Rough Carpentry labor	\$ 5,600.00		0%	\$ -	\$ -	\$ -
06 Hardware & Framing Material	Material	\$ 4,400.00		0%	\$ -	\$ -	\$ -
06 Pickups/deliveries		\$ 400.00		0%	\$ -	\$ -	\$ -
06 Entry Roof or Trellis		\$ -		0%	\$ -	\$ -	\$ -
06 Rough Ladder/Stair Framing		\$ -		0%	\$ -	\$ -	\$ -
06 Finish Carpentry		\$ -		0%	\$ -	\$ -	\$ -
06 Exterior Window & Door Trim	Material and labor	\$ 680.00		0%	\$ -	\$ -	\$ -
06 Wood Door and Window Casings	Material and labor	\$ 1,040.00		0%	\$ -	\$ -	\$ -
06 Specialty or Finish Stairs and Railings		\$ -		0%	\$ -	\$ -	\$ -
06 Wood Stops, Stools, and Sills		\$ -		0%	\$ -	\$ -	\$ -
06 Wood Base and Shoe Moldings	Material and labor	\$ 680.00		0%	\$ -	\$ -	\$ -
06 Wood Fasciae and Soffits		\$ -		0%	\$ -	\$ -	\$ -
06 Kitchen Cabinets	IKEA cabinets	\$ 2,800.00		0%	\$ -	\$ -	\$ -
06 Kitchen Cabinets	Assembly of cabinets	\$ 2,000.00		0%	\$ -	\$ -	\$ -
06 Kitchen Cabinets		\$ -		0%	\$ -	\$ -	\$ -
06 Cabinet installation labor	Installation labor	\$ 900.00		0%	\$ -	\$ -	\$ -
06 Bath Cabinets		\$ -		0%	\$ -	\$ -	\$ -
06 Cabinet and Drawer Hardware	Purchased By Owner (PBO)	\$ 300.00		0%	\$ -	\$ -	\$ -
01 Prime Contractor Supervision		\$ 2,000.00		0%	\$ -	\$ -	\$ -

Insulation and Moisture Protection

07 Thermal and Moisture Protection of Foundation		\$ -		0%	\$ -	\$ -	\$ -
07 Waterproofing of shower/bath		\$ -		0%	\$ -	\$ -	\$ -
07 Damp proofing and Waterproofing	foundation	\$ 890.00		0%	\$ -	\$ -	\$ -
07 Thermal Insulation	Fiberglass batt insulation	\$ 1,650.00		0%	\$ -	\$ -	\$ -
07 Weather Barriers	Tyvek house wrap	\$ 440.00		0%	\$ -	\$ -	\$ -
07 Shingles and Shakes	35 year asphalt shingles. A more sustainable and durable metal roof is approximately \$4,000 additional	\$ 4,225.00		0%	\$ -	\$ -	\$ -
07 Siding	Assuming 8" Hardie plank lap siding or stucco	\$ 5,200.00		0%	\$ -	\$ -	\$ -
07 Siding		\$ -		0%	\$ -	\$ -	\$ -
07 Siding		\$ -		0%	\$ -	\$ -	\$ -
07 Sheet metal flashings		\$ -		0%	\$ -	\$ -	\$ -
07 Misc. Flashings		\$ 748.00		0%	\$ -	\$ -	\$ -
07 Manufactured Gutters and Downspouts		\$ -			\$ -	\$ -	\$ -
07 Fire and Smoke Protection		\$ -			\$ -	\$ -	\$ -
01 Prime Contractor Supervision		\$ 200.00		0%	\$ -	\$ -	\$ -

Windows & Doors

08 Interior Doors and Frames		\$ -			\$ -	\$ -	\$ -
08 Bathroom pocket door		\$ 165.00		0%	\$ -	\$ -	\$ -
08 Bedroom closet		\$ 220.00		0%	\$ -	\$ -	\$ -
08 Bedroom door		\$ 110.00		0%	\$ -	\$ -	\$ -
08 Install interior doors		\$ 700.00		0%	\$ -	\$ -	\$ -
08 Interior Finish Hardware	PBO - contractor installed	\$ -			\$ -	\$ -	\$ -
08 Exterior Doors & Windows	Installation	\$ 720.00		0%	\$ -	\$ -	\$ -
08 Exterior Doors	As per Door & Window Schedule	\$ 283.50		0%	\$ -	\$ -	\$ -
08 Finish Hardware Exterior Doors		\$ -			\$ -	\$ -	\$ -
08 Window A	Double/Double hung 6-0/5-0	\$ 550.00		0%	\$ -	\$ -	\$ -
08 Window B	Double/Double hung 6-0/5-0	\$ 550.00		0%	\$ -	\$ -	\$ -
08 Window C	Awning as per window schedule.	\$ 126.50		0%	\$ -	\$ -	\$ -
08 Window D	2-6/4-0 Double hung	\$ 170.50		0%	\$ -	\$ -	\$ -
08 Flashing	Assume bituthane or similar as per plan	\$ 600.00		0%	\$ -	\$ -	\$ -
08 Window Hardware	No hardware	\$ -			\$ -	\$ -	\$ -
08 Installation of all interior and exterior door hardware		\$ 300.00		0%	\$ -	\$ -	\$ -
08 Roof Windows and Skylights	Velux Skylight as per plan	\$ 275.00		0%	\$ -	\$ -	\$ -
08 Door Hardware	Interior door hardware	\$ 220.00		0%	\$ -	\$ -	\$ -
08 Mirrors		\$ -			\$ -	\$ -	\$ -
08 Vents		\$ -			\$ -	\$ -	\$ -
01 Prime Contractor Supervision		\$ 1,500.00		0%	\$ -	\$ -	\$ -

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Finishes							
09	Plaster and Gypsum Board	Smooth drywall throughout home	\$ 4,600.00		0%	\$ -	\$ -
09	Flooring	Concrete Stain	\$ 750.00		0%	\$ -	\$ -
09	Exterior Painting	Materials and Labor for two exterior colors	\$ 2,135.00		0%	\$ -	\$ -
09	Interior Painting	Materials and Labor for four different interior colors	\$ 3,135.00		0%	\$ -	\$ -
09	Staining and Transparent Finishing	none	\$ -			\$ -	\$ -
10	Schedules for Storage Specialties	none	\$ -			\$ -	\$ -
10	Toilet, Bath, and Laundry Accessories	Contractor to install	\$ -			\$ -	\$ -
10	Tub and Shower Doors	Shower curtain by owner	\$ -			\$ -	\$ -
10	Fireplaces and Stoves	A gas stove or fireplace would add \$1,200 to the heating cost	\$ -			\$ -	\$ -
10	Closet and Utility Shelving	One closet shelf with one rod	\$ 105.00		0%	\$ -	\$ -
11	Residential Appliances	All appliances by owner	\$ -			\$ -	\$ -
11	Residential Kitchen Appliances	All appliances by owner	\$ -			\$ -	\$ -
12	Countertops	Allowance for butcher block material and installation	\$ 1,000.00		0%	\$ -	\$ -
12	Bath Furnishings	TP holder, towel bars, mirrors by owner.	\$ -			\$ -	\$ -
09	Tiling Labor	Contractor to install	\$ -			\$ -	\$ -
09	Tiling Material	none	\$ -			\$ -	\$ -
09	Tile Walls	none	\$ -			\$ -	\$ -
09	Tile Trim	none	\$ -			\$ -	\$ -
09	Tile Base	none	\$ -			\$ -	\$ -
09	Tile Floor	none	\$ -			\$ -	\$ -
09	Black Trim	none	\$ -			\$ -	\$ -
09	Grout	none	\$ -			\$ -	\$ -
09	Sealer	none	\$ -			\$ -	\$ -
01	Prime Contractor Supervision		\$ -			\$ -	\$ -
Plumbing							
22	Plumbing Piping - Water Connection	Included in General plumbing bid	\$ 9,350.00		0%	\$ -	\$ -
22	Plumbing Piping - Gas Connection	60' gas connection in trench and upgrade of main home service	\$ 3,000.00		0%	\$ -	\$ -
22	Sanitary Sewer	Included in General plumbing bid	\$ -			\$ -	\$ -
22	Sanitary Sewer	Included in General plumbing bid	\$ -			\$ -	\$ -
22	Roof Drains	none	\$ -			\$ -	\$ -
22	Plumbing Equipment	As per plan	\$ -			\$ -	\$ -
22	Domestic Water Heaters		\$ -			\$ -	\$ -
22	Residential Gas Domestic Water Heaters	Gas water heater	\$ 800.00		0%	\$ -	\$ -
22	Residential Lavatories	Economy grade. Assume Kohler	\$ -			\$ -	\$ -
22	Residential Sinks	Economy grade. Assume Kohler	\$ -			\$ -	\$ -
22	Residential Bathtubs	none	\$ -			\$ -	\$ -
22	Residential Showers	Custom tile surround	\$ 2,200.00		0%	\$ -	\$ -
22	Residential Faucets, Supplies, and Trim	Kohler faucets and basin	\$ -			\$ -	\$ -
01	Prime Contractor Supervision		\$ 750.00		0%	\$ -	\$ -
Heating, Ventilation & Air Conditioning							
Heating, Ventilating, and Air Conditioning							
23	(HVAC)	Gas wall unit	\$ 900.00		0%	\$ -	\$ -
23	HVAC - Flashing	Included in allowance	\$ -			\$ -	\$ -
23	HVAC - Ducting	One duct to center of living space	\$ 800.00		0%	\$ -	\$ -
23	Ventilation Hoods	Microwave/Hood combo. Recirculating	\$ 400.00		0%	\$ -	\$ -
23	Whole House Fan	Energy Recovery Ventilator to regulate moisture and air quality	\$ 800.00			\$ -	\$ -
23	Radiant Heating Units	none	\$ -			\$ -	\$ -
01	Prime Contractor Supervision		\$ 500.00		0%	\$ -	\$ -
Electrical							
Rough wiring throughout walls, service from main home, new sub panel in second unit, and trim out includes purchase and install of all switches, plates and controls.							
26	Electrical		\$ 4,800.00		0%	\$ -	\$ -
26	Interior Lighting	Decorative fixtures by owner (PBO)	\$ -			\$ -	\$ -
26	Data/Phone	Material and labor to extend services	\$ -			\$ -	\$ -
26	Lighting Details		\$ -			\$ -	\$ -
26	Lighting Details		\$ -			\$ -	\$ -
26	Exterior Lighting	Fixture by owner	\$ -			\$ -	\$ -
28	Smoke Detection Sensors	Included in rough in	\$ -			\$ -	\$ -
01	Prime Contractor Supervision		\$ 500.00		0%	\$ -	\$ -
Design & Permitting Costs			\$ 26,215.00		0%	\$ -	\$ -
Construction Costs			\$ 106,088.50	\$ -	0%	\$ -	\$ -
Overhead & Profit (Flat Fee)			\$ 15,100.00		0%	\$ -	\$ -
Total Budget			\$ 147,403.50				

Total Amount Due

\$ -