

MIDSTATE CONSTRUCTION

Building Relationships

To: Thompson Dorfman
39 Forrest Street, Suite 202
Mill Valley, CA 94941

Attn: Bruce Dorfman

Bruce,

I have estimated the cost to add balconies to the apartment building at Mallard Pointe. I assume design would include open beams with a solid deck and roof cover above to match the architecture of the building. The cost for this balcony deck is \$283 per square foot of deck. Attached is my cost breakdown. Please let me know if you have any questions.



Pat Draeger
Vice President, Estimating

**Mallard Pointe
Unit Decks / 350 sf**

	Quantity	Unit	Unit Price	Total
Concrete				
Post footings	4	ea	1500	6,000
Lightweight concrete topping	350	sf	20	7,000
Carpentry				
Posts / 8X8 resawn cedar	4	ea	896	3,584
Horizontal Deck Framing / Resawn cedar beams	350	sf	30	10,500
Horizontal Deck T&G boards / 2X6 DF KD	350	sf	10	3,500
5/8" T&G Plywood over T&G decking	350	sf	3	1,050
Deck Roof Framing	350	sf	25	8,750
Rail Wall Framing with plywood on both sides	50	lf	50	2,500
Privacy Side Walls	30	lf	70	2,100
Steel				
Single HSS rail at top of rail wall / galvanized and powder coated	50	lf	75	3,750
Waterproofing				
Flexible flashing under sheet metal	1	lf	500	500
Waterproofing for deck including drain mat and protection board	300	sf	25	7,500
Asphalt shingle roofing	350	sf	10	3,500
Siding and WRB				
Fiber cement siding on rail walls	300	sf	20	6,000
Fiber cement siding on privacy walls	300	sf	20	6,000
Copper / Stainless Steel Flashings				
Scuppers	4	ea	80	320
Collector Head	4	ea	200	800
Deck to wall flashings	160	lf	15	2,400
Cap flashing on rail wall	50	lf	50	2,500
Roof Gutters	50	lf	30	1,500
Downspouts	1	ls	300	300
Door pan flashings	1	ea	250	250
Doors				
Sliding Glass Door / 72" X 84" VPI Vinyl Frame	1	ea	2000	2,000
Credit for window	1	ea	-1200	(1,200)
Paint and Stain				
Dark finish on exposed beams and posts	1	ls	500	500
Light finish on soffit T&G	1	ls	500	500
Paint fiber cement siding	1	ls	700	700
Electrical				
Light Fixtrure, Switch and Circuit / Shielded	1	ea	1000	1,000
GFI Receptacle	1	ea	250	250
Subtotal				<u>84,054</u>
Contingency				8,405
Liability Insurance	0.75%			630
Performance Bond	0.60%			504
Overhead and Profit	6%			<u>5,616</u>
Total Amount				<u>\$ 99,210</u>