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[Redacted] Residence Repair



Woodside, CA

Bid based on RFB package from Myles F. Corcoran (MFC) dated 4/5/11, site walk-throughs in April 2011, and subsequent RFB scope revisions from RFB Rev. 1 dated 4/18.2011 and RFB Rev.2 dated 4/22/2011, and associated attachments referenced in RFB page 6

Per General Conditions of RFB, MFC will provide recommendations for all major details including waterproofing, flashing, stucco, sealants and paint. MFC decisions in these areas will be final.

Engineering, special inspections, permits, and consultant costs are excluded from this bid.

EXHIBIT D

MFC#	INTERNAL TRADE CODE	DESCRIPTION	BREAKDOWN
GEN COND	253	Temp toilet w/ wash basin to be provided.	\$1,190.00
	253	exterior fencing & protection	\$4,200.00

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INTERNAL			
MFC#	TRADE CODE	DESCRIPTION	BREAKDOWN
	253	Floor/counter/interior protection. Note: existing cabinetry, appliances, doors, and flooring has wear marks and dings. Reliance Management Group, Inc. will provide site protection of existing flooring, and kitchen and master bathroom countertops and cabinetry, stairway, and primary exterior construction paths of travel. Site protection to be inspected by Corcoran Consulting Inc. This estimate does not include replacement of existing finishes not noted in the scope of work that are damaged in the course of work, except where such damage is willful or due to the negligence of Reliance Management Group, Inc.	
			\$3,500.00
	203	Trades to protect site, but assume repair of house perimeter landscaping from exterior demolition, window install, stucco install will be necessary.	
			\$4,200.00
			\$13,090.00

1.01		NOT USED	
1.02		NOT USED	
1.03		Complete detention basin as shown on plans sheet C1, detail 1.	
	232	Provide Flogard+Plus FGP-21F filter (total bypass 6.1 CFS)	\$560.00
	232	Zurn Z887-24 catch basin insert	\$1,064.00
	233	Complete detention basin per specifications. Spoils distributed on site. Assumes 4" collected drain line extends to detention basin location from house collection points.	\$2,688.00
	232	Misc materials - drain rock, pipe, overflow bubbler, concrete, etc	\$1,365.00
			\$5,677.00

INTERNAL			BREAKDOWN
MFC#	TRADE CODE	DESCRIPTION	
2.01		Remove and replace windows and patio door at Master Bath	
	213	Window and patio door removal. Salvage trim as possible.	\$5,020.40
	363	Drywall water damage and demo damage repair at windows and doors. Match existing texture.	\$6,720.00
	292	ALLOWANCE - Marvin wood frame clad w/ aluminum ext w/ Marvin SillGuard Pans. (25) windows total per MFC window schedule.	
			\$101,500.00
	293	Install windows and doors per MFC schedule and MFC flashing detail. Window dividers may be modified by up to 2".	\$12,438.29
	373	Install interior window and door trim - material and labor. Costs includes replacement molding. If molding can be preserved, a reduction in cost will be given.	\$5,174.40
	353	Replace damaged insulation at open areas.	\$518.00
	353	repair kitchen tile	\$840.00
	393	Mask areas, prime and apply 2 coats of paint to new drywall areas (corner to corner). Fill nail holes, caulk, paint reinstalled case trim. Mask windows as needed, prime bare wood, apply 2 coats of paint to all replaced windows and doors.	\$18,900.00
			\$151,111.09
2.02	273	ALLOWANCE for frame damage at windows per MFC - 8 man hours and \$150 material per window for bid purposes.	\$23,114.00
			\$23,114.00
2.03		Lack of paint/primer on (e) windows	
	393	Will be corrected with window replacement - see MFC# 2.01	\$0.00
			\$0.00
2.04		Alarm sensor re-wire at windows - no sill penetrations	

INTERNAL			
MFC#	TRADE CODE	DESCRIPTION	BREAKDOWN
	333	ALLOWANCE - based on \$85/hr for 16 hrs	\$1,904.00
			\$1,904.00
2.05		Remove and replace stucco - allow for 456 sqyd per MFC - match (e) color coat and texture	
	213	Stucco removal down to sheathing. Salvage cast stone sills if possible.	\$5,230.40
	303	Material allowance for new cast stone sills. Costs includes replacement sills. If sills can be reused, a reduction in cost will be given.	\$4,830.00
	303	Stucco install per MFC stucco specifications. .	\$29,366.40
Excludes drywall repair related to removal and installation of stucco			
			\$39,426.80
2.06		Re-locate steam shower pressure relief and overflow outlets	
	363	Drywall repair as needed (approx 13 sf).	\$840.00
	303	Stucco flashing and repair under MFC# 2.05	\$0.00
	323	Rout 3/4 copper lines within open wall cavity (during window frame stage) to left side of house, terminating 6" from finish grade.	\$1,092.00
			\$0.00
			\$1,932.00
2.07		Remove and install exterior stone work and provide proper drainage at exterior stairs, Dining Room, Patio, Den Vestibule, Pool Stairs, Kitchen, Exterior stairs at back of property. Gas line to be configured to retain Entry hardscaping. Patios are exlcued.	
	213	Stone removal and salvage if possible. Removal of concrete as needed at Dining stairs, Den, and Pool Stairs for proper flashing and stair riser heights.	\$3,487.40
	403	Installation of stone in above locations, including adjusting stair dimensions to meet current building code specifications.Stone work to be grouted with color matching existing. Mortar, grout, stone and substrate material to be such to minimize efflorescence. Costs includes replacing stone. If stone can be preserved, a reduction in cost will be given.	\$30,681.00
Excludes patios and landings.			

INTERNAL

MFC#	TRADE CODE	DESCRIPTION	BREAKDOWN
			\$34,168.40
2.08	403	Abundant Efflorescence - see MFC# 2.07	\$0.00
			\$0.00
2.09	403	Hazardous Tread and Riser Variations - see MFC# 2.07	\$0.00
			\$0.00
2.10		Patio Door and Deck Wall Leak at Master Bathroom	
	213	Door, jambs, casings, tile, substrate, sub deck removal. Tile to be salvaged for re-use. Removal of 325 sf of drywall at kitchen / dining ceiling.	\$2,510.20
	273	Cut and shape (e) joists to 2x8 dimension as indicated on prints detail AA on sheet 7 and cover with 3/4" exterior grade plywood.	\$1,668.80
	283	Hot Mop ALLOWANCE	\$2,800.00
	292	Sheet metal - ALLOW \$350 door pan, \$200 for flat copper flashing to cover exposed hot mop below weep screed. Install included under MFC# 2.01 . Balcony to roof sheetmetal included under roofing scope.	\$770.00
	293	Re-install of door included under MFC# 2.01	\$0.00
	373	Re-install of door trim included under MFC# 2.01	\$0.00
	213	Roof removal under scope of MFC# 3.15	\$0.00
	283	Roof replacement under roofing scope MFC# 3.15	\$0.00
	403	Install 112 sqft of salvaged deck stone/tile over mortar bed over hot mop membrane with slope to (e) gutter.	\$2,352.00
	363	Drywall repair at kitchen and dining ceiling (approx 325 sf). Match texture.	\$2,940.00
	393	Mask areas, prep, prime and apply 2 coats of paint to new drywall areas (corner to corner). Door and trim paint work under MFC# 2.01.	\$1,260.00
	303	Stucco work included in MFC# 2.05	\$0.00
			\$14,301.00

INTERNAL

MFC#	TRADE CODE	DESCRIPTION	BREAKDOWN
2.11		Improper use of bituminous flashing at Window 14 and Window 25	
		Install copper window pans in place of bituminous flashings at W14, W2, W5, W25, W11, W8, W24	
	213	Window and flashing removal under MFC# 2.01	\$0.00
	293	Window install (less \$ of copper pans) under MFC# 2.01	\$0.00
	303	Stucco work under MFC# 2.05	\$0.00
	292	Copper pans allowance \$350 per pan for 7 windows	\$3,430.00
			\$3,430.00
2.12		Premature exterior iron railing deterioration at Master Bath Balcony, Pool Patio Stairs, Kitchen Patio, Dining Stairs. Approx 80 LF.	
	213	Exterior rail removal. Percentage of Scott's Demo bid	\$725.20
	223	Sand blast, prime, paint per MFC specs, re-install per MFC weatherproof attachment specifications. Excludes replacement of railings.	\$3,668.00
			\$4,393.20
3.01		Water infiltration at roof penetrations - Gable end framing in 18 locations per MFC	
	304	Repair/Replace damaged areas at soffit returns on gable ends with exterior grade lumber. Prime all cuts and surfaces. Use exterior grade glue if needed at joints. Assumes minor framing repair needed at each location.	\$5,021.80
	303	Stucco work included under MFC 2.05	\$0.00
	393	Mask areas, fill nail holes and caulk and apply 2 coats of exterior paint to gable end repair areas, extending paint to entire exterior trim plane to eliminate "paint flash". Includes new edge moulding installed under MFC# 3.02.	\$3,850.00
			\$8,871.80
3.02		No drip edge at gable ends. Plywood exposed	
	213	Removal of existing edge mould under roof demo MFC# 3.15	\$0.00