



Tommos/Wand 17-020		Exhibit B	
		Cost Breakdown and Allowances Template	
Item	Description	Price	
Permits.			
Permits.			
Other. (Please Describe)			
		Permits Subtotal	
Site Work.			
Site Clearing and Excavation.	Clearing of brush, excavation, backfill, delivery & removal of soil.		
Well and Septic Systems.	<i>Not part of this estimate</i>		
Driveway	<i>Not part of this estimate</i>		
Other. (Please Describe)			
		Site Work Subtotal	
Concrete.			
Footings, Pads, Piers, Foundation.	All labor and material needed for concrete, reinforcing steel, anchor bolts.		
Flatwork/Concrete Slabs, Walls, Stairs	Labor & materials for base, fine-grading, set-up, concrete, pouring and finishing.		
Vapor barrier	All labor and material needed for 6mm vapor barrier in crawl space		
Foundation waterproofing	Below-grade waterproofing with drain system.		
Other. (Please Describe)			
		Concrete Subtotal	
Masonry.			
Cultured Stone Labor Only <i>Material Included in Allowance Section</i>	Labor only install all interior/exterior stone. <i>Please include material for stone in allowance section. Stone Type is El Dorado Cultured Stone-Cypress Ridge</i>		
Other. (Please Describe)			
		Masonry Subtotal	
Framing.			
Conventional Framing. (framing for Roofs included in the roofing section)	Labor.		
Conventional Framing. (framing for Roofs included in the roofing section)	Materials.		
Railing- Wood Post with Wrought Iron Railing- <i>Material and Labor Included in Allowance Section</i>	Please include this number in the allowance section		<i>Allowance Section</i>
SIP Wall/Roof Panel Package- Material	Provided by Riverbend. See Material Package Inclusion Sheet for what is included in SIP Package.		<i>by Riverbend</i>
SIP Wall/Roof Panel System Installation.	Labor Only to Install all SIPs as shown on page SP1. SIP installation includes 2 days of on-site technical advisory from Riverbend. (See Material Package Inclusion form for estimated installation times and lifting equipment requirements.)		
Timber Materials (drawing sheet MP1).	Provided by Riverbend. See Material Package Inclusion Sheet for what is included in Timber Package.		<i>by Riverbend</i>
Timber Installation Labor Only (drawing sheet MP3).	Labor to install all timbers on page MP3. Timber installation is expected to take 3-4 days. (See Material Package Inclusion form)		
Other. (Please Describe)			
		Framing Subtotal	

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Equipment Rental.			
Crane & lift(s) as needed to unload & install all Timbers, SIPs and any other materials.	(See Material Package Inclusion form for estimated installation times and equipment requirements).		
Forklift.	Forklift Rental. (Recommended for entire build duration; See Material Package Inclusion form for estimated installation times and equipment requirements).		
Rental equipment. (scaffolding will be needed for MP2 timber frame installation)	Scaffolding / Ladders / Fork Extensions / Manbasket/Etc..		
Other. (Please Describe)			
		Equipment Rental Subtotal	
Windows & Exterior Doors.			
Windows and Exterior Door package. (material)	Windsor windows Provided by Riverbend	<i>by Riverbend</i>	
Windows and Exterior Doors labor.	Labor to install all windows and exterior doors.		
Entry Door and Laundry Room Door	Provided by Homeowner	<i>Provided by Homeowner</i>	
Garage Doors <i>Material and Labor Included in Allowance Section</i>	Please include this number in the allowance section	<i>Allowance Section</i>	
Other. (Please Describe)			
		Windows & Exterior Doors Subtotal	
Thermal Protection and Sound Dampening.			
Wall insulation for non-SIP (stick-framed) areas.	Labor & materials for interior/exterior wall insulation		
Floor Insulation.	Labor and Materials.		
Roof Insulation. (Above Garage/Bonus Room)	Insulation in roof above bonus room. Labor and materials.		
Other. (Please Describe)			
		Thermal Protection and Sound Dampening Subtotal	
Finishes.			
Drywall and Thincoat Wall Systems.	Material and labor, including taping and texturing.		
Finish Labor.	Labor for interior doors, window trim, baseboard and other trim.		
Finish Materials- <i>Included in Allowance Section</i>	Please include this number in the allowance section	<i>Allowance Section</i>	
Interior Doors <i>Included in Allowance Section</i>	Please include this number in the allowance section	<i>Allowance Section</i>	
Other. (Please Describe)			
		Finishes Subtotal	
Roofing.			
Architectural Shingle Roof (Main)	Material and labor, including underlayment and drip edge		
Rusted Tin Metal Roof (sheds)	Material and labor, including underlayment and drip edge		
Field Frame/Manufactured Truss Roofing	Labor and Material to build non-SIP roofs (see page 1.3 of drawings for locations)		
Other. (Please Describe)			
		Roofing Subtotal	
Exterior Siding and Trim.			
Exterior Siding/Trim Labor.	Installation of exterior siding, fascia, soffits and trim.		
Exterior Siding/Trim Material	Wood shake siding for gables/dormer. Assume wood siding for "horizontal plank" siding and "board & batt" on main level siding material, and follow SPEC page for fascia, soffits and trim (includes window trim).		
Other. (Please Describe)			
		Exterior Siding and Trim Subtotal	
Painting.			
Interior Wall Painting. (material and labor)	Paint interior walls & ceilings. Stain or paint interior case, base, doors, shelving, mantels.		

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Exterior Siding Stain/Painting. (material and labor)	Stain or paint exterior siding, soffit, fascia,T&G and window trim.		
Timber Finish Preparation and Stain. (material and labor)	Prepare and stain interior and exterior timbers, assume 2 coats oil-based stain, brush work.		
Other. (Please Describe)			
	Painting Subtotal		
Mechanical System			
Radiant Heat- "Open Direct" System Labor Only	Labor to Install Radiant System Only (see documents provided with product details and installation manual)		
Radiant Heat- "Open Direct" System Material Only	Material Provided by Homeowner	<i>Provided by Homeowner</i>	
HVAC System Allowance	Includes Design, Calcs., Material and Labor for Forced Air System		
Air Exchanger	Material and Labor for HRV or ERV System		
Fireplaces <i>Included in Allowance Section</i>	Please include this number in the allowance section	<i>Allowance Section</i>	
Other. (Please Describe)			
	Mechanical System Subtotal		
Plumbing			
Plumbing Labor and Rough-in Material	Includes all rough in material and labor to install all plumbing (including labor to install finish fixtures)		
Plumbing Fixture <i>Included in Allowance Section</i>	Please include this number in the allowance section	<i>Allowance Section</i>	
Other. (Please Describe)			
	Plumbing Subtotal		
Electrical			
Electrical Labor and Rough-in Material	Includes rough in material & boxes. Includes Light fixture install. Includes main hookup and service box.		
Light Fixtures <i>Included in Allowance Section</i>	Please include this number in the allowance section	<i>Allowance Section</i>	
Other. (Please Describe)			
	Electrical Subtotal		
Allowance Items Section			
Cultured Stone- Material Only Allowance Stone Type is El Dorado Cultured Stone-Cypress Ridge	Includes all stone, metal lath, mortar and all other materials needed		
Railing- Material and Labor	Material and Labor to install wood post with wrought iron railing. Interior and exterior		
Fireplace Allowance- Material and Labor for installation	Material & Labor for propane burning insert fireplace in the great room		
Plumbing Fixtures- Material Only	Material only for all finish plumbing fixtures		
Electrical Fixtures- Material Only	Material only for all finish electrical fixtures		
Garage Door- Material and Labor	Material and Labor for all 3 garage doors shown on plans		
Finish Materials	Materials for window trim, baseboard and other trim.		
Interior Doors- Labor and Materials	Doors and hardware plus installation		
Kitchen & Bathroom Cabinets Allowance	Material and labor for custom grade cabinets and cabinet trim.		
Countertops Allowance.	Material and labor for kitchen and master bath;countertops with 6" backsplash		
Closet Systems Allowance	Material and labor to install closet shelving and rods		
Wood Flooring Allowance	Includes material & installation		
Tile Allowance-Includes Tile Flooring and Tile in Showers	Includes material & installation		
Appliances Allowance- Material and Labor	Kitchen and laundry. Includes material, delivery, setup, start up		
Pine T&G Ceilings Allowance	Includes material & installation		

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Other. (Please Describe)		
Other. (Please Describe)		
	Allowance Items Subtotal	
General Requirements.		
Portable toilets.		
Dumpster fees.		
Interior and Exterior clean up.		
Other. (Please Describe)		
	General Requirements Subtotal	
Build Fee.		
Build Fee.		
Other. (Please Describe)		
	Build Fee Subtotal	