

555 East Bay Pier Comparison (See framing package in yellow #2 Framing Materials yellow to blue subtotal)

All pricing is based on actual costs (no markups) from Suppliers and Subcontractors of the Charlotte, NC area. A markup for those plan purchasers desiring Creative Living Designs to consult through the installation of the building phase can be seen by separate line items at the bottom of the spreadsheet. This applies only to areas where installation is offered. For details contact cbharmon@houseinbox.com or call 843-442-5487 cell or locally our toll free number 888-342-9079

Item	CONTRACTOR/SUPPLIER	ACTIVITY Premiere	555 EAST BAY Premiere	ACTIVITY Superior	555 EAST BAY Superior
	PHASE II SHELL		PIER		PIER
1		FOUNDATION PER PLAN	\$18,725.00	FOUNDATION PER PLAN	\$18,725.00
2		FRAMING MATERIALS	\$10,477.57	FRAMING MATERIALS	\$10,340.22
3		WINDOWS - JELDWEN SINGLE HUNG	\$6,207.97	WINDOWS - JELDWEN CASEMENT	\$7,653.34
4		DOORS - Therma Tru Smooth Star & Neuma	\$587.13	DOORS - ROGUE VALLE	\$1,177.68
5		SIDING - VINYL	\$2,478.93	SIDING - HARDIE	\$3,565.85
		MATERIAL SUBTOTAL (Foundation not inc.)	\$19,751.60	MATERIAL SUBTOTAL (Foundation not inc.)	\$22,737.09
		SIDING - VINYL INSTALL (INSTALLATION OF PACKAGE) (Installation subject to local Market Rate)	\$2,662.50 \$3,591.00	SIDING - HARDIE INSTALL LABOR FRAMING INSTALL LABOR (Installation subject to local Market Rate)	\$4,792.50 \$3,591.00
6		ROOF - FIBERGLASS ARCHITECTURAL	\$1,560.00	ROOF - STANDING SEAM 26 GUAGE	\$7,100.00
11		EXTERIOR PAINT		EXTERIOR PAINT	\$7,200.00
		FRAMING SUBTOTAL	\$18,291.07	FINISH SHELL SUBTOTAL - NET FOUNDATION	\$45,420.59
		SHELL PACKAGE NET OF MECHANICALS	\$46,290.10	SHELL PACKAGE NET OF MECHANICALS	\$64,145.59
		Total Sq. Ft. \$/Sq. Ft.	798 \$58.01	Total Sq. Ft. \$/Sq. Ft.	798 \$80.38
		MECHANICALS		MECHANICALS	
7		PLUMBING	\$3,150.00	PLUMBING	\$3,150.00
8		ELECTRICAL	\$5,190.00	ELECTRICAL	\$5,190.00
9		HVAC	\$3,550.00	HVAC	\$3,550.00
10		FIREPLACES	\$1,881.25	FIREPLACES	\$1,881.25
12		INSULATION	\$1,388.00	INSULATION	\$1,388.00
13		GARAGE DOORS	\$952.00	GARAGE DOORS	\$952.00
14		HARD/SOFT LANDSCAPING COURTYARDS		HARD/SOFT LANDSCAPING COURTYARDS	
		SUBTOTAL	\$60,520.10	SUBTOTAL	\$78,375.59
15		5% WEBSITE MAINTENANCE FEE	\$3,026.01	5% WEBSITE MAINTENANCE FEE	\$3,918.78
16		5% CONSTRUCTION MANAGEMENT CONSULTING FEE	\$3,026.01	5% CONSTRUCTION MANAGEMENT CONSULTING FEE	\$3,918.78
*16b		3% REAL ESTATE AGENTS	\$1,815.60	3% REAL ESTATE AGENTS	\$2,351.27
		TOTAL SHELL PACKAGE PRICE	\$68,387.72	TOTAL SHELL PACKAGE PRICE	\$88,564.42
		Total SF \$/SF	798 \$85.70	Total SF \$/SF	798 \$110.98
Item	PHASE III INTERIOR FINISH Selections Subject to Owner/Builders		555 EAST BAY PIER		555 EAST BAY PIER
	CONTRACTOR/SUPPLIER	ACTIVITY	PIER	ACTIVITY	PIER
17	84 LUMBER	INT TRIM SELECTIONS WOOD INTERIOR/PANELING BASE,WINDOW, CRWON/CHAIR RAIL	\$518.68	INT TRIM SELECTIONS WOOD INTERIOR/PANELING BASE,WINDOW, CRWON/CHAIR RAIL	\$518.68
18	COHEN'S DRYWALL	DRYWALL	\$2,100.00	DRYWALL	\$2,100.00

