

ABC Construction Business School - Take-Off & Cost Estimating

Putting Together a Cost Estimate for a Tiny House Plan (Katrina Cottage)

We will be using a Tiny House plan and learn what a Take-Off is and how it helps us generate a Cost Estimate. We'll look to be Resourceful and Use Industry Standard Cost Data to help us put together the cost of work for portions of the Tiny House estimate.

Designed By Marianne Cusato. Compact and tiny, this (2) two bedroom cottage is sized to sit on the back of a lot as a guest house or in planned retirement communities. Our task is to build a cost estimate based on the specifications and the Plan given us.

Specifications

Plan Styles: Cottage Beach

Outdoor Spaces: Covered Front Porch + Side Entry w/ Deck

Exterior Wall Framing: Framing Lumber: 2"x6" Douglas fir

Exterior Wall Finish: Cement board siding (HardiePlank)

Interior Ceiling: Main Ceiling Height: 9ft.

Windows: 2ft wide X 4ft, double-hung (see elevations)

Front Entry Door (standard exterior): 3' X 7' hollow metal door & frame

Side Entry Exterior Door (standard exterior): 3' x 7' hollow metal door & frame

Interior Doors & Closet (hollow core wood doors), prefinished: 3' x 7'

Flooring/Base: Wood composite floor (Pergo) + wall base moulding

Bathroom Flooring: Ceramic tile & base

Kitchen Cabinets: Standard lower & upper + Formica(R) countertops

Bathroom Fixtures: Fiberglas, preformed tub & shower + water closet + pedestal lavatory (no cabinet)

Appliances: Refrigerator + electric stovetop/oven + microwave + stacked washer/dryer

Dimension of Cottage:

Depth: 42ft

Width: 16ft

Height: (outside): 16'-4" (16ft, 4-inches)

Area Total Sq Ft: 544 sq ft

Main Floor Sq Ft: 544 sq ft

Plan Feature: Tiny House

Bedrooms: 2

Stories: Single-level

Baths: 1.00

Roof: Standard Roof Frame

Truss System: Pre-Manufactured Trusses, Primary Pitch 10:12.

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Additional information to consider about the Tiny House cost estimate.

- The location of the project is unincorporated Smith County. We will estimate Plan Review Services at \$500 and the cost of issuance of the Building Permit when plan review is completed at \$750.
- We will estimate temporary power services at \$500. This includes temporary power set-up, temporary power charges, and tear-down of the temporary power.
- The County requires concrete strength testing of the foundation. We plan to subcontract out a specialty testing service and estimate \$450 to provide the testing and recording services.
- Underground site utilities are already installed and have been brought to within 2-feet of the Tiny House location by the Owner. This includes the water, sewer, electrical, gas, storm, and u/g conduit for cable services.
- Final connection fees for electric power, water, sewer, gas, and storm are costs covered by Owner and not included in our cost estimate.
- General conditions and/or requirements shall include temporary electrical power, water, small job trailer, JobBox(R) for tools storage, use of a pickup truck; wifi service for internet laptop connection, and Port-o-Potty(R).
- Landscaping and Irrigation Systems work shall be performed by the Owner.
- Kitchen and laundry appliances shall be furnished and provided by the Owner.
- All work shall be performed per Industry Standards to include, but not be limited to, the rough and finishing work for the following: Carpentry (including rough framing and finish work,) Roofing, Metal work, Plumbing, Electrical, HVAC/air-conditioning, Insulation, Doors, Windows, Drywall, Painting, Flooring.

You will work with the Estimating Manager (E.M.) and be given a portion of the cost estimate to complete. We will focus on Div. 8 Openings (doors & windows,) and Div. 9 Finishes, (drywall, painting, and flooring.) Industry cost data will be provided to you by the E.M. This cost data shall be taken from The Guide(R) and RSMeans resources.

We will work through the process of reading the plan, practice performing a quantity survey, or “take-off” of the plan. Once our “take-off” is substantiated, we will learn how to use our cost data to estimate the cost of the work. We will finalize our cost estimate for the Drywall, Doors, Windows, Painting, and Flooring.

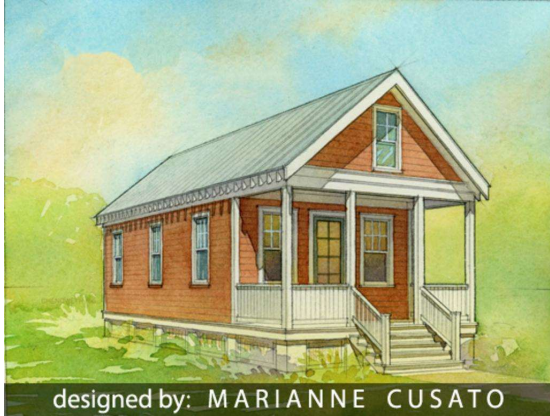
Our objective is to complete a “take-off” and estimate the cost of the work for these Divisions and then finalize our cost estimate for the Tiny House. This cost estimate becomes the basis for our bid proposal.

If you have questions, or need clarification, please contact the E.M. He will provide the guidance needed to help you put together your cost estimate.



Floor Plan - Katrina Cottage

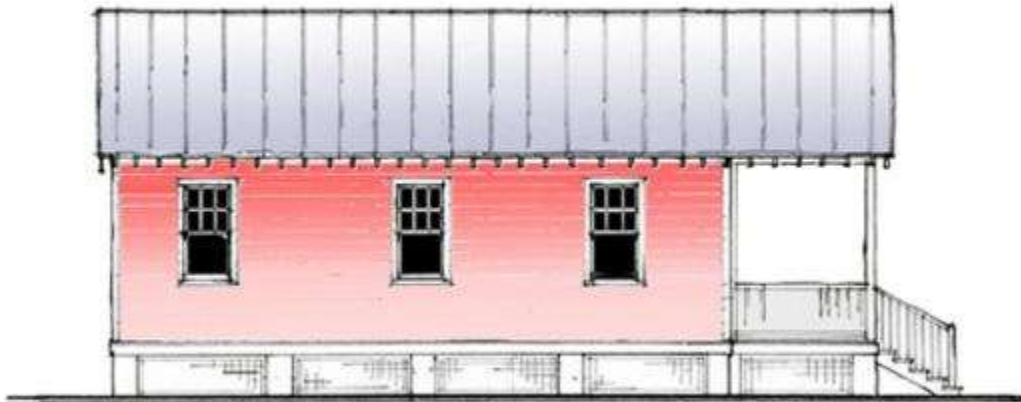
(Not To Scale - NTS)



Perspective View



Front-of-House Elevation



Side Elevation