

WADE DESIGN ARCHITECTS

HANSEL RESIDENCE INSTRUCTIONS FOR PRICING
Main House, Gym, Detached Garage & Grounds
March 1, 2010

473 Cahill Lane
Santa Rosa, California 95401

Documents from Architect:

In addition to these instructions, please refer to the Preliminary Pricing Set of drawings, the Outline Specifications, the Preliminary Schedule and Project Floor Areas take-off document as a basis for your preparation of pricing.

Guidance for pricing format:

Contractors are free to organize break-out pricing in their own preferred format. However, please separate material & labor costs, and carry contractor's percentage profit as a separate line item. Also, please indicate percentage contingency, or your expectation for the accuracy of the pricing you supply. The more organized and thorough your back-up and those of any sub-contractors, the more confidence we will have in evaluating your pricing.

Owner contracted / Not In Contract (N.I.C.) Items:

The owner intends to contract out the following work separate from the General Contractor's scope –

Pool refinishing work

Septic system work

Landscape work (this does not include new hardscape terraces and walkways, please include that scope in pricing)

Separately priced items:

Documents have been sent directly from the Architect to the listed exterior door and window manufacturers for pricing. Contractors will be furnished with these numbers by the Architect, please provide pricing for installation.

Construction schedule:

Owner intends for construction to be completed on December 1st, 2011. Please see the attached schedule for your reference.

Owner requests that the new garage be completed as an initial phase prior to demolishing of the existing house. New garage is to serve exclusively as owner's storage during construction. Existing garage can be utilized for staging and other contractor purposes.

Question and answer format:

Please email luke@wade-design.com with any questions or requests for clarification. Deadline for receipt of questions is Friday, March 5th at noon. We will compile all questions and release with our responses to all contractors for a fair pricing environment. We intend to release our responses on Tuesday, March 9th.

Pricing deadline:

Pricing is due Monday, March 15th at noon. Pricing documents may be electronically transmitted to the Architect. If mailed or delivered, please insure that it arrives prior to noon. Please do not fax your submission.

Continuation process:

We appreciate your efforts and time in preparing pricing, and will review all submitted documents with the owner. We intend to phone contractors with questions and establish owner interviews with serious candidates during the last two weeks of March.