



March 23, 2021

Kilkich Accessible Housing Construction
& Rehabilitation Project
Coquille Tribal Lands – Coos Bay, Oregon
Project No. 1916

Proposed Project Cost Estimates

New Construction Projects

Estimated Costs

- One (1) new 2-bedroom residence. Site on lot 2665.
1,228 s.f. house with attached 528 s.f. garage \$348,876.00
- One (1) new Duplex Unit with carport structure
2,554 s.f. duplex plus detached 720 s.f. carport \$660,475.00

Addition / Remodel Projects

- Addition/Remodel: Existing residence at 2608 Mexeye
112 s.f. addition to an existing 1,228 s.f. house
Major/Minor remodeling to existing \$217,466.00
- Addition/Remodel: Existing residence at 2664 Mexeye
104 s.f. addition to an existing 1,300 s.f. house
Major/Minor remodeling to existing \$198,913.00
- Addition/Remodel: Existing residence at 2660 Mexeye
51 s.f. addition to an existing 1,300 s.f. house
Major/Minor remodeling to existing \$183,918.00

Sub-Total \$1,609,648.00

- Architectural Fees, Permits, Plan Review @ 4% \$ 48,300.00

Total ^(a) \$1,657,948.00

(a) Total does not include site grading at new 2 bedroom house, surveying work, charges for new electrical service from electrical utility company.

(b) See cost breakdown per project on following pages.

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New 2 Bedroom House Costs

• House: 1,228 s.f. @ \$200 per s.f.		\$245,600
• Garage: 528 s.f. @ \$ 70 per s.f.		<u>\$ 36,960</u>
	Sub-Total	\$282,560
• Sitework		
Site Prep and grading		By Owner
Excavation/Footing Prep		\$ 6,000
Concrete Flatwork: 900 s.f. @ \$6 per s.f.		\$ 5,400
Storm Drainage: Drain line and rip-rap		\$ 4,500
Fence: 74 l.f. @ \$50 per l.f.		\$ 3,700
Utility Connections:		<u>\$ 15,000</u>
	Sub-Total	\$ 34,600
• Structure	\$282,560	
• Sitework	<u>\$ 34,600</u>	
	Sub-Total	\$317,160
• Contingency @ 10%	<u>\$ 31,716</u>	
• Estimated Total	\$348,876	

New Duplex Costs

• Duplex: 2,554 s.f. @ \$200 per s.f.		\$510,800
• Carport/Storage Structure: 720 s.f. @ \$50 per s.f.		<u>\$ 36,000</u>
	Sub-Total	\$546,800
• Sitework		
Site Prep / Grading / Excavation		\$ 15,000
Concrete Flatwork: 1,132 s.f. @ \$6 per s.f.		\$ 6,792
Storm Drainage:		\$ 0
Privacy Fence: 12 l.f. @ \$70 per l.f.		\$ 840
Utility Connections:		\$ 25,000
Asphalt Demolition / Patch-back		<u>\$ 6,000</u>
	Sub-Total	\$ 53,632
• Structure	\$546,800	
• Sitework	<u>\$ 53,632</u>	
	Sub-Total	\$600,432
• Contingency @ 10%	<u>\$ 60,043</u>	
• Estimated Total	\$660,475	

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Addition / Remodel Costs: 2608 Mexeye

• Demolition Costs		
Site Demolition		\$ 3,000
Structure Demolition: 1,228 s.f. @ \$10 per s.f.		<u>\$ 12,280</u>
	Sub-Total	\$ 15,280
• Sitework		
Site Prep / Grading / Excavation		\$ 2,000
Concrete Flatwork: 1,432 s.f. @ \$6 per s.f.		\$ 8,592
Elevated Wood Decks/Ramps: 310 s.f. @ \$45 per s.f.		\$ 13,950
Exterior Metal Handrails: 90 l.f. @ \$50 l.f.		\$ 4,500
Storm Drainage:		\$ 300
Utility Connections:		<u>\$ 0</u>
	Sub-Total	\$ 29,342
• New Construction		
112 s.f. @ \$150 per s.f.		\$ 16,800
• Remodel Construction		
Major Remodeling:* 600 s.f. @ \$125 per s.f.		\$ 75,000
Minor Remodeling:* 628 s.f. @ \$ 50 per s.f.		\$ 31,400
New Heat Pump HVAC System: 1,340 s.f. @ \$10 per s.f.		<u>\$ 13,400</u>
	Sub-Total	\$119,800
• Demolition	\$ 15,280	
• Sitework	\$ 29,342	
• New Construction	\$ 16,800	
• Remodel Construction	<u>\$119,800</u>	
Sub-Total	\$181,222	
• Contingency @ 20%	<u>\$ 36,244</u>	
• Estimated Total	\$217,466	

* Major Remodeling includes framing, cabinets, finishes, plumbing and electrical work

* Minor Remodeling includes finishes, minimal framing and electrical work.

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Addition / Remodel Costs: 2660 Mexeye

• Demolition Costs		
Site Demolition		\$ 3,000
Structure Demolition: 1,300 s.f. @ \$8 per s.f.		<u>\$ 10,400</u>
	Sub-Total	\$ 13,400
• Sitework		
Site Prep / Grading / Excavation		\$ 2,000
Concrete Flatwork: 440 s.f. @ \$6 per s.f.		\$ 2,640
Elevated Wood Decks/Ramps: 165 s.f. @ \$45 per s.f.		\$ 7,425
Wind Screen at Front Door:		\$ 2,500
Storm Drainage:		\$ 0
Utility Connections:		<u>\$ 0</u>
	Sub-Total	\$ 14,565
• New Construction		
51 s.f. @ \$300 per s.f.		\$ 15,300
• Remodel Construction		
Major Remodeling:* 360 s.f. @ \$175 per s.f.		\$ 63,000
Minor Remodeling:* 940 s.f. @ \$ 50 per s.f.		<u>\$ 47,000</u>
	Sub-Total	\$110,000

• Demolition	\$ 13,400
• Sitework	\$ 14,565
• New Construction	\$ 15,300
• Remodel Construction	<u>\$110,000</u>
Sub-Total	\$153,265
• Contingency @ 20%	<u>\$ 30,653</u>
• Estimated Total	\$183,918

* Major Remodeling includes framing, cabinets, finishes, plumbing, HVAC modifications, and electrical work

* Minor Remodeling includes finishes, minimal framing and electrical work.