CONSTRUCTION COST ESTIMATE

SOUTH CONSTRUCTION
1045 NW NINTH STREET
CORVALLIS OR 97330
TEL 752 8742 FAX 758 7376

CCB#145087
MATT SOUTH
602 1264

Stanford Sitework
53rd
20 units
$500,000

MARGIN 105%

ITEM	**MATERIAL**	**QUANTITY**	**UNIT COST**	**ITEM COST**			**NET COST**	
survey	mh	24	$78.75	$1,890		survey	$75	$1,800
demo	mh	2	$8,400.00	$16,800		demo	$8,000	$16,000
refuse	load	4	$420.00	$1,680		refuse	$400	$1,600
Public curbing	lf	900	$15.75	$14,175		Public curbing	$15	$13,500
curbing	lf	600	$5.25	$3,150		curbing	$5	$3,000
Public Water	lf	360	$73.50	$26,460		Public Water	$70	$25,200
water	lf	2200	$7.35	$16,170		water	$7	$15,400
Public Sewer	lf	750	$94.50	$70,875		Public Sewer	$90	$67,500
sewer	lf	600	$26.25	$15,750		sewer	$25	$15,000
Public Storm	lf	525	$57.75	$30,319		Public Storm	$55	$28,875
storm	lf	665	$36.75	$24,439		storm	$35	$23,275
gas	lf	500	$6.30	$3,150		gas	$6	$3,000
electric	lf	500	$6.30	$3,150		electric	$6	$3,000
telephone	lf	500	$6.30	$3,150		telephone	$6	$3,000
television	lf	500	$6.30	$3,150		television	$6	$3,000
excavate street	yds	800	$6.30	$5,040		excavate street	$6	$4,800
excavate drives	yds	600	$6.30	$3,780		excavate drives	$6	$3,600
excavate pads	yds	800	$6.30	$5,040		excavate pads	$6	$4,800
backfill	mh	32	$78.75	$2,520		backfill	$75	$2,400
finish grade	mh	32	$78.75	$2,520		finish grade	$75	$2,400
fill dirt	ton	300	$10.50	$3,150		fill dirt	$10	$3,000
rock street	ton	2000	$10.50	$21,000		rock street	$10	$20,000
rock pad	ton	2000	$10.50	$21,000		rock pad	$10	$20,000
Public Sidewalk	conc	4000	$1.58	$6,300		sidewalks	$1.50	$6,000
sidewalks	conc	5000	$1.58	$7,875		sidewalks	$1.50	$7,500
Public Streets	asphalt	20000	$1.31	$26,250		Public Streets	$1.25	$25,000
driveways	asphalt	16000	$1.05	$16,800		driveways	$1.00	$16,000
equipment	rental	4	$630.00	$2,520		equipment	$600	$2,400
landscaping	sf	26200	$2.29	$60,102		landscaping	$2.18	$57,240
misc labor	mh	160	$26.25	$4,200		misc labor	$25	$4,000
TOTAL SITE WORK					**$422,405**			
engineering		1	$30,345.00	$30,345		engineering	$28,900	$28,900
inspections		1	$25,725.00	$25,725		inspections	$24,500	$24,500
building permit		1	$18,900.00	$18,900		building permit	$18,000	$18,000
legal		1	$2,625.00	$2,625		legal	$2,500	$2,500
TOTAL EXPENSES					**$77,595**			
						OH/CONT	$25,000	5%
						PROFIT	$0	0%
		ESTIMATED TOTAL COST		**$500,000**	per unit	$25,000		

SCANNED
Date: 8/31/05 By:

RICE SOUTH

STONFORD TOWN HOMES
PLANTING COST ESTIMATE

TURF (IRRIGATED - IN PLACE)

- BIO-FILTER AREA 2,160 sq ft
- DETENTION AREA 1,450 sq ft

3,610 sq ft

INCLUSIVE of ROCK BASE
SOED, FERT. IRRIGATION × $3.50 sq ft

$12,635 $12,635

LAWN (IRRIGATED)

12,281 sq ft

INCLUSIVE, SOIL; IRRIGATION
SOED $2.00 sq ft

$24,562 $24,562

SHRUB BEDS 10,376 (SHRUBS)
1,870 (G.C.)

12,246 sq ft

PREP. SOIL, FERT. $0.60 sq ft
~~PLANT LABOR~~ $6,225 $6,225

PLANTS (COST ONLY WHOL)

TREES $3,635
SHRUBS 9,879
GROUND COVER 1,920

~~$15,434~~ 15,494 ~~+5,434~~

PLANTING LABOR (EST) 10,000

TOTAL COST ESTIMATED TO BE $68,856

THIS IS A PAPER ESTIMATE WITHOUT ANY ADJUSTMENTS FOR SEASON/WEATHER ETC. I WOULD INCLUDE A 15% CONTINGENCY FOR PLANT LOSSES AND A 10% COST FOR MAINTENANCE DURING ESTABLISHMENT (WATER COSTS WOULD BE EXTRA)

~~68,856~~ $68,916

x .25

+ ~~17,214~~ $17,229

TOTAL $ ~~86,070~~ $86,145

THIS WORKS TO 4,300/UNIT (20 UNITS)

FUTURE PLANTINGS ALONG 53RD STREET COULD ADD ANOTHER 10-12,000 (TREES & IRRIGATED TURF

STANFORD TOWNHMES SUBDIVISION

PLANT LIST

sym.	no.	name	size	
Trees				
A.x.	3	Acer palmatun 'Bloodgood'	6ft.+ 40 gal.	3X 60 = 180
A.p.	6	Acer platanoides 'Debora'	1 1/2" cal.	6X95 = 570
C.d.	1	Cedrus deodara	6ft + B&B	1X 60 = 60
C.j.	13	Cercidiphyllum japonicum	1 1/2" cal.	13x 105 = 1365
C.l.	2	Cladrastus leutea	1 1/2" cal.	2x 105 = 210
C.k.	3	Cornus kousa 'Milkey Way'	1 1/2" cal.	3x125 = 375
O.a.	2	Oxydendron arboreum	6ft.+ 20 gal.	2x 80 = 160
F.s.	4	Fagus sylvatica 'Atropunicea'	1 1/2" cal.	4x 105 = 410
Q.c.	1	Quercus coccinea	1 1/2" cal.	1X 95 = 95
T.t.	2	Tillia tomentosa	1 1/2" cal.	2x 105 = 210
				$3635
Shrubs				
A.y.	4	Arbutus unedo	24/36" 5 gal.	4X 30 = 120
A.z.	2	Arctostaphylos patula	18/24" 5 gal.	2x 40 = 80
A.j.	2	Aucuba japonica	24/36" 5 gal.	2X 30 = 60
A.m.	37	Azalea macrantha	12/15" 3 gal.	37X 20 = 740
C.x.	3	Camellia japonica 'Glen 40'	36/48" 5 gal.	3X 60 = 180
C.s.	3	Camellia sasanqua 'Cleopatra'	24/36" 5 gal.	3x 50 = 150
C.t.	4	Ceanothus thyrisiflorus	24/36" 5 gal.	4X30 = 120
C.p.	4	Cottoneaster parneyi	24/36" 5 gal.	4x 30 = 120
C.p.	9	Cotoneaster franchetti	24/36" 5 gal.	9x 30 = 270
C.t.	4	Choisya ternata	18/24" 3 gal.	4x 20 = 80
C.j.	2	Cryptomeria japonica 'Plume'	36/48"10 gal.	2x 50 = 100
D.o.	5	Daphne odora	15/18" 3 gal.	5X 20 = 100
E.p.	1	Elaeagnus pungens 'Fruitland'	24/36" 5 gal.	1X 30 = 30
E.a.	12	Euonymus alatus	15/18" 3 gal.	12 x 20 = 240
E.f.	38	Euonymus fortunei 'Emereld Gaiety'	12/15" 2 gal.	38 x 10 = 380
G.l.	31	Genista lydia	12/15" 2 gal	31X 10 = 310
H.g.	6	Hebe glaucaphylla	12/15" 2 gal.	6X 10 = 60
I.g.	78	Ilex glabra 'Compact'	15/18" 3 gal.	78X 15 = 1170
I.c.	22	Ilex crenata 'Compact'	15/18" 3 gal.	22X 15 = 330
J.c.	40	Juniperus conferta	15/18" 3 gal.	40x 15 = 600
L.p.	3	Lonicera pileata	15/18" 3 gal.	3X 15 = 45
M.a.	3	Mahopnia aquifolium	18/24" 3 gal.	3x 15 = 45
M.r.	78	Mahonia repens	12/15" 1 gal.	78X8 = 624

N.d.	8	Nandina domestica 'Moyers Red'	24/36" 5 gal.	8x30 = 24
O.f	2	Osmanthus fragrans	24/36" 5 gal.	2x50 = 1
O.i.	12	Osmanthus ilicifolius	18/24" 5 gal.	12x30 = 3
P.x.	5	Pernettya mucronata	15/18" 3 gal.	5x15 = 7
P.a	6	Picea abies 'Nest'	15/18" B&B	6x40 = 24
P.m.	5	Pinus mugo pumilio	15/18" B&B	5x30 = 13
P.l.	11	Prunus laurocerasus 'Otto Lyukens'	18/24" 5 gal.	11x30 = 33
R.m.	5	Raphiolepis 'Majestic Beauty'	24/36" 5 gal.	5x30 = 15
R.j.	12	Raphiolepis 'Jack Evans'	18/24" 3 gal.	12x15 = 18
R.s.	3	Raphiolepis 'Springtime'	18/24" 3 gal.	3x15 = 9
R-1	2	Rhododendron 'Taurus'	24/36" B&B	2x40 = 8
R-2	2	Rhododendron 'Anna Rose Whitney'	24/36" B&B	2x40 = 8
R-3	3	Rhododendron 'Daphnoides'	18/24" B&B	3x30 = 9
S.g.	5	Senicio greyi	15/18" 3 gal.	5x15 = 7
T.m.	26	Taxus media 'Hicks'	24/36" B&B	26x40 = 10
T.b.	25	Taxus baccata 'Repandens'	18/24" B&B	25x30 = 7
				~~$9,87~~
				$9,939

Ground covers

A.u.	16	Arctostaphylos uva-ursi	12/15" 1 gal.	16x8 = 12
H.c.	96	Hypericum calycinum	4" pots	96x2 = 19
S.h.	101	Sarcococa hookeriana humilis	1 gal.	101x8 = 80
V.m.	396	Vinca minor	4" pots	396x2 = 79
				$1,92

General planting instructions;

All shrub planting beds shall be filled with a minimum of 12 inches of amended soil mix. Soil mix may be native soil with 20% well composted organic material tilled until fully integrated or prepared 'Fertile Mix'.

All shrub planting beds shall be covered with 2 inches depth Hemlock bark mulch.

All shrubs shall be fertilized with slow release, complete fertilizer (10-10-10) at the time of planting.

3,635
~~9,879~~ 9,939
1,920
TOTAL PLANT ~~$15,434~~
15,494

FAX

Date 7/11/05

Number of pages including cover sheet 6

TO: Rick South

Phone
Fax Phone 541 - 758 - 7376

CC:

FROM: Lynn Cynar
Teufel Nursery, Inc.
12345 Barnes Rd.
Portland, Oregon
97229

Phone 1-800-483-8335
Fax Phone 1-503-672-5025
E-Mail lynnc@teufel.com

REMARKS: ☐ Urgent ☒ For your review ☐ Reply ASAP ☒ Please Comment

Several items we do not have and have never offered ... I've noted that in the comments.
Prices on these are just a 'guestimate'.
I hope this helps —

Sincerely,
Lynn Cynar

BRD Portland Plants

Quote with Line Item Discounts

CASH SALE ACCOUNT 2005 OREGON

PORTLAND, OR 97229

A2005 SOUTH CONSTRUCTION/ STANFORD TOWN
RICK SOUTH
1045 NW NINTH ST
CORVALIS, OR 97330

BRD 528079 Page: 2 of 5

(541) 752-8742

A2005 08/10/05
CASH

TS4 quote 9/15/2005

NET DUE 30 DAYS FROM DATE OF INVOICE. Past Due Accounts subject to **LATE PAYMENT CHARGE** on unpaid balance at rate of 1.5% Monthly which is an annual rate of 18%. Freight Charges due in 7 days.

3	COYI-25G # 25	Cornus kousa var. chinensis 'Milky Way'	$148.00	$444.00
9	COFR-5G NO.5 CONT	Coloneaster franchetii	$14.60	$131.40
4	CQPA-5G NO.5 CONT	Coloneaster lacteus 'FARNEYI'	$14.70	$58.80
2	CTEL-3BB 3/4' B&B	Cryptomeria japonica 'Elegans' SUB FOR 'PLUME'	$24.80	$49.60
5	DAOD-3G NO.3 CONT	Daphne odora 'Aureo-marginata'	$26.40	$132.00
1	ELPU-5G NO.5 CONT	Elaeagnus pungens 'FRUITLAND'	$22.10	$22.10
12	EUAC-3G NO.3 CONT	Euonymus alata 'Compacta'	$12.40	$148.80
38	EUFE-2G NO.2 CONT.	Euonymus fortunei 'Emerald Gaiety'	$8.00	$304.00
31	GENL-2G NO.2 CONT.	Genista lydia	$8.80	$272.80
6	HEXG-2G NO.2 CONT.	Hebe glaucophylla	$9.30	$55.80
96	HYSJ-4P 4"POT	Hypericum calycinum	$1.60	$153.60
22	ICRC-3G NO.3 CONT	Ilex crenata 'Convexa'	$11.30	$248.60

QUOTE FOR FALL

$12,776.40

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[redacted]

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Freight Charges due in 7 days.

3	APDL-6BB 6/7' B&B	Acer palmatum 'Bloodgood'	$98.50	$295.50
6	AQDE-2QB 1 1/2" B&B	Acer platanoides 'Deborah'	$109.00	$654.00
4	AVUN-5G NO.5 CONT	Arbutus unedo	$19.40	$77.60
16	AWKM-1G NO.1 CONT.	Arctostaphylos uva ursi 'Massachusetts'	$4.30	$68.80
2	AYVA-5G NO.5 CONT	Aucuba japonica 'Variegata' (Gold Dust)	$18.60	$37.20
37	AZLL-3G NO.3 CONT	Azalea 'Macrantha Salmon'	$12.00	$444.00
3	CAMJ-7G NO.7 CONT	Camellia japonica 'GLEN 40'	$59.60	$178.80
3	CAMSCL 5G NO.5 CONT	Camellia sasanqua 'Cleopatra'	$23.30	$69.90
1	CEDR-6BB 6/7' B&B	Cedrus deodara	$77.50	$77.50
13	CERA-2QB 1 1/2" B&B	Cercidiphyllum japonicum	$100.00	$1,300.00
4	CHYA-3G NO.3 CONT	Choisya ternata	$11.60	$46.40
2	CLAL-3QB 1 3/4" B&B	Cladrastis lutea (kentukea)	$153.50	$307.00

QUOTE FOR FALL

$12,776.40

BBD - Portland Plants

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BBD 528079 Page: 5 of 5

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NET DUE 30 DAYS FROM DATE OF INVOICE. Past Due Accounts subject to **LATE PAYMENT CHARGE** on unpaid balance at rate of 1.5% Monthly which is an annual rate of 18%. Freight Charges due in 7 days.

2	ZZZZ-ZZ	ARCTOSTAPHYLOS PATULA 5 GAL SIZE HAVE NOT SUPPLIED	$25.00	$50.00
4	ZZZZ-ZZ	CEANOTHUS THYRSIFLORUS - 5 GAL HAVE NOT SUPPLIED	$21.30	$85.20
12	ZZZZ-ZZ	OSMANTHUS ILICIFOLIUS - 5 GAL HAVE NOT SUPPLIED	$20.30	$243.60
12	ZZZZ-ZZ	RHAPHIOLEPSIS 'JACK EVANS' - 5 GAL HAVE NOT SUPPLIED	$21.70	$260.40
5	ZZZZ-ZZ	SENICIO GREYI - 3 GAL HAVE NOT SUPPLIED	$19.90	$99.50

Weight: 0.00
Volume: 3286.00

Subtotal:	$12,776.40
Charges:	$0.00
Plus Credits:	$0.00
Plus Discount:	$0.00

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1	QRED-2QB 1 1/2" B&B	Quercus rubra	$104.00	$104.00
5	RAAM-5C NO.5 CONT	Rhaphiolepis indica 'Majestic Beauty' ('Mont	$22.00	$110.00
3	RAAS-5C NO.5 CONT	Rhaphiolepis indica 'Springtime' ('Monme')	$21.70	$65.10
2	RANN-24C 24/30" CON	Rhododendron 'Anna Rose Whitney'	$24.80	$49.60
3	RDAP-19C 18/24" CON	Rhododendron 'Daphnoides'	$19.50	$58.50
2	RTAU-21C 21/24" CON	Rhododendron 'Taurus'	$22.80	$45.60
101	SARH-1G NO.1 CONT.	Sarcococca hookeriana humilis	$5.30	$535.30
25	TABR 18B 18" B&B	Taxus baccata 'Repandens'	$22.40	$560.00
26	TAMK 24B 24/30" B&B	Taxus x media 'Hicksii'	$20.80	$540.80
396	VNMB-4P 4"POT	Vinca minor 'Bowles'	$1.40	$554.40
4	ZZZZ-ZZ	FAGUS SYLVATICA 'ATROPUNICEA' 2" CALIPER....HAVE NOT SUPPLIED	$233.00	$932.00
2	ZZZZ-ZZ	TILIA TOMENTOSA 2" CALIPER....HAVE NOT SUPPLIED	$183.00	$366.00

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$12,776.40

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78	ICLCXX-3G NO.3 CONT	Ilex glabra 'Compacta'	$11.30	$881.40
40	JPBP-3G NO.3 CONT	Juniperus conferta 'Blue Pacific'	$11.50	$460.00
3	LOPI-3G NO.3 CONT	Lonicera pileata	$13.20	$39.60
3	MHAQ-3G NO.3 CONT	Mahonia aquifolium	$12.40	$37.20
78	MHRE-1G NO.1 CONT.	Mahonia repens	$4.00	$312.00
8	NANM-5G NO.5 CONT	Nandina domestica 'Moyer Red'	$14.70	$117.60
2	OSFR-5G NO.5 CONT	Osmanthus fragrans	$20.30	$40.60
2	OXYD-2QB 1 1/2" B&B	Oxydendrum arboreum	$110.00	$220.00
5	PBAP-2G NO.2 CONT.	Pernettya mucronata	$11.90	$59.50
6	PCAN-5G NO.5 CONT	Picea abies 'Nidiformis'	$19.60	$117.60
5	PTMUP-18B 18" B&B	Pinus mugo var. pumilio	$19.30	$96.50
11	PPLO-5G NO.5 CONT	Prunus laurocerasus 'Otto Luyken'	$14.20	$156.20

QUOTE FOR FALL

$12,776.40