



Getting it **right** from the start

July 11, 2017

John Day City Apartments
John Day, OR

Attention: Peter Baer

RE: **Apartment Interior Demolition**

CSDI Construction, Inc. is pleased to offer the following preliminary, draft, order-of-magnitude budget proposal for '**John Day City Apartments.**' Our budget proposal is inclusive of interior demolition of non-load bearing partition walls, haul-off of debris, and draft stopping, to perform this work.

CSDI proposes the Base Bid amount of:

One Hundred Thirty Thousand Two Hundred Sixty Dollars.....\$130,260.00

Alternate No. 1

If asbestos abatement is required.....\$34,392.00

Budget Clarifications:

1. This is a preliminary, draft, budget only and is based on an order of magnitude scope of work for the demolition of the interior, non-load bearing, 2nd floor walls, and providing draft stopping between the 1st and 2nd floors.
2. This preliminary budget is based on photographs provided by the architect, as well as a brief on-site visit.
3. CSDI has not included any structural upgrades and assumes the building is structurally sound.
4. CSDI has not included any testing of asbestos in the building. The alternate budget for asbestos abatement is preliminary, and does not reflect actual amounts of asbestos, if any, needing abatement.
5. CSDI assumes a full review has been completed by the fire marshal and the authorities having jurisdiction, and that only draft stopping is required.
6. CSDI assumes no interpretations of local and state life/safety codes, or MEP codes.

7. CSDI has not included any costs to upgrade any assemblies requiring a designated fire rating.
 - a. This would include adding additional layers of sheet rock to the 1st floor ceilings nor the 2nd story floor.
8. CSDI has not included any work to any space on the 1st floor.
9. CSDI assumes the services of an electrician and plumber will be required to make safe existing electrical and plumbing systems.
10. CSDI has not included any upgrades to existing utilities including electrical, plumbing, mechanical, sewer, fire alarm, or fire sprinklers systems.
11. CSDI has not included any work to the exterior of the building including windows, patios, exterior finishes, or roofing.

Respectfully Submitted,

Robert Warner - Estimator
CSDI Construction, Inc.