

Lydig Construction, Inc. - GMP Estimate  
 Project: White Pine Lodge - Patio Improvements / Retaining Wall Replacement  
 Bldg area: 3,500 sf Duration: 6.00 mo  
 Site area: N/A acres Start date: 15-Jun-24

\$ 2,553,246  
 Estimate by: VC / RS Final  
 Project location: Sandpoint, ID  
 Estimate date: 18-Dec-23 \$ 729.50 / sf

Item #	Summary Codes Div	Work Scope Description	Qty	Units	Unit Cost	Bare Cost	Bare Cost/sf	Notes
<b>1.00 Div 01 - General Requirements</b>								
1.01	01	General Conditions	6	mon	\$ 32,800.00	\$ 196,800	\$ 56.23	
1.02	01	Site Supervision & Administration	included		\$ -	\$ -	\$ -	
1.03	01	Temporary Facilities	included		\$ -	\$ -	\$ -	
1.04	01	Weatherization	none		\$ -	\$ -	\$ -	
1.05	01	Surveying	1	ls	\$ 5,000.00	\$ 5,000	\$ 1.43	
1.06	01	Testing/Special Inspection Laboratory	1	ls	\$ 12,500.00	\$ 12,500	\$ 3.57	Compaction Testing
1.07	01	Geotechnical Report	w/ Design		\$ -	\$ -	\$ -	
1.08	01	Commissioning Agent	none		\$ -	\$ -	\$ -	
<b>Div 01 subtotal:</b>						<b>\$ 214,300</b>	<b>\$ 61.23</b>	
<b>2.00 Div 02 - Existing Conditions</b>								
2.01	02	Site Demolition	w/ Div. 31		\$ -	\$ -	\$ -	
<b>Div 02 subtotal:</b>						<b>\$ -</b>	<b>\$ -</b>	
<b>3.00 Div 03 - Concrete</b>								
3.01	03	Concrete Work	1	ls	\$ 133,840.00	\$ 133,840	\$ 38.24	
3.02	03	Spa Enclosure SOG & Walls	included		\$ -	\$ -	\$ -	
3.03	03	Site Stairs	included		\$ -	\$ -	\$ -	
<b>Div 03 subtotal:</b>						<b>\$ 133,840</b>	<b>\$ 38.24</b>	
<b>4.00 Div 04 - Masonry</b>								
4.01	04	Masonry	none		\$ -	\$ -	\$ -	
<b>Div 04 subtotal:</b>						<b>\$ -</b>	<b>\$ -</b>	
<b>5.00 Div 05 - Metals</b>								
5.01	05	Structural & Miscellaneous Steel - Supply	none		\$ -	\$ -	\$ -	
5.02	05	Steel Erection	none		\$ -	\$ -	\$ -	
5.03	05	Stair & Perimeter Handrail	205	lf	\$ 300.00	\$ 61,500	\$ 17.57	
5.04	05	Miscellaneous Steel - Equipment Supports	2	ea	\$ 2,500.00	\$ 5,000	\$ 1.43	
5.05	05	Owners Deck Shade Structure	1	ls	\$ 36,000.00	\$ 36,000	\$ 10.29	
<b>Div 05 subtotal:</b>						<b>\$ 102,500</b>	<b>\$ 29.29</b>	
<b>6.00 Div 06 - Wood &amp; Plastics</b>								
6.01	06	Rough Carpentry	none		\$ -	\$ -	\$ -	
6.02	06	Finish Carpentry	none		\$ -	\$ -	\$ -	
6.03	06	Architectural Casework	none		\$ -	\$ -	\$ -	
<b>Div 06 subtotal:</b>						<b>\$ -</b>	<b>\$ -</b>	
<b>7.00 Div 07 - Thermal &amp; Moisture Protection</b>								
7.01	07	Dampproofing - Touch-Up & New	1	ls	\$ 4,000.00	\$ 4,000	\$ 1.14	
7.02	07	Thermal Insulation	none		\$ -	\$ -	\$ -	

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7.03	07		Roofing	none		\$ -	\$ -	\$ -	
7.04	07		Flashing & Sheet Metal	none		\$ -	\$ -	\$ -	
7.05	07		Joint Sealants	1	ls	\$ 1,500.00	\$ 1,500	\$ 0.43	
<b>Div 07 subtotal:</b>							<b>\$ 5,500</b>	<b>\$ 1.57</b>	
<b>8.00</b>			<b>Div 08 - Doors &amp; Windows</b>						
8.01	08		Doors / Frames / Finish Hardware	none		\$ -	\$ -	\$ -	
8.02	08		Exterior & Interior Glass & Glazing	none		\$ -	\$ -	\$ -	
<b>Div 08 subtotal:</b>							<b>\$ -</b>	<b>\$ -</b>	
<b>9.00</b>			<b>Div 09 - Finishes</b>						
9.01	09		Metal Stud Framing & Drywall	none		\$ -	\$ -	\$ -	
9.02	09		Acoustical Ceilings	none		\$ -	\$ -	\$ -	
9.03	09		Flooring	none		\$ -	\$ -	\$ -	
9.04	09		Painting	none		\$ -	\$ -	\$ -	
<b>Div 09 subtotal:</b>							<b>\$ -</b>	<b>\$ -</b>	
<b>10.00</b>			<b>Div 10 - Specialties</b>						
10.01	10		Visual Display Boards	none		\$ -	\$ -	\$ -	
10.02	10		Signage	1	ls	\$ 1,000.00	\$ 1,000	\$ 0.29	
10.03	10		Toilet Compartments	none		\$ -	\$ -	\$ -	
10.04	10		Toilet Accessories	none		\$ -	\$ -	\$ -	
10.05	10		Fire Extinguishers & Cabinets	none		\$ -	\$ -	\$ -	
<b>Div 10 subtotal:</b>							<b>\$ 1,000</b>	<b>\$ 0.29</b>	
<b>11.00</b>			<b>Div 11 - Equipment</b>						
11.01	11		Fireplaces - Built-In @ Walls	none	ea	\$ -	\$ -	\$ -	
11.02	11		Fire Pit Assembly w/ Finish	none	ea	\$ -	\$ -	\$ -	
<b>Div 11 subtotal:</b>							<b>\$ -</b>	<b>\$ -</b>	
<b>12.00</b>			<b>Div 12 - Furnishings</b>						
12.01	12		Window Blinds	none		\$ -	\$ -	\$ -	
<b>Div 12 subtotal:</b>							<b>\$ -</b>	<b>\$ -</b>	
<b>13.00</b>			<b>Div 13 - Special Construction</b>						
13.01	13		Hot Tubs - 3 each w/ Equipment Packages	1	ls	\$ 666,570.00	\$ 666,570	\$ 190.45	
13.02	13		Hot Tubs - Hoisting Installation	1	ls	\$ 10,000.00	\$ 10,000	\$ 2.86	
<b>Div 13 subtotal:</b>							<b>\$ 676,570</b>	<b>\$ 193.31</b>	
<b>14.00</b>			<b>Div 14 - Conveying Equipment</b>						
14.01	14		Passenger Elevator	none		\$ -	\$ -	\$ -	

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<b>Div 14 subtotal:</b>						<b>\$ -</b>	<b>\$ -</b>	
<b>21.00</b>		<b>Div 21 - Fire Suppression</b>						
21.01	21	Wet Fire Protection System	none		\$ -	\$ -	\$ -	
<b>Div 21 subtotal:</b>						<b>\$ -</b>	<b>\$ -</b>	
<b>22.00</b>		<b>Div 22 - Plumbing</b>						
22.01	22	Plumbing & Piping	1	ls	\$ 109,000.00	\$ 109,000	\$ 31.14	
22.02	22	Spa Piping Connections	included		\$ -	\$ -	\$ -	
22.03	22	Natural Gas Piping to Heaters	included		\$ -	\$ -	\$ -	
22.04	22	Snow Melt Piping (Existing Boilers)	included		\$ -	\$ -	\$ -	
<b>Div 22 subtotal:</b>						<b>\$ 109,000</b>	<b>\$ 31.14</b>	
<b>23.00</b>		<b>Div 23 - HVAC</b>						
23.01	23	HVAC	below		\$ -	\$ -	\$ -	
23.02	23	Rework Spa Heater Exhaust	1	ls	\$ 5,000.00	\$ 5,000	\$ 1.43	
<b>Div 23 subtotal:</b>						<b>\$ 5,000</b>	<b>\$ 1.43</b>	
<b>26.00</b>		<b>Div 26 - Electrical</b>						
26.01	26	Electrical & Low Voltage	1	ls	\$ 85,000.00	\$ 85,000	\$ 24.29	
26.02	26	Equipment Connections	included		\$ -	\$ -	\$ -	
26.03	26	Patio Lighting	included		\$ -	\$ -	\$ -	
<b>Div 26 subtotal:</b>						<b>\$ 85,000</b>	<b>\$ 24.29</b>	
<b>27.00</b>		<b>Div 27 - Communications</b>						
27.01	27	Telecommunications & Data Systems	none		\$ -	\$ -	\$ -	
<b>Div 27 subtotal:</b>						<b>\$ -</b>	<b>\$ -</b>	
<b>28.00</b>		<b>Div 28 - Electronic Safety &amp; Security</b>						
28.01	28	Fire Alarm System	none		\$ -	\$ -	\$ -	
28.02	28	Access Control System	none		\$ -	\$ -	\$ -	
28.03	28	CCTV System	none		\$ -	\$ -	\$ -	
<b>Div 28 subtotal:</b>						<b>\$ -</b>	<b>\$ -</b>	
<b>31.00</b>		<b>Div 31 - Earthwork</b>						
31.01	31	Earthwork & Utilities	1	ls	\$ 435,480.00	\$ 435,480	\$ 124.42	
31.02	31	Mobilization/Demobilization	included		\$ -	\$ -	\$ -	
31.03	31	Demolition & Disposal of Existing	included		\$ -	\$ -	\$ -	
31.04	31	Excavation & Stockpile of Soil	included		\$ -	\$ -	\$ -	
31.05	31	Wall Backfill - Lower Wall	included		\$ -	\$ -	\$ -	
31.06	31	Wall Backfill - Upper Wall w/ CAD Truck	included		\$ -	\$ -	\$ -	

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31.07	31		Underslab Crushed Gravel	included		\$ -	\$ -	\$ -	
31.08	31		Storm Drain Pipe	included		\$ -	\$ -	\$ -	
31.09	31		Electrical Trenching	included		\$ -	\$ -	\$ -	
<b>Div 31 subtotal:</b>							<b>\$ 435,480</b>	<b>\$ 124.42</b>	
<b>32.00</b>			<b>Div 32 - Exterior Improvements</b>						
32.01	32		Modular Block Retaining Wall	1	ls	\$ 285,000.00	\$ 285,000	\$ 81.43	
32.02	32		Site Concrete	below		\$ -	\$ -	\$ -	
32.03	32		Patio	3,000	sf	\$ 18.00	\$ 54,000	\$ 15.43	
32.04	32		Stairs	w/ Div. 03		\$ -	\$ -	\$ -	
32.05	32		Asphalt Paving	none		\$ -	\$ -	\$ -	
32.06	32		Striping & Signage	none		\$ -	\$ -	\$ -	
32.07	32		Landscaping	1	ls	\$ 12,500.00	\$ 12,500	\$ 3.57	
32.08	32		Towel Holders	1	ls	\$ 2,500.00	\$ 2,500	\$ 0.71	
<b>Div 32 subtotal:</b>							<b>\$ 354,000</b>	<b>\$ 101.14</b>	
<b>33.00</b>			<b>Div 33 - Utilities</b>						
33.01	33		Water Distribution	none		\$ -	\$ -	\$ -	
33.02	33		Storm Drainage	w/ Div. 31		\$ -	\$ -	\$ -	
33.03	33		Sanitary Sewer	none		\$ -	\$ -	\$ -	
<b>Div 33 subtotal:</b>							<b>\$ -</b>	<b>\$ -</b>	
<b>Construction Cost subtotal:</b>							<b>\$ 2,122,190</b>	<b>\$ 606.34</b>	
<b>94.00</b>			<b>Miscellaneous Costs</b>						
94.01	94		Plan Check Fee	1	ls	\$ 250.00	\$ 250	\$ 0.07	
94.02	94		Building Permit Fee	1	ls	\$ 2,500.00	\$ 2,500	\$ 0.71	
94.03	94		Sewer/Water Utility Fees	none		\$ -	\$ -	\$ -	
94.04	94		Gas Utility Fees	none		\$ -	\$ -	\$ -	
94.05	94		Electrical Utility Fees	none		\$ -	\$ -	\$ -	
94.06	94		Development/Impact Fees	by Others		\$ -	\$ -	\$ -	
<b>Div 94 subtotal:</b>							<b>\$ 2,750</b>	<b>\$ 0.79</b>	
<b>95.00</b>			<b>Preconstruction Services</b>						
95.01	95		Design Fees	below		\$ -	\$ -	\$ -	
95.02	94		Bernardo Wills Architects - Preliminary	1	ls	\$ 4,500.00	\$ 4,500	\$ 1.29	
95.03	94		Bernardo Wills Architects - Final Design	1	ls	\$ 60,000.00	\$ 60,000	\$ 17.14	
95.04	94		Strata Geotech - Wall Engineering & Geotech.	1	ls	\$ 20,000.00	\$ 20,000	\$ 5.71	
95.05	95		Misc. Design - Spa / Structural / Civil	1	ls	\$ 5,000.00	\$ 5,000	\$ 1.43	
95.06	95		Design Reimbursables	1	ls	\$ 5,000.00	\$ 5,000	\$ 1.43	
95.07	95		LCI Preconstruction Services	1	ls	\$ 10,000.00	\$ 10,000	\$ 2.86	
<b>Div 95 subtotal:</b>							<b>\$ 104,500</b>	<b>\$ 29.86</b>	

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<b>Pre-Add On Cost subtotal:</b>						<b>\$ 2,229,440</b>	<b>\$ 636.98</b>	
<b>96.00</b>		<b>Bonds &amp; Insurance</b>						
96.01	96	Subcontractor Bonds		none	\$ -	\$ -	\$ -	
96.02	96	Payment & Performance Bond		none	\$ -	\$ -	\$ -	
96.03	96	Builders Risk Insurance	1	ls	\$ 1,500	\$ 1,500	\$ 0.43	
96.04	96	General Liability Insurance	0.55%	1 ls	\$ 13,856	\$ 13,856	\$ 3.96	
<b>Div 96 subtotal:</b>						<b>\$ 15,356</b>	<b>\$ 4.39</b>	
<b>97.00</b>		<b>Taxes</b>						
97.01	97	State B&O Tax		none	\$ -	\$ -	\$ -	
97.02	97	Idaho State Material Tax		included	\$ -	\$ -	\$ -	
97.03	97	Washington State Sales Tax		none	\$ -	\$ -	\$ -	
<b>Div 97 subtotal:</b>						<b>\$ -</b>	<b>\$ -</b>	
<b>98.00</b>		<b>Contingency</b>						
98.01	98	Design Contingency	0%	below	\$ -	\$ -	\$ -	
98.02	98	Construction Contingency	7.50%	1 ls	\$ 159,164	\$ 159,164	\$ 45.48	
<b>Div 98 subtotal:</b>						<b>\$ 159,164</b>	<b>\$ 45.48</b>	
<b>99.00</b>		<b>Overhead &amp; Profit</b>						
99.01	99	Fee	6.50%	1 ls	\$ 149,286	\$ 149,286	\$ 42.65	
<b>Div 99 subtotal:</b>						<b>\$ 149,286</b>	<b>\$ 42.65</b>	
<b>Add On Cost subtotal:</b>						<b>\$ 323,806</b>	<b>\$ 92.52</b>	
<b>Total Cost:</b>						<b>\$ 2,553,246</b>	<b>\$ 729.50</b>	