

# COMPREHENSIVE ESTIMATE

Prepared by:



**MADELIA**  
GENERAL CONTRACTOR

CSL 107057

*Delivering Accurate and Reliable Cost Assessments*

JULY 31, 2023

520 Jenifer Ct, Santa Rosa CA 95404

July 31, 2023

VIA EMAIL

RE **Comprehensive Estimate**

Thank you for choosing Madelia.

Based upon our preliminary assessment, we estimate the cost to rebuild the home located at 520 Jenifer Ct, Santa Rosa CA 95404 to be approximately: \$822,284.

This estimate includes the following categories:

- “Soft” construction costs (Permits, Fee’s, Architect, Structural, Civil, Energy, and Soils Consultant fee’s)
- “Horizontal” construction (all labor and materials, including, site work, utilities, infrastructure, ...)
- “Vertical” construction (all labor and materials, including, foundation, framing, roof, MEP, finishes, ...)
- Contractor Fee, Liability Insurance and project Contingency
- Code Upgrades – estimate is at current code

This estimate does not include:

- Debris Removal / Demolition / Site Clearance
- Landscaping / Hardscape
- Fencing

Please note that this is a preliminary estimate and not a “fixed price” proposal. There will be a number of factors that affect the cost of construction that are determined during the pre-construction process with your contractor. Those factors may include the following:

- Unforeseen site conditions (e.g., unanticipated site requirements and pre-existing environmental conditions)
- Changes in final plans and specifications
- Changes in material / labor cost and availability at the time of commencement of construction
- Infrastructure improvements resulting from required code upgrades
- Final selection of finishes and fixtures

Please do not hesitate to contact with us with any questions and thank you for working with Madelia.

*Nicholas Wright*

Nicholas Wright  
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# INSTANT STATISTICS

JULY 31, 2023

520 Jenifer Ct, Santa Rosa CA 95404

## INSTANT ESTIMATE

SF  
1,594

Bedrooms  
3

Baths  
2



**TOTAL \$822,284**

Total estimate to replace the home today using local reputable contractors.



Soft Costs  
**\$31,919**



Core + Shell  
**\$482,676**



Other Structures  
**\$26,475**



Finishes  
**\$129,516**



Sitework  
**\$22,727**



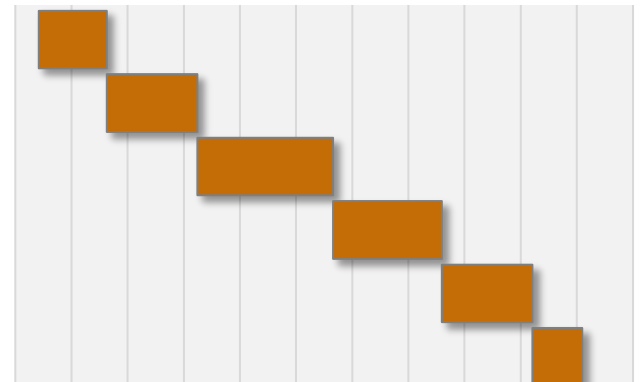
Fee's  
**\$128,972**

## INSTANT METRICS

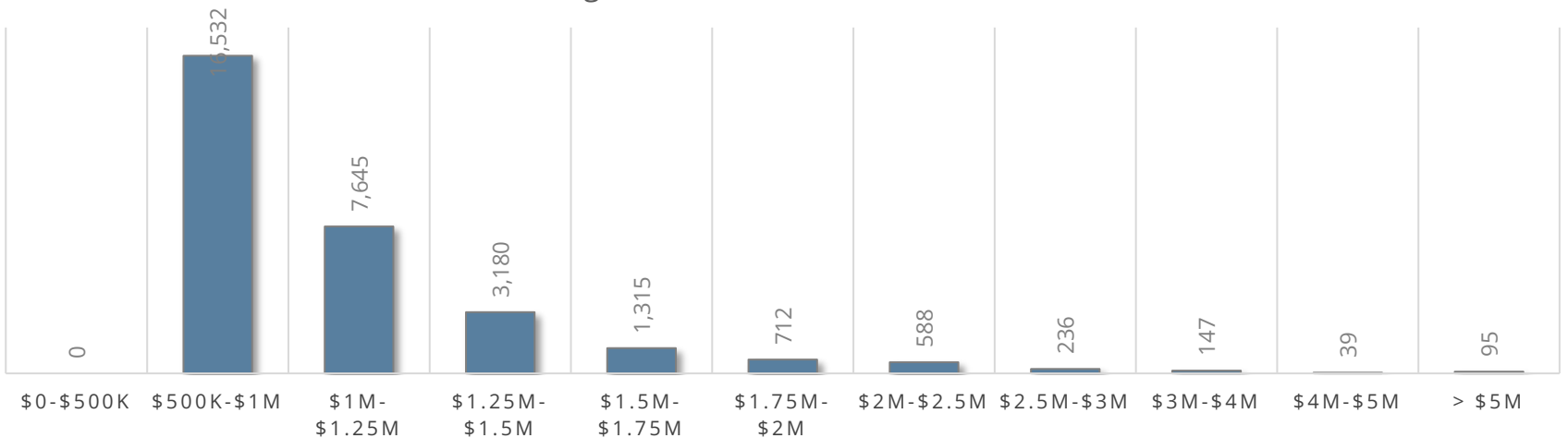
	TOTAL COST	COST / SF
<b>THIS HOME</b>	\$822,284	\$516
SANTA ROSA	\$1,091,700	\$516
vs. AVG.	-25%	0%
PERCENTILE	22,048	28%

ANTICIPATED DURATION: 10 MONTHS

EARTHWORK  
FOUNDATION  
FRAMING  
MEP  
FINISHES  
PUNCHLIST



Madelia Estimated Reconstruction Cost Range for Homes in: Santa Rosa



PRECISION



ASSURANCE



NETWORK

# ESTIMATE SUMMARY

PERMITTING + DESIGN		SUBTOTAL	FEE	TOTAL
00	Permits + Fees	6,222	0	6,222
00	Consultants	25,697	0	25,697
<b>TOTAL PERMITTING + DESIGN</b>		<b>\$31,919</b>	<b>\$0</b>	<b>\$31,919</b>

OTHER STRUCTURES		SUBTOTAL	FEE	TOTAL
32	Landscape + Irrigation	0	0	0
32	Fences + Gates	0	0	0
32	Exterior Improvement (Driveway, Hardscape, ..	16,457	3,209	19,666
33	Infrastructure Systems   Utilities	10,017	1,953	11,971
13	Outdoor Special Construction	0	0	0
<b>TOTAL OTHER STRUCTURES</b>		<b>\$26,475</b>	<b>\$5,163</b>	<b>\$31,637</b>

PRIMARY STRUCTURE		SUBTOTAL	FEE	TOTAL
01	General Conditions	86,269	16,822	103,091
02	Existing Conditions	1,700	332	2,032
03	Concrete	35,258	6,875	42,133
04	Masonry	4,148	809	4,957
05	Metals	0	0	0
06	Wood, Plastics + Composites	134,447	26,217	160,664
07	Roof   Thermal   Moisture	75,701	14,762	90,463
08	Openings	34,073	6,644	40,717
09	Finishes	62,220	12,133	74,353
10	Specialties	11,816	2,304	14,120
11	Equipment	12,500	2,438	14,938
12	Furnishings	42,980	8,381	51,361
13	Indoor Special Construction	0	0	0
21	Fire Suppression	8,296	1,618	9,914
22	Plumbing	30,740	5,994	36,734
23	HVAC	25,138	4,902	30,040
26	Electrical	31,888	6,218	38,106
27	Communications   Data	0	0	0
28	Safety   Security	500	98	598
31	Earthwork	22,727	4,432	27,159
48	Solar	14,518	2,831	17,349
<b>TOTAL PRIMARY STRUCTURE</b>		<b>\$634,919</b>	<b>\$123,809</b>	<b>\$758,728</b>

**TOTAL PROJECT COST \$822,284**



# ESTIMATE DETAIL

DIVISION		DESCRIPTION	AMOUNT
<b>00</b>	<b>PERMITS + FEES</b>		
01 04 30	Building Permit	<i>Permitting and plan check fee's</i>	6,222
01 50 00	Testing + Inspection Services		0
<b>PERMITS + FEES</b>			<b>\$6,222</b>
<b>00</b>	<b>CONSULTANTS</b>		
06 10 00	Architect	<i>Architect fee - construction drawings</i>	8,238
06 10 01	Interior Design		0
06 12 10	Structural Engineer	<i>Structural engineering for permitted set of plans</i>	8,296
06 12 20	Soils Engineer	<i>Soils testing</i>	3,750
06 15 00	Civil Engineer	<i>Civil (staking, topography, etc.)</i>	4,563
06 30 00	Cal Green + T24	<i>Energy analysis for new build.</i>	850
06 43 00	Landscape Design	<i>Could be required per local jurisdiction</i>	0
<b>CONSULTANTS</b>			<b>\$25,697</b>
<b>1</b>	<b>GENERAL CONDITIONS</b>		
01 04 30	Project Team	<i>Site supervision and direct labor cost related to build</i>	61,885
01 50 00	Field Office + Transportation	<i>Gas / trucks / maintenance</i>	11,290
01 56 00	Cleanup	<i>Debris removal, general laborer cleanup</i>	8,678
01 88 00	Tools, Equipment + Misc.	<i>misc. tools.</i>	4,415
<b>GENERAL CONDITIONS</b>			<b>\$86,269</b>
<b>2</b>	<b>EXISTING CONDITIONS</b>		
02 21 00	Surveying	<i>Foundation corner staking</i>	1,700
02 22 00	Existing Conditions		0
02 41 00	Demo	<i>House demo</i>	0
<b>EXISTING CONDITIONS</b>			<b>\$1,700</b>
<b>3</b>	<b>CONCRETE</b>		
03 00 00	Concrete	<i>Foundation</i>	35,258
03 33 13	Concrete Slab		0
03 33 30	Architectural Concrete		0
03 54 13	Gypsum Cement Underlayment		0
<b>CONCRETE</b>			<b>\$35,258</b>
<b>4</b>	<b>MASONRY</b>		
04 20 00	Unit Masonry		0
04 42 00	Exterior Stone Cladding		4,148
04 43 00	Stone Masonry		0
04 43 16	Stone Fabrications		0
<b>MASONRY</b>			<b>\$4,148</b>

# ESTIMATE DETAIL

DIVISION		DESCRIPTION	AMOUNT
<b>5 METALS</b>			
05 10 00	Structural Metal Framing		0
05 50 00	Metal Fabrications		0
05 60 00	Deco Caps	<i>Decorative Chimney Caps + Misc. Metals</i>	0
05 70 00	Decorative Metal		0
<b>METALS</b>			<b>\$0</b>
<b>6 WOOD, PLASTICS + COMPOSITES</b>			
06 10 00	Rough Carpentry - Material	<i>Lumber</i>	51,850
06 10 01	Rough Carpentry - Labor	<i>Framing labor</i>	51,850
06 12 10	Window Install	<i>Labor to install windows</i>	5,185
06 12 20	Exterior Door Install	<i>Labor to install exterior doors</i>	3,889
06 15 00	Wood Decking		0
06 30 00	Casework + Cabinetry Install	<i>Cabinet and built-in install</i>	6,222
06 43 00	Wood Railings		0
06 44 23	Exterior Corbels		0
06 46 00	Millwork - Material	<i>Material for interior base, trim, casing, crown, etc.</i>	4,148
06 46 01	Millwork - Labor	<i>Labor for interior base, trim, casing, crown etc.</i>	10,370
06 47 00	Millwork - Interior Door Install	<i>Interior door install</i>	933
06 48 10	Millwork - Decorative	<i>Decorative millwork (specialty items)</i>	0
<b>WOOD, PLASTICS + COMPOSITES</b>			<b>\$134,447</b>
<b>7 ROOF   THERMAL   MOISTURE</b>			
07 10 00	Waterproofing	<i>Waterproofing for retaining walls, enclosed decks, etc.</i>	0
07 20 00	Thermal Protection-Insulation	<i>Insulation</i>	12,444
07 25 00	Weather Barriers (House Wrap)	<i>House wrap (only applicable on siding)</i>	3,111
07 31 00	Roof Shingles and Shakes	<i>Comp shingle Roof</i>	24,888
07 32 00	Roof Tiles	<i>Tile roof</i>	0
07 46 23	Wood Siding		0
07 46 46	Fiber Cement Siding	<i>Siding</i>	24,888
07 50 00	Membrane Roofing		0
07 61 00	Metal Roof Panels		0
07 60 00	Flashing and Sheet Metal	<i>Door / window flashing + misc. flashing</i>	6,222
07 71 23	Gutters and Downspouts	<i>Gutters and downspouts</i>	4,148
<b>ROOF   THERMAL   MOISTURE</b>			<b>\$75,701</b>

# ESTIMATE DETAIL

DIVISION		DESCRIPTION	AMOUNT
<b>8</b>	<b>OPENINGS</b>		
08 11 05	Front Door Allowance	<i>Front door allowance</i>	2,000
08 11 10	Interior Doors and Frames	<i>Interior doors</i>	3,111
08 31 13	Access Doors and Frames	<i>Access and misc. doors</i>	500
08 32 00	Sliding Glass   Exterior Doors	<i>Exterior doors</i>	6,222
08 36 13	Residential Overhead Doors	<i>Garage doors</i>	4,148
08 50 00	Windows	<i>Windows</i>	14,518
08 60 00	Roof Windows and Skylights	<i>Skylights</i>	0
08 71 00	Door Hardware	<i>Material allowance for door hardware</i>	2,074
08 83 00	Mirrors	<i>Non hanging mirrors</i>	1,500
08 95 00	Vents	<i>Exterior vents</i>	0
<b>OPENINGS</b>			<b>\$34,073</b>
<b>9</b>	<b>FINISHES</b>		
09 21 00	Plaster and Gypsum Board	<i>5/8" drywall material + install</i>	18,666
09 24 23	Cement Stucco Plastering	<i>Stucco estimate</i>	0
09 25 23	Lime Based Plastering		0
09 30 00	Tiling	<i>Material + install, floor, walls, waterproofing for tile areas</i>	8,296
09 63 40	Stone Flooring	<i>Material + Install</i>	0
09 64 00	Wood Flooring	<i>Material + Install</i>	14,518
09 68 00	Carpet Flooring	<i>Material + Install</i>	4,148
09 91 13	Exterior Painting	<i>Material + Labor for exterior painting</i>	4,148
09 91 23	Interior Painting	<i>Material + Labor for interior painting</i>	12,444
09 93 00	Staining	<i>Staining or upcharges for stain vs. paint grade</i>	0
09 94 00	Decorative Finishing	<i>Murals, Wallpaper, etc.</i>	0
<b>FINISHES</b>			<b>\$62,220</b>
<b>10</b>	<b>SPECIALTIES</b>		
10 28 00	Toilet, Bath, + Laundry Access.	<i>Material allowance</i>	500
10 28 19	Tub and Shower Doors	<i>Material + Labor shower glass enclosures</i>	1,066
10 30 00	Fireplaces and Stoves	<i>Material + Install of Fireplaces</i>	3,500
10 32 00	Fireplace Mantels-Surrounds	<i>Material + Install of decorative fire surround usually allowance</i>	1,750
10 57-23	Closet and Utility Shelving	<i>Closet shelving, typically custom in master bedroom</i>	5,000
<b>SPECIALTIES</b>			<b>\$11,816</b>
<b>11</b>	<b>EQUIPMENT</b>		
11 30 13	Residential Appliances	<i>Appliance package allowance</i>	12,500
<b>EQUIPMENT</b>			<b>\$12,500</b>

# ESTIMATE DETAIL

DIVISION		DESCRIPTION	AMOUNT
<b>12</b>	<b>FURNISHINGS</b>		
12 20 00	Window Treatment	<i>Window Coverings - typically excluded by contractor</i>	0
12 30 00	Casework and Cabinetry	<i>Material + Labor for Cabinets and built-ins</i>	31,110
12 30 10	Casework and Cabinetry Hardware	<i>Cabinet hardware (knobs, pulls, ...) usually an allowance</i>	1,500
12 30 20	Plywood Sub tops		0
12 36 00	Countertop	<i>Material + Labor of solid surfaces (Quartz, Marble, etc.)</i>	10,370
<b>FURNISHINGS</b>			<b>\$42,980</b>
<b>13</b>	<b>INDOOR SPECIAL CONSTRUCTION</b>		
13 11 00	Wine Racks		0
13 15 10	Acoustic Treatments		0
13 15 20	Home Theater		0
13 17 13	Safe Room		0
13 18 00	Sauna   Steam Room		0
13 20 00			0
13 34 00			0
<b>INDOOR SPECIAL CONSTRUCTION</b>			<b>\$0</b>
<b>13</b>	<b>EXTERIOR SPECIAL CONSTRUCTION</b>		
13 50 00	Swimming Pools		0
13 55 00	Hot Tubs		0
13 60 00	Outdoor Kitchens		0
13 65 00	Exterior Heaters		0
13 70 00	Fabricated Structure		0
13 80 00	Fire Pit		0
13 90 00	Shades		0
<b>EXTERIOR SPECIAL CONSTRUCTION</b>			<b>\$0</b>
<b>21</b>	<b>FIRE SUPPRESSION</b>		
21 13 00	Overhead Fire Sprinklers	<i>Material + Labor for fire suppression systems</i>	8,296
21 41 00	Tank	<i>If required, tank (i.e. talco) used for fire water storage</i>	0
<b>FIRE SUPPRESSION</b>			<b>\$8,296</b>
<b>22</b>	<b>PLUMBING</b>		
22 00 10	Rough Plumbing	<i>Material + labor for plumbing</i>	20,740
22 40 00	Plumbing Fixtures	<i>Plumbing fixtures (toilet, faucet, etc.) allowance</i>	10,000
22 75 00	Temporary Water	<i>Construction water</i>	0
<b>PLUMBING</b>			<b>\$30,740</b>



# ESTIMATE DETAIL

DIVISION		DESCRIPTION	AMOUNT
<b>23</b>	<b>HVAC</b>		
23 00 10	HVAC	Material + Labor for Heating and cooling systems	24,888
23 75 00	Temporary Heating	Maintain proper heat during construction	250
23 83 00	Radiant Heat	Radiant heating system in the floors	0
<b>HVAC</b>			<b>\$25,138</b>
<b>26</b>	<b>ELECTRICAL</b>		
26 10 00	Rough Electrical	Material + Labor for electrical wiring, lights, etc.	24,888
26 50 00	Electrical Fixtures	Decorative (i.e.. Chandelier) light fixtures allowance	6,000
26 75 00	Temporary Power	Power setup and maintaining throughout project	1,000
<b>ELECTRICAL</b>			<b>\$31,888</b>
<b>27</b>	<b>COMMUNICATION</b>		
27 20 00	Data   Communications		0
27 30 00	Lighting Control	Smart home systems	0
27 41 00	Audio-Video Systems	Sound and video systems	0
<b>COMMUNICATION</b>			<b>\$0</b>
<b>28</b>	<b>SAFETY   SECURITY</b>		
28 20 00	Video Surveillance	Security	500
28 30 00	Security, Alarm, and Monitoring		0
<b>SAFETY   SECURITY</b>			<b>\$500</b>
<b>31</b>	<b>EARTHWORK</b>		
31 10 00	Site Clearing		1,670
31 22 00	Grading		2,862
31 23 00	Excavation and Fill		14,311
31 23 33	Trenching + Backfill		2,385
31 24 00	Footing Excavation		0
31 25 00	Erosion Controls		1,500
<b>EARTHWORK</b>			<b>\$22,727</b>
<b>32</b>	<b>EXTERIOR IMPROVEMENTS</b>		
32 13 13	Concrete Paving		5,009
32 16 00	Curbs, Sidewalks, + Driveways		11,448
32 31 00	Site + Landscape Walls		0
32 32 00	Designed Hardscapes		0
32 42 00	Fences and Gates		0
32 80 00	Irrigation		0
32 90 00	Planting		0
<b>EXTERIOR IMPROVEMENTS</b>			<b>\$16,457</b>



# ESTIMATE DETAIL

DIVISION		DESCRIPTION	AMOUNT
<b>33</b>	<b>UTILITIES</b>		
33 10 00	Water Utilities		477
33 11 13	Potable Water Supply Wells		0
33 16 00	Water utility storage tanks		0
33 30 00	Sanitary Sewerage		954
33 41 13	Foundation Drainage		3,339
33 42 00	Stormwater Drain		3,816
33 42 05	Misc. items for utilities		0
33 50 00	Gas Utilities		477
33 70 00	Electrical Utilities		477
33 80 00	Communications Utilities		477
<b>UTILITIES</b>			<b>\$10,017</b>
<b>48</b>	<b>ELECTRICAL POWER GENERATION</b>		
48 14 00	Solar	<i>Min. Solar Requirements</i>	14,518
<b>ELECTRICAL POWER GENERATION</b>			<b>\$14,518</b>
<b>50</b>	<b>INDIRECT FEES</b>		
50 10 00	Contractor Fee	<i>Contractor fee</i>	99,209
51 10 00	Project Liability Insurance	<i>Contractors liability insurance for your project</i>	9,921
52 10 00	Project Contingency	<i>Contingency for unexpected and unforeseen conditions</i>	19,842
<b>INDIRECT FEES</b>			<b>\$128,972</b>
<b>TOTAL PROJECT COST</b>			<b>\$822,284</b>



# OUR NETWORK

PROFESSIONAL NETWORK.  
REPUTAL CONTRACTORS.  
RELIABLE PRICING.

## IDENTIFYING THE RIGHT PARTNERS

We carefully select contractors who have demonstrated exceptional craftsmanship, a proven track record, and a commitment to delivering outstanding results. Our network includes specialists in various areas, ensuring that our assumptions align with your expectations.

## ESTABLISHING RELATIONSHIPS

We foster strong relationships with our network partners, building a foundation of trust and collaboration. Through regular communication and site visits, we ensure that we are up to date with their capabilities, expertise, and availability, allowing us to provide you with the most accurate estimates.

## CONTINUOUS EVALUATION AND QUALIFICATION

We maintain high standards for our network partners. We continuously evaluate their performance, ensuring that they adhere to our strict quality and professionalism criteria. By regularly qualifying our partners, we ensure that only the best contractors are included in our network.

## ACCESS TO DIVERSE RANGE OF EXPERTISE

Our network consists of contractors from various trades and specialties, including general contractors, electricians, plumbers, carpenters, and more. This diverse range of expertise allows us to provide comprehensive estimates that cover all aspects of construction.

## LEVERING LAND KNOWLEDGE

Our deep understanding of the local construction industry and market dynamics enables us to accurately assess the costs and factors unique to your region. We leverage this local knowledge to ensure that our estimates align with the prevailing market conditions.

