



MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25
All meeting **notices and agenda** must be filed and time stamped with the
Town Clerk's Office and posted at least 48 hours prior to the meeting
(excluding Saturdays, Sundays and Holidays)

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NANTUCKET TOWN CLERK
Posting Number:T 1022

Committee / Board	AFFORDABLE HOUSING TRUST
Day, Date, and Time	TUESDAY, November 15, 2022 @ 12:30PM
Location / Address	REMOTE PARTICIPATION VIA ZOOM (<i>See Below</i>) THE MEETING WILL BE AIRED AT A LATER TIME ON THE TOWN'S GOVERNMENT TV YOUTUBE CHANNEL AT https://www.youtube.com/channel/UC-sgxA1fdoxteLNzRAUHIxA
Signature of Chair or Authorized Person	Hayley Cooke Housing/Real Estate Office Manager
WARNING: IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!	

NOVEMBER MEETING AGENDA FOR 11-15-2022 (Subject to change) www.nantucket-ma.gov

Please click on following link to join Zoom Meeting:

<https://us06web.zoom.us/j/88615238340?pwd=d09KQkVKMGplT2lFV0xuMmxpY2kxUT09>

Meeting ID: 886 1523 8340

Passcode: 943499

Purpose: To discuss business as noted below. Electronic copies of the complete text, plans, application, or other material relative to each agenda item are available per request by email to hcooke@nantucket-ma.gov. Please email to request a paper copy and you will be provided a time to retrieve from the Housing Office located in Room 111 at 16 Broad Street between the hours of 8:30 AM and 4:30 PM on weekdays.

Trust Members: Brian Sullivan (Chairman), Reema Sherry (Vice Chair), Meg Browsers, Shantaw

Bloise-Murphy, Penny Dey, Dave Iverson, Brooke S. Mohr

Staff: Tucker Holland (Housing Director), Ken Beaugrand (Real Estate Director), Hayley Cooke (Housing & Real Estate Office Manager)

PLEASE LIST BELOW THE TOPICS THE CHAIR
REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING

- I. CONVENE in Open Session via Zoom
- II. APPROVAL of Agenda
- III. APPROVAL of Minutes
 - Minutes from 11.1.22
- IV. PUBLIC COMMENT for items not otherwise on the agenda
- V. CFAP Application – ACTION
 - Campese, 67 Milestones Rd.
- VI. Year-Round Definitions– DISCUSSION
- VII. Rental Incentive Program– DISCUSSION
- VIII. Warrant Article to Codify Income Limits Served by Trust –REVIEW & DISCUSSION
- IX. Housing Nantucket Request Regarding 31 Fairgrounds Cost Adjustment – DISCUSSION
- X. Dr. Dickler Award – DISCUSSION & ACTION
- XI. Other Business
 - Upcoming Meetings:
 - Regular AHT meeting: December 19, 2022 at 12:30pm (Zoom Meeting)
- XII. Board Comments
- XIII. Executive Session, Pursuant to MGL C. 30A § 21(A)
 - Purpose 6: To consider the purchase, exchange, lease or value of real property where

an open meeting may have a detrimental effect on the negotiating position of the public body.

XIV. Adjourn

NANTUCKET AFFORDABLE HOUSING TRUST

~~SPECIAL MEETING MINUTES~~

Tuesday, November 1, 2022

Remote Meeting *via* Zoom – 12:30pm

Trust Members: Brian Sullivan (Chair), Reema Sherry (Vice-Chair), Brooke Mohr, Meg Browers, Dave Iverson, Shantaw Bloise-Murph, Penny Dey

ATTENDING MEMBERS: Brian Sullivan, Reema Sherry, Penny Dey, Brooke Mohr, Meg Browers (late), Dave Iverson (late), Shantaw Bloise-Murphy (late).

STAFF IN ATTENDANCE: Tucker Holland (Housing Director); Hayley Cooke (Housing & Real Estate Office Manager); Vicki Marsh (Town Counsel)

ANTICIPATED SPEAKERS:

Public Present on Zoom: Anne Kuszpa (Housing Nantucket), Billy Cassidy, Elizabeth Blair (Housing Nantucket).

I. Call Meeting to Order

Brian Sullivan called the meeting to order at 12:32pm & reads Public Participation Guidelines.

Meg Browers arrives late.

II. Approval of Agenda

Penny Dey moved to approve the agenda. Reema Sherry seconded the motion.

ROLL CALL of those participating:

- | | |
|-------------------|-----|
| 1. Reema Sherry | Aye |
| 2. Brooke Mohr | Aye |
| 3. Penny Dey | Aye |
| 4. Meg Browers | Aye |
| 5. Brian Sullivan | Aye |

Agenda adopted by 5-0 vote.

III. APPROVAL of Minutes

- Minutes from 10.18.22

Minutes amended to include edits:

- 1) Meg Browers is listed as Meg Sullivan in one instance. Minutes will be corrected to put in her correct last name.

Reema Sherry makes a motion to approve the Minutes with the edits as noted. Brooke Mohr seconded the motion.

ROLL CALL of those participating:

- | | |
|-------------------|-----|
| 1. Reema Sherry | Aye |
| 2. Brooke Mohr | Aye |
| 3. Meg Browers | Aye |
| 4. Penny Dey | Aye |
| 5. Brian Sullivan | Aye |

Motion adopted by 5-0 vote.

IV. PUBLIC COMMENT for items not otherwise on the agenda

Anne Kuszpa: We are accepting applications until December 19, 2022 for Sandpiper II for 6 homeownership units (80% AMI and below), and 1 homeownership unit (175% AMI and below). Info session on November 15 at Housing Nantucket. More info at housingnantucket.org/sandpiper. Lottery will be held on January 9, 2023.

Shantaw-Bloise Murphy arrives late.

V. CCAP/CFAP – ACTION

CFAP – Davis, 11 Equator Drive

Hayley: As an update, paperwork (seen in packet) and the assessor, Rob Ranney confirmed that Davis is in fact the true owner of the property. GIS has been updated for accuracy.

Penny Dey makes a motion to approve the CFAP Application for Shawn Davis at 11 Equator Drive for up to \$10,000. Seconded by Brooke Mohr.

ROLL CALL of those participating:

- | | |
|--------------------------|-----|
| 1. Reema Sherry | Aye |
| 2. Brooke Mohr | Aye |
| 3. Meg Browers | Aye |
| 4. Penny Dey | Aye |
| 5. Shantaw Bloise-Murphy | Aye |
| 6. Brian Sullivan | Aye |

Motion adopted by 6-0 vote.

CCAP – Dwyer, 31 B Beachgrass Rd. (Habitat Home)

Brooke Mohr: Making note that Habitat for Humanity has approved this applicant. The family assets technically exceed limits, but these are co-mingled assets being held for the underaged son from social security benefits.

Brooke Mohr makes a motion to approve the CCAP Application for the Dwyer family at 31B Beachgrass Rd. for up to \$15,000 pending closing costs. Seconded by Penny Dey.

ROLL CALL of those participating:

- | | |
|--------------------------|-----|
| 1. Reema Sherry | Aye |
| 2. Brooke Mohr | Aye |
| 3. Meg Browsers | Aye |
| 4. Penny Dey | Aye |
| 5. Shantaw Bloise-Murphy | Aye |
| 6. Brian Sullivan | Aye |

Motion adopted by 6-0 vote.

CCAP- Ho-Shue, 31 A Beachgrass Rd. (Habitat Home)

Brooke Mohr makes a motion to approve the CCAP Application for Ho-Shue household at 31A Beachgrass Rd. for up to \$15,000 pending closing costs. Seconded by Penny Dey.

ROLL CALL of those participating:

- | | |
|--------------------------|-----|
| 1. Reema Sherry | Aye |
| 2. Brooke Mohr | Aye |
| 3. Meg Browsers | Aye |
| 4. Penny Dey | Aye |
| 5. Shantaw Bloise-Murphy | Aye |
| 6. Brian Sullivan | Aye |

Motion adopted by 6-0 vote.

CCAP Application – Glidden/Embry-Pelrine, 24 Rugged Rd., Lot 4B (Covenant Home & Lot).

Brooke Mohr makes a motion to approve the CCAP Application for the Glidden/Embry-Pelrine household at 24 Rugged Rd. Lot B for up to \$15,000 pending closing costs. Seconded by Penny Dey.

ROLL CALL of those participating:

- | | |
|--------------------------|-----|
| 1. Reema Sherry | Aye |
| 2. Brooke Mohr | Aye |
| 3. Meg Browsers | Aye |
| 4. Penny Dey | Aye |
| 5. Shantaw Bloise-Murphy | Aye |
| 6. Brian Sullivan | Aye |

Motion adopted by 6-0 vote.

Dave Iverson arrives late.

VI. Year-Round Definitions and Restrictions – DISCUSSION

Brian Sullivan: We talked last meeting about creating a subcommittee to create a year-round definition. We were informed via Town Counsel that we cannot meet as a subcommittee as a group of three. Unless we choose to host open meeting and post the meetings. So, do we want to move

forward with a regular opening meeting, or do we want to reduce the group to two for a period of time and come back with advice for the larger group at a later time?

Meg Browsers: Can we meet as separate groups of two?

Town Counsel clarifies that it would be best for two people to meet, give the information to Hayley, and then Hayley deliver that information, rather than that.

Meg Browsers: I'm happy to do it, but you (Brian Sullivan) and Shantaw have been on the Board longer, I can step down.

Shantaw Bloise-Murphy: I feel similarly.

It was decided that Meg Browsers and Shantaw Bloise-Murphy will meet and discuss and bring concepts and ideas to the next Trust meeting.

Item carried to the next meeting.

VII. Warrant Article to Codify Income Limits Served by Trust - DISCUSSION

The Trust and Town Counsel had a continued discussion from the previous meeting about creating a warrant article to codify the income limits served by the Trust. There was a discussion on affordability and attainability. Town Counsel started with language to define "affordable" as 80% AMI or less, and "attainable" is up to 240% AMI. These are the affordable levels for the amendment the Counsel is working on.

Penny Dey: I think we should get going on this for next spring's ATM. This could also be sponsored by the Select Board.

Brian Sullivan: Or the CPA.

Brooke Mohr: CPA is requesting the Select Board sponsor their regular funding article this year.

Reema Sherry: I really like the language of "attainable" that is a great way to define this. If we are going to raise CPA limits, we should run it by the CPA first. If they are on board, let's go for it.

Tucker Holland: Vicki, in the low to moderate definition, you have 80% AMI. Would we not want to use 100% AMI, consistent with the current CPA language and the other towns?

Vicki Marsh: Yes, I just put 80%. You can do that, certainly to 100%.

Brooke Mohr: The purpose of this to give us more flexibility and to clarify. I think introducing a new work with affordable and attainable. I'm torn between 80% and 100%. That's how DHCD defines SHI units. And then 81-240% is attainable.

Brian Sullivan: I see a lot of affirmative heads shaking here.

Dave Iverson: I like the consistency of keeping 80% AM in the mix.

Tucker Holland: The CPA defines low and moderate as 80% and 100% AMI, and the DHCD looks at that definition with regard to funding for certain programs. It is in our interest, not knowing where monies may come from in the future. I don't see a downside in keeping 80-100%.

Vicki Marsh: I did this as a quick draft, I would like to go back and see if I need to make any other edits before bringing it to the Select Board. If you can authorize me to do that, I will have the something for you to review at the next meeting.

Tucker Holland: I would just suggest you leave the language that Vicki has about the upper level, which may not exceed 240% AMI, rather than it is between 101-240%.

Brooke Mohr moves that we adopt the language drafted by Vicki, pending any minor changes that she deems necessary with one change to include up to 100% AMI within the definition of low to moderate income. Penny Dey seconded.

ROLL CALL of those participating:

- | | |
|--------------------------|-----|
| 1. Reema Sherry | Aye |
| 2. Brooke Mohr | Aye |
| 3. Meg Browsers | Aye |
| 4. Penny Dey | Aye |
| 5. Shantaw Bloise-Murphy | Aye |
| 6. Dave Iverson | Aye |
| 7. Brian Sullivan | Aye |

Motion adopted by UNANIMOUS 7-0 vote.

Brooke Mohr makes the motion to authorize Town Counsel to draft a Warrant Article for the Select Board's approval that would change the authorization for the use of CPA funds for affordable housing for an upper limit of 240% AMI. Adding that our presentation of this to the Select Board is pending a conversation with the CPC and their approval. Second from Reema Sherry.

ROLL CALL of those participating:

- | | |
|--------------------------|-----|
| 1. Reema Sherry | Aye |
| 2. Brooke Mohr | Aye |
| 3. Meg Browsers | Aye |
| 4. Penny Dey | Aye |
| 5. Shantaw Bloise-Murphy | Aye |
| 6. Dave Iverson | Aye |
| 7. Brian Sullivan | Aye |

Motion adopted by UNANIMOUS 7-0 vote.

VIII. 31 FG Funding -Discussion.

Tucker Holland: We are not ready yet to discuss this formally.

Item moved to next meeting.

IX. Funding for Seven Letter- ACTION

RE: Communications and strategy work on Real Estate Transfer Fee for housing.

Tucker Holland: We talked about this last session. This is a continuation of funding of the communications and strategy work we engaged in last and this session for the effort to pass the Housing Bank Bill at the Statehouse. I'm breaking up this request into two parts:

- 1) Continue the effort through remainder of informal session, which runs until Dec. 31st.
- 2) New part at the start of the new session in January

This would be a \$20,000 commitment from Trust for remainder of this session, in the New Year, it equates to \$75,000/month, but looking to other potential funding sources to augment what we will do during next session.

Brooke Mohr: I'm wondering, what is the value of continuing between now and the end of the year versus just picking it up next year.

Tucker Holland: Continuity of relationships, motivating those working on our behalf, conversations that help keep momentum up for what we want to get done in the next session.

Penny Dey: What bucket is this money coming out of?

Tucker Holland: Our professional services. The Housing Office Town budget.

Penny Dey moves to approve \$20,000 from our budget for the communications and strategy work group advance real estate transfer fee. Second from Reema Sherry.

ROLL CALL of those participating:

- | | |
|--------------------------|-----|
| 1. Reema Sherry | Aye |
| 2. Brooke Mohr | Aye |
| 3. Meg Browers | Aye |
| 4. Penny Dey | Aye |
| 5. Shantaw Bloise-Murphy | Aye |
| 6. Dave Iverson | Aye |
| 7. Brian Sullivan | Aye |

Motion adopted by UNANIMOUS 7-0 vote.

X. Dr. Dickler Award – DISCUSSION & ACTION

Description of award and process will be carried to the regular meeting this month.

XI. Other Business

Upcoming Meetings:

- Regular AHT meeting: November 15, 2022 at 12:30pm (via Zoom).

XII. Board Comments

None.

XIII. Executive Session, Pursuant to MGL C. 30A § 21(A)

- Purpose 6: To consider the purchase, exchange, lease or value of real property where an open meeting may have a detrimental effect on the negotiating position of the public body.

Brooke Mohr makes a motion to adjourn the regular meeting and go into Executive Session.
Seconded by Dave Iverson.

ROLL CALL of those participating:

- | | |
|--------------------------|-----|
| 1. Reema Sherry | Aye |
| 2. Brooke Mohr | Aye |
| 3. Meg Browsers | Aye |
| 4. Shantaw Bloise-Murphy | Aye |
| 5. Penny Dey | Aye |
| 6. Brian Sullivan | Aye |
| 7. Dave Iverson | Aye |

Motion adopted by UNANIMOUS 7-0 vote.

Open Session Meeting ended at 1:35pm.

Submitted by:

Hayley Cooke



75 Old South Road • P.O. Box 3149 • Nantucket, MA 02554 • Tel: 508.228.4422

**Nantucket Housing Needs Covenant Program
Tertiary Lot Subprogram
Qualified Seller's Certificate**

This certifies that the household comprised of the following individual(s):

Robert Campese

Representing themselves as all legal and beneficial owners of the property located at:

67 Milestone Road, a portion of

has submitted sufficient proof to meet the criteria outlined in the Nantucket Housing Needs Covenant Program Regulations for the above referenced subprogram.

Issue Date:

Valid through:

or the time at which information provided in the Qualified Seller's Application is no longer valid, whichever comes sooner.

Maximum Sale Price or Maximum Resale Price: \$963,867

Nantucket Housing Authority by NHA Properties, Inc, its Agent
d/b/a Housing Nantucket, by Executive Director:
(for authority see Book 1262, Page 340)


Anne Kuszpa

THE COMMONWEALTH OF MASSACHUSETTS

Nantucket County, ss.

Nov 9, 2018

On this 9 day of November, 2018, before me, the undersigned notary public, personally appeared Anne Kuszpa, proved to me through satisfactory evidence of identification, which is personal knowledge of the undersigned, to be the person whose name is signed on the above document, and acknowledged to me that she signed it voluntarily for its stated purpose.


Notary Public

My commission expires:  **WILDA M. FALCONER**
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires housingnantucket.org

Housing the Nantucket Community Since 1994

Affordable Rentals House Recycling Advocacy Covenant Homes Education Resources

Year-Round Definitions on Nantucket – PRELIMINARY RESEARCH

LANDBANK:

- Actual **domicile** at property within 2 years of the purchase. Must live at the property year-round for an additional 3 years.
- [Owners] **“Shall remain permanently for an indefinite time and without any certain purpose to return to a former place of abode for a period lasting not less than the 5th anniversary of the transfer”**
- A notice of lien for the exemption amount is placed on the property for 5 years, at which time it will be released if they remain in compliance and domiciled at the 5-year date.
- Compliance check on first-time homebuyers with “M” exemptions and affordable “O” exemptions after purchase on the purchase anniversary date on the annual basis: 2 years, 3 year, 4 year and 5 year.
- Compliance check: TON annual street list, TON registered residents list, 1st page of a MA tax return for year prior, phone book or directory for address/contact info.
- If information seems questionable, inquiry letter will go to out resident asking them to confirm their primary residence and return proof of residency by showing a driver’s license with their current address on it, 1st page of their MA tax return, and a copy of the mortgage statement with the residential address listed.
- If there is no reply to letter, 2nd and 3rd letter goes out. If there is no response after that, Land Bank issues a Notice of Assessment asking for Lien amount to be repaid, plus penalty and interest costs.

ZONING:

Definition of **PRINCIPAL RESIDENCE:**

The locality where a person resides **with the present intent to make it the person's fixed and permanent home. The person's physical presence alone will not establish a principal residence.** In ascertaining one's intent, the Housing Authority shall consider, among other things, the person's **employment status, voter registration, driver's license, motor vehicle registration, real property ownership, income tax returns, or the filing with the Housing Authority of a written declaration to establish or maintain a principal residence.** The owner of a unit being rented shall provide the Housing Authority with an **annual certification of compliance** with the terms of the covenant.

HOUSING NANTUCKET:

- Covenant homeowners must occupy the Covenant home 10 out of 12 months per year
- Owners sign an affidavit at time of purchase to say they will be there 10 out of 12 (primary residence)
- Documented annually by responding to a Housing Nantucket mailing
- Annual Recertification Filing Form is affirmed by the Covenant Homeowner, signed and returned with a copy of a recent utility bill.

ASSESSOR'S OFFICE:

- The only way we have of determining whether someone is a "year-round resident" is whether or not the taxpayer has applied for, qualified for, and received, the residential exemption.
- Unless the office knows the resident personally, they determine residency from the **mailing address where their tax bill is sent**. (note: not the most reliable as tax bill could be going to an attorney, llc, etc.)
- The residential exemption is an exemption under MGL C. 59, section 5C, that allows a community to provide an exemption to taxpayers who **own and occupy their property as their primary residence**. A taxpayer has to apply for the exemption as exemptions from taxation in Massachusetts are considered to be privileges. As part of the application process, we require a **copy of the first page (mailing label section only) of the individual's most recent state and federal income tax returns showing their Nantucket address as the address on the returns. The idea being that the if individual claims their Nantucket address as their domicile to the government, then presumably it is.** (We also like to see their **drivers license, voter registration** and **street list**, to confirm.)
- "Domicile" in Massachusetts is defined as "the place which is an individual's true, fixed and permanent home, determined by established common law principles and the facts and circumstances in each case."
- As for enforcement, the residential exemption is generally removed if the property sells. It can also be removed if the property is placed in trust depending on the circumstances.
- When the property is owned by a trust, the applicant for the residential exemption has to be both a trustee and a beneficiary of the trust (as well as living at the property full time) and we require the trust documentation to support that.
- Also, LLC ownership does NOT qualify to receive the residential exemption, as in the eyes of the state (and DOR), an LLC is a corporation with its own tax benefits and the residential exemption is a personal exemption, not a corporate one.

Outreach: Oak Bluff Town, Provincetown Town, Big Sky MT Community Housing Trust, Winter Park, CO Town.

Provincetown, MA: Difficult to enforce and define. Year-Round Market Rate Rental Housing Trust defines primary residency as 46 weeks out of the year.

Oak Bluffs: does not have a standard definition for a year-round resident.

The MV Housing Bank draft legislation uses “Year-round housing,” shall be as defined in regulations adopted by the commission; provided that year-round housing shall not include housing units in which the primary occupants reside for less than **11 months** during any one year.

They have discussed in the Zoning Reform Committee defining the year-round primary residence as a **minimum of 9 months**, but it has not been decided or approved.

Vail, CO: No standard definition for year-round residents. However, qualifications for workforce housing requires employment at a legitimate business located within Eagle County, must be employed an average of thirty (30) hours each week on an annual basis, and must maintain this minimum level of employment for as long as he/she owns the unit. The applicant must demonstrate that at least seventy-five (75) percent of his/her income and earnings are earned by working at an Eagle County business and provide employment verification.

Retired individuals, 60+ years old must have worked in Eagle County for 5 years prior to retirement at a legitimate business.

PRELIMINARY SUBGROUP DISCUSSION ON THOUGHTS ABOUT DEFINING “YEAR-ROUND” ON NANTUCKET (to be presented to the Trust for discussion, feedback, ideas):

Discussion Subgroup: Shantaw Bloise-Murphy, Meg Browers

Summary on discussion (11.9.22):

- Year-round residency could be determined by any of the following factors:
- Any person living on Nantucket for a minimum of 10 months of the year, with at least 30 hours per week of employment, per annum, at a legitimate business
- A retired individual, 60 years or older, residing on Nantucket for a minimum of 10 months of the year with at least 5 years of proven employment at a legitimate business on Nantucket
- An individual employed at least 30 hours per week per annum at a legitimate business on Nantucket, with children enrolled in the Nantucket School District
- Additionally, an individual that is employed seasonally on the island can be considered a year-round resident, if they can prove that they reside on the island year-round through the following criteria:
 1. Voter registration
 2. Utility bills showing actual monthly usage

3. Car registration
4. In-person monthly signed affidavit

PRELIMINARY SUBGROUP DISCUSSION ON A POTENTIAL RENTAL INCENTIVE PROGRAM ON NANTUCKET (TO BE PRESENTED TO THE TRUST FOR DISCUSSION, FEEDBACK, IDEAS, ETC.)

Discussion Group: Meg Browsers, Brooke Mohr, Tucker Holland, Hayley Cooke

Summary:

- What amount of money would we offer? We want to make sure we offer enough to incentivize people/offset the differential with renting seasonally.
- The amount of money should reflect the number of available bedrooms, as seen in other communities doing similar programs. I.e. higher amount for more bedrooms.
- Ideally, the commitment would be for 3 or more years and the owner would be paid out this incentive subsidy annually.
- This would be for Town workforce housing – i.e. tenants would be Town employees (teachers, firefighters, police, DPW, Town Admin, etc.). Tenants would be YEAR ROUNDERS (would go hand in hand with what year-round residency definition is)
- There would need to be AMI level restrictions – eligible tenants in certain AMI brackets
- Discussion on if the monthly rent would need to be regulated/capped.
- We need to seek legal counsel on IF the Trust can operate in this way.
- The owner of the home would be required to rent to the tenant all 12 months out of the year. Some discussion on possibly 11.5 months?
- Question remains about where the funding for this comes from.
- Discussion on starting this at a small pilot program, seeing how it does/community response.
- Meg to have further discussion with Brian Sullivan on market rental rates in seasonal and year-round community to help figure out the math behind what type of subsidy/incentive we would offer.

Rental Incentive Programs - "RESORT TOWNS" Research

Town	Average Hotel Price/Night (Peak Season Month)	Maximum Payout for Renting to Workers	# of workers/bedrooms for max. payout	Contract time	Rental Restrictions	Notes	# Housed from Program
Nantucket, MA	\$657-951	N/A	N/A	N/A	N/A	N/A	N/A
Truckee, CA	\$1,067	\$10,000	3 local workers, or 2 and one child	1 year	Renters must make an avg. of less than 150% AMI, half of the adults in household must work 20 hr/wk for employer in Truckee Tahoe Unified School District. No hard cap on rental price for tenants, but has to be "reasonable" re: 150% AMI level. Avg. \$1,000/bedroom per month.	Payout amount based on lease length and number of bedrooms	110
Summit County & Breckenridge, CO	\$359	\$20,000	3 or more bedrooms	1 year		Payout amount based on lease length and number of bedrooms. In area, there is also a moratorium on new short-term rental permits. Program is only open to property owners with short-term rental licenses and tenants who work 30 hrs/wk in Summit County	30 leases in first 45 days. 100 bedroom goal.
Big Sky, MT	\$1,304	\$18,000	4 bedroom home	2 years			99
Woodstock, VT	\$328	\$10,000				For someone in town who may have space in their house or building on their property they can rent out by renovating or building from scratch. Payout amount based on lease length and number of bedrooms	
Woodstock, VT	\$328	\$3,000-7,000		1 year, 2 year	Rent is controlled. \$1000/month for studio, \$1500/month for 1 bed, \$2500/month for 2 bed	Payout amount based on lease length and number of bedrooms	
Winter Park, CO	\$234	\$320,000 awarded to 25 property owners.		12 and 6 month leases		Payout amount based on lease length and number of bedrooms. In area, there is also a moratorium on new short-term rental permits. \$320,000 awarded to 25 property owners.	45 bedrooms
Sedona, AZ	\$325	\$10,000	3 bedroom	1 year		Payout amount based on lease length and number of bedrooms.	

Notes: Kayak.com pricing, some use Lease Local company to find tenants, costs town \$

Purpose / write up on Dr. Howard Dickler Tribute Award:

The Nantucket Affordable Housing Trust (NAHT) has created an annual citizen's award, as a tribute to the late Dr. Howard Dickler.

Dr. Dickler was a valuable member of our community, whose involvement in housing and economic issues was greatly appreciated by the NAHT, through his regular attendance and participation at public meetings, as well as his service on the Neighborhood First Advisory Committee, which mapped a guide for the Trust's use of funds in effort to maintain safe harbor from 40B developments.

This award will honor a community member who best exhibits the spirit of Dr. Dickler on housing advocacy for our year-round community, through their dedication, drive, creativity, inclusiveness, and, perhaps most of all, their fearless willingness to share ideas.

Nominations, in the form of a brief description of why the nominee deserves to be recognized, will be accepted by the Housing & Real Estate Office from Trust members along with any and all Nantucket residents (year-round and seasonal) by February 17th, 2023.

Determination of the award winner will be by vote of the Trust members and in consultation with Ana Martinez, Howard's wife. Announcement of the recipient will be timed with Annual Town Meeting. An honorarium will be donated in the recipient's name to the housing-related organization of the recipient's choice.

Nomination submissions may be delivered via email to Hayley Cooke (hcooke@nantucket-ma.gov), or in person at the Housing & Real Estate Office located at 3 East Chestnut Street, or by mail at 3 East Chestnut Street, Nantucket, MA 02554.



75 Old South Road • P.O. Box 3149 • Nantucket, MA 02554 • Tel: 508.228.4422

November 10, 2022

Mr. Brian Sullivan, Chair
Town of Nantucket Affordable Housing Trust Fund
16 Broad Street, Room 111
Nantucket, MA 02554

Re: Request for cost adjustment for 22 units of affordable housing at Wiggles Way

Dear Mr. Sullivan and members of the Affordable Housing Trust,

Good progress is underway on the 22 units of affordable housing currently under construction at 31 Fairgrounds Road aka Wiggles Way. See site photographs and progress updates attached.

The builder has informed us that cost increases in materials, goods, and services necessitates a price adjustment. Construction market and commodity pricing have increased to record levels since our last adjustment in December of '21. The attached KBS modular Pricing/Order Forms were provided to us to illustrate the increased costs of construction.

The necessary price adjustment results in a total increase of \$1,763,000 to the cost of our Land Development Agreement. The revised total project cost will be \$10,279,212.00, inclusive of the \$100k solar infrastructure provision.

Our owner's project manager has looked at the specifics of the redesign on a cost per square foot basis. He has advised us it is in line with what the market would expect right now. He has provided the attached proposed change order to affect those changes should the AHT approve this request.

As you are aware, 100% of the units in this development will be income restricted. Rents are calculated using guidelines issued by the state to determine what is affordable for low-and moderate-income households on Nantucket. There is no scenario we can raise rents beyond these formulas. Our rent rolls cannot absorb an increase in project costs. It is infeasible for us to take on further debt because the project would operate at a loss. Therefore, it is our request that the \$1.763 million in funding to cover these additional expenses be provided as a grant by the Trust to Housing Nantucket.

We look forward to discussing with you soon and seeing this project promptly move forward. Thank you for your ongoing support and generosity.

Sincerely,

Anne Kuszpa
Executive Director

Project Costs & Change Order Calculation Synopsis

Revised Total Project Costs Per B Cassidy - 31 Fairgrounds Common LLC		
\$	4,761,606	KBS Current & Final Pricing for Modular Boxes
x	2	
\$	9,523,212	Construction Cost = Doubled KBS Price, per B Cassidy
\$	9,523,212	Construction Cost
+	\$ 4,150,000	Cost of the Deal (Land + \$550k Development Fee Paid at Closing)
\$	13,673,212	Revised Total Project Cost
\$	13,673,212	Revised Total Project Cost
\$	106,000	Fee for Amendment of the Special Permit
+	\$ 100,000	Provision for Solar Infrastructure
\$	13,879,212	Revised Total Project Cost per B Cassidy, inclusive of \$100k solar infrastructure

Project Costs Itemized Per Land Development Agreement		
\$	3,600,000	Land
+	\$ 6,750,000	Land Development Agreement
\$	10,350,000	Original Deal
\$	3,600,000	Land
\$	6,750,000	Land Development Agreement
\$	1,666,000	Change Order 1 - Dec '21
+	\$ 100,000	\$100k Provision for Solar Infrastructure
\$	12,116,000	Current Land Development Deal

Change Order Calculation		
\$	13,879,212	Revised Total Project Cost per B Cassidy, inclusive of \$100k solar infrastructure
-	\$ (12,116,000)	Current Land Development Deal
\$	1,763,212	Difference
\$	12,116,000	Current Land Development Deal
+	\$ 1,763,212	Change Order 2
\$	13,879,212	Total Project Cost

Quote Date:	09/21/21	Revised:	03/29/22
Sales Rep:	M Brennan	Price Revision #	

Quote #	Q-21-0169-MCB	House #:	3531
Plan Rev #:		SO#	

BUILDER:	NHA Properties Inc		
ADDRESS:	Po Box 3149		
CITY:	Nantucket		
STATE:	MA	ZIP:	02584-3149
CONTACT:	Billy Cassidy		
CUSTOMER:	Fairgrounds Rd Lot 1		
SITE ADDRESS:	31 Fairgrounds Rd		
CITY:	Nantucket		
STATE:	MA	ZIP:	02554
GSL:	25	WIND (Vult):	140

TYPE OF HOUSE:			
Colonial			
SIZE OF HOUSE:	27	x	39
HOUSE INFO:			
Number of Boxes:			4
Number of Line Moves:			4
Total Approx Square Feet for Estimating Purposes:			2,108
Cost Base:	12/22/2021	Program:	V21.09.2
		Option Book:	V21.12.4

CS-074074

FINAL FINAL FINAL

FOUNDATION:			
> Builder to supply and install Lalley columns, Not KBS			By Builder
> Builder to supply and install Double layer sill plates			By Builder
CONSTRUCTION:			
3 Thermal Bi-Pass Checklist+ RESNET Grade 1 Picture Documentation with sign off			
. Blower door test,HERS rating and all applicable stretch energy town paperwork/requirements are by others			
. Pricing is subject to change once actual specs are provided, fire marshal review and eng structural review.			
. Pricing does not include a sprinkler system.			
Sprinkler system is roughed in at the factory. Sub provided by the builder. Production to call sprinkler co with date and time to rough in. Jamie Popillo ACK Alarm Company Inc 774 212 2779			
. Pricing does not include any HVAC prep or equipment other than what is listed below.			
HVAC system is roughed in at the factory. Sub provided by the builder. Production to call HVAC co with date and time to rough in. Mike Dobert @ The Dobert Companies 617 512 1124			
. Building is not handicap compliant			
FLOOR SYSTEM:			
> 2" x 10" Floor Joists - 16" o.c. / Solid Block Bridging	1st Floor		STD
> 2" x 10" Floor Joists - 16" o.c. / Solid Block Bridging	2nd Floor		STD
. Add 2' strip of 3/4" osb in the attic area to aid the individual that will be applying the onsite spray foam			153
> LF of Open Joist 2000 Floor Trusses ILO Floor Joist			INC
> Decking: 3/4" T&G Plywood (Glued & Nailed)			INC
. At all mawall openings greater than 3' and the flooring is omit/shiploose, the floor sheathing is to be held back 1'-6"			
. If KBS is installing the flooring we are to use the KBS standard hold back of 2"			
. Label material for mawall openings so the set crew will not use it for something else			
EXTERIOR WALLS:			
> 2" x 6" Exterior Walls - 16" o.c.			STD
> 8' Ceiling Height	All Floors		STD
EXTERIOR SHEATHING:			
> 7/16" OSB Wall Sheathing			STD
> EXTERIOR WALL ASSY			34,897
. Interior Finish: 1/2" Sheetrock (Mud, Taped & Painted)			
. Interior Vapor Retarder: NONE PER THE BUILDERS REQUEST> Any required by the AHJ is the responsibility of the GC			
. Exterior Wall Framing: 2x6 Studs @ 16" o.c. - Double top plate - Single bottom plate			
. Air Infiltration: Install 3M 8067 Tape to all exterior wall to exterior wall connections and exterior wall to floor and exterior wall to ceiling connections			
. Exterior Wall Insulation: R-23 Roxul/Rockwool			
. Wall Sheathing: 7/16" OSB			
. Wall Sheathing: 2-1/2" Zip-R Sheathing (R12) Nailed - Seams covered with Zip tape and rolled with roller			
> Dupont Tyvek Drain Vent Rain Screen	Through Eldridge		2,152
. GC to protect the bottom side of the exposed Zip panel. Materials to do so are supplied and installed onsite by the GC			
> Pricing does not include fire rated sheathing between the units. If required, pricing will change to reflect the requirements			0
MARRIAGE WALLS:			
> 2" x 4" Marriage Wall studs - 16" o.c.			STD
MARRIAGE WALL SHEATHING:			
> 7/16" OSB Marriage Wall Sheathing	Completely Sheath		STD
ROOF:			
> 4/12 Pitch Truss - 16" o.c.			STD
> 10/12 rafter roof per prints			1,416
> "Ridge cap" beyond truss at peak is panelized for onsite install.			1,856
> See print detail for eave overhang			
. Kneewalls			
> Kneewalls: 2x4 Studs 16" o.c. Per plans If applicable			STD
. If KBS removes the eave, the roof sheathing needs to remain long with ice+water. (Will keep water out of the walls)			
ROOF SHEATHING:			
> 7/16" OSB Roof Sheathing			STD
GABLE END OVERHANGS:			
> Gable End Overhang are per print detail			718

78	False Eave Overhang						1,086
SHEETROCK:							
	At any smooth transitions the sheetrock is held back 1'6" at each side						
	Omit the RC-2 channel in this area and shiploose plywood to take its place						
	Label material for mawall openings so the set crew will not use it for something else						
WALLS:							
	> 1/2" Thick Sheetrock Throughout						STD
	> Add moisture resistant sheetrock to all bath walls. Shiploose if being left off						INC
	> 1hr fire rated+insulated wall w/ 5/8" thick type X sheetrock at mawall- Each side						INC
	2x8 stair/kitchen wall 1st and 2nd floor to allow for running onsite line sets and wiring to the attic for onsite 2nd floor ceiling cassettes Installed onsite by GC. Leave sheetrock off bays per eng detail						
	> Frame access on the 2nd floor wall to access the knewall area for onsite spray foam application to the bottom side of the rafters. May only apply to buildings 1+8						
	> Frame access in 1st floor hall closet to access area below stairs						
	> Draft stop wall in the attic in buildings 1+8. Does not need to be a fire rated wall						
CEILINGS:							
	> 5/8" Sheetrock Throughout (Ceiling) Non fire rated 5/8" 1st floor. Type X at the 2nd floor						373
	> Add moisture resistant sheetrock to all bath ceilings 1st floor. Shiploose if being left off						INC
	> Leave off sheetrock from 2nd floor sloped ceiling area to allow for onsite spray foam to bottom of roof decking. Shiploose RC2 channel. If truss or rafter needs to be padded down, it is the builder responsibility to supply the material and install onsite. Shiploose sheetrock						Base Deduct
	At any smooth transitions the sheetrock is to be held back 1'6" at each side						
	Omit the RC-2 channel in this area and shiploose plywood to take its place						
	Label material for mawall openings so the set crew will not use it for something else						
FINISH:							
	> Primer: Sherwin Williams "Builder Solutions" Interior Latex B28W08601				Color: White		STD
	> Wall and Ceiling Paint: Sherwin Williams "Promar 200" Interior Latex Flat				Color: Dover White		STD
DORMERS:							
	> DORMER #1:						
	> Ft. Shed Dormer, 2" x 6" Exterior Wall & Roof 16" o.c.						INC
	> DORMER #2:						
	> Ft. Shed Dormer, 2" x 6" Exterior Wall & Roof 16" o.c.						INC
	> Note: Shingles & Siding Materials Included S/L						
INSULATION:							
BASEMENT/CRAWL SPACE:							
	> To be provided and installed by Builder on-site						By Builder
EXTERIOR WALLS:							
	> R-20 Dense Pack Cellulose Wall Insulation (5-1/2" Wall) (ILO R-21 Fiberglass)						449
	> Energy Block For Two Story House						358
	> NO Vapor Retarder per GC request. Any required by AHJ will be the responsibility of the GC						STD
ROOF/CEILING:							
	> Omit 2nd floor ceiling insulation. Supplied and installed onsite by the GC						-637
	Shiploose RC2 channel						
	> NO Vapor Retarder per GC request. Any required by AHJ will be the responsibility of the GC						STD
INTERIOR WALLS:							
2	Thermal Bi-Pass Checklist+ RESNET Grade 1 Picture Documentation with sign off						1,180
	Blower door test,HERS rating and all applicable stretch energy town paperwork/requirements are by others						
WEATHER BARRIER:							
	See wall assy above						
	> Flashing System:						
	Windows: Zip Stretch Tape sill pans with Zip System Flashing Tape applied at sides and top						79
	Doors: Jamsill Guard sill pans with Zip System Flashing Tape applied at sides and top						INC
	Penetrations: Zip Stretch Tape or Zip System Flashing Tape applied at all penetrations through the wall						INC
	Seams: Zip Tape at all seams and repair any overdriven nails with Zip liquid flash						INC
EXTERIOR DOORS & SIDELITES:							
	> Windows and doors DO NOT need to be padded out						
EXTERIOR DOOR:							
	> Prep all exterior door ROs for 3/4" onsite flooring						
	> Omit all exterior doors. RO for an onsite 3068. Doors are supplied and installed onsite by the builder/GC						-1,593
WINDOWS:							
ANDERSEN WINDOWS:							
	Windows and doors DO NOT need to be padded out						
	IF THE WINDOWS ARE NOTE AT KBS IN TIME OF PRODUCTION, IT IS THE BUILDERS/GCs RESPONSIBILITY TO ARRANGE SHIPPING FROM KBS TO THE JOB SITE AND INSTALLATION						
	Premake window jamb and trim boxes/assys and ship the assy loose. To be installed onsite by the builder/GC						
	> Andersen 400 Series Tilt-Wash Double Hung						11,075
	Glazing: Low-E4 w/ Heatlook				Screens: Moderate Full Aluminum Screen- Black		
	Interior Finish: Pre-Finished White				Exterior Finish: Black		
	Hardware: Standard Lock with Traditional series Hand Lift				Color: White		
	Grids: 2 over 2 FDL Permanent Grilles						
	1x4 Wide casing w/ sill is supplied and installed onsite by the GC						

> Not impact glass or coastal hardware					
> Casement CR12 KBS to pick handing and show on the prints					
> TW2646					
> TW2032					
Ship loose (2) Stationary Casement unit size 22-1/8" x 44-7/8" windows for building 1/lot 1 onsite 2nd floor attachment. Center divider should be wider than normal to mimic a hung window					INC
> Safety Glass for Windows:					
> Safety Glass for Windows					1,680
Qty/pricing subject to change pending KBS Engineering and/or 3rd party review					
SIDING & SHUTTERS:					
SIDING:					
> Prep for Double Builder Installed Sill Plate					N/C
> OMIT Mainstreet Double 4" Siding					-4,794
> When siding is omit the light blocks are omit as well					
> See print detail for eave and gable overhang					
> Temp tack 2x for onsite fascia and shadow board					
. GC will be using 5/4" corner boards					
GABLE VENTS					
> None					
. NO GABLE END VENTING NEEDED. Any venting required by the AHJ is the responsibility of the GC					
SHUTTERS:					
> None					INC
ROOF SHINGLES:					
> CertainTeed XT-25 3 Tab Shingles	Color	Black			708
> High Wind Nailing for Shingles (6 Nails per full shingle)					112
> Aluminum Drip Edge			Color: (Berger) Pearl Gray		340
. Prebend and ship loose what drip edge cant be installed at the factory					
. See print detail for eave and gable overhang					
> Temp tack 2x for onsite fascia and shadow board					
. GC will be using 5/4" corner boards					
> One Layer 15lb F15 Paper					STD
> (2) Courses of Ice & Water Shield at Eaves and Single course at Valleys					STD
> KBS Standard Ice & Water Shield					STD
> NO RIDGE VENTING NEEDED. Any venting required by the AHJ is the responsibility of the GC					
PLUMBING:					
> PVC Drain & Vent Lines					STD
> Pex Supply Lines to Basement, Stubbed at Each Location - Not a Complete Loop					STD
> (2) 3/4" Pex Lines to 2nd Floor for Domestic Water					STD
> Omit the radon vent per the GCs request					
. Any radon venting required by the AHJ is the responsibility onsite by the GC					
HEAT:					
> OMIT Hot Water Baseboard Heaters					-1,063
. Any ERV/HRV duct work for the 2nd floor is run in the stairway wall onsite by the builder/GC					
. No prep or materials are included in this quote for onsite HVAC unless listed					
AIR EXCHANGER:					
> None					
Owners Signature:					
Owner Declines Optional Air Exchanger / HRV Unit.					
ELECTRICAL:					
> 100 AMP Leviton LP310MB 30 slot Panel Box	Location:	1st floor hall	per Living Unit		STD
. Std White Leviton door only. No need for a plywood door					
> Wire for Electric Range and Gas Range			per Living Unit		STD
> (2) GFI Weather Proof Outlets (per code)			per Living Unit		STD
> Television Jacks					121
> Phone Jacks (Cat 5)			Per prints		42
. All buildings to have White Toggle switches and std outlet covers					
> Photo Electric Smoke Detectors: BRK #7010B - Each Bedroom (per Code)					STD
> Photo Electric Smoke/Carbon Monoxide Combo Detectors w/Voice: BRK #SC7010BV - Each Bedroom Group (per Code)					STD
> Arc Fault Circuits (per Code)					STD
LIGHTING SCHEDULE:					
. Location	Model#		Qty Total		
> Kitchen (Sink):	Halo #HLB6099FS1EMWR (6" LED Recessed)		2		INC
> Dining:	Progress #P4762-15 "Classic Collection" 3 Lite Chandelier	Chrome	2	Ship loose	INC
> Exterior Door:	OMIT (Wire Only)		4		-401
RECESSED LIGHTING SCHEDULE:			Qty		
> Living room- 6 per unit	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		12		499
> Kitchen- 4 per unit	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		8		416
> 1st floor hall- 3 per unit	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		6		250
> Bed 1- 6 per unit	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		12		499
> Bed 2- 4 per unit	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		8		333
> 2nd floor hall/stair landing- 3 per unit	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		6		250
> Bath 3 shower- 1 per unit	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		2		83

Pricing/Order Form

		KITCHEN:			
CABINETS:					
> Raise 3/4" for onsite flooring					
IF THE KITCHEN CABINETS ARE NOT AT KBS IN TIME OF PRODUCTION, IT IS THE BUILDERS/GCs RESPONSIBILITY TO ARRANGE SHIPPING FROM KBS TO THE JOB SITE AND INSTALLATION					
Merillat: "Classic" Series Cabinets (Single Roll-Out Trays)					
> Merillat cabinet touch up kit (TUK) - Shiploose					
INC					
> Portrait Maple (5pc Drawer front) - (Painted)					
(ILO STD)					
Color: Cotton					
3,379					
> Note: If full overlay cabinets is selected the corner cabinet will be a BCR style ILO BLS style					
> Toe Kick Material to match Cabinet Color (Note: Material is shipped loosed when Kitchen Flooring is OMIT)					
STD					
> Islands:					
2 3' Island (Includes GFI Recept)					
with out Bartop					
3,097					
> Base Cabinet Upgrades:					
2 Base Waste Basket (Top Mount): BWBT18 (ILO B18)					
539					
> Drawer Base Cabinets:					
2 Four Drawer Base Cabinet: BD24-4D ILO B24L1ST					
241					
SDT - Standard Construction (Includes Dovetail Drawers, Soft Close Drawers and Soft Close Hardware on Doors)					
STD					
COUNTERTOP:					
50 OMIT Standard Postform Laminated Countertop					
-629					
SINK:					
2 OMIT "American Standard" Stainless Steel Double Bowl Sink (Leave Plumbing)					
Color: N/A					
-304					
FAUCET:					
2 OMIT American Standard "Colony Pro" Single Lever Faucet w/ Spray #7074.040.002					
N/A					
-171					
RANGE HOOD:					
2 Delete Range Hood - Prep for spacesaver microwave					
N/C					
APPLIANCES:					
0 Plumb & Wire for D/W with Hammer Arrestor (Omit Cabinet)					
0					
2 Plumb for Ice & Water @ Fridge (with Box and Hammer Arrestor)					
212					
1/2 BATH #1:					
> Raise 3/4" for onsite flooring					
IF THE CABINETS ARE NOT BE AT KBS IN TIME OF PRODUCTION, IT IS THE BUILDERS/GCs RESPONSIBILITY TO ARRANGE SHIPPING FROM KBS TO THE JOB SITE AND INSTALLATION					
VANITY TOP:					
6 OMIT Standard Postform Laminated Countertop					
-75					
SINK:					
2 OMIT American Standard "Aqualyn" Lav #0476.028.020 - (Leave Plumbing)					
-107					
FAUCET:					
2 OMIT American Standard "Colony Pro" Single Lever Faucet #7075.000.002					
-155					
VANITY CABINETS:					
> Portrait Maple (Solid Drawer Front) - (Painted)					
(ILO STD)					
Color: Cotton					
INC					
2 30" Vanity (VB30FH)					
189					
> SDT - Full Height Vanity Cabinets with Soft Close Hardware (per LF)					
STD					
MEDICINE CABINETS:					
2 Jensen "Horizon" #1451 16"x26" Recessed - Frameless Beveled Edge					
STD					
VANITY LIGHTS:					
2 Vanity Light Bar: Progress Ashford Two Light Polished Chrome Vanity Light P300315-015					
Chrome					
253					
BATH FANS:					
> Bath Fan: Panasonic "Whisper Green Select" FV-0511VKSL2 (with multi speed select & time delay)					
STD					
TOILET:					
Shiploose					
2 Handicap Toilet: American Standard "Cadet Pro" #3517A.101.020 Bowl & #4188A.004.020 Tank - (ILO STD)					
Color: White					
89					
2 Toilet Seat: A/S Elongated Slow Close #5257A.65MT.020 (White)					
STD					
ACCESSORIES (SHIPPED LOOSE):					
2 Paper Holder: American Standard "C-Series" #8337.230.002					
Color: Chrome					
STD					
2 Towel Ring: American Standard "C-Series" #8337.190.002					
Color: Chrome					
STD					
BATHROOM #2:					
> Raise 3/4" for onsite flooring					
IF THE CABINETS ARE NOT BE AT KBS IN TIME OF PRODUCTION, IT IS THE BUILDERS/GCs RESPONSIBILITY TO ARRANGE SHIPPING FROM KBS TO THE JOB SITE AND INSTALLATION					
VANITY TOP:					
6 OMIT Standard Postform Laminated Countertop					
-75					
SINK:					
2 OMIT American Standard "Aqualyn" Lav #0476.028.020 - (Leave Plumbing)					
-107					
FAUCET:					
2 OMIT American Standard "Colony Pro" Single Lever Faucet #7075.000.002					
-155					
VANITY CABINETS:					
> Portrait Maple (Solid Drawer Front) - (Painted)					
(ILO STD)					
Color: Cotton					
INC					
2 30" Vanity (VB30FH)					
189					
> SDT - Full Height Vanity Cabinets with Soft Close Hardware (per LF)					
STD					
MEDICINE CABINETS:					
2 Jensen "Horizon" #1451 16"x26" Recessed - Frameless Beveled Edge					
STD					
VANITY LIGHTS:					
2 Vanity Light Bar: Progress Ashford Two Light Polished Chrome Vanity Light P300315-015					
Chrome					
253					

BATH FANS:				
> Bath Fan: Panasonic "Whisper Green Select" FV-0511VKSL2 (with multi speed select & time delay)				STD
TOILET:				
. Shiploose				
2 Handicap Toilet: American Standard "Cadet Pro" #3517A.101.020 Bowl & #4188A.004.020 Tank - (ILO STD)		Color: White		89
2 Toilet Seat: A/S Elongated Slow Close #5257A.65MT.020 (White)				STD
TUBS / SHOWERS:				
> Showers:				
Prep/plumb for onsite tiled shower: Install controls, vent & drain. Insulate shower walls with R-11 fiberglass. Install 1/2" Durock on wall from ceiling to 12" above				
2 floor. Shiploose balance of Durock to be installed by Builder. Slope floor, curb, drain and all material to finish is supplied+ installed onsite by the builder				INC
> Faucet:				
2 American Standard "Colony Pro" Shower Diverter Trim Kit #TU075.507.002 with RU108ESS Valve (Chrome)		Color: Chrome		STD
ACCESSORIES (SHIPPED LOOSE):				
2 24" Towel Bar: American Standard "C-Series" #8337.024.002		Color: Chrome		STD
2 Paper Holder: American Standard "C-Series" #8337.230.002		Color: Chrome		STD
2 Towel Ring: American Standard "C-Series" #8337.190.002		Color: Chrome		STD
BATHROOM #3:				
> Raise 3/4" for onsite flooring				
IF THE CABINETS ARE NOT BE AT KBS IN TIME OF PRODUCTION, IT IS THE BUILDERS/GCs RESPONSIBILITY TO ARRANGE SHIPPING FROM KBS TO THE JOB SITE AND INSTALLATION				
VANITY TOP:				
6 OMIT Standard Postform Laminated Countertop				-75
SINK:				
2 OMIT American Standard "Aqualyn" Lav #0476.028.020 - (Leave Plumbing)				-107
FAUCET:				
2 OMIT American Standard "Colony Pro" Single Lever Faucet #7075.000.002				-155
VANITY CABINETS:				
> Portrait Maple (Solid Drawer Front) - (Painted)	(ILO STD)	Color: Cotton		INC
2 36" Vanity (VB36FH)				209
> SDT - Full Height Vanity Cabinets with Soft Close Hardware (per LF)				STD
MEDICINE CABINETS:				
2 Jensen "Horizon" #1451 16"x26" Recessed - Frameless Beveled Edge				STD
VANITY LIGHTS:				
2 Vanity Light Bar: Progress Ashford Two Light Polished Chrome Vanity Light P300315-015	Chrome			253
BATH FANS:				
> Bath Fan: Panasonic "Whisper Green Select" FV-0511VKSL2 (with multi speed select & time delay)				STD
TOILET:				
. Shiploose				
2 Handicap Toilet: American Standard "Cadet Pro" #3517A.101.020 Bowl & #4188A.004.020 Tank - (ILO STD)		Color: White		89
2 Toilet Seat: A/S Elongated Slow Close #5257A.65MT.020 (White)				STD
TUBS / SHOWERS:				
Prep/plumb for onsite tiled shower: Install controls, vent & drain. Insulate shower walls with R-11 fiberglass. Install 1/2" Durock on wall from ceiling to 12" above				
> floor. Shiploose balance of Durock to be installed by Builder. Slope floor, curb, drain and all material to finish is supplied+ installed onsite by the builder				INC
Waterproofing and window trim supplied and installed onsite by the GC in the shower area. Window comes with jamb receiver. KBS is not responsible for any moisture issue/s at any time regarding the window area.				
> Faucet:				
2 American Standard "Colony Pro" Shower Diverter Trim Kit #TU075.507.002 with RU108ESS Valve (Chrome)		Color: Chrome		STD
ACCESSORIES (SHIPPED LOOSE):				
2 24" Towel Bar: American Standard "C-Series" #8337.024.002		Color: Chrome		STD
2 Paper Holder: American Standard "C-Series" #8337.230.002		Color: Chrome		STD
2 Towel Ring: American Standard "C-Series" #8337.190.002		Color: Chrome		STD
INTERIOR DOORS & TRIM:				
TRIM:				
> Note: Full length base trim is shipped loose for onsite install at onsite flooring locations				
> Windsor One Farmhouse Trim Package (1x4 Casing with 5/4x4 Head) (ILO STD):				541
> Farmhouse Trim Package - (1 x 6 Base Molding)				915
Waterproofing and window trim supplied and installed onsite by the GC in the shower area. Window comes with jamb receiver. KBS is not responsible for any moisture issue/s at any time regarding the window area.				
DOORS:				
> Masonite "Heritage Series" Solid Core - Smooth Finish (ILO STD)	3 Panel "Winslow"			844
Note: Bifold doors are not available as Solid Core - Bifolds will be Hollow core				
HARDWARE:				
Only the interior hardware is Chrome				
> Lockset: Kwikset "Hancock" - Interior Knob (ILO STD)		Polished Chrome		STD
WINDOW SILLS & SASHES:				
> Picture Frame Window - No Sills				STD
> Window Sill - Kitchen Sink Window (KBS STD)				STD
Window jamb and casing at bath 3 shower windows are supplied and installed onsite by the GC.				
PAINT:				
> Trim and Door Paint: Sherwin Williams "Promar 200" Latex Semi-gloss		Color: Extra White		STD
SHELVING:				
> Ventilated Wire Shelving - White				STD
> (1) 12" Deep Shelf with Open Slide Rod @ Closets / Wardrobes				STD
STAIRS:				

Pricing/Order Form

Date Printed: 8/23/2022

. Raise top, bottom 3/4" for onsite flooring. Platform getting onsite 3/4"					
. 3/4" flooring on the platform is supplied and installed onsite by the builder.					
> Oak Stairs:					
2 Cust supplied finished stair treads and birch risers (Risers by KBS) (Painted) (ILO STD)					301
. The builder is supplying KBS with 5/4" finished stair treads for us to install					
HANDRAIL:					
> Rake half wall with painted pine cap at the platform up					
Shiploose Builder installed material: (2) 10' Painted White Poplar LJ-6042 Railing, (4) DJ130-619 (Nickel) wall brackets and 4 White Poplar LJ-7027 Rosettes. All					
> quantities per unit					
> Handrail is cut and installed onsite by the GC					
FLOOR COVERINGS:					
> No Flooring Included					
MISC. OPTIONS:					
> Building 1 bath 4 area that connects to the adjacent building is built onsite by the builder					
> LF of 1/2 Wall with painted pine cap			At top of the stairs		69
PORCHES/DECKS:					
33	5' Deep Pressure Treated Farmers Porch (Includes: Posts. Railings, Balusters and Decking are onsite by the GC/builder)		Panelized. Shingled onsite		5,062
33	5' Deep Pressure Treated Farmers Porch (Includes: Posts. Railings, Balusters and Decking are onsite by the GC/builder)		Panelized. Shingled onsite		5,062
9.5	4' Deep Pressure Treated Farmers Porch (Includes: Posts. Railings, Balusters and Decking are onsite by the GC/builder)		Panelized. Shingled onsite		1,315
> Floor Framing: Pressure Treated 2x8 Floor Joists by KBS			Joist Spacing: 12"oc		
> Posts: Pressure Treated 6x6					STD
> Porch Ceiling onsite by the GC					
> Porch Header Beam supplied by KBS - Wrapped onsite with 1x Cedar board supplied by GC					
. No other entry roof/s are included in this pricing					
SHIP LOOSE: (Additional)					
3	CertainTeed XT-25 3 Tab Shingles		To match main house		478
. All other materials for shingling the onsite roof between the units is onsite by the builder					
. For onsite overhang connector					
ON-SITE REQUIREMENTS:					
> Foundation survey to make sure it is level and square is the responsibility of the Builder					By Builder
> Sill plates installed level and square with a 1/4" tolerance are the responsibility of the Builder					By Builder
> Lally columns and plates on-site for day of set are the responsibility of the Builder					By Builder
> Cost of off site storage area if needed for the modules is the responsibility of the Builder					By Builder
> Police details on-site if required are the responsibility of the Builder					By Builder
> Police Escorts from storage site to Job site if required are the responsibility of the Builder					By Builder
> Trash Dumpster available for the day of set is the responsibility of the Builder					By Builder
TOTAL OPTIONS:					74,189
					282,604
TOTAL BASE & OPTIONS (No Set Fees, Transportation, Engineering or Seals):					356,793
STATE SALES TAX:			MA Tax Payer ID 10753317		
			Certificate # 1281034240		
TOTAL F.O.B.					356,793
STATE SEALS:					
4	Massachusetts Modular Seal				400
4	Third Party Approval Seal (Required in all States)				260
FREIGHT & PERMITS:					
Frames are not to exceed 50' in length unless okd by sales. 5 total frames					
Keep parts frames to less than 9' wide unless okd by sales					
PERMITS: (Permit needed for each State traveled through)					
> Permits are included in Freight cost listed below					INC
FREIGHT:					
> Boxes are picked up by the builder. Escorts/flag cars by the builder.					33,625
. This fee includes all permits by KBS. KBS to pull permits Contact is Bill Cassidy for truck information 508 735 5159					
. Police escorts arranged by KBS					
. Frames must be returned to KBS within 2 week of being dropped off					
Truck On-Site:					
> None					
TOTAL ESTIMATED DELIVERED PRICE (Does not include Crane or Set):					391,078

Pricing/Order Form

>	Price / Square Foot before set costs.	\$185.52
>	Items shown as optional are not included in price.	
.		
.		
.	NOTE: THIS QUOTE CONTAINS COMMODITY ITEMS THAT ARE SUBJECT TO MARKET VOLATILITY AND MAY BE SUBJECT TO PRICE ADJUSTMENT AT TIME OF PROCUREMENT. LOCKED IN PRICING FOR COMMODITY PORTION OF THE PROJECT IS AVAILABLE UPON REQUEST AND REQUIRES PAYMENT FOR STORED MATERIAL	
.	NOTE: THIS IS A PRELIMINARY ESTIMATE ONLY SUBJECT TO ENGINEERING REVIEW.	
.	THIS ESTIMATE REFLECTS STATE CODE CONFORMANCE. IT IS THE BUILDERS RESPONSIBILITY TO ALERT	
.	KBS OF ANY LOCAL CODE REQUIREMENTS.	
.	THIS QUOTE IS GOOD FOR 7 DAYS FROM ORIGINAL QUOTE DATE. KBS HAS THE UNILATERAL RIGHT TO REPRICE QUOTES AFTER 7 DAYS.	
.	FINAL PRICE IS ONLY ACCEPTED AND LOCKED IN ONCE A SALES AGREEMENT IS MUTUALLY SIGNED	
.	NEW PRICES FOR OPTIONS WILL NOT REQUIRE A NEW QUOTE AS LONG AS THE FOOTPRINT AND ROOF DESIGN REMAIN UNCHANGED	
.		
.		
.		

Quote Date:	09/28/21	Revised:	04/15/22
Sales Rep:	M Brennan	Price Revision #	

Quote #	Q-21-0195-MCB	House #:	3553
Plan Rev #:		SO#	

BUILDER:	NHA Properties Inc		
ADDRESS:	Po Box 3149		
CITY:	Nantucket		
STATE:	MA	ZIP:	02584-3149
CONTACT:	Billy Cassidy		
CUSTOMER:	Fairgrounds Rd Lot 2		
SITE ADDRESS:	31 Fairgrounds Rd		
CITY:	Nantucket		
STATE:	MA	ZIP:	02554
GSL:	25	WIND (Vult):	140

TYPE OF HOUSE:			
Custom			
SIZE OF HOUSE:	50	x	25
HOUSE INFO:			
Number of Boxes:			8
Number of Line Moves:			5
Total Approx Square Feet for Estimating Purposes:			2,234
Cost Base:	3/16/2022	Program:	V21.09.2
		Option Book:	22.03.02

CS License CS-074074

Exp 10-25-2022

FINAL Contract

William Stevens

FOUNDATION:			
> Builder to supply and install Lalley columns, Not KBS			By Builder
> Builder to supply and install Double layer sill plates			By Builder
CONSTRUCTION:			
3 Thermal Bi-Pass Checklist+ RESNET Grade 1 Picture Documentation with sign off			
Blower door test,HERS rating and all applicable stretch energy town paperwork/requirements are by others			
Pricing is subject to change once actual specs are provided, fire marshal review and eng structural review.			
Sprinkler to be roughed in at the factory by the builder			
Sprinkler system is roughed in at the factory. Sub provided by the builder. Production to call sprinkler co with date and time to rough in. Jamie Popillo @ ACK Alarm Company Inc 774 212 2779			
Pricing does not include any HVAC prep or equipment unless listed.			
HVAC system is roughed in at the factory. Sub provided by the builder. Production to call HVAC co with date and time to rough in. Mike Dobert @ The Dobert Companies 617 512 1124			
Building is not handicap compliant			
FLOOR SYSTEM:			
> 2" x 10" Floor Joists - 16" o.c. / Solid Block Bridging	1st Floor		STD
> 2" x 10" Floor Joists - 16" o.c. / Solid Block Bridging	2nd Floor		STD
> Add (2") of 3/4" osb in the attic area to aid the individual that will be applying the onsite spray foam			380
> Decking: 3/4" T&G Plywood (Glued & Nailed)			INC
At all mawall openings greater than 3' and the flooring is omit/shiploose, the floor sheathing is to be held back 1'-6"			
If KBS is installing the flooring we are to use the KBS standard hold back of 2"			
Label material for mawall openings so the set crew will not use it for something else			
EXTERIOR WALLS:			
> 2" x 6" Exterior Walls - 16" o.c.			STD
> 8' Ceiling Height	All Floors		STD
EXTERIOR SHEATHING:			
> 7/16" OSB Wall Sheathing			STD
> EXTERIOR WALL ASSY			9,313
Interior Finish: 5/8" Sheetrock Type X (Mud, Taped & Painted)			14,816
Interior Vapor Retarder: NONE PER THE BUILDERS REQUEST> Any required by the AHJ is the responsibility of the GC			
Exterior Wall Framing: 2x6 Studs @ 16" o.c. - Double top plate - Single bottom plate			
Air Infiltration: Install 3M 8067 Tape to all exterior wall to exterior wall connections and exterior wall to floor and exterior wall to ceiling connections			
Exterior Wall Insulation: R-23 Mineral Wool Insulation			
Wall Sheathing: 7/16" OSB, 2-1/2" Zip-R Sheathing (R12) - Seams covered with Zip tape. (Fire rated walls to have an additional layer of exterior rated 5/8" type X Cabot Blue Glass or equivalent. See eng detail for application/requirements/location)			702
Fire rated exterior wall assy between units per KBS prints. See eng detail for application/requirements/location			
> Dupont Tyvek Drain Vent Rain Screen	Shiploose 1st floor	POTENTIAL LEAD TIME ITEM	3,257
GC to protect the bottom side of the exposed Zip panel. Materials to do so are supplied and installed onsite by the GC			
Due to shear wall straps see eng detail for shiploose ZIP R specifics			
MARRIAGE WALLS:			
> 2" x 4" Marriage Wall studs - 16" o.c.			STD
MARRIAGE WALL SHEATHING:			
> 7/16" OSB Marriage Wall Sheathing	Completely Sheath		STD
ROOF:			
> 7/12 Pitch Truss - 16" o.c.			STD
> 10/12 rafter roof per prints 16"oc			1,404
> 9.75/12 rafterroof per prints 16"oc			
> Upper rafter beyond truss at peak is panelized for onsite install.			1,856
> Valley set panels are shipped loose for onsite install and shingling			1,580
> See print detail for eave overhang			
If KBS removes the eave, the roof sheathing needs to remain long with ice+water. (Will keep water out of the walls)			
ROOF SHEATHING:			
> 7/16" OSB Roof Sheathing			STD
GABLE END OVERHANGS:			

> Gable End Overhang are per print detail					977
SHEETROCK:					
At any smooth transitions the sheetrock is held back 1'6" at each side					
Omit the RC-2 channel in this area and shiploose plywood to take its place					
Label material for mawall openings so the set crew will not use it for something else					
WALLS:					
> 5/8" Sheetrock Throughout (Walls) Type X					See prints for detail assemblies 1,307
> 5/8" Moisture resistant sheetrock to all bath walls					263
2x8 or 2x10 stair wall (per prints) 1st and 2nd floor to allow for running onsite HVAC/line sets/wiring to the attic for onsite HVAC unit. All items are installed onsite by GC. Leave sheetrock off bays per eng detail					
Frame access on the 2nd floor wall to access the kneewall area for onsite spray foam application to the bottom side of the rafters. Only applicable on certain buildings					
CEILINGS:					
> 2 layers of 5/8" Type X Sheetrock Throughout (Ceiling) ILO STD					See prints for detail assemblies 2,094
Leave off sheetrock from 2nd floor sloped ceiling to allow for onsite spray foam to bottom of roof decking. Shiploose RC2 channel as needed. If truss or rafter needs to be padded down, it is the builder responsibility to supply the material and install onsite. Shiploose sheetrock					Base Deduct
> Add 5/8" moisture resistant sheetrock to all bath ceilings					263
3 Fire Rated Insulated Lockable Access Door NTC24"x36					842
> Fire rating of any ceiling penetrations left open at the factory are to be completed onsite by the builder					
At any smooth transitions the seetrock is to be held back 1'6" at each side					
Omit the RC-2 channel in this area and shiploose plywood to take its place					
Label material for mawall openings so the set crew will not use it for something else					
FINISH:					
> Primer: Sherwin Williams "High Build" Interior Latex B28W08601					Color: White STD
> Wall and Ceiling Paint: Sherwin Williams "Promar 400" Interior Latex Flat					Color: Dover White STD
DORMERS:					
> 'A' DORMERS:					
1 A Dormer Assembled (w/o windows)					INC
> DORMER #1:					
> Ft. Shed Dormer, 2" x 6" Panelized Exterior Wall & Roof 16" o.c. (w/o Windows)					INC
> DORMER #2:					
> Ft. Shed Dormer, 2" x 6" Panelized Exterior Wall & Roof 16" o.c. (w/o Windows)					INC
> Note: Shingles & Siding Materials Included S/L					
INSULATION:					
BASEMENT/CRAWL SPACE:					
> To be provided and installed by Builder on-site					By Builder
EXTERIOR WALLS:					
> R-23 Mineral Fiber Wall Insulation (5-1/2" Wall) (ILO R-21 Fiberglass)					836
> NO Vapor Retarder per GC request. Any required by AHJ will be the responsibility of the GC					STD
> Energy Blocks:					
1 Energy Block For Two Story House					354
ROOF/CEILING:					
2 layers of R19 unfaced fiberglass batt insulation in the entire 1st floor ceiling cavity with 1 additional row of R11 fiberglass batt insulation around the exterior perimeter of the building. Use black strapping over the top of the insulation to secure insulation during the set so it will not blow away.					1,307
> Omit 2nd floor ceiling insulation. Supplied and installed onsite by the GC					-519
> NO Vapor Retarder per GC request. Any required by AHJ will be the responsibility of the GC					STD
> Fire Rated Insulated Lockable Access Door NTC24"x36					281
INTERIOR WALLS:					
Shiploose if at an open bay for chase					
> Insulate 2x4 interior walls with R-11 unfaced Bath shower walls					77
> Insulate 2x6 or 2x8 interior walls with R-19 unfaced Bath shower walls					81
3 Thermal Bi-Pass Checklist+ RESNET Grade 1 Picture Documentation with sign off					1,755
Blower door test,HERS rating and all applicable stretch energy town paperwork/requirements are by others					
WEATHER BARRIER:					
See wall assy above					
> Flashing System:					
Windows: Zip Stretch Tape sill pans with Zip System Flashing Tape applied at sides and top					79
Doors: Jamsill Guard sill pans with Zip System Flashing Tape applied at sides and top					INC
Penetrations: Zip Stretch Tape or Zip System Flashing Tape applied at all penetrations through the wall					INC
Seams: Zip Tape at all seams and repair any overdriven nails with Zip liquid flash					INC
EXTERIOR DOORS & SIDELITES:					
See special eng framing detail/stepping for install					
> Windows and doors DO NOT need to be padded out					
EXTERIOR DOOR:					
> Raise doors 5/8" for onsite flooring					
> 6-5/8" jamb					
2 3'0" x 6'-8" Therna-Tru S220, Raised 2 Panel, (No Glass), Smooth Star Fiberglass					293
3 3'0" x 6'-8" Therna-Tru S1205SDL LE, Simulated Divided Lite, 4 lite, Smooth Star Fiberglass					2,173
5 Door Frame: Final Frame TruGuard White Composite (Paintable/Stainable)					293
5/8" layer of sheetrock, 2x6 wall, 7/16osb sheathing and 2-1/2" Zip R. Fire rated wall (exterior) will have an additional 5/8" sheetrock					
5 Hinges: (3) 4" x 4" Self-Aligning Ball Bearing Hinge - 5/8" Radius					Color: Black STD

5	Door Sill:	Tru Defense Composite Sill (Adjustable Cap with Lightwood finish - Aluminum sill with Mill Finish and Sill Cover)	STD
5	Door Prep:	Double Bore (2-1/8" diameter with 2-3/4" backset) - Holes are 5-1/2" center to center	50
5	Exterior Trim:	5/4"x4" Final Frame WITH OUT built in "J" Channel (Paintable/Stainable)	-72
5	Kickboard:	NONE	STD
5	STD Finish:	Primed/ Unfinished	STD
Builder or Homeowner is required to paint all sides (within 3 mos) to maintain warranty			
Doors are painted onsite by the GC			
HARDWARE: Only the exterior doors have Black hardware. Interior+Exterior			
5	Lockset: Kwikset "Hancock"	Exterior Knob	Color: Iron Black
5	Deadbolt: Kwikset Signature Series Single Cylinder 980 - (Iron Black) - Installed		7
Note: All Final Door Adjustments by Builder in Field			166
			By Builder
WINDOWS:			
WINDOWS ARE A 22 WEEK LEAD TIME			
Windows and doors DO NOT need to be padded out			
IF THE WINDOWS ARE NOT AT KBS IN TIME OF PRODUCTION, IT IS THE BUILDERS/GCs RESPONSIBILITY TO ARRANGE SHIPPING FROM KBS TO THE JOB SITE AND INSTALLATION			
Ship loose all material for the builder to be able to install the windows onsite if they are not here in time			
>	Andersen A Series Storm Watch		35,635
Glazing: High Performance Low-E4 HEATLOCK Screens: Moderate Full Screen Aluminum			
Interior Finish: Pre-Finished White		Exterior Finish:	Dove Gray
Hardware: Classic Series		Color:	White
Grids: 2 over 2 FDL			
Casements With Corrosion Resistant Hardware			
ADD WINDOW OPENING CONTROL DEVICE TO ALL WINDOWS			
1x4 Wide casing w/ sill is supplied and installed onsite by the GC			
> GC/builder accepts casement swing per KBS prints			
> Ship loose drip caps			
Casement Windows			
CASEMENT AND FIXED WINDOWS TO HAVE WIDE CENTER BAR TO MIMIC A HUNG WINDOW			
SHIP LOOSE WINDOW DRIP CAPS			
>	Casement ACW2024	Per prints	INC
>	Casement ACW2648, Egress for bedrooms. 1 per bed	Per prints	INC
>	Double Hung ADH2648	Per prints	INC
>	Double Hung ADH2850	Per prints	1,598
>	Ship loose (1) APW2038 fixed window for building 2/lot 2 for attic area	Per prints	INC
>	Ship loose (1) APW2024 fixed window for building 2/lot 2 for attic area	Per prints	INC
Drip caps are shipped loose for onsite install			
> Safety Glass for Windows:			
>	Safety Glass for Windows	Qty/pricing subject to change pending KBS Engineering and/or 3rd party review	860
SIDING & SHUTTERS:			
SIDING:			
>	Prep for Double Builder Installed Sill Plate		N/C
>	OMIT Mainstreet Double 4" Siding -		-6,046
> When siding is omit the light blocks are omit as well			
> See print detail for eave and gable overhang			
>	Primed Finger Jointed Radiata Primed Pine 1x8 fascia with 1x3 shadow board by KBS.		4,438
Install what can be done at the factory. Ship loose the remaining to be installed onsite by the GC			
GC using 5/4" corner boards			
GABLE VENTS			
>	None		
>	OMIT Aluminum Fascia & Vinyl Soffit		
NO GABLE END VENTING PER GC REQUEST. Any venting required by The AHJ is the responsibility of the GC			
SHUTTERS:			
>	None		INC
ROOF SHINGLES:			
>	CertainTeed XT-25 3 Tab Shingles	Color: Nickel Gray	702
Ship loose what shingles can't be installed at the factory			
>	High Wind Nailing for Shingles (6 Nails per full shingle)		19
>	Aluminum Drip Edge	Color: White	STD
See print detail for eave and gable overhang			
Building will have Finger Jointed Radiata Primed Pine 1x8 fascia with 1x3 shadow board			Inc Above
Install what can be done at the factory. Ship loose the remaining to be installed onsite by the GC			
>	One Layer 15lb F15 Paper		STD
>	(2) Courses of Ice & Water Shield at Eaves and Single course at Valleys		STD
>	KBS Standard Ice & Water Shield		STD
NO RIDGE VENTING NEEDED. Any venting required by the AHJ is the responsibility of the GC			
PLUMBING:			
AVOID/ LIMIT ELECTRICAL OR PLUMBING IN THE CHASEWAYS			
>	PVC Drain & Vent Lines		STD
>	Pex Supply Lines to Basement, Stubbed at Each Location - Not a Complete Loop		STD
>	(2) 3/4" Pex Lines to 2nd Floor for Domestic Water		STD

1	Plumb & Wire for Washer with Hammer Arrester						181
>	NO condensation lines run by KBS						
>	Omit the radon vent per the GCs request						
.	Any radon venting required by the AHJ is the responsibility onsite by the GC						
.	No prep or materials are included in this quote for onsite HVAC unless listed						
.	HEAT:						
>	OMIT Hot Water Baseboard Heaters						-1,118
.	Any ERV/HRV duct work for the 2nd floor is run in the stairway wall onsite by the builder/GC						
.	No prep or materials are included in this quote for onsite HVAC						
.	AIR EXCHANGER:						
>	None						
.	Owners Signature:						
.	Owner Declines Optional Air Exchanger / HRV Unit.						
.	ELECTRICAL:						
.	AVOID/ LIMIT ELECTRICAL OR PLUMBING IN THE STAIR CHASE WAYS						
>	100 AMP LP310MB 30 Slot Leviton Panel Box	Location:	Per prints	per Living Unit			STD
.	Main breaker in the bottom of the panel						
1	Relocate Panel box to opposite box						306
.	Add pre made fire rated boxes for any ceiling penetrations done at KBS unles completion of work is done onsite						3,159
>	All 15+20 amp circuits located in modules without a panel box will be connected with amp connectors at matewall cross overs						
>	Wire for Electric Range and Gas Range			per Living Unit			STD
1	Wire for Electric Dryer (Incls. Breaker, Dryer Box and Venting to the Exterior)						149
.	Dryer venting will need to be run below the matewall onsite by the GC						
>	GFI Weather Proof Outlets (per Prints)						STD
3	Additional GFI Weatherproof Outlet						181
15	Television Jacks						163
8	Phone Jacks (Cat 5)						101
>	All buildings to have White Toggle switches and std outlet covers						
>	Add Single gang box box and conduit for onsite fire monitoring system. See print for location and details						1,141
.	Fire monitoring box and condit for the 2nd floor is stubbed up into the attic area						
.	Make sure fire monitoring boxes that are installed at KBS are not installed behind the swing of a door						
>	Photo Electric Smoke Detectors: BRK #7010B - Each Bedroom (per Code)						STD
>	Photo Electric Smoke/Carbon Monoxide Combo Detectors w/Voice: BRK #SC7010BV - Each Bedroom Group (per Code)						STD
>	Arc Fault Circuits (per Code)						STD
LIGHTING SCHEDULE:							
.	Location	Model#		Qty Total			
>	Kitchen (Sink):	Halo #HLB6099FS1EMWR (6" LED Recessed)		3			INC
>	Dining:	Progress #P4762-15 "Classic Collection" 3 Lite Chandelier	Chrome	3	Ship loose		INC
>	Exterior Door:	OMIT (Wire Only)		5			-497
RECESSED LIGHTING SCHEDULE:							
.				Qty			
>	Foyer unit 2	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		1			41
>	Kitchen unit 2	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		3			82
>	Living room unit 2	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		3			165
>	2nd floor top of stairs hall unit 2	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		1			41
>	2nd floor hall inside door unit 2	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		1			41
>	Bed 1 unit 2	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		4			165
>	Bath 2 shower unit 2	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		1			41
>	Foyer unit 1	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		1			41
>	Hall 1st floor unit 1	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		2			82
>	Living room unit 1	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		6			247
>	Kitchen unit 1	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		4			165
>	Hall/stair 2nd floor unit 1	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		2			41
>	Bed 1 unit 1	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		4			165
>	Bed 2 unit 1	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		4			165
>	Bath 2 shower unit 1	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		1			41
>	Foyer unit 3	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		2			41
>	Kitchen unit 3	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		3			82
>	Living room unit 3	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		3			165
>	Hall/stairs 2nd floor unit 3	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		2			82
>	Bed 1 unit 3	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		5			165
>	Bath 2 shower unit 3	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		1			41
.	KITCHEN:						
CABINETS:							
.	Raise 5/8" for onsite flooring						
.	Merillat: "Classic" Series Cabinets (Single Roll-Out Trays)						
>	Merillat cabinet touch up kit (TUK) - Shiploose						INC
>	Portrait Maple (5pc Drawer front) - (Painted)	(ILO STD)		Color: Cotton			2,932
>	Additional LF of Merillat STD Cabinets (Base & Overhead)						3,240
>	Note: If full overlay cabinets is selected the corner cabinet will be a BCR style ILO BLS style						
>	Toe Kick Material to match Cabinet Color (Note: Material is shipped loosed when Kitchen Flooring is OMIT)						
.	Islands:						
.	Only at one unit. See plans						

1	4' Island (Includes GFI Receipt)	with out Bartop		1,106
> Base Cabinet Upgrades:				
3	Base Waste Basket (Top Mount): BWBT18 (ILO B18)			802
1	Sink Base SB33 unit 1			
> Base Corner Revolving BCR36 ILO STD due to full overlay cabinetry				
> Cabinet above the fridge in unit 1 is omit				
> Drawer Base Cabinets:				
1	Four Drawer Base Cabinet: BD21-4D ILO B21L1ST	Per prints		120
2	Four Drawer Base Cabinet: BD12-4D ILO B12L1ST	Per prints		165
. SDT - Standard Construction (Includes Dovetail Drawers, Soft Close Drawers and Soft Close Hardware on Doors)				STD
COUNTERTOP:				
35	OMIT Standard Postform Laminated Countertop			-437
SINK:				
3	OMIT "American Standard" Stainless Steel Double Bowl Sink (Leave Plumbing)	Color: N/A		-591
FAUCET:				
3	OMIT American Standard "Colony Pro" Single Lever Faucet w/ Spray #7074.040.002	N/A		-270
RANGE HOOD: Unit 1+ unit 2 will need to be non venting/recirculating				
3	Delete Range Hood - Prep for spacesaver microwave			N/C
APPLIANCES:				
0	Plumb & Wire for D/W with Hammer Arrestor (Omit Cabinet)			-260
3	Plumb for Ice & Water @ Fridge (with Box and Hammer Arrestor)			316
1/2 BATH #1:				
. Raise 5/8" for onsite flooring				
3	OMIT Standard Postform Laminated Countertop			-37
SINK:				
1	OMIT American Standard "Aqualyn" Lav #0476.028.020 - (Leave Plumbing)			-52
FAUCET:				
1	OMIT American Standard "Colony Pro" Single Lever Faucet #7075.000.002			-82
VANITY CABINETS:				
. Portrait Maple (Solid Drawer Front) - (Painted)				(ILO STD) Color: Cotton
1	30" Vanity (VB30FH)			94
> SDT - Full Height Vanity Cabinets with Soft Close Hardware (per LF)				STD
MEDICINE CABINETS:				
1	Jensen "Horizon" #1451 16"x26" Recessed - Frameless Beveled Edge			STD
VANITY LIGHTS:				
1	Vanity Light Bar: Progress Ashford Two Light Polished Chrome Vanity Light P300315-015	Chrome		126
BATH FANS:				
> Bath Fan: Panasonic "Whisper Green Select" FV-0511VKSL2 (with multi speed select & time delay)				STD
. Radiation Damper: Panasonic PCRD05C5				
TOILET:				
. Shiploose				
1	Handicap Toilet: American Standard "Cadet Pro" #3517A.101.020 Bowl & #4188A.004.020 Tank - (ILO STD)	Color: White		44
1	Toilet Seat: A/S Elongated Slow Close #5257A.65MT.020 (White)			STD
. Add blocking in the walls for future grab bars				
ACCESSORIES (SHIPPED LOOSE):				
1	Paper Holder: American Standard "C-Series" #8337.230.002	Color: Chrome		STD
1	Towel Ring: American Standard "C-Series" #8337.190.002	Color: Chrome		STD
BATHROOM #2:				
. Raise 5/8" for onsite flooring				
VANITY TOP:				
8	OMIT Standard Postform Laminated Countertop			-100
SINK:				
3	OMIT American Standard "Aqualyn" Lav #0476.028.020 - (Leave Plumbing)			-156
FAUCET:				
3	OMIT American Standard "Colony Pro" Single Lever Faucet #7075.000.002			-246
VANITY CABINETS:				
> Portrait Maple (Solid Drawer Front) - (Painted)				(ILO STD) Color: Cotton
3	30" Vanity (VB30FH)			282
> SDT - Full Height Vanity Cabinets with Soft Close Hardware (per LF)				STD
MEDICINE CABINETS:				
2	Jensen "Horizon" #1451 16"x26" Recessed - Frameless Beveled Edge			STD
1	Add 24"x36" mirror with mounting clips in bath 2 of unit 3 ILO Medicine cabinet (2nd floor)			35
VANITY LIGHTS:				
3	Vanity Light Bar: Progress Ashford Two Light Polished Chrome Vanity Light P300315-015	Chrome		379
BATH FANS:				
> Bath Fan: Panasonic "Whisper Green Select" FV-0511VKSL2 (with multi speed select & time delay)				STD
. Radiation Damper: Panasonic PCRD05C5				
TOILET:				
. Shiploose				
3	Handicap Toilet: American Standard "Cadet Pro" #3517A.101.020 Bowl & #4188A.004.020 Tank - (ILO STD)	Color: White		133
3	Toilet Seat: A/S Elongated Slow Close #5257A.65MT.020 (White)			STD
. Add blocking in the walls for future grab bars				
TUBS / SHOWERS:				
> Showers:				

Prep for onsite tiled shower: Install controls, vent & drain. Insulate shower walls with R-11 fiberglass. Install 1/2" Durock on wall from ceiling to 12" above floor.				
3	Shiploose balance of Durock to be installed by Builder. Slope floor, drain and all material to finish is supplied+ installed onsite by the builder. Add blocking in the			INC
> Faucet:				
3	American Standard "Colony Pro" Shower Diverter Trim Kit #TU075.507.002 with RU108ESS Valve (Chrome)	Color: Chrome		STD
ACCESSORIES (SHIPPED LOOSE):				
3	24" Towel Bar: American Standard "C-Series" #8337.024.002	Color: Chrome		STD
3	Paper Holder: American Standard "C-Series" #8337.230.002	Color: Chrome		STD
3	Towel Ring: American Standard "C-Series" #8337.190.002	Color: Chrome		STD
INTERIOR DOORS & TRIM:				
TRIM:				
> Note: Full length base trim is shipped loose for onsite install at onsite flooring locations				
> Windsor One Farmhouse Trim Package (1x4 Casing with 5/4x4 Head) (ILO STD):				1,371
Waterproofing and window trim supplied and installed onsite by the GC in the shower area. Window comes with jamb receiver. KBS is not responsible for any moisture issue/s at any time regarding the window area in shower stall.				
> Farmhouse Trim Package - (1 x6 Base Molding)				1,716
Shiploose window jamb and casing full length for onsite cut an install if the windows are not here in time				
DOORS:				
> Masonite "Heritage Series" Solid Core - Smooth Finish (ILO STD) 3 Panel "Winslow"				849
> Note: Bifold doors are not available as Solid Core - Bifolds will be Hollow core				
> Pocket Door (ILO STD) - Door slab will be a solid core door				84
Location/s per prints				
HARDWARE: Only the interior hardware is Chrome				
> Lockset: Kwikset "Hancock" Interior Knob (ILO STD)				STD
> Pocket Door Lock: Privacy - Kwikset #335				STD
WINDOW SILLS & SASHES:				
> White window Sills Throughout				180
PAINT:				
> Trim and Door Paint: Sherwin Williams "Promar 400" Latex Semi-gloss				STD
Color: Extra White				
SHELVING:				
> Ventilated Wire Shelving - White				STD
> (1) 12" Deep Shelf with Open Slide Rod @ Closets / Wardrobes				STD
STAIRS:				
> Stairs:				
3	KBS to build a stringer set of stairs treads with "pencil edging" WHITE OAK. Treads are to remain unfinished. Painted White Birch Risers			4,886
HANDRAIL:				
> Rake half wall with painted pine cap at the platform up at units 1+2. Includes at top of the stairs at hall				
Shiploose Builder installed material: (2) 10' Painted White Poplar LJ-6042 Railing, (4) DJ130-619 (Nickel) wall brackets and 4 White Poplar LJ-7027 Rosettes all				983
> quantities are per unit				
Handrail is cut and installed onsite by the GC				
FLOOR COVERINGS:				
> No Flooring Included				
PORCHES/DECKS: Built as a component. Shingled onsite				
24	6' Deep Pressure Treated Farmers Porch (Includes: Posts, Railings, Balusters and Decking are onsite by the GC/builder)			4,168
13	3' Deep Pressure Treated Farmers Porch Roof and Deck Only (Posts, Support brackets, Railing, Balusters and Decking are supplied and installed onsite by the GC/builder)			2,258
> Add blocking in the walls to catch onsite support brackets				
> Shiploose temp post for roof support				
> No other entry roofs are included in this pricing				
> Floor Framing: Pressure Treated 2x8 Floor Joists by KBS				STD
Joist Spacing: 12"oc				
> Posts: Pressure Treated 6x6				
At 24 wide porch only				
> Porch Ceiling onsite by the GC				
> Porch Header Beam: Supplied by KBS - Shiploose FJP Primed Radiatta 1x to wrap header onsite				
> No other porch roofs or decks are included in this pricing				
SHIP LOOSE: (Additional)				
2	Sq of CertainTeed XT-25 3 Tab Shingles	To match main house		316
For onsite roof/s at entry doors that are not included in the porch section				
ON-SITE REQUIREMENTS:				
> Foundation survey to make sure it is level and square is the responsibility of the Builder				By Builder
> Sill plates installed level and square with a 1/4" tolerance are the responsibility of the Builder				By Builder
> Lally columns and plates on-site for day of set are the responsibility of the Builder				By Builder
> Cost of off site storage area if needed for the modules is the responsibility of the Builder				By Builder
> Police details on-site if required are the responsibility of the Builder				By Builder
> Police Escorts from storage site to Job site if required are the responsibility of the Builder				By Builder
> Trash Dumpster available for the day of set is the responsibility of the Builder				By Builder
TOTAL OPTIONS:				113,646
BASE PRICE:				358,476

TOTAL BASE & OPTIONS (No Set Fees, Transportation, Engineering or Seals):				472,122
STATE SALES TAX:				
3.125 % Tax	Massachusetts	Taxable Amount	MA Taxpayer ID #10753317	0
			Certificate # 1281034240	
TOTAL F.O.B.				472,122
STATE SEALS:				
8	Massachusetts Modular Seal			800
8	Third Party Approval Seal (Required in all States)			520
FREIGHT & PERMITS:				
Frames are not to exceed 50' in length unless okd by the GC/Billy Cassidy.				
Keep parts frames to less than 9' wide and under 40' frame unless okd by GC/Billy Cassidy				
PERMITS: (Permit needed for each State traveled through)				
> Permits are included in Freight cost listed below				INC
FREIGHT:				
> Boxes are picked up by the builder. Escorts by the builder.				63,028
This fee includes all permits by KBS. Contact Bill Cassidy for the truck information 508 735 5159				
Frames must be returned to KBS within 2 week of being dropped off				
Truck On-Site:				
> None				
TOTAL ESTIMATED DELIVERED PRICE (Does not include Crane or Set):				536,470
Price / Square Foot before set costs.				\$240.14
Items shown as optional are not included in price.				
NOTE: THIS IS A PRELIMINARY ESTIMATE ONLY SUBJECT TO ENGINEERING REVIEW.				
NOTE: THIS QUOTE CONTAINS COMMODITY ITEMS THAT ARE SUBJECT TO MARKET VOLATILITY AND MAY BE SUBJECT TO PRICE ADJUSTMENT AT TIME OF PROCUREMENT. LOCKED IN PRICING FOR COMMODITY PORTION OF THE PROJECT IS AVAILABLE UPON REQUEST AND REQUIRES PAYMENT FOR STORED MATERIAL.				
THIS ESTIMATE REFLECTS STATE CODE CONFORMANCE. IT IS THE BUILDERS RESPONSIBILITY TO ALERT KBS OF ANY LOCAL CODE REQUIREMENTS.				
THIS QUOTE IS GOOD FOR 7 DAYS FROM ORIGINAL QUOTE DATE. KBS HAS THE UNILATERAL RIGHT TO REPRICE QUOTES AFTER 7 DAYS.				
FINAL PRICE IS ONLY ACCEPTED AND LOCKED IN ONCE A SALES AGREEMENT IS MUTUALLY SIGNED				
NEW PRICES FOR OPTIONS WILL NOT REQUIRE A NEW QUOTE AS LONG AS THE FOOTPRINT AND ROOF DESIGN REMAIN UNCHANGED				

Quote Date:	09/15/21	Revised:	03/22/22
Sales Rep:		Price Revision #	

Quote #	Q-21-0196-MCB	House #:	3554
Plan Rev #:		SO#	

BUILDER:	NHA Properties Inc		
ADDRESS:	Po Box 3149		
CITY:	Nantucket		
STATE:	MA	ZIP:	02584-3149
CONTACT:	Bill Cassidy		
CUSTOMER:	Fairgrounds Rd Lot 3		
SITE ADDRESS:	31 Fairgrounds Rd		
CITY:	Nantucket		
STATE:	MA	ZIP:	02554
GSL:	25	WIND (Vult):	140

TYPE OF HOUSE:			
Colonial			
SIZE OF HOUSE:	35	x	38
HOUSE INFO:			
Number of Boxes:			8
Number of Line Moves:			7
Total Approx Square Feet for Estimating Purposes:			3,246
Cost Base:	12/20/2021	Program:	V21.08.03
		Option Book:	V21.12.4

CS License CS-074074

Exp 10-25-2022

FINAL FOR CONSTRUCTION

William Stevens

FOUNDATION:			
> Builder to supply and install Lalley columns, Not KBS			By Builder
> Builder to supply and install Double layer sill plates			By Builder
CONSTRUCTION:			
3 Thermal Bi-Pass Checklist+ RESNET Grade 1 Picture Documentation with sign off			
Blower door test,HERS rating and all applicable stretch energy town paperwork/requirements are by others			
Pricing is subject to change once actual specs are provided, fire marshal review and eng structural review.			
Sprinkler system is roughed in at the factory. Sub provided by the builder. Production to call sprinkler co with date and time to rough in. Jamie Popillo @ ACK Alarm Company Inc 774 212 2779			
Pricing does not include any HVAC prep or equipment other than what is listed below.			
HVAC system is roughed in at the factory. Sub provided by the builder. Production to call HVAC co with date and time to rough in. Mike Dobert @ The Dobert Companies 617 512 1124			
Building is not handicap compliant			
FLOOR SYSTEM:			
> 2" x 10" Floor Joists - 16" o.c. / Solid Block Bridging	1st Floor		STD
> 2" x 10" Floor Joists - 16" o.c. / Solid Block Bridging	2nd Floor		STD
> LF of Open Joist 2000 Floor Trusses ILO Floor Joist (Included with Colonials)			INC
> Add 2' strip of 3/4" osb in the attic area to aid the individual that will be applying the onsite spray foam			155
> Decking: 3/4" T&G OSB (Glued & Nailed)			INC
> At all mawall openings greater than 3' and the flooring is omit/shiploose, the floor sheathing is to be held back 1'-6"			
> If KBS is installing the flooring we are to use the KBS standard hold back of 2"			
> Label material for mawall openings so the set crew will not use it for something else			
EXTERIOR WALLS:			
> 2" x 6" Exterior Walls - 16" o.c.			STD
> 2" x 8" Exterior Walls - 16" o.c. gable of A box. See prints for accurate location			STD
> 8' Ceiling Height	All Floors		STD
EXTERIOR SHEATHING:			
> 7/16" OSB Wall Sheathing			STD
> EXTERIOR WALL ASSY			12,055
Interior Finish: 5/8" Sheetrock Type X (Mud, Taped & Painted)			13,576
Interior Vapor Retarder: NONE PER THE BUILDERS REQUEST> Any required by the AHJ is the responsibility of the GC			
Exterior Wall Framing: 2x6 Studs @ 16" o.c. - Double top plate - Single bottom plate			
Air Infiltration: Install 3M 8067 Tape to all exterior wall to exterior wall connections and exterior wall to floor and exterior wall to ceiling connections			
Exterior Wall Insulation: R-23 Mineral Wool Insulation			
Wall Sheathing: 7/16" OSB, 2-1/2" Zip-R Sheathing (R12) - Seams covered with Zip tape. (Fire rated walls to have an additional layer of exterior rated 5/8" type X Cabot			714
Blue Glass or equivalent. See eng detail for application/requirements/location)			
Fire rated exterior wall assy between units per KBS prints. See eng detail for application/requirements/location			
GC to protect the bottom side of the exposed Zip panel. Materials to do so are supplied and installed onsite by the GC			
> Dupont Tyvek Drain Vent Rain Screen			POTENTIAL LONG LEAD TIME
MARRIAGE WALLS:			
> 2" x 4" Marriage Wall studs - 16" o.c.			STD
MARRIAGE WALL SHEATHING:			
> 7/16" OSB Marriage Wall Sheathing	Completely Sheath		STD
ROOF:			
> 6/12 Pitch Truss - 16" o.c. Per prints			STD
> 10/12 rafter roof per prints			
> 10/12 "Ridge cap" beyond truss at peak is panelized for onsite install.			2,063
> See print detail for eave overhang			
> Cupola is supplied and installed onsite by the builder. Windows are shipped loose for onsite install by the builder/G			
Kneewalls			
> Kneewalls: 2x4 Studs 16" o.c. Per Plans			31
If KBS removes the eave, the roof sheathing needs to remain long with ice+water. (Will keep water out of the walls)			
ROOF SHEATHING:			
> 7/16" OSB Roof Sheathing			STD
GABLE END OVERHANGS:			
> Gable End Overhang are per print detail			STD
SHEETROCK:			

At any smooth transitions the sheetrock is held back 1'6" at each side					
Omit the RC-2 channel in this area and shiploose plywood to take its place					
Label material for mawall openings so the set crew will not use it for something else					
WALLS:					
> 5/8" Sheetrock Throughout (Walls) Type X ILO STD		See prints for detail assemblies			966
> Add 5/8" moisture resistant sheetrock to all bath walls					INC
2x8 or 2x10 (per prints) stair wall 1st and 2nd floor to allow for running onsite HVAC/line sets/wiring to the attic for onsite HVAC unit. All items are installed onsite by GC.					
Leave sheetrock off bays per eng detail					
Frame access on the 2nd floor wall to access the kneewall area for onsite spray foam application to the bottom side of the rafters. Only applicable on certain buildings					
ROOF/CEILINGS:					
> 2 layers of 5/8" Type X Sheetrock Throughout (Ceiling) ILO STD		See prints for detail assemblies			3,439
Leave off sheetrock from 2nd floor sloped ceiling areas to allow for onsite spray foam to bottom of roof decking. Shiploose RC2 channel as needed. If truss or rafter needs to be padded down, it is the buidder responsibility to supply the material and install onsite. Shiploose sheetrock					
> Add 5/8" moisture resistant sheetrock to all bath ceilings					INC
3 Fire Rated Insulated Lockable Access Door NTC24"x36					842
> Fire rating of any ceiling penetrations are to be completed onsite by the builder					
At any smooth transitions the seetrock is to be held back 1'6" at each side					
Omit the RC-2 channel in this area and shiploose plywood to take its place					
Label material for mawall openings so the set crew will not use it for something else					
FINISH:					
> Primer: Sherwin Williams "Builder Solutions" Interior Latex B28W08601		Color: White			STD
> Wall and Ceiling Paint: Sherwin Williams "Promar 400" Interior Latex Flat		Color: Dover White			STD
DORMERS:					
SHED DORMERS:					
> Ft. Shed Dormer, 2" x 6" Panelized Exterior Wall & Roof 16" o.c. (w/o Windows)					INC
> Ft. Shed Dormer, 2" x 6" Panelized Exterior Wall & Roof 16" o.c. (w/o Windows)					INC
> Ft. Shed Dormer, 2" x 6" Panelized Exterior Wall & Roof 16" o.c. (w/o Windows)					INC
> Ft. Shed Dormer, 2" x 6" Panelized Exterior Wall & Roof 16" o.c. (w/o Windows)					INC
INSULATION:					
BASEMENT/CRAWL SPACE:					
> To be provided and installed by Builder on-site					By Builder
EXTERIOR WALLS:					
> R-23 Mineral Fiber Wall Insulation (5-1/2" Wall) (ILO R-21 Fiberglass)					1,220
NO Vapor Retarder per GC request. Any required by AHJ will be the responsibility of the GC					
> Energy Blocks:					
3 Energy Block For Two Story House					1,082
ROOF/CEILING:					
> Omit 2nd floor ceiling insulation. Supplied and installed onsite by the GC					-499
2 layers of R19 unfaced fiberglass batt insulation in the entire 1st floor ceiling cavity with 1 additional row of R11 fiberglass batt insulation around the exterior perimeter of the building. Use black strapping over the top of the insulation to secure insulation during the set so it will not blow away.					1,931
NO Vapor Retarder per GC request. Any required by AHJ will be the responsibility of the GC					
INTERIOR WALLS:					
> Insulate 2x4 interior walls with R-11 unfaced Bath shower walls					89
> Insulate 2x6 or 2x8 interior walls with R-19 unfaced Bath shower walls					138
3 Thermal Bi-Pass Checklist+ RESNET Grade 1 Picture Documentation with sign off					1,785
Blower door test,HERS rating and all applicable stretch energy town paperwork/requirements are by others					
WEATHER BARRIER:					
> See wall assy above					
> Flashing System:					
Windows: Zip Stretch Tape sill pans with Zip System Flashing Tape applied at sides and top					92
Doors: Jamsill Guard sill pans with Zip System Flashing Tape applied at sides and top					INC
Penetrations: Zip Stretch Tape or Zip System Flashing Tape applied at all penetrations through the wall					INC
Seams: Zip Tape at all seams and repair any overdriven nails with Zip liquid flash					INC
EXTERIOR DOORS & SIDELITES:					
> See special eng framing detail/stepping for install					
> Raise 5/8" for onsite flooring					
Windows and doors do not need to be padded out					
> 6-5/8" jamb					
EXTERIOR DOOR:					
1 3'0"x6'8" Therma True Classic Craft Mahogany Full Beadboard Plank CCR100		Unit 4 foyer			737
1 3'0" x 6'8" Therma-Tru S1205SDL LE,Simulated Divided Lite, 4 lite, Smooth Star Fiberglass					737
2 Door Frame: Final Frame TruGuard White Composite (Paintable/Stainable)					119
5/8" layer of sheetrock, 2x6 wall, 7/16osb sheathing and 2-1/2" Zip R. Fire rated wall will have an additional 5/8" sheetrock					
2 Hinges: (3) 4" x 4" Self-Aligning Ball Bearing Hinge - 5/8" Radius		Color: Black			STD
2 Door Sill: Tru Defense Composite Sill (Adjustable Cap with Lightwood finish - Aluminum sill with Mill Finish and Sill Cover)					STD
2 Door Prep: Double Bore (2-1/8" diameter with 2-3/4" backset) - Holes are 5-1/2" center to center					17
2 Exterior Trim: 5/4"x4" Final Frame WITH OUT built in "J" Channel (Paintable/Stainable)		Color: White			29
2 Kickboard: NONE					STD
2 STD Finish: Primer finish		Builder or Homeowner is required to paint all sides (within 6 mos) to maintain ThermaTru warranty			STD
Doors are painted onsite by the GC					
HARDWARE:					
Only the exterior doors have Black hardware. Interior+Exterior		Color: Iron Black			
2 Lockset: Kwikset "Hancock" Exterior Knob					3
2 Deadbolt: Kwikset Signature Series Single Cylinder 980 - (Iron Black) - Installed					67
FIRE DOOR(S):					

4	3'-0" Therma-Tru SE4800, 90 Minute Fire Door 3 Panel Shaker Style Door					1,063
4	Frame (90 min): 6-1/2" - 7-1/2" 18 Gauge Steel Split Frame - with Jamb Extender Pack					STD
4	Hinges: (3) 4" x 4" Self-Aligning Hinge - 5/8" Radius. (2 Spring + 1 Regular on Fire Doors)	Color: Black				STD
4	Door Sill: Tru Defense Composite Sill (Adjustable Cap with Lightwood finish - Aluminium sill with Mill Finish and Sill Co	Color: Aluminium - Mill Finish				STD
4	Door Prep: Single Bore (2-1/8" diameter with 2-3/4" backset)					STD
4	Exterior Trim: Match trim inside House (Shipped loose and installed by Builder on site)					STD
4	Kickboard: None					140
4	STD Finish: Primer finish from ThermaTru	Builder or Homeowner is required to paint all sides (within 6 mos) to maintain ThermaTru warranty				STD
HARDWARE:		Color: Iron Black				
4	Lockset: Kwikset "Hancock" - (Iron Black) Exterior Knob and hinges (ILO STD)					6
4	Deadbolt: Kwikset Signature Series Single Cylinder 980 - (Iron Black) - Installed					135
	Note: All Final Door Adjustments by Builder in Field					By Builder
WINDOWS:						
WINDOWS ARE A 22 WEEK LEAD TIME						
Windows and doors do not need to be padded out						
IF THE WINDOWS ARE NOTE AT KBS IN TIME OF PRODUCTION, IT IS THE BUILDERS/GCs RESPONSIBILITY TO ARRANGE SHIPPING FROM						
KBS TO THE JOB SITE AND INSTALLATION						
Shiploose all material for the builder to be able to install the windows onsite if they arent here in time						
>	Andersen A Series Storm Watch					53,768
	Glazing: High Performance Low-E4 HEATLOCK	Screens: Full Frame - Fiberglass Mesh				
	Interior Finish: Pre-Finished White	Exterior Finish: Black				
	Hardware: Classic	Color: White				
>	Grids: 2 over 2 FDL					
With Corrosion Resistant Hardware						
ADD WINDOW OPENING CONTROL DEVICE TO ALL WINDOWS						
1x4 Wide casing w/ sill is supplied and installed onsite by the GC						
GC/builder accepts casement swing per KBS prints						
Shiploose drip caps						
CASEMENT AND FIXED WINDOW TO HAVE WIDE CENTER BAR TO MIMIC A HUNG WINDOW						
>	Double Hung ADH2038 double mulled ILO a ADH2038 triple mulled window		Unit 4 kitchen			-1,440
>	Casement ACW2648		Per prints			
>	Double Hung ADH2648		Per prints			
>	Double Hung ADH2850		Per prints			
>	Fixed Picture Window APW2438		Attic area			
>	Shiploose (4) Transoms 8 lite ATF 6016		Onsite Cupola			
2	ADH2648 winodws ILO ADH2850					-89
1	Omit (1) ADH 2850from rer elevation of unit 4 living room					-1,624
> Safety Glass for Windows:						
>	Safety Glass for Windows	Qty/pricing subject to change pending KBS Engineering and/or 3rd party review				INC
SIDING & SHUTTERS:						
SIDING:						
	Double Builder Installed Sill Plate					N/C
>	OMIT Mainstreet Double 4" Siding					-9,642
> When siding is omit the light blocks are omit as well						
See print detail for eave and gable overhang						
Temp tack 2x for onsite Cedar fascia and shadow board						
GC using 5/4" corner boards. Verify they will work with our overhang detail						
GABLE END VENTS						
>	None					
NO GABLE END VENTING PER GC REQUEST. Any venting required by The AHJ is the responsibility of the GC						
>	OMIT Aluminum Fascia & Vinyl Soffit					-452
SHUTTERS:						
>	None					INC
ROOF SHINGLES:						
>	CertainTeed XT-25 3 Tab Shingles	Color: Black				809
>	High Wind Nailing for Shingles (6 Nails per full shingle)					48
>	Aluminum Drip Edge		Color: (Berger) Pearl Gray			593
Prebend and shiploose what drip edge cant be installed at the factory						
See print detail for eave and gable overhang						
>	Temp tack 2x for onsite fascia and shadow board					
GC will be using 5/4" corner boards						
>	One Layer 15lb F15 Paper					STD
>	(2) Courses of Ice & Water Shield at Eaves and Single course at Valleys					STD
>	KBS Standard Ice & Water Shield					STD
NO RIDGE VENTING NEEDED. Any venting required by yhe AHJ is the responsibility of the GC						
PLUMBING:						
AVOID/LIMIT ELECTRICAL OR PLUMBING IN THE STAIR CHASE WAYS						
>	PVC Drain & Vent Lines					STD
>	Pex Supply Lines to Basement, Stubbed at Each Location - Not a Complete Loop					STD
>	(2) 3/4" Pex Lines to 2nd Floor for Domestic Water					STD
Omit the radon vent per the GCs request						
Any radon venting required by the AHJ is the responsibility onsite by the GC						

. No prep or materials are included in this quote for onsite HVAC unless listed									
1 Plumb & Wire for Washer with Hammer Arrestor									
HEAT:									
> OMIT Hot Water Baseboard Heaters									
. Any ERV/HRV duct work for the 2nd floor is run in the stairway wall onsite by the builder/GC.									
. No prep or materials are included in this quote for onsite HVAC									
AIR EXCHANGER:									
> None									
. Owners Signature:									
Owner Declines Optional Air Exchanger / HRV Unit.									
ELECTRICAL:									
AVOID/LIMIT ELECTRICAL OR PLUMBING IN THE STAIR CHASE WAYS									
> 100 AMP Leviton 30 Slot Panel Box LP310 MB									
Location: Per prints per Living Unit STD									
. Main breaker in the bottom of the panel									
. Any disconnects due to location of the panel boxes are supplied and installed onsite by the GC/builder									
1 Relocate Panel box to opposite box									
> Add additional conduits from the panel box to the basement area. See prints for detail									
> Add pre made fire rated boxes for any ceiling penetrations done at KBS unless completion of work is done onsite									
> All 15+20 amp circuits located in modules without a panel box will be connected with amp connectors at cross overs									
> Wire for Electric Range and Gas Range									
per Living Unit STD									
1 Wire for Electric Dryer (Incls. Breaker, Dryer Box and Venting to the Exterior)									
> GFI Weather Proof Outlets (per prints)									
STD									
4 Additional GFI Weatherproof Outlet									
> Television Jacks									
Per prints 99									
> Phone Jacks (Cat 5)									
Per prints 95									
> All buildings to have White Toggle switches and std outlets/covers									
> Add single gang box and conduit for onsite fire monitoring system. See eng prints for detail									
1,141									
. Fire monitoring single gang box and conduit for the 2nd floor is stubbed up into the attic area									
. Make sure fire monitoring boxes that are installed at KBS are not installed behind the swing of a door									
> Photo Electric Smoke Detectors: BRK #7010B - Each Bedroom (per Code)									
STD									
> Photo Electric Smoke/Carbon Monoxide Combo Detectors w/Voice: BRK #SC7010BV - Each Bedroom Group (per Code)									
STD									
> Arc Fault Circuits (per Code)									
STD									
LIGHTING SCHEDULE:									
. Location Model# Qty Total									
> Kitchen (Sink): Halo #HLB6099FS1EMWR (6" LED Recessed) 3 INC									
> Dining: Progress #P4762-15 "Classic Collection" 3 Lite Chandelier Chrome 3 Ship loose INC									
> Exterior Door: Exterior Front Light: Progress "Westport" #P5863-20 6 120									
RECESSED LIGHTING SCHEDULE:									
Qty									
> Living room unit 4 6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR) 9 378									
> Kitchen unit 4 6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR) 5 210									
> Foyer unit 4 6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR) 1 42									
> 1st floor stairs unit 4 6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR) 2 84									
> 1st floor hall unit 4 6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR) 2 84									
> Island unit 4 6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR) 2 84									
> Bed 1 unit 4 6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR) 5 210									
> Bath 2 shower unit 4 6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR) 1 42									
> Bed 2 unit 4 6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR) 4 168									
> Bed 3 unit 4 6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR) 4 168									
> Bath 1 shower unit 4 6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR) 1 42									
> Laundry unit 4 6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR) 1 42									
> Hall+above stairs unit 4 6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR) 3 126									
> Bath 3 shower unit 4 6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR) 1 42									
> Foyer unit 5 6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR) 2 84									
> Kitchen unit 5 6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR) 3 126									
> Island unit 5 6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR) 1 42									
> Living room unit 5 6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR) 4 168									
> Platform+ 2nd floor hall unit 5 6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR) 3 126									
> Bath 2 shower unit 5 6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR) 1 42									
> Bed 2 unit 5 6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR) 4 168									
> Bath 1 shower unit 5 6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR) 1 42									
> Bed 1 unit 5 6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR) 4 168									
> Foyer unit 6 6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR) 2 42									
> Kitchen unit 6 6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR) 3 126									
> Living room unit 6 6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR) 3 126									
> Landing+ 2nd floor hall unit 6 6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR) 2 84									
> Bath 1 shower unit 6 6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR) 1 42									
> Bed 1 unit 6 6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR) 5 168									
KITCHEN:									
. Raise 5/8" for onsite flooring									
CABINETS:									
. Merillat: "Classic" Series Cabinets (Single Roll-Out Trays)									
> Merillat cabinet touch up kit (TUK) - Shiploose									
INC									
> Portrait Maple (5pc Drawer front) - (Painted)									
(ILO STD) Color: Cotton 4,504									
> Additional LF of Merillat STD Cabinets (Base & Overhead)									
1,584									

> Note: If full overlay cabinets is selected the corner cabinet will be a BCR style ILO BLS style					
> Toe Kick Material to match Cabinet Color (Note: Material is shipped loosed when Kitchen Flooring is OMIT)					STD
> Islands: Islands per prints					
1 7' Island (Includes GFI Recept)		with out Bartop			1,681
1 3' Island (Includes GFI Recept)		with out Bartop			1,092
> Base Cabinet Upgrades:					
3 Base Waste Basket (Top Mount): BWBT18 (ILO B18)					784
> Base Corner Revolving BCR36 due to full overlay cabinetry					
> Drawer Base Cabinets:					
1 Four Drawer Base Cabinet: BD18-4D ILO B18L1ST					117
1 Four Drawer Base Cabinet: BD24-4D ILO B24L1ST					117
1 Four Drawer Base Cabinet: BD12-4D ILO B12L1ST					81
. SDT - Standard Construction (Includes Dovetail Drawers, Soft Close Drawers and Soft Close Hardware on Doors)					STD
COUNTERTOP:					
> OMIT Standard Postform Laminated Countertop					-634
SINK:					
3 OMIT "American Standard" Stainless Steel Double Bowl Sink (Leave Plumbing)					-461
FAUCET:					
3 OMIT American Standard "Colony Pro" Single Lever Faucet w/ Spray #7074.040.002					-259
RANGE HOOD:					
3 Delete Range Hood - Prep for spacesaver microwave					N/C
APPLIANCES:					
1 Plumb & Wire for D/W with Hammer Arrestor (Omit Cabinet)					-264
3 Plumb for Ice & Water @ Fridge (with Box and Hammer Arrestor)					321
1/2 BATHS:					
. Raise 5/8" for onsite flooring					
VANITY TOP:					
6 OMIT Standard Postform Laminated Countertop					-76
SINK:					
2 OMIT American Standard "Aqualyn" Lav #0476.028.020 - (Leave Plumbing)					-108
FAUCET:					
2 OMIT American Standard "Colony Pro" Single Lever Faucet #7075.000.002					-156
VANITY CABINETS:					STD
> Portrait Maple (Solid Drawer Front) - (Painted)	(ILO STD)	Color:	Cotton		INC
2 30" Vanity (VB30FH)					191
> SDT - Full Height Vanity Cabinets with Soft Close Hardware (per LF)					STD
MEDICINE CABINETS:					
2 Jensen "Horizon" #1451 16"x26" Recessed - Frameless Beveled Edge					STD
VANITY LIGHTS:					
2 Vanity Light Bar: Progress Ashford Two Light Polished Chrome Vanity Light P300315-015	Chrome				255
BATH FANS:					
> Bath Fan: Panasonic "Whisper Green Select" FV-0511VKSL2 (with multi speed select & time delay)					STD
. With Radiation dampener					
TOILET:					
. Shiploose					
2 Handicap Toilet: American Standard "Cadet Pro" #3517A.101.020 Bowl & #4188A.004.020 Tank - (ILO STD)		Color:	White		90
2 Toilet Seat: A/S Elongated Slow Close #5257A.65MT.020 (White)					STD
ACCESSORIES (SHIPPED LOOSE):					
2 Paper Holder: American Standard "C-Series" #8337.230.002		Color:	Chrome		STD
2 Towel Ring: American Standard "C-Series" #8337.190.002		Color:	Chrome		STD
BATHROOM #1,2+3:					
. Raise 5/8" for onsite flooring					
VANITY TOP:					
12 OMIT Standard Postform Laminated Countertop					-152
SINK:					
6 OMIT American Standard "Aqualyn" Lav #0476.028.020 - (Leave Plumbing)					-325
FAUCET:					
6 OMIT American Standard "Colony Pro" Single Lever Faucet #7075.000.002					-469
VANITY CABINETS:					STD
> Portrait Maple (Solid Drawer Front) - (Painted)	(ILO STD)	Color:	Cotton		INC
6 30" Vanity (VB30FH)					573
> SDT - Full Height Vanity Cabinets with Soft Close Hardware (per LF)					STD
MEDICINE CABINETS:					
5 Jensen "Horizon" #1451 16"x26" Recessed - Frameless Beveled Edge					STD
> Bath 1 unit 6 2nd floor bath to have a 24"x36" mirror with clips ILO std medicine cabinet due to chase wall					
VANITY LIGHTS:					
5 Vanity Light Bar: Progress Ashford Two Light Polished Chrome Vanity Light P300315-015	Chrome				637
1 Above vanity	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)				42
BATH FANS:					
> Bath Fan: Panasonic "Whisper Green Select" FV-0511VKSL2 (with multi speed select & time delay)					STD
. With Radiation dampener					
TOILET:					
. Shiploose					
6 Handicap Toilet: American Standard "Cadet Pro" #3517A.101.020 Bowl & #4188A.004.020 Tank - (ILO STD)		Color:	White		270
6 Toilet Seat: A/S Elongated Slow Close #5257A.65MT.020 (White)					STD
TUBS / SHOWERS:					

	Prep for onsite tiled shower: Install controls, vent & drain pipe stubbed. Insulate shower walls with fiberglass insulation. Install 1/2" Durock on wall from ceiling to 12" above floor. Shiploose balance of Durock to be installed by Builder. Slope floor, drain and all material to finish is supplied+ installed onsite by the builder				INC
	Faucet:				
	American Standard "Colony Pro" Shower Diverter Trim Kit #TU075.507.002 with RU108ESS Valve (Chrome)	Color: Chrome			STD
	Shiploose trim kit				
	Waterproofing and window trim supplied and installed onsite by the GC in the shower area. Window comes with jamb receiver. KBS is not responsible for any moisture issue/s at any time regarding the window area.				
	ACCESSORIES (SHIPPED LOOSE):				
	6 24" Towel Bar: American Standard "C-Series" #8337.024.002	Color: Chrome			STD
	6 Paper Holder: American Standard "C-Series" #8337.230.002	Color: Chrome			STD
	6 Towel Ring: American Standard "C-Series" #8337.190.002	Color: Chrome			STD
	INTERIOR DOORS & TRIM:				
	TRIM:				
	> Note: Full length base trim is shipped loose for onsite install at onsite flooring locations				
	> Windsor One Farmhouse Trim Package (1x4 Casing with 5/4x4 Head) (ILO STD):				1,832
	> Farmhouse Trim Package - (1 x 6 Base Molding)				2,665
	Waterproofing and window trim supplied and installed onsite by the GC in the shower area. Window comes with jamb receiver. KBS is not responsible for any moisture issue/s at any time regarding the window area in shower stall.				
	Shiploose window jamb and casing full length for onsite cut an install if the windows are not here in time				
	DOORS:				
	> Masonite "Heritage Series" Solid Core - Smooth Finish (ILO STD) 3 Panel "Winslow"				1,682
	> Note: Bifold doors are not available as Solid Core - Bifolds will be Hollow core				
	1 Pocket Door (ILO STD) - Door slab will be a solid core door				74
	HARDWARE: Only the interior hardware is Chrome				
	> Lockset: Kwikset "Hancock" Interior Knob (ILO STD)	Polished Chrome			STD
	> Pocket Door Lock: Privacy - Kwikset #335				STD
	WINDOW SILLS & SASHES:				
	> White window Sills Throughout				151
	PAINT:				
	> Trim and Door Paint: Sherwin Williams "Promar 400" Latex Semi-gloss	Color: Extra White			STD
	SHELVING:				
	> Ventilated Wire Shelving - White. Only applicable per plans				STD
	> (1) 12" Deep Shelf with Open Slide Rod @ Closets / Wardrobes				STD
	> (5) 16" Deep Shelf @ Pantry Closets				STD
	> (3) 16" Deep Shelf @ Linen Closets				STD
	> (1) 16" Deep Shelf above Washer/Dryer area				INC
	STAIRS:				
	> Raise top and bottom 5/8". Prep platform 3/4" for onsite flooring				
	> 3/4" flooring on the platform is supplied and installed onsite by the builder.				
	> Stairs:				
	3 KBS to build a stringer set of stairs treads with "pencil edging" WHITE OAK. Treads are to remain unfinished. Painted White Birch Risers				3,729
	HANDRAIL:				
	Shiploose Builder installed material: (2) 10' Painted White Poplar LJ-6042 Railing, (4) DJ130-619 (Nickel) wall brackets and 4 White Poplar LJ-7027 Rosettes. All quantities per unit. Units 5+6				
	Shiploose Builder installed material: (1) 14' Painted White Poplar LJ-6042 Railing, (4) DJ130-619 (Nickel) wall brackets and 2 White Poplar LJ-7027 Rosettes. Unit 4				
	6' Railing - Painted White Newel (Std) and Railing (Std) with Painted Balusters (LJ-5035) Shoe rail and Fillet are painted White as well. All Poplar (Installed at Factory)				STD
	FLOOR COVERINGS:				
	> No Flooring or Prep Included				
	> 3/4" flooring on the platform is supplied and installed onsite by the builder.				
	PORCHES/DECKS:				
	35 5' Deep Pressure Treated Farmers Porch (Includes: Posts. Railings, Balusters and Decking are onsite by the GC)				5,415
	> At front elevation				
	7 4' Deep Pressure Treated Farmers Porch (Includes: Posts. Railings, Balusters and Decking are onsite by the GC)				974
	> Rear unit entry door				
	> Pressure treated grade beam and posts are to be supplied by Builder				
	> Floor Framing: Pressure Treated 2x8 Floor Joists by KBS Joist Spacing: 12"oc				
	> Posts: Pressure Treated 6x6				STD
	> Porch Finish Ceiling onsite by the GC	Color: White			
	> Porch Header Beam: Supplied by KBS - Wrapped with 1x Cedar supplied and installed onsite by the GC	Color: White			
	SHIP LOOSE: (Additional)				
	> See window section for shiploose windows				
	ON-SITE REQUIREMENTS:				
	> Foundation survey to make sure it is level and square is the responsibility of the Builder				By Builder
	> Sill plates installed level and square with a 1/4" tolerance are the responsibility of the Builder				By Builder
	> Lally columns and plates on-site for day of set are the responsibility of the Builder				By Builder
	> Cost of off site storage area if needed for the modules is the responsibility of the Builder				By Builder
	> Police details on-site if required are the responsibility of the Builder				By Builder
	> Police Escorts from storage site to Job site if required are the responsibility of the Builder				By Builder
	> Trash Dumpster available for the day of set is the responsibility of the Builder				By Builder

TOTAL OPTIONS:						121,726
						514,977
TOTAL BASE & OPTIONS (No Set Fees, Transportation, Engineering or Seals):						636,703
STATE SALES TAX:						
3.125					MA Taxpayer ID #10753317	
TOTAL F.O.B.					Certificate # 1281034240	636,703
		STATE SEALS:				
8 Massachusetts Modular Seal						800
8 Third Party Approval Seal (Required in all States)						520
		FREIGHT & PERMITS:				
Frames are not to exceed 50' in length unless okd by the GC/Billy Cassidy.						
Keep parts frames to less than 9' wide and under 40' frame unless okd by GC/Billy Cassidy						
PERMITS: (Permit needed for each State traveled through)						
> Permits are included in Freight cost listed below						INC
FREIGHT:						
> Boxes are picked up by the builder. Flag/escort cars are also supplied by the builder.						63,971
This fee includes all permits by KBS. KBS to pull permits. Contact is Bill Cassidy for truck information 508 735 5159						
The frames need to be returned to KBS within 2 week of delivery						
Truck On-Site:						
> None						
TOTAL ESTIMATED DELIVERED PRICE (Does not include Crane or Set):						701,994
> Price / Square Foot before set costs.					\$216.26	
> Items shown as optional are not included in price.						
NOTE: THIS IS A PRELIMINARY ESTIMATE ONLY SUBJECT TO ENGINEERING REVIEW.						
NOTE: THIS QUOTE CONTAINS COMMODITY ITEMS THAT ARE SUBJECT TO MARKET VOLATILITY AND MAY BE SUBJECT TO PRICE ADJUSTMENT AT TIME OF PROCUREMENT. LOCKED IN PRICING FOR COMMODITY PORTION OF THE PROJECT IS AVAILABLE UPON REQUEST AND REQUIRES PAYMENT FOR STORED MATERIAL						
THIS ESTIMATE REFLECTS STATE CODE CONFORMANCE. IT IS THE BUILDERS RESPONSIBILITY TO ALERT KBS OF ANY LOCAL CODE REQUIREMENTS.						
THIS QUOTE IS GOOD FOR 7 DAYS FROM ORIGINAL QUOTE DATE. KBS HAS THE UNILATERAL RIGHT TO REPRICE QUOTES AFTER 7 DAYS. FINAL PRICE IS ONLY ACCEPTED AND LOCKED IN ONCE A SALES AGREEMENT IS MUTUALLY SIGNED						
NEW PRICES FOR OPTIONS WILL NOT REQUIRE A NEW QUOTE AS LONG AS THE FOOTPRINT AND ROOF DESIGN REMAIN UNCHANGED						

Quote Date:	10/27/21	Revised:	03/15/22
Sales Rep:	M Brennan	Price Revision #	

Quote #	Q-21-0197-MCB	House #:	3555
Plan Rev #:		SO#	

BUILDER:	NHA Properties Inc		
ADDRESS:	PO Box 23		
CITY:	Nantucket		
STATE:	MA	ZIP:	02584-3149
CONTACT:	Billy Cassidy		
CUSTOMER:	Fairgrounds Rd Lot 4		
SITE ADDRESS:	31 Fairgrounds Rd		
CITY:	Nantucket		
STATE:	MA	ZIP:	02554
GSL:	25	WIND (Vult):	140

TYPE OF HOUSE:			
Custom			
SIZE OF HOUSE:	59	x	24
HOUSE INFO:			
Number of Boxes:			10
Number of Line Moves:			5
Total Approx Square Feet for Estimating Purposes:			2,572
Cost Base:	3/16/2022	Program:	V21.09.2
		Option Book:	V22.03.02

CS License CS-074074

Exp 10-25-2022

Redbook Contract

William Stevens

1 UNIT TO BE DESIGNED AS 2A ACCESSIBLE

FOUNDATION:			
> Builder to supply and install Lalley columns, Not KBS			By Builder
> Builder to supply and install Double layer sill plates			By Builder
CONSTRUCTION:			
3 Thermal Bi-Pass Checklist+ RESNET Grade 1 Picture Documentation with sign off			
Blower door test,HERS rating and all applicable stretch energy town paperwork/requirements are by others			
Sprinkler system is roughed in at the factory. Sub provided by the builder. Production to call sprinkler co with date and time to rough in. Mike Dobert @ The Dobert Companies 617 512 1124			
Pricing does not include any HVAC prep or equipment.			
FLOOR SYSTEM:			
> 2" x 10" Floor Joists - 16" o.c. / Solid Block Bridging	1st Floor		STD
> 2" x 10" Floor Joists - 16" o.c. / Solid Block Bridging	2nd Floor		STD
Add 2' strip of 3/4" osb in the attic area to aid the individual that will be applying the onsite spray foam			176
> Decking: 3/4" T&G Plywood (Glued & Nailed)			INC
At all matwall openings greater than 3' and the flooring is omit/shiploose, the floor sheathing is to be held back 1'-6"			
If KBS is installing the flooring we are to use the KBS standard hold back of 2"			
Label material for matwall openings so the set crew will not use it for something else			
EXTERIOR WALLS:			
> 2" x 6" Exterior Walls - 16" o.c.			STD
> 8' Ceiling Height	All Floors		STD
EXTERIOR/INTERIOR WALL ASSY:			
> EXTERIOR WALL ASSY			5,419
Interior Finish: 5/8" Sheetrock (Mud, Taped & Painted)			14,682
Interior Vapor Retarder: NONE PER THE BUILDERS REQUEST> Any required by the AHJ is the responsibility of the GC			
Exterior Wall Framing: 2x6 Studs @ 16" o.c. - Double top plate - Single bottom plate			
Air Infiltration: Install 3M 8067 Tape to all exterior wall to exterior wall connections and exterior wall to floor and exterior wall to ceiling connections			
Exterior Wall Insulation: R-23 Mineral Wool			
Wall Sheathing: 7/16" OSB, 2-1/2" Zip-R Sheathing (R12) - Seams covered with Zip tape. (Fire rated walls to have an additional layer of exterior rated 5/8" type X Cabot Blue Glass or equivalent. See eng detail for application/requirements/location)			703
Fire rated exterior wall assy between units at KBS prints showing. See eng detail for application/requirements/location			
> Dupont Tyvek Drain Vent Rain Screen	Shiploose 1st floor		POTENTIAL LEAD TIME
GC to protect the bottom side of the exposed Zip panel. Materials to do so are supplied and installed onsite by the GC			4,891
Due to shear wall straps see eng detail for shiploose ZIP R and exterior fire rated sheetrock specifics			
MARRIAGE WALLS:			
> 2" x 4" Marriage Wall studs - 16" o.c.			STD
MARRIAGE WALL SHEATHING:			
> 7/16" OSB Marriage Wall Sheathing	Completely Sheath		STD
ROOF:			
> 6/12 Pitch Truss - 16" o.c. Per prints			STD
> 10/12 rafter roof 16" oc per prints			INC
> "Ridge cap" beyond truss at peak is panelized for onsite install. Shingles are shipped loose			2,527
> See print detail for eave overhang			
> Shiploose eave panels where needed to keep under 14' wide.			
> Kneewalls			
> Kneewalls: 2x4 Studs 16" o.c. Per Plans			30
If KBS removes the eave, the roof sheathing needs to remain long with ice+water. (Will keep water out of the walls)			
ROOF SHEATHING:			
> 7/16" OSB Roof Sheathing			STD
GABLE END OVERHANGS:			
> Gable End Overhang are per print detail			653
> Gable End Overhang at shed per print detail			846

SHEETROCK:				
At any smooth transitions the sheetrock is held back 1/6" at each side				
Omit the RC-2 channel in this area and shiploose plywood to take its place				
Label material for mawall openings so the set crew will not use it for something else				
WALLS:				
> 5/8" Sheetrock Throughout (Walls) ILO STD	See prints for detail assemblies			745
> Add 5/8" moisture resistant sheetrock to all bath walls				INC
2x8 or 2x10 stair/kitchen wall (per prints) 1st and 2nd floor to allow for running onsite line sets and wiring to the attic for onsite 2nd floor ceiling cassettes Installed onsite by GC. Leave sheetrock off bays per eng detail				
Frame access on the 2nd floor wall to access the kneewall area for onsite spray foam application to the bottom side of the rafters. May only apply to buildings 1+8				
CEILINGS:				
> 2 layers of 5/8" Type X Sheetrock Throughout (Ceiling) ILO STD				3,250
> Add 5/8" moisture resistant sheetrock to all bath ceilings				INC
> Leave off sheetrock from 2nd floor sloped ceiling to allow for onsite spray foam to bottom of roof decking. Shiploose RC2 channel as needed. If truss or rafter needs to be padded down, it is the builder responsibility to supply the material and install onsite. Shiploose sheetrock				Base Deduct
2 Fire Rated Insulated Lockable Access Door NTC24"x36				842
> Fire rating of any ceiling penetrations left open at the factory are to be completed onsite by the builder				
At any smooth transitions the seetrock is to be held back 1/6" at each side				
Omit the RC-2 channel in this area and shiploose plywood to take its place				
Label material for mawall openings so the set crew will not use it for something else				
FINISH:				
> Primer: Sherwin Williams "Builder Solutions" Interior Latex B28W08601		Color: White		STD
> Wall and Ceiling Paint: Sherwin Williams "Promar 400" Interior Latex Flat		Color: Dover White		STD
DORMERS:				
SHED DORMERS:				
> DORMER #1:				
> Shed Dormer, 2" x 6" Exterior Wall & Roof 16" o.c.				INC
> DORMER #2:				
> Shed Dormer, 2" x 6" Exterior Wall & Roof 16" o.c.				INC
> DORMER #3:				
> Shed Dormer, 2" x 6" Exterior Wall & Roof 16" o.c.				INC
> DORMER #4:				
> Shed Dormer, 2" x 6" Exterior Wall & Roof 16" o.c.				INC
INSULATION:				
BASEMENT/CRAWL SPACE:				
> To be provided and installed by Builder on-site				By Builder
EXTERIOR WALLS:				
> R-23 Mineral Fiber Wall Insulation (5-1/2" Wall) (ILO R-21 Fiberglass)				923
> NO Vapor Retarder per GC request. Any required by AHJ will be the responsibility of the GC				STD
> Energy Blocks:				
3 Energy Block For Two Story House				1,063
ROOF/CEILING:				
> Omit ceiling insulation 2nd floor. Supplied and installed onsite by the GC				-2,167
2 layers of R19 fiberglass unfaced batt insulation in the entire 1st floor ceiling cavity with 1 additional row of R11 fiberglass unfaced batt insulation around the exterior perimeter of the building. Use black strapping over the top of the insulation to secure insulation during the set so it will not blow away.				1,505
> NO Vapor Retarder per GC request. Any required by AHJ will be the responsibility of the GC				STD
INTERIOR WALLS:				
Shiploose if at an open bay for chase				
> Insulate 2x4 interior walls with R-11 unfaced				128
> Insulate 2x6 interior walls with R-19 unfaced				161
3 Thermal Bi-Pass Checklist+ RESNET Grade 1 Picture Documentation with sign off				1,755
Blower door test,HERS rating and all applicable stretch energy town paperwork/requirements are by the GC				
WEATHER BARRIER:				
See wall assy above				
> Flashing System:				
Windows: Zip Stretch Tape sill pans with Zip System Flashing Tape applied at sides and top				124
Doors: Jamsill Guard sill pans with Zip System Flashing Tape applied at sides and top				INC
Penetrations: Zip Stretch Tape or Zip System Flashing Tape applied at all penetrations through the wall				INC
Seams: Zip Tape at all seams and repair any overdriven nails with Zip liquid flash				INC
EXTERIOR DOORS & SIDELITES:				
See special eng framing detail/stepping for install				
> Windows and doors do not need to be padded out				
> 6-5/8" jamb				
EXTERIOR DOOR:				
> Raise doors 5/8" for onsite flooring				
1 3'0" x 6'8" Therma-Tru S1205SDL LE, Simulated Divided Lite, 4 lite, Smooth Star Fiberglass				724
1 2'8" x 6'8" Therma-Tru S1205SDL LE, Simulated Divided Lite, 4 lite, Smooth Star Fiberglass		Side kitchen entry of unit 4A		724
1 3'-0" Therma-Tru S90, 3/4 lite, Smooth Star Fiberglass, (ILO S210)		Dining gable 4A		164
Unit 4A with public access sill gable door only (dining)				

Handicap/public access sill. Drop exterior door pans below floor for handicap/public access sill. Only at Handicap compliant unit				
3	Door Frame: Final Frame TruGuard White Composite (Paintable/Stainable)			INC
5/8" layer of sheetrock,2x6 wall, 7/16osb sheathing and 2-1/2" Zip R. Fire rated wall will have an additional 5/8" sheetrock				
3	Hinges: (3) 4" x 4" Self-Aligning Ball Bearing Hinge - 5/8" Radius			STD
3	Door Sill: Tru Defense Composite Sill (Adjustable Cap with Lightwood finish - Aluminum sill with Mill Finish and Sill Cove			STD
3	Door Prep: Double Bore (2-1/8" diameter with 2-3/4" backset) - Holes are 5-1/2" center to center			30
3	Exterior Trim: 5/4"x4" Final Frame WITH OUT built in "J" Channel (Paintable/Stainable)			-72
>	Kickboard: NONE			STD
3	STD Finish: Primer finish			STD
Builder or Homeowner is required to paint all sides (within 3 mos) to maintain warranty				
HARDWARE: Only the exterior doors have Black hardware. Interior+Exterior			Color: Iron Black	
3	Lockset: Kwikset "Commonwealth" Exterior Lever (ILO STD)			81
3	Deadbolt: Kwikset Signature Series Single Cylinder 980 - (Iron Black) - Installed			99
FIRE DOOR(S):				
>	Raise doors 5/8" for onsite flooring			
1	3'-0" Therma-Tru SE4800, 90 Minute Fire Door 3 Panel Shaker Style Door			Location: Unit 4B living room entry
1	3'-0" Therma-Tru SE4800, 90 Minute Fire Door 3 Panel Shaker Style Door			Location: Unit 4C 1st floor stair entry
2	3'-0" Therma-Tru SE4800, 90 Minute Fire Door 3 Panel Shaker Style Door (ILO S262)			Top of the stairs Unit 4B+C
4	Frame (90 min): 18 Gauge Steel Split Frame - with Jamb Extender Pack			-178
	Wall thickness varies. See prints for jamb thickness			STD
4	Hinges: (3) 4" x 4" Self-Aligning Hinge - 5/8" Radius. (2 Spring + 1 Regular on Fire Doors)			STD
4	Door Sill: Tru Defense Composite Sill (Adjustable Cap with Lightwood finish - Aluminum sill with Mill Finish			STD
4	Door Prep: Double Bore (2-1/8" diameter with 2-3/4" backset) - Holes are 5-1/2" center to center			40
2	Exterior Trim: Match trim inside House (Shipped loose and installed by Builder on site)			STD
2	Exterior Trim: None			4B+4C entry doors
>	Kickboard: None			STD
4	STD Finish: Primer finish from ThermaTru			STD
Builder or Homeowner is required to paint all sides (within 6 mos) to maintain ThermaTru warranty				
HARDWARE: Only the exterior doors have Black hardware. Interior+Exterior			Color: Iron Black	
4	Lockset: Kwikset "Commonwealth" Exterior Lever (ILO STD)			108
4	Deadbolt: Kwikset Signature Series Single Cylinder 980 - (Iron Black) - Installed			133
Note: All Final Door Adjustments by Builder in Field			By Builder	
WINDOWS:				
Windows and doors do not need to be padded out				
Shiploose all material for the builder to be able to install the windows onsite if they arent here in time				
The windows will be drop shipped from Andersen/Home Depot to Cape Cod Express 1 Express Way Wareham MA				
>	Andersen A Series Storm Watch			WINDOWS ARE A 22 WEEK LEAD TIME
				45,462
Glazing: High Performance Low-E4 HEATLOCK			Screens: Moderate Full Screen Aluminum	
Interior Finish: Pre-Finished White			Exterior Finish: Dove Gray	
Hardware: Classic Series			Color: White	
Grids: 2 over 2 FDL				
Casements With Corrosion Resistant Hardware				
WINDOW OPENING CONTROL DEVICE ON ALL WINDOWS				
>	1x4 Wide casing w/ sill is supplied and installed onsite by the GC			
>	GC/builder accepts casement swing per KBS prints			
>	Shiploose drip caps			
Windows				
CASEMENT WINDOW TO HAVE WIDE CENTER BAR TO MIMIC A HUNG WINDOW				
SHIPLOOSE WINDOW DRIP CAPS				
Double Hung ADH2850				
Casement ACW2850				
Casement ACW2648				
Double hung ADH2648				
Double Hung ADH2038				
Casement ACW2024				
Shiploose 1 APW2038 fixed window for the attic area				
Drip caps are shipped loose for onsite install				
>	Safety Glass for Windows:			
>	Safety Glass for Windows			
Qty/pricing subject to change pending KBS Engineering and/or 3rd party review				3,112
SIDING & SHUTTERS:				
SIDING:				
>	Prep for Double Builder Installed Sill Plate			
>	OMIT Mainstreet Double 4" Siding - Leave Fascia & Soffit			
>	When siding is omit the light blocks are omit as well			
See print detail for eave and gable overhang				
>	Primed Finger Jointed Radiatta Primed Pine 1x8 fascia with 1x3 shadow board, Primed Only			
Install what can be done at the factory. Shiploose the remaining to be installed onsite by the GC				
>	OMIT Aluminum Fascia & Vinyl Soffit			
GC using 5/4" corner boards. Verify they will work with our overhang detail				
GABLE VENTS				
>	None			

. NO GABLE END VENTING NEEDED. Any venting required by The AHJ is the responsibility of the GC				
SHUTTERS:				
> None				INC
ROOF SHINGLES:				
> CertainTeed XT-25 3 Tab Shingles	Color: Nickel Gray			702
. Shiploose roof shingles that can not be installed here at the factory. Installed onsite by the GC				
> High Wind Nailing for Shingles (6 Nails per full shingle)				39
> Aluminum Drip Edge	Color: White			STD
DO NOT INSTALL DRIP EDGE UP ANY ROOF RAKED EDGES				
. See print detail for eave and gable overhang				
. Primed Finger Jointed Radiatta Primed Pine 1x8 fascia with 1x3 shadow board.				
> One Layer 15lb F15 Paper				Inc Above
> (2) Courses of Ice & Water Shield at Eaves and Single course at Valleys				STD
> KBS Standard Ice & Water Shield				STD
> NO RIDGE VENTING NEEDED. Any venting required by the AHJ is the responsibility of the GC				
PLUMBING:				
AVOID/ LIMIT ELECTRICAL OR PLUMBING IN THE STAIR CHASE WAYS				
> PVC Drain & Vent Lines				STD
> Pex Supply Lines to Basement, Stubbed at Each Location - Not a Complete Loop				STD
> (2) 3/4" Pex Lines to 2nd Floor for Domestic Water				STD
1 Plumb & Wire for Washer with Hammer Arrestor	Unit 4A ADA unit			363
> NO condensation lines run by KBS				
> Omit the radon vent per the GCs request				
. Any radon venting required by the AHJ is the responsibility onsite by the GC				
. No prep or materials are included in this quote for onsite HVAC unless listed				
HEAT:				
> OMIT Hot Water Baseboard Heaters				-1,284
. Any ERV/HRV duct work for the 2nd floor is run in the stairway wall onsite by the builder/GC				
. No prep or materials are included in this quote for onsite HVAC unless listed				
AIR EXCHANGER:				
> None				
Owners Signature:				
Owner Declines Optional Air Exchanger / HRV Unit.				
ELECTRICAL:				
AVOID/ LIMIT ELECTRICAL OR PLUMBING IN THE STAIR CHASE WAYS				
> 150 AMP LP415MB 42 Slot Leviton Panel Box	Location:	per prints	per Living Unit	STD
. Main breaker in the bottom of the panel				
. Any decorative door is supplied and installed onsite by the builder				
. Any disconnects due to location of the panel boxes are supplied and installed onsite by the GC/builder				
3 Relocate Panel box to opposite box				918
> Add additional conduits from the panel box to the basement area. See prints for detail				94
> Wire for Electric Range and Gas Range			per Living Unit	STD
1 Wire for Cooktop (ILO Range Circuit)			1st floor ADA unit	N/C
. Add conduit to run range- 2nd floor				
1 Broan White double rocker switch for remote vent fan operation on ADA units Mod #P2RW			1st floor ADA unit	82
. Add pre made fire rated boxes for any ceiling penetrations done at KBS unless completion of work is done onsite				
> All 15+20 amp circuits located in modules without a panel box will be connected with amp connectors at cross overs				
1 Wire for Electric Dryer (Incls. Breaker, Dryer Box and Venting to the Exterior)				298
> GFI Weather Proof Outlets (per prints)				181
> Television Jacks		Per prints		130
> Phone Jacks (Cat 5)		Per prints		113
> All buildings to have White Toggle switches and std outlet covers				
> Add single gang box and conduit for onsite fire monitoring system. See eng prints for detail. Add pull strings				1,141
. Fire monitoring box and conduit for the 2nd floor is stubbed up into the attic area. Add pull strings				
Make sure fire monitoring boxes that are installed at KBS are not installed behind the swing of a door				
> LED Strobe light only BRK Smoke Detector SLED177 as required per prints				130
> Photo Electric Smoke/Carbon Monoxide Combo Detectors w/Voice: BRK #SC7010BV - Each Bedroom Group (per Code)				STD
> Arc Fault Circuits (per Code)				STD
LIGHTING SCHEDULE:				
. Location	Model#		Qty Total	
> Kitchen (Sink):	Halo #HLB6099FS1EMWR (6" LED Recessed)		3	INC
> Dining:	Progress #P4770-15 Chrome 5 lite chandelier	Chrome	2	INC
> Unit 4A washer/dryer	Progress LED header mount light P73000-30-30		2	130
> Exterior Door:	OMIT (Wire Only)		5	-497
RECESSED LIGHTING SCHEDULE:				
			Qty	
> Unit 4B living room	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		3	124
> Unit 4B Kitchen	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		5	206
> Unit 4B entry	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		1	41
> Unit 4B stair/2nd floor hall	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		2	165
> Unit 4B Bed	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		5	206

> Unit 4B shower	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)	1		41
> Unit 4C stair	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)	3		124
> Unit 4C kitchen	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)	4		206
> Unit 4C living room	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)	4		165
> Unit 4C bed 2	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)	4		165
> Unit 4C bath 3 shower	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)	1		41
> Unit 4C bed 1	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)	4		165
> Unit 4C bath 2 shower	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)	1		41
> Unit 4A living room	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)	4		165
> Unit 4A kitchen	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)	3		124
> Unit 4A island	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)	1		41
> Unit 4A hall	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)	2		82
> Unit 4A bath 1 shower	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)	1		41
> Unit 4A bed 1	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)	6		247
KITCHEN:				
CABINETS:				
> Raise 5/8" for onsite flooring				
. Merillat: "Classic" Series Cabinets (Single Roll-Out Trays)				
> All kitchen cabinets for unit 4C will be shipped loose due to mawall location				
> Merillat cabinet touch up kit (TUK) - Shiploose				
> Portrait Maple (5pc Drawer front) - (Painted)				
(ILO STD)				
Color: Cotton				
INC				
> 4,439				
. Order the UFSB3024B with a solid drawer front to mount the remote range hood switch				
6 Additional LF of Merillat STD Cabinets (Base & Overhead)				
Reconfigured kitchen in unit 4B				
1,215				
> Note: If full overlay cabinets is selected the corner cabinet will be a BCR style ILO BLS style				
> Toe Kick Material to match Cabinet Color (Note: Material is shipped loosed when Kitchen Flooring is OMIT)				
STD				
> Islands:				
Islands per prints				
1 3' Island (Includes GFI Recept)				
with out Bartop				
1,535				
> Base Cabinet Upgrades:				
2 Base Waste Basket (Top Mount): BWBT18 (ILO B18)				
534				
2 Universal Floating Sink Base UFSB3024B				
1st floor sink ADA unit only				
961				
. Any plumbing concealment or materials needed at time of ADA conversion will not be supplied by KBS.				
1 Universal Base Table Butt Door UBT24B				
1st floor ADA unit only				
359				
> Oven Cabinets:				
1 Single Oven Cabinet: OCS3084				
2 doors at the bottom of the cabinet				
1,030				
. Raise the oven cabinet to equal the toe kick height of the other base cabinets. Bottom shelf in the wall cabinets shall not exceed 54" AFF				
. 2 SWS4. Cut and mount ontop of the oven cabinet to equal height and return back to the wall cabinets. Rip/cut as needed to fit. Miter front corners				
> Add a SS side splash to the cooktop side of the oven cabinet Wall Shield SP3004 30"x24". Cut to fit. In Berts office				
102				
> Drawer Base Cabinets:				
2 Four Drawer Base Cabinet: BD24-4D ILO B24L1ST				
239				
> 36" Wall Cabinets ILO 30" Wall Cabinets for STD Door Style at the ADA unit only				
162				
. SDT - Standard Construction (Includes Dovetail Drawers, Soft Close Drawers and Soft Close Hardware on Doors)				
STD				
COUNTERTOP:				
42 OMIT Standard Postform Laminated Countertop				
-524				
SINK:				
3 OMIT "American Standard" Stainless Steel Double Bowl Sink (Leave Plumbing)				
Color: N/A				
-591				
. Will be onsite single bowl at the ADA unit				
FAUCET:				
3 OMIT American Standard "Colony Pro" Single Lever Faucet w/ Spray #7074.040.002				
N/A				
-270				
RANGE HOOD:				
2 Delete Range Hood - Prep for spacesaver microwave				
N/C				
1 Broan Under The Cabinet Range Hood BKSA130WW				
1st floor ADA unit only				
Color: White				
263				
. ADA has remote switching. See electrical				
APPLIANCES:				
2 Plumb & Wire for D/W with Hammer Arrestor (Omit Cabinet)				
-173				
3 Plumb for Ice & Water @ Fridge (with Box and Hammer Arrestor)				
316				
ADA BATH #1:				
. Raise 5/8" for onsite flooring				
. All blocking for future grab bars in showers/baths/toilet areas located per MAAB requirements				
HANDICAP LAV:				
1 Handicap wall hung lav: Kohler K-2032 (White) w/ concealed hanger and Zurn #Z812A-4- XL Faucets (ILO 36" Vanit				
Color: White				
194				
. Any additional plumbing concealment or materials needed at time of ADA conversion will not be supplied by KBS.				
MEDICINE CABINETS:				
1 24"x36" beveled edge mirror with mounting clips				
53				
VANITY LIGHTS:				
1 Vanity Light Bar: Progress Ashford Two Light Polished Chrome Vanity Light P300315-015				
Chrome				
125				
BATH FANS:				
> Bath Fan: Panasonic "Whisper Green Select" FV-0511VKSL2 (with multi speed select & time delay)				
STD				
. Radiation Damper: Panasonic PCRD05C5				
82				
TOILET:				
. Shiploose				
1 Handicap Toilet: American Standard "Cadet Pro" #3517A.101.020 Bowl & #4188A.004.020 Tank - (ILO STD)				
Color: White				
44				

1 Toilet Seat: A/S Elongated Slow Close #5257A.65MT.020 (White)					STD
1 (1) 18", (1) 36" & (1) 42" Grab Bar for Handicap Toilet					80
TUBS / SHOWERS:					
> Unit 4A ADA bath 1 Aquatic #1603BFSBMA White handicap shower with KBS applied water dam #9strip water dam. Weighted shower curtain onsite by others. Blocking in shower from base to 60" to meet MAAB requirements. Future grab bars are supplied and installed onsite by others. Unit will still have hand held shower head and controls mounted on the back wall for future handicap compliance as well as a std shower head and controls mounted on the sidewall per typical installation.					1,727
. Has std shower head mounted at std/typical location as well as hand held on the long wall					
> Commercial Shower System TU662SG213.002 1.5gpm Mounted on back wall per MAAB requirements Color: Chrome					780
. Reliant 3 Valve Trim w/ Pressure Balance Cartridge TU385501WD					
. 3 Function hand shower 1660.766					
. In line Vacuum breaker 1660.400					
. 59" metal hose 8888.035					
. Wall supply 8888.037					
. Flow wise Shower head 1660.710					
. Diverter handle T342.430					
. 36" slide bar 1662.236					
. American Standard 2 Way diverter R422S Shared					
. American Standard "Colony Pro" RU108ESS Valve (Chrome)					
. Controls and hand held are mounted on the back wall					
. Std shower head mounted at std/typical side wall location in addition to the hand held					
> American Standard "Colony Pro" Shower Diverter Trim Kit #TU075.507.002 Color: Chrome					STD
ACCESSORIES (SHIPPED LOOSE):					
1 24" Towel Bar: American Standard "C-Series" #8337.024.002 Color: Chrome					STD
1 Paper Holder: American Standard "C-Series" #8337.230.002 Color: Chrome					STD
1 Towel Ring: American Standard "C-Series" #8337.190.002 Color: Chrome					STD
BATHROOM #2:					
. Raise 5/8" for onsite flooring					
. All blocking for future grab bars in showers/baths/toilet areas located per MAAB requirements					
VANITY TOP:					
3 OMIT Standard Postform Laminated Countertop					-37
SINK:					
1 OMIT American Standard "Aqualyn" Lav #0476.028.020 - (Leave Plumbing)					-52
FAUCET:					
1 OMIT American Standard "Colony Pro" Single Lever Faucet #7075.000.002					-82
VANITY CABINETS:					
> Portrait Maple (Solid Drawer Front) - (Painted) (ILO STD) Color: Cotton					INC
1 30" Vanity (VB30FH)					94
> SDT - Full Height Vanity Cabinets with Soft Close Hardware (per LF)					STD
MEDICINE CABINETS:					
1 Jensen "Horizon" #1451 16"x26" Recessed - Frameless Beveled Edge					STD
VANITY LIGHTS:					
1 Vanity Light Bar: Progress Ashford Two Light Polished Chrome Vanity Light P300315-015 Chrome					125
BATH FANS:					
> Bath Fan: Panasonic "Whisper Green Select" FV-0511VKSL2 (with multi speed select & time delay)					STD
. Radiation Damper: Panasonic PCRD05C5					82
TOILET:					
. Shiploose					
1 Handicap Toilet: American Standard "Cadet Pro" #3517A.101.020 Bowl & #4188A.004.020 Tank - (ILO STD) Color: White					44
1 Toilet Seat: A/S Elongated Slow Close #5257A.65MT.020 (White)					STD
. Add blocking in the walls for future grab bars per MAAB requirements					
TUBS / SHOWERS:					
> Tub/Shower:					
1 Tub/Shower: Maax Aker 60" CM-60 Color: White					575
. Add blocking at KBS to meet MAAB requirements					
> Faucet:					
1 American Standard "Colony Pro" Tub/Shower Diverter Trim Kit #TU075.508.002 with RU108ESS Valve (Chrome) Color: Chrome					STD
ACCESSORIES (SHIPPED LOOSE):					
1 24" Towel Bar: American Standard "C-Series" #8337.024.002 Color: Chrome					STD
1 Paper Holder: American Standard "C-Series" #8337.230.002 Color: Chrome					STD
1 Towel Ring: American Standard "C-Series" #8337.190.002 Color: Chrome					STD
BATHROOM #3:					
. Raise 5/8" for onsite flooring					
. All blocking for future grab bars in showers/baths/toilet areas located per MAAB requirements					
VANITY TOP:					
3 OMIT Standard Postform Laminated Countertop					-37
SINK:					
1 OMIT American Standard "Aqualyn" Lav #0476.028.020 - (Leave Plumbing)					-52
FAUCET:					
1 OMIT American Standard "Colony Pro" Single Lever Faucet #7075.000.002					-82
VANITY CABINETS:					
> Portrait Maple (Solid Drawer Front) - (Painted) (ILO STD) Color: Cotton					INC
1 30" Vanity (VB30FH)					94
> SDT - Full Height Vanity Cabinets with Soft Close Hardware (per LF)					STD

MEDICINE CABINETS:				
1	Jensen "Horizon" #1451 16"x26" Recessed - Frameless Beveled Edge			STD
VANITY LIGHTS:				
1	Vanity Light Bar: Progress Ashford Two Light Polished Chrome Vanity Light P300315-015	Chrome		125
BATH FANS:				
>	Bath Fan: Panasonic "Whisper Green Select" FV-0511VKSL2 (with multi speed select & time delay)			STD
.	Radiation Damper: Panasonic PCRD05C5			82
TOILET:				
.	Shiploose			
1	Handicap Toilet: American Standard "Cadet Pro" #3517A.101.020 Bowl & #4188A.004.020 Tank - (ILO STD)	Color: White		44
1	Toilet Seat: A/S Elongated Slow Close #5257A.65MT.020 (White)			STD
.	Add blocking in the walls for future grab bars per MAAB requirements			
TUBS / SHOWERS:				
>	Tub/Shower:			
1	Tub/Shower: Maax Aker 60" CM-60	Color: White		575
.	Add blocking at KBS to meet MAAB requirements			
>	Faucet:			
1	American Standard "Colony Pro" Tub/Shower Diverter Trim Kit #TU075.508.002 with RU108ESS Valve (Chrome)	Color: Chrome		STD
ACCESSORIES (SHIPPED LOOSE):				
1	24" Towel Bar: American Standard "C-Series" #8337.024.002	Color: Chrome		STD
1	Paper Holder: American Standard "C-Series" #8337.230.002	Color: Chrome		STD
1	Towel Ring: American Standard "C-Series" #8337.190.002	Color: Chrome		STD
.				
.	Raise 5/8" for onsite flooring			
.	All blocking for future grab bars in showers/baths/toilet areas located per MAAB requirements			
VANITY TOP:				
3	OMIT Standard Postform Laminated Countertop			-37
SINK:				
1	OMIT American Standard "Aqualyn" Lav #0476.028.020 - (Leave Plumbing)			-52
FAUCET:				
1	OMIT American Standard "Colony Pro" Single Lever Faucet #7075.000.002			-82
VANITY CABINETS:				
>	Portrait Maple (Solid Drawer Front) - (Painted)	(ILO STD)	Color: Cotton	INC
1	30" Vanity (VB30FH)			94
>	SDT - Full Height Vanity Cabinets with Soft Close Hardware (per LF)			STD
MEDICINE CABINETS:				
1	Jensen "Horizon" #1451 16"x26" Recessed - Frameless Beveled Edge			STD
VANITY LIGHTS:				
1	Vanity Light Bar: Progress Ashford Two Light Polished Chrome Vanity Light P300315-015	Chrome		125
BATH FANS:				
>	Bath Fan: Panasonic "Whisper Green Select" FV-0511VKSL2 (with multi speed select & time delay)			STD
.	Radiation Damper: Panasonic PCRD05C5			82
TOILET:				
.	Shiploose			
1	Handicap Toilet: American Standard "Cadet Pro" #3517A.101.020 Bowl & #4188A.004.020 Tank - (ILO STD)	Color: White		44
1	Toilet Seat: A/S Elongated Slow Close #5257A.65MT.020 (White)			STD
.	Add blocking in the walls for future grab bars per MAAB requirements			
TUBS / SHOWERS:				
>	Tub/Shower:			
1	Tub/Shower: Maax Aker 60" CM-60	Color: White		575
.	Add blocking at KBS to meet MAAB requirements			
>	Faucet:			
1	American Standard "Colony Pro" Tub/Shower Diverter Trim Kit #TU075.508.002 with RU108ESS Valve (Chrome)	Color: Chrome		STD
ACCESSORIES (SHIPPED LOOSE):				
1	24" Towel Bar: American Standard "C-Series" #8337.024.002	Color: Chrome		STD
1	Paper Holder: American Standard "C-Series" #8337.230.002	Color: Chrome		STD
1	Towel Ring: American Standard "C-Series" #8337.190.002	Color: Chrome		STD
.				
.				
INTERIOR DOORS & TRIM:				
TRIM:				
>	Note: Full length base trim is shipped loose for onsite install at onsite flooring locations			
>	Windsor One Farmhouse Trim Package (1x4 Casing with 5/4x4 Head) (ILO STD):			1,028
>	Farmhouse Trim Package - (1 x 6 Base Molding)			702
>	Builder to provide and install jambs and casing at windows located within a shower			
>	Will need to use Birch plywood extension jambs at some locations			
DOORS:				
>	Masonite "Heritage Series" Solid Core - Smooth Finish (ILO STD)	3 Panel "Winslow"		1,506
>	Note: Bifold doors are not available as Solid Core - Bifolds will be Hollow core (If Applicable)			
4	Pocket Door (ILO STD) - Door slab will be a solid core door			84
1	26"x6'-8" Passage Door		Closet unit 4A kitchen	8
>	Add ADA lever pocket door pull hardware at 1st floor ADA unit Cavity Sliders CL400ADA Magnetic			
>	Louvered doors at washer/dryer closet			
HARDWARE:				
.	Only the interior doors have Chrome hardware	Color	Polished Chrome	
>	Lockset: Kwikset "Commonwealth" - Interior Lever and door hinges (ILO STD)			90

> Pocket Door Lock: Privacy - Kwikset #335	Locations other than ADA bath	STD
> Add ADA pocket door hardware at 1st floor ADA unit		1,755
WINDOW SILLS & SASHES:		
> White window Sills	Throughout	158
PAINT:		
> Trim and Door Paint: Sherwin Williams "Promar 400" Latex Semi-gloss	Color: Extra White	STD
SHELVING:		
> Ventilated Wire Shelving - White		STD
> (1) 12" Deep Shelf with Open Slide Rod @ Closets / Wardrobes		STD
STAIRS:		
. Raise top and bottom 5/8". Prep platform 3/4" for onsite flooring		
> Stairs:		
2 KBS to build a stringer set of stairs treads with "pencil edging" WHITE OAK. Treads are to remain unfinished. Painted White Birch Risers		3,257
HANDRAIL:		
> Rake half wall with painted pine cap at the platform up at stairs per prints		
Shiploose Builder installed material: (2) 10' Painted White Poplar LJ-6042 Railing, (4) DJ130-619 (Nickel) wall brackets and 4 White Poplar LJ-7027 Rosettes. All quantities per unit. Per prints		655
. Handrail is cut and installed onsite by the GC		
FLOOR COVERINGS:		
> No Flooring Included other than whats listed below		
12 LF of 1/2 Wall with painted pine cap	Top of the stairs	254
PORCHES/DECKS:		
24 6' Deep Farmers Porch Includes: Railing, Balusters and Decking are supplied and installed onsite by the GC	Panelized. Shingled onsite	7,496
> Floor Framing: Pressure Treated 2x8 Floor Joists by KBS	Joist Spacing: 12"oc	
> Posts: Pressure Treated 6x6		STD
> Porch Ceiling onsite by the GC		
> Porch Header Beam: Supplied by KBS - Wrapped with FJP Radiatta 1x- Shipped loose		
. Ramp not supplied by KBS		
. No other entry roof/s are included in this pricing		
SHIP LOOSE: (Additional)		
2 CertainTeed XT-25 3 Tab Shingles	Color to match house	316
. For onsite roof/s overhang at entry doors that are not included in the porch section		
. All other materials for shingling the onsite roof between the units is onsite by the builder		
ON-SITE REQUIREMENTS:		
> Foundation survey to make sure it is level and square is the responsibility of the Builder		By Builder
> Sill plates installed level and square with a 1/4" tolerance are the responsibility of the Builder		By Builder
> Lally columns and plates on-site for day of set are the responsibility of the Builder		By Builder
> Cost of off site storage area if needed for the modules is the responsibility of the Builder		By Builder
> Police details on-site if required are the responsibility of the Builder		By Builder
> Police Escorts from storage site to Job site if required are the responsibility of the Builder		By Builder
> Trash Dumpster available for the day of set is the responsibility of the Builder		By Builder
TOTAL OPTIONS:		
		128,859
		437,586
TOTAL BASE & OPTIONS (No Set Fees, Transportation, Engineering or Seals):		
		566,445
STATE SALES TAX:		
	MA Taxpayer ID #10753317	
	Certificate # 1281034240	
TOTAL F.O.B.		
		566,445
STATE SEALS:		
10 Massachusetts Modular Seal		1,000
10 Third Party Approval Seal (Required in all States)		650
FREIGHT & PERMITS:		
Frames are not to exceed 50' in length unless okd by the GC/Billy Cassidy.		
Keep parts frames to less than 9' wide and under 40' frame unless okd by GC/Billy Cassidy		
PERMITS: (Permit needed for each State traveled through)		
> Permits are included in Freight cost listed below		INC
FREIGHT:		
> Boxes are picked up by the builder. Flag/escort cars are also supplied by the builder.		73,001
. This fee includes all permits by KBS. KBS to pull permits. Contact is Bill Cassidy for truck information 508 735 5159		
. The frames need to be returned ot KBS within 2 week of delivery		
Truck On-Site:		
> None		

TOTAL ESTIMATED DELIVERED PRICE (Does not include Crane or Set):		641,096
Price / Square Foot before set costs.		\$249.26
Items shown as optional are not included in price.		
NOTE: THIS QUOTE CONTAINS COMMODITY ITEMS THAT ARE SUBJECT TO MARKET VOLATILITY AND MAY BE SUBJECT TO PRICE ADJUSTMENT AT TIME OF PROCUREMENT. LOCKED IN PRICING FOR COMMODITY PORTION OF THE PROJECT IS AVAILABLE UPON REQUEST AND REQUIRES PAYMENT FOR STORED MATERIAL		
NOTE: THIS IS A PRELIMINARY ESTIMATE ONLY SUBJECT TO ENGINEERING REVIEW.		
THIS ESTIMATE REFLECTS STATE CODE CONFORMANCE. IT IS THE BUILDERS RESPONSIBILITY TO ALERT KBS OF ANY LOCAL CODE REQUIREMENTS.		
THIS QUOTE IS GOOD FOR 7 DAYS FROM ORIGINAL QUOTE DATE. KBS HAS THE UNILATERAL RIGHT TO REPRICE QUOTES AFTER 7 DAYS.		
FINAL PRICE IS ONLY ACCEPTED AND LOCKED IN ONCE A SALES AGREEMENT IS MUTUALLY SIGNED		
NEW PRICES FOR OPTIONS WILL NOT REQUIRE A NEW QUOTE AS LONG AS THE FOOTPRINT AND ROOF DESIGN REMAIN UNCHANGED		

Quote Date: 11/10/21	Revised: 04/08/22
Sales Rep: M Brennan	Price Revision #

Quote # Q-21-0198-MCB	House #: 3556
Plan Rev #:	SO#

BUILDER: NHA Properties
ADDRESS: PO Box 3149
CITY: Nantucket
STATE: MA ZIP: 02584-3149
CONTACT: Billy Cassidy
CUSTOMER: Fairgrounds Rd Lot 5
SITE ADDRESS: 31 Fairgrounds Rd
CITY: Nantucket
STATE: MA ZIP: 02554
GSL: 25 WIND (Vult): 140

TYPE OF HOUSE:			
3-Box Wide	Colonial		
SIZE OF HOUSE:	36	x	37
HOUSE INFO:			
Number of Boxes:			8
Number of Line Moves:			7
Total Approx Square Feet for Estimating Purposes:			3,282
Cost Base: 5/5/2022	Program: V21.09.2	Option Book: 22.05.01	

CS License CS-074074

Exp 10-25-2022

William Stevens

REDBOOK CONTRACT

1 UNIT TO BE DESIGNED AS 2A ACCESSIBLE

FOUNDATION:			
> Builder to supply and install Lalley columns, Not KBS			By Builder
> Builder to supply and install Double layer sill plates			By Builder
CONSTRUCTION:			
3 Thermal Bi-Pass Checklist+ RESNET Grade 1 Picture Documentation with sign off			
Blower door test,HERS rating and all applicable stretch energy town paperwork/requirements are by the GC			
> Structural framing or pre drilled steel flitch plate per eng detail for living room/kitchen span. Actual costing can be done once eng has been able to design			3,510
Pricing is subject to change once actual specs are provided, fire marshal review and eng structural review.			
Sprinkler system is roughed in at the factory. Sub provided by the builder. Production to call sprinkler co with date and time to rough in. Mike Dobert @ The Dobert Companies 617 512 1124			
Pricing does not include any HVAC prep or equipment unless specified.			
FLOOR SYSTEM:			
> 2" x 10" Floor Joists - 16" o.c. / Solid Block Bridging	1st Floor		STD
> 2" x 10" Floor Joists - 16" o.c. / Solid Block Bridging	2nd Floor		STD
Add 2' strip of 3/4" osb in the attic area to aid the individual that will be applying the onsite spray foam			181
> LF of Open Joist 2000 Floor Trusses ILO Floor Joist (Included with Colonials)			INC
> Decking: 3/4" T&G Plywood (Glued & Nailed)			INC
At all mawall openings greater than 3' and the flooring is omit/shiploose, the floor sheathing is to be held back 1'-6"			
If KBS is installing the flooring we are to use the KBS standard hold back of 2"			
Label material for mawall openings so the set crew will not use it for something else			
EXTERIOR WALLS:			
> 2" x 6" Exterior Walls - 16" o.c.			STD
> 2" x 8" Exterior Walls - 16" o.c.	per prints		STD
> 8' Ceiling Height	All Floors		STD
EXTERIOR/INTERIOR WALL ASSY:			
> EXTERIOR WALL ASSY			14,224
Interior Finish: 5/8" Sheetrock (Mud, Taped & Painted) Type X			9,343
Interior Vapor Retarder: NONE PER THE BUILDERS REQUEST> Any required by the AHJ is the responsibility of the GC			
Exterior Wall Framing: 2x6 Studs @ 16" o.c. - Double top plate - Single bottom plate			
Air Infiltration: Install 3M 8067 Tape to all exterior wall to exterior wall connections and exterior wall to floor and exterior wall to ceiling connections			
Exterior Wall Insulation: R23 Mineral Wool			
Wall Sheathing: 7/16" OSB, 2-1/2" Zip-R Sheathing (R12) - Seams covered with Zip tape. (Fire rated walls to have an additional layer of exterior rated 5/8" type X			702
Cabot Blue Glass or equivalent. See eng detail for application/requirements/location			
Fire rated exterior wall assy between units at KBS prints showing. See eng detail for application/requirements/location			
GC to protect the bottom side of the exposed Zip panel. Materials to do so are supplied and installed onsite by the GC			
> Dupont Tyvek Drain Vent Rain Screen	POTENTIAL LONG LEAD TIME		5,920
> Structural post in the kitchen at the island is finished onsite by builder			
> Due to shear wall straps see eng detail for shiploose ZIP R and exterior fire rated sheetrock specifics			
MARRIAGE WALLS:			
> 2" x 4" Marriage Wall studs - 16" o.c.			STD
MARRIAGE WALL SHEATHING:			
> 7/16" OSB Marriage Wall Sheathing	Completely Sheath		STD
ROOF:			
> 6/12 Pitch Truss - 16" o.c. Per prints			STD
> 9/12 12/12 rafter roof 16" oc per prints			INC
> "Ridge cap" beyond truss at peak is panelized for onsite install. Shingles are shipped loose			2,527
> Valley set panels are shipped loose for onsite install and shingling			1,287
> See print detail for eave overhang			
> Shiploose eave panels as needed to keep under 14' wide.			
If KBS removes the eave, the roof sheathing needs to remain long with ice+water. (Will keep water out of the walls)			
ROOF SHEATHING:			
> 7/16" OSB Roof Sheathing			STD
GABLE END OVERHANGS:			

> Gable End Overhang are per print detail					629
> Gable End Overhang at shed per print detail					814
SHEETROCK:					
. At any smooth transitions the sheetrock is held back 1/6" at each side					
. Omit the RC-2 channel in this area and shiploose plywood to take its place					
. Label material for mawall openings so the set crew will not use it for something else					
WALLS:					
> 5/8" Sheetrock Throughout (Walls) Type X ILO STD. Fire rated assy per eng detail				See prints for detail assemblies	952
> Add 5/8" moisture resistant sheetrock to all bath walls					INC
2x8 or 2x10 stair wall (per prints) 1st and 2nd floor to allow for running onsite HVAC/line sets/wiring to the attic for onsite HVAC unit. All items are installed onsite by GC. Leave sheetrock off bays per eng detail					
. Frame access on the 2nd floor wall to access the knewall area for onsite spray foam application to the bottom side of the rafters. May only apply to buildings 1+8					
> Add framed access to knewall areas for onsite spray foam					
CEILINGS:					
> 2 layers of 5/8" type X throughout				See prints for detail assemblies	3,264
> Add 5/8" moisture resistant sheetrock to all bath ceilings					INC
> Leave off sheetrock from 2nd floor sloped ceiling to allow for onsite spray foam to bottom of roof decking. Shiploose RC2 channel as needed. If truss or rafter needs to be padded down, it is the builder responsibility to supply the material and install onsite. Shiploose sheetrock					Base Deduct
3 Fire Rated Insulated Lockable Access Door NTC24"x36					842
. Fire rating of any ceiling penetrations are to be completed onsite by the builder					
. At any smooth transitions the seetrock is to be held back 1/6" at each side					
. Omit the RC-2 channel in this area and shiploose plywood to take its place					
. Label material for mawall openings so the set crew will not use it for something else					
FINISH:					
> Primer: Sherwin Williams "Builder Solutions" Interior Latex B28W08601				Color: White	STD
> Wall and Ceiling Paint: Sherwin Williams "Promar 400" Interior Latex Flat				Color: Dover White	STD
DORMERS:					
. SHED DORMERS:					
> Shed Dormer, 2" x 6" Exterior Wall & Roof 16" o.c.					INC
> Shed Dormer, 2" x 6" Exterior Wall & Roof 16" o.c.					INC
> Shed Dormer, 2" x 6" Exterior Wall & Roof 16" o.c.					INC
> Shed Dormer, 2" x 6" Exterior Wall & Roof 16" o.c.					INC
> Shed Dormer, 2" x 6" Exterior Wall & Roof 16" o.c.					INC
> Shed Dormer, 2" x 6" Exterior Wall & Roof 16" o.c.					INC
INSULATION:					
BASEMENT/CRAWL SPACE:					
> To be provided and installed by Builder on-site					By Builder
EXTERIOR WALLS:					
> R-23 Mineral Fiber Wall Insulation (5-1/2" Wall) (ILO R-21 Fiberglass)					934
> NO Vapor Retarder per GC request. Any required by AHJ will be the responsibility of the GC					
> Energy Blocks:					
3 Energy Block For Two Story House					1,063
ROOF/CEILING:					
2 layers of R19 fiberglass unfaced batt insulation in the entire 1st floor ceiling cavity with 1 additional row of R11 fiberglass unfaced batt insulation around the exterior perimeter of the building. Use black strapping over the top of the insulation to secure insulation during the set so it will not blow away.					1,905
> Omit 2nd floor ceiling insulation. Supplied and installed onsite by the GC					-720
> NO Vapor Retarder per GC request. Any required by AHJ will be the responsibility of the GC					
INTERIOR WALLS:					
. Shiploose if at an open bay for chase					
> Insulate 2x4 interior walls with R-11 unfaced Bath shower walls					115
> Insulate 2x6 interior walls with R-19 unfaced Bath shower walls					182
3 Thermal Bi-Pass Checklist+ RESNET Grade 1 Picture Documentation with sign off					1,755
. Blower door test,HERS rating and all applicable stretch energy town paperwork/requirements are by the GC					
WEATHER BARRIER:					
> See wall assy above					
> Flashing System:					
. Windows: Zip Stretch Tape sill pans with Zip System Flashing Tape applied at sides and top					126
. Doors: Jamsill Guard sill pans with Zip System Flashing Tape applied at sides and top					INC
. Penetrations: Zip Stretch Tape or Zip System Flashing Tape applied at all penetrations through the wall					INC
. Seams: Zip Tape at all seams and repair any overdriven nails with Zip liquid flash					INC
EXTERIOR DOORS & SIDELITES:					
. See special eng framing detail/stepping for install					
. Windows and doors do not need to be padded out					
. Raise 5/8" for onsite flooring					
> 6-5/8" jamb					
EXTERIOR DOOR:					
1 3'-0" x 6'-8" Therma-Tru S90, 3/4 Lite, Clear Glass Low E Smooth Star Fiberglass, Handicap /Public Access Sill				Unit 5A	713
. Handicap/public access sill. Drop exterior door pans below floor for handicap/public access sill. Only at 5A dining door					
3 3'-0" x 6'-8" Therma-Tru S1205SDL LE, Simulated Divided Lite, 4 lite, Smooth Star Fiberglass					2,260
4 Door Frame: Final Frame TruGuard White Composite (Paintable/Stainable)					INC

5/8" layer of sheetrock, 2x6 wall, 7/16osb sheathing and 2-1/2" Zip R. Fire rated wall will have an additional 5/8" sheetrock			
4	Hinges: (3) 4" x 4" Self-Aligning Ball Bearing Hinge - 5/8" Radius	Color: Black	STD
3	Door Sill: Tru Defense Composite Sill (Adjustable Cap with Lightwood finish - Aluminum sill with Mill Finish and Sill Cove	Not at 5A Dining door	STD
Jamb thickness varies.			
4	Door Prep: Double Bore (2-1/8" diameter with 2-3/4" backset) - Holes are 5-1/2" center to center		42
3	Exterior Trim: 5/4"x4" Final Frame WITH OUT built in "J" Channel (Paintable/S	Color: White	-43
>	Kickboard: None		
4	STD Finish: Primer finish from ThermaTru	Builder or Homeowner is required to paint all sides (within 3 mos) to maintain warranty	STD
HARDWARE: Only the exterior doors have Black hardware. Interior and exterior		Color: Iron Black	
4	Lockset: Kwikset "Commonwealth" - (Iron Black) Exterior Lever (ILO STD)		108
4	Deadbolt: Kwikset Signature Series Single Cylinder 980 - (Iron Black) - Installed		133
FIRE DOOR(S):			
Raise 5/8" for onsite flooring			
1	3'-0" Therma-Tru SE4800, 90 Minute Fire Door 3 Panel Shaker Style Door	Location: At top of the stairs 5C	-89
Step 2x10 wall back to a 2x6 due to jamb availability			
1	3'-0" Therma-Tru SE4800, 90 Minute Fire Door 3 Panel Shaker Style Door	Location: 1st floor unit 5C entry door	-89
2	Frame (90 min): 18 Gauge Steel Split Frame - with Jamb Extender Pack Jamb thickness varies		STD
2	Hinges: (3) 4" x 4" Self-Aligning Hinge - 5/8" Radius. (2 Spring + 1 Regular on Fire Doors)	Color: Black	STD
2	Door Sill: Tru Defense Composite Sill (Adjustable Cap with Lightwood finish - Aluminum sill with Mill Finish	Color: Aluminum - Mill Finish	STD
2	Door Prep: Double Bore (2-1/8" diameter with 2-3/4" backset) - Holes are 5-1/2" center to center		20
1	Exterior Trim: Match trim inside House (Shipped loose and installed by Builder on site)	Location: At top of the stairs 5C	STD
2	Kickboard: None		
2	STD Finish: Primer finish from ThermaTru	Builder or Homeowner is required to paint all sides (within 6 mos) to maintain ThermaTru warrar	STD
HARDWARE: Only the exterior doors have Black hardware. Interior+Exterior			
2	Lockset: Kwikset "Commonwealth" - (Iron Black) Exterior Lever (ILO STD)		54
2	Deadbolt: Kwikset Signature Series Single Cylinder 980 - (Iron Black) - Installed		66
Note: All Final Door Adjustments by Builder in Field			
WINDOWS:			
WINDOWS ARE A 22 WEEK LEAD TIME			
Windows and doors do not need to be padded out			
>	The windows will be drop shipped from Andersen/Home Depot to Cape Cod Express 1 Express Way Wareham MA		
Shiploose all material for the builder to be able to install the windows onsite if they arent here in time			
>	Andersen A Series Storm Watch		63,377
Glazing: High Performance Low-E4 HEATLOCK		Screens: Full Frame - Moderate Full Screen Aluminum	
Interior Finish: Pre-Finished White		Exterior Finish: Dove Gray	
Hardware: Classic		Color: White	
Grids: 2 over 2 Permanent FDL			
With Corrosion Resistant Hardware			
WINDOW OPENING CONTROL DEVICE ON ALL WINDOWS			
1x4 Wide casing w/ sill is supplied and installed onsite by the GC			
>	GC/builder accepts casement swing per KBS prints		
CASEMENT AND FIXED WINDOW TO HAVE WIDE CENTER BAR TO MIMIC A HUNG WINDOW			
Shiploose window drip caps			
ACW2850		Per prints	
ADH2850		Per prints	
ACW2648		Per prints	
ADH2038		Per prints	
ACW2024		Per prints	
ACW2448		Per prints	
APW2038 shiploose for attic area			
>	Safety Glass for Windows:		
>	Safety Glass for Windows	Qty/pricing subject to change pending KBS Engineering and/or 3rd party review	1,556
SIDING & SHUTTERS:			
SIDING:			
>	Prep for Double Builder Installed Sill Plate		
>	OMIT Mainstreet Double 4" Siding		
>	When siding is omit the light blocks are omit as well		
See print detail for eave and gable overhang			
>	Primed Finger Jointed Radiatta Primed Pine 1x8 fascia with 1x3 shadow board.		
Install what can be done at the factory. Shiploose the remaining to be installed onsite by the GC			
GABLE VENTS			
>	None		
NO GABLE END VENTING NEEDED. Any venting required by The AHJ is the responsibility of the GC			
>	OMIT Aluminum Fascia & Vinyl Soffit		
SHUTTERS:			
>	None		
ROOF SHINGLES:			
>	CertainTeed XT-25 3 Tab Shingles	Color: Nickel Gray	702
Shiploose roof shingles that can not be installed here at the factory. Installed onsite by the GC			
>	High Wind Nailing for Shingles (6 Nails per full shingle)		

> Aluminum Drip Edge		Color: White	STD
DO NOT INSTALL DRIP EDGE UP ANY ROOF RAKED EDGES			
. See print detail for eave and gable overhang			
. Primed Finger Jointed Radiata Pine 1x8 fascia with 1x3 shadow board at KBS.			Inc Above
> One Layer 15lb F15 Paper			STD
. NO RIDGE VENTING NEEDED. Any venting required by the AHJ is the responsibility of the GC			
> (2) Courses of Ice & Water Shield at Eaves and Single course at Valleys			STD
> KBS Standard Ice & Water Shield			STD
PLUMBING:			
AVOID/LIMIT ELECTRICAL OR PLUMBING IN THE CHASEWAYS			
> PVC Drain & Vent Lines			STD
> Pex Supply Lines to Basement, Stubbed at Each Location - Not a Complete Loop			STD
> (2) 3/4" Pex Lines to 2nd Floor for Domestic Water			STD
1 Plumb & Wire for Washer with Hammer Arrestor		1st floor ADA unit	181
1 Plumb & Wire for Washer with Washer Pan & Hammer Arrestor - Second floor of 4-box			INC
. NO condensation lines run by KBS			
> Omit the radon vent per the GC's request			
. Any radon venting required by the AHJ is the responsibility onsite by the GC			
. No prep or materials are included in this quote for onsite HVAC unless listed			
HEAT:			
> OMIT Hot Water Baseboard Heaters			-3,112
. Any ERV/HRV duct work for the 2nd floor is run in the stairway wall onsite by the builder/GC			
. No prep or materials are included in this quote for onsite HVAC unless listed			
AIR EXCHANGER:			
> None			
Owners Signature:			
Owner Declines Optional Air Exchanger / HRV Unit.			
ELECTRICAL:			
Minimize the amount of electrical and plumbing in stair chase walls			
> 150 AMP LP415MB 42 Slot Leviton Panel Box	Location:	per prints	per Living Unit
3 Relocate Panel box to opposite box			STD
. Main breaker in the bottom of the panel			918
. Any decorative door is supplied and installed onsite by the builder			
. Any disconnects due to location of the panel boxes are supplied and installed onsite by the GC/builder			
> Wire for Electric Range and Gas Range		Non ADA unit	per Living Unit
1 Wire for electric Cooktop (ILO Range Circuit)		1st floor ADA unit	STD
> All 15+20 amp circuits located in modules without a panel box will be connected with amp connectors			N/C
2 Wire for Electric Dryer (Incls. Breaker, Dryer Box and Venting to the Exterior)			INC
> Conduits as needed for 2nd floor dryer and range			
1 Broan White double rocker switch for remote vent fan operation on ADA units Mod #P2RW		1st floor ADA unit	82
> GFI Weather Proof Outlets (per code)			STD
9 Television Jacks			98
9 Phone Jacks (Cat 5)			113
> All buildings to have White Toggle switches and std outlet covers			
> Add Single gang box and conduit for onsite fire monitoring system. See print for location and details. Add pull strings			1,141
. Fire monitoring single gang box and conduit for the 2nd floor is stubbed up into the attic area. Add pull strings			
Make sure fire monitoring boxes that are installed at KBS are not installed behind the swing of a door			
> LED Strobe light only BRK Smoke Detector SLED177 as required per prints			130
> Photo Electric Smoke/Carbon Monoxide Combo Detectors w/Voice: BRK #SC7010BV - Each Bedroom Group (per Code)			STD
> Exit sign only Compass CE Series as required per prints			410
> Arc Fault Circuits (per Code)			STD
LIGHTING SCHEDULE:			
. Location	Model#	Qty Total	
> Kitchen (Sink):	Halo #HLB6099FS1EMWR (6" LED Recessed)	3	INC
> Dining:	Progress #P4770-15 Chrome 5 lite chandelier	2	-129
. No chandelier in unit 5 B		5	
> Exterior Door:	OMIT (Wire Only)		-532
RECESSED LIGHTING SCHEDULE:			
		Qty	
> Living room Unit 5A	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)	5	206
> Kitchen Unit 5A	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)	4	165
> Island Unit 5A	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)	1	41
> Washer/dryer Unit 5A	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)	2	82
> 1st floor hall Unit 5A	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)	2	82
> Rear entrance Unit 5A	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)	2	82
> Bed 1 Unit 5A	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)	4	165
> Bath 2 Unit 5A	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)	1	41
> Bed 2 Unit 5A	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)	4	165
> Bath 1 Unit 5A	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)	1	41
> Bed 3 Unit 5A	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)	4	165
> Foyer/Hall Unit 5B	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)	2	82
> Living room Unit 5B	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)	3	124

> Kitchen Unit 5B	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		4	165
> Stairs/2nd floor hall Unit 5B	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		3	124
> Bath 3 shower Unit 5B	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		1	41
> Bed 1 Unit 5B	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		4	165
> Foyer Unit 5C	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		1	41
> Living room Unit 5C	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		6	247
> Bath 4 shower Unit 5C	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		1	41
> Stairs/2nd floor hall Unit 5C	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		2	82
> Kitchen/Island Unit 5C	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		4	206
> Washer/dryer Unit 5C	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		1	41
> Bed 1 Unit 5C	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		4	165
> Bed 2 Unit 5C	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		4	165
KITCHEN:				
. Raise 5/8" for onsite flooring				
> Cabinets at the mawall are shipped loose for onsite install by the GC				
CABINETS:				
. Merillat: "Classic" Series Cabinets (Single Roll-Out Trays)				
> Merillat cabinet touch up kit (TUK) - Shiploose				INC
> Portrait Maple (5pc Drawer front) - (Painted)	(ILO STD)	Color: Cotton		4,188
. Order the USFB3024B with a solid drawer front to mount the remote range hood switch				
6 Additional LF of Merillat STD Cabinets (Base & Overhead)	Reconfigured kitchen in unit 5B			1,215
> Note: If full overlay cabinets is selected the corner cabinet will be a BCR style ILO BLS style				
> Toe Kick Material to match Cabinet Color (Note: Material is shipped loosed when Kitchen Flooring is OMIT)				
> Islands:				
1 3'6" Island (Includes GFI/s Recept per prints)	Unit 5C	with out Bartop		1,106
1 4' Island (Includes GFI/s Recept per prints)	Unit 5A	Shiploose	with out Bartop	1,106
> Base Cabinet Upgrades:				
2 Base Waste Basket (Top Mount): BWBT18 (ILO B18)	NOT AT ADA UNIT			534
1 Universal Floating Sink Base USFB3624B	1st floor ADA unit only sink base			551
1 Universal Floating Sink Base USFB3024B	1st floor ADA unit for onsite cooktop			
1 UB12	1st floor ADA unit only			
1 UBCR36	1st floor ADA unit only			
1 UB15	1st floor ADA unit only			
1 UBT24B	1st floor ADA unit only			
. Any plumbing concealment or materials needed at time of ADA conversion will not be supplied by KBS.				
1 Universal Base Table Butt Door UBT24B	1st floor ADA unit only			359
> Oven Cabinets:				
1 Single Oven Cabinet: OCS3084	2 doors at the bottom of the cabinet			1,030
2 SWS4. Cut and mount on top of the oven cabinet to equal height and return back to the wall				
cabinets. Rip/cut as needed to fit. Miter front corners				
. Raise the oven cabinet to equal the toe kick height of the other base cabinets. Bottom shelf in the wall cabinets shall not exceed 54" AFF				
> Drawer Base Cabinets:				
1 Four Drawer Base Cabinet: BD21-4D ILO B21L1ST	Unit 5B			110
1 Four Drawer Base Cabinet: BD24-4D ILO B24L1ST	Unit 5C			120
1 Three Drawer Base Cabinet: UBD24-3D ILO B24L1ST	Unit 5A			119
> 36" Wall Cabinets ILO 30" Wall Cabinets for STD Door Style				
. Wall cabinets should equal the height of the oven cabinet with filler at the top. Bottom shelf in the wall cabinets not to exceed 54" AFF				
. SDT - Standard Construction (Includes Dovetail Drawers, Soft Close Drawers and Soft Close Hardware on Doors)				
COUNTERTOP:				
42 OMIT Standard Postform Laminated Countertop				-524
SINK:				
3 OMIT "American Standard" Stainless Steel Double Bowl Sink (Leave Plumbing)	Color: N/A			-591
. Single bowl sink at the ADA unit				
FAUCET:				
3 OMIT American Standard "Colony Pro" Single Lever Faucet w/ Spray #7074.040.002	N/A			-270
RANGE HOOD:				
2 Delete Range Hood - Prep for spacesaver microwave				N/C
> Broan Under The Cabinet Range Hood BKSA130WW	1st floor ADA unit only	Color: White		263
. ADA has remote switching. See electrical detail				
APPLIANCES:				
2 Plumb & Wire for D/W with Hammer Arrestor (Omit Cabinet)				-260
3 Plumb for Ice & Water @ Fridge (with Box and Hammer Arrestor)				316
ADA BATH #1:				
. Raise 5/8" for onsite flooring				
. All blocking for future grab bars in showers/baths/toilet areas located per MAAB requirements				
HANDICAP LAV:				
1 Handicap wall hung lav: Kohler K-2032 (White) w/ concealed hanger and Zurn #Z812A-4-XL Faucets	(ILO 36" Vanity)	Color: White		194
MEDICINE CABINETS:				
1 24"x36" beveled edge mirror with mounting clips				53
VANITY LIGHTS:				
1 Vanity Light Bar: Progress Ashford Two Light Polished Chrome Vanity Light P300315-015	Chrome			125
BATH FANS:				
> Bath Fan: Panasonic "Whisper Green Select" FV-0511VKSL2 (with multi speed select & time delay)				
STD				

. Radiation Damper; Panasonic PCRD05C5				199
TOILET:				
. Shiploose				
1	Handicap Toilet: American Standard "Cadet Pro" #3517A.101.020 Bowl & #4188A.004.020 Tank - (ILO STD)	Color: White		44
1	Toilet Seat: A/S Elongated Slow Close #5257A.65MT.020 (White)			STD
1	(1) 18", 36" & (1) 42" Grab Bar for Handicap Toilet			80
TUBS / SHOWERS:				
> Unit 4A ADA bath 1 Aquatic #1603BFSBMA White handicap shower with KBS applied water dam #9strip water dam. Weighted shower curtain onsite by others. Blocking in shower from base to 60" to meet MAAB requirements. Future grab bars are supplied and intalled onsite by others. Unit will still have hand held shower head and controls mounted on the back wall for future handicap compliance as well as a std shower head and controls mounted on the sidewall per typical installation.				1,727
. Has std shower head mounted at std/typical location as well as hand held on the long wall				
> Faucet:				
1	Commercial Shower System TU662SG213.002 1.5gpm	Color Chrome		780
KIT INCLUDES				
. Reliant 3 Valve Trim w/ Pressure Balance Cartridge TU385501WD				
. 3 Function hand shower 1660.766				
. In line Vacuum breaker 1660.400				
. 59" metal hose 8888.035				
. Wall supply 8888.037				
. Flow wise Shower head 1660.710				
. Diverter handle T342.430				
. 36" slide bar 1662.236				
. American Standard 2 Way diverter R422S Shared				
. American Standard "Colony Pro" RU108ESS Valve				
. Controls and hand held are mounted on the long wall				
. Std shower head mounted at std/typical location				
ACCESSORIES (SHIPPED LOOSE):				
1	24" Towel Bar: American Standard "C-Series" #8337.024.002	Color: Chrome		STD
1	Paper Holder: American Standard "C-Series" #8337.230.002	Color: Chrome		STD
1	Towel Ring: American Standard "C-Series" #8337.190.002	Color: Chrome		STD
BATHROOM #2:				
. Raise 5/8" for onsite flooring				
. All blocking for future grab bars in showers/baths/toilet areas located per MAAB requirements				
VANITY TOP:				
3	OMIT Standard Postform Laminated Countertop			-37
SINK:				
1	OMIT American Standard "Aqualyn" Lav #0476.028.020 - (Leave Plumbing)			-53
FAUCET:				
1	OMIT American Standard "Colony Pro" Single Lever Faucet #7075.000.002			-77
VANITY CABINETS:				
> Portrait Maple (Solid Drawer Front) - (Painted)				(ILO STD) Color: Cotton
1	36" Vanity (VB36FH)			104
> SDT - Full Height Vanity Cabinets with Soft Close Hardware (per LF)				STD
MEDICINE CABINETS:				
1	24"x36" beveled edge mirror with mounting clips			INC
VANITY LIGHTS:				
1	Vanity Light Bar: Progress Ashford Two Light Polished Chrome Vanity Light P300315-015	Chrome		125
BATH FANS:				
> Bath Fan: Panasonic "Whisper Green Select" FV-0511VKSL2 (with multi speed select & time delay)				STD
. Radiation Damper; Panasonic PCRD05C5				199
TOILET:				
. Shiploose				
1	Handicap Toilet: American Standard "Cadet Pro" #3517A.101.020 Bowl & #4188A.004.020 Tank - (ILO STD)	Color: White		44
1	Toilet Seat: A/S Elongated Slow Close #5257A.65MT.020 (White)			STD
1	(1) 18", 30" & (1) 42" Grab Bar for Handicap Toilet			INC
TUBS / SHOWERS:				
ADA Unit 5A bath 2 Aquatic #1603BFSBMA White handicap shower with KBS applied water dam #9stripwater dam. Weighted shower curtain onsite by others. Blocking in shower from base to 60" to meet MAAB requirements. Future grab bars are supplied and intalled onsite by others. Unit will still have hand held shower head and controls mounted on the back wall for future handicap compliance as well as a std shower head and controls mounted on the sidewall per typical installation.				575
. Faucet:				
> American Standard "Colony Pro" Shower Diverter Trim Kit #TU075.507.002 with RU108ESS Valve (Chrome)				Color: Chrome
ACCESSORIES (SHIPPED LOOSE):				
1	24" Towel Bar: American Standard "C-Series" #8337.024.002	Color: Chrome		STD
1	Paper Holder: American Standard "C-Series" #8337.230.002	Color: Chrome		STD
1	Towel Ring: American Standard "C-Series" #8337.190.002	Color: Chrome		STD
BATHROOM #3:				
. Raise 5/8" for onsite flooring				
. All blocking for future grab bars in showers/baths/toilet areas located per MAAB requirements				
VANITY TOP:				
3	OMIT Standard Postform Laminated Countertop			-37
SINK:				
1	OMIT American Standard "Aqualyn" Lav #0476.028.020 - (Leave Plumbing)			-53
FAUCET:				

1	OMIT American Standard "Colony Pro" Single Lever Faucet #7075.000.002				-77
VANITY CABINETS:					
>	Portrait Maple (Solid Drawer Front) - (Painted)	(ILO STD)	Color:	Cotton	INC
1	30" Vanity (VB30FH)				94
>	SDT - Full Height Vanity Cabinets with Soft Close Hardware (per LF)				STD
MEDICINE CABINETS:					
1	Jensen "Horizon" #1451 16"x26" Recessed - Frameless Beveled Edge				STD
VANITY LIGHTS:					
1	Vanity Light Bar: Progress Ashford Two Light Polished Chrome Vanity Light P300315-015	Chrome			125
BATH FANS:					
>	Bath Fan: Panasonic "Whisper Green Select" FV-0511VKSL2 (with multi speed select & time delay)				STD
.	Radiation Damper: Panasonic PCRD05C5				199
TOILET:					
1	Handicap Toilet: American Standard "Cadet Pro" #3517A.101.020 Bowl & #4188A.004.020 Tank - (ILO STD)		Color:	White	44
1	Toilet Seat: A/S Elongated Slow Close #5257A.65MT.020 (White)				STD
.	Add blocking in the walls for future grab bars per MAAB requirements				
TUBS / SHOWERS:					
>	Tub/Shower:				
1	Tub/Shower: Maax Aker 60" CM-60		Color:	White	575
.	Add blocking at KBS to meet MAAB requirements				
.	Faucet:				
>	American Standard "Colony Pro" Tub/Shower Diverter Trim Kit #TU075.508.002 with RU108ESS Valve (Chrome)		Color:	Chrome	STD
ACCESSORIES (SHIPPED LOOSE):					
1	24" Towel Bar: American Standard "C-Series" #8337.024.002		Color:	Chrome	STD
1	Paper Holder: American Standard "C-Series" #8337.230.002		Color:	Chrome	STD
1	Towel Ring: American Standard "C-Series" #8337.190.002		Color:	Chrome	STD
.					
.	Raise 5/8" for onsite flooring				
.	All blocking for future grab bars in showers/baths/toilet areas located per MAAB requirements				
VANITY TOP:					
3	OMIT Standard Postform Laminated Countertop				-37
SINK:					
1	OMIT American Standard "Aqualyn" Lav #0476.028.020 - (Leave Plumbing)				-53
FAUCET:					
1	OMIT American Standard "Colony Pro" Single Lever Faucet #7075.000.002				-77
VANITY CABINETS:					
>	Portrait Maple (Solid Drawer Front) - (Painted)	(ILO STD)	Color:	Cotton	INC
1	30" Vanity (VB30FH)				94
>	SDT - Full Height Vanity Cabinets with Soft Close Hardware (per LF)				STD
MEDICINE CABINETS:					
1	Jensen "Horizon" #1451 16"x26" Recessed - Frameless Beveled Edge				STD
VANITY LIGHTS:					
1	Vanity Light Bar: Progress Ashford Two Light Polished Chrome Vanity Light P300315-015	Chrome			125
BATH FANS:					
>	Bath Fan: Panasonic "Whisper Green Select" FV-0511VKSL2 (with multi speed select & time delay)				STD
.	Radiation Damper: Panasonic PCRD05C5				199
TOILET:					
.	Shiploose				
1	Handicap Toilet: American Standard "Cadet Pro" #3517A.101.020 Bowl & #4188A.004.020 Tank - (ILO STD)		Color:	White	44
1	Toilet Seat: A/S Elongated Slow Close #5257A.65MT.020 (White)				STD
.	Add blocking in the walls for future grab bars per MAAB requirements				
TUBS / SHOWERS:					
>	Tub/Shower:				
1	Tub/Shower: Maax Aker 60" CM-60		Color:	White	575
.	Add blocking at KBS to meet MAAB requirements				
.	Faucet:				
>	American Standard "Colony Pro" Tub/Shower Diverter Trim Kit #TU075.508.002 with RU108ESS Valve (Chrome)		Color:	Chrome	STD
ACCESSORIES (SHIPPED LOOSE):					
1	24" Towel Bar: American Standard "C-Series" #8337.024.002		Color:	Chrome	STD
1	Paper Holder: American Standard "C-Series" #8337.230.002		Color:	Chrome	STD
1	Towel Ring: American Standard "C-Series" #8337.190.002		Color:	Chrome	STD
.					
.					
INTERIOR DOORS & TRIM:					
TRIM:					
>	Note: Full length base trim is shipped loose for onsite install at onsite flooring locations				
>	Windsor One Farmhouse Trim Package (1x4 Casing with 5/4x4 Head) (ILO STD):				1,028
>	Farmhouse Trim Package - (1 x 6 Base Molding)				702
.	Shiploose window jamb and casing full length for onsite cut an install if the windows are not here in time				
DOORS:					
>	Masonite "Heritage Series" Solid Core - Smooth Finish (ILO STD)	3 Panel "Winslow"			2,016
>	Note: Bifold doors are not available as Solid Core - Bifolds will be Hollow core (If Applicable)				
3	Pocket Door (ILO STD) - Door slab will be a solid core door				222
>	Louvered doors at the Washer/dryer closet				
HARDWARE:					
			Color:	Polished Chrome	

> Lockset: Kwikset "Commonwealth"	Interior Lever and door hinges (ILO STD)				90
> Pocket Door Lock: Privacy - Kwikset #335	Locations other than ADA bath+ utility				STD
> Add ADA lever pocket door hardware at 1st floor ADA unit Cavity Sliders CL400ADA Magnetic	Unit 5A pocket doorsbath 1+ hall to utility.				2,633
WINDOW SILLS & SASHES:					
> Picture Frame Window - No Sills					STD
> Window Sill - Kitchen Sink Window (KBS STD)					STD
PAINT:					
> Trim and Door Paint: Sherwin Williams "Promar 400" Latex Semi-gloss			Color: Extra White		STD
SHELVING:					
> Ventilated Wire Shelving - White					STD
> (1) 12" Deep Shelf with Open Slide Rod @ Closets / Wardrobes					STD
STAIRS:					
> Oak Stairs:					
2 KBS to build a stringer set of stairs treads with "pencil edging" WHITE OAK. Treads are to remain unfinished. Painted White Birch Risers					3,505
HANDRAIL:					
> Rake half wall with painted pine cap at the platform up at stairs					
Shiploose Builder installed material: (2) 10' Painted White Poplar LJ-6042 Railing, (4) DJ130-619 (Nickel) wall brackets and 4 White Poplar LJ-7027 Rosettes. All quantities per unit					655
Handrail is cut and installed onsite by the GC					
FLOOR COVERINGS:					
> No Flooring Included					
PORCHES/DECKS:					
> Due to the onsite ramp connection all porches and decks for this are supplied and installed onsite by the GC.					
No entry roof/s are included in this pricing					
SHIP LOOSE: (Additional)					
4 CertainTeed XT-25 3 Tab Shingles	To match main house				790
For onsite roof/s overhang at entry doors that are not included in the porch section					
All other materials for shingling the onsite roof between the units is onsite by the builder					
See window section for shiploose window					
ON-SITE REQUIREMENTS:					
> Foundation survey to make sure it is level and square is the responsibility of the Builder					By Builder
> Sill plates installed level and square with a 1/4" tolerance are the responsibility of the Builder					By Builder
> Lally columns and plates on-site for day of set are the responsibility of the Builder					By Builder
> Cost of off site storage area if needed for the modules is the responsibility of the Builder					By Builder
> Police details on-site if required are the responsibility of the Builder					By Builder
> Police Escorts from storage site to Job site if required are the responsibility of the Builder					By Builder
> Trash Dumpster available for the day of set is the responsibility of the Builder					By Builder
					147,467
TOTAL OPTIONS:					
					531,071
TOTAL BASE & OPTIONS (No Set Fees, Transportation, Engineering or Seals):					678,538
STATE SALES TAX:					
MA Taxpayer ID #10753317					
Certificate # 1281034240					
					678,538
TOTAL F.O.B.					
STATE SEALS:					
8 Massachusetts Modular Seal					800
8 Third Party Approval Seal (Required in all States)					520
FREIGHT & PERMITS:					
Frames are not to exceed 50' in length unless okd by the GC/Billy Cassidy.					
Keep parts frames to less than 9' wide and under 40' frame unless okd by GC/Billy Cassidy					
PERMITS: (Permit needed for each State traveled through)					INC
> Permits are included in Freight cost listed below					
FREIGHT:					
> Boxes are picked up by the builder. Flag/escort cars are also supplied by the builder.					70,159
This fee includes all permits by KBS. KBS to pull permits. Contact is Bill Cassidy for truck information 508 735 5159					
The frames need to be returned at KBS within 2 week of delivery					
3 frames in NH and MA will require police detail					
Truck On-Site:					
> None					
TOTAL ESTIMATED DELIVERED PRICE (Does not include Crane or Set):					750,017

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>	Price / Square Foot before set costs.	\$228.52
>	Items shown as optional are not included in price.	
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.	NOTE: THIS IS A PRELIMINARY ESTIMATE ONLY SUBJECT TO ENGINEERING REVIEW.	
.	NOTE: THIS QUOTE CONTAINS COMMODITY ITEMS THAT ARE SUBJECT TO MARKET VOLATILITY AND MAY BE SUBJECT TO PRICE ADJUSTMENT AT TIME OF PROCUREMENT. LOCKED IN PRICING FOR COMMODITY PORTION OF THE PROJECT IS AVAILABLE UPON REQUEST AND REQUIRES PAYMENT FOR STORED MATERIAL	
.	THIS ESTIMATE REFLECTS STATE CODE CONFORMANCE. IT IS THE BUILDERS RESPONSIBILITY TO ALERT	
.	KBS OF ANY LOCAL CODE REQUIREMENTS.	
.	THIS QUOTE IS GOOD FOR 7 DAYS FROM ORIGINAL QUOTE DATE. KBS HAS THE UNILATERAL RIGHT TO REPRICE QUOTES AFTER 7 DAYS.	
.	FINAL PRICE IS ONLY ACCEPTED AND LOCKED IN ONCE A SALES AGREEMENT IS MUTUALLY SIGNED	
.	NEW PRICES FOR OPTIONS WILL NOT REQUIRE A NEW QUOTE AS LONG AS THE FOOTPRINT AND ROOF DESIGN REMAIN UNCHANGED	
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Quote Date: 10/04/21	Revised: 05/20/22
Sales Rep: MBrennan	Price Revision #

Quote # Q-21-0199-MCB	House #: 3557
Plan Rev #:	SO#

BUILDER:	NHA Properties Inc		
ADDRESS:	PO Box 3149		
CITY:	Nantucket		
STATE:	MA	ZIP:	02584-3149
CONTACT:	Billy Cassidy		
CUSTOMER:	Fairgrounds Rd Lot 6		
SITE ADDRESS:	31 Fairgrounds Rd		
CITY:	Nantucket		
STATE:	MA	ZIP:	
GSL:	25	WIND (Vult):	140

TYPE OF HOUSE:			
Custom			
SIZE OF HOUSE:	56	x	36
HOUSE INFO:			
Number of Boxes:			10
Number of Line Moves:			7
Total Approx Square Feet for Estimating Purposes:			3,258
Cost Base:	5/4/2022	Program:	V21.09.2
		Option Book:	V22.05.01

CS License CS-074074

Exp 10-25-2022

Redbook Contract

William Stevens

FOUNDATION:			
> Builder to supply and install Lalley columns, Not KBS			By Builder
> Builder to supply and install Double layer sill plates			By Builder
CONSTRUCTION:			
3 Thermal Bi-Pass Checklist + RESNET Grade 1 Picture Documentation with Signoff			
Blower Door Test & HERS Rating are On-Site by Others			
Pricing is subject to change once actual specs are provided, fire marshal review and eng structural review.			
Sprinkler system is roughed in at the factory. Sub provided by the builder. Production to call sprinkler co with date and time to rough in. Mike Dobert @ The Dobert Companies 617 512 1124			
Pricing does not include any HVAC prep or equipment unless listed			
Building is not handicap compliant			
FLOOR SYSTEM:			
> 2" x 10" Floor Joists - 16" o.c. / Solid Block Bridging	1st Floor		STD
> 2" x 10" Floor Joists - 16" o.c. / Solid Block Bridging	2nd Floor		STD
> LF of 9-1/4" Open Joist 2000 Floor Truss ILO 2"x10" Floor Joist (Priced per linear foot of trusses)		For 2nd floor plumbing as needed	577
> Add (2') of 3/4" osb in the attic area to aid the individual that will be applying the onsite spray foam			176
> Decking: 3/4" T&G Plywood (Glued & Nailed)			INC
At all mawall openings greater than 3' and the flooring is omit/shiploose, the floor sheathing is to be held back 1'-6"			
If KBS is installing the flooring we are to use the KBS standard hold back of 2"			
Label material for mawall openings so the set crew will not use it for something else			
EXTERIOR WALLS:			
> 2" x 6" Exterior Walls - 16" o.c.			STD
> 8' Ceiling Height	All Floors		STD
EXTERIOR SHEATHING:			
> EXTERIOR WALL ASSY			10,611
Interior Finish: 5/8" Sheetrock Type X (Mud, Taped & Painted)			11,345
Interior Vapor Retarder: NONE PER THE BUILDERS REQUEST> Any required by the AHJ is the responsibility of the GC			
Exterior Wall Framing: 2x6 Studs @ 16" o.c. - Double top plate - Single bottom plate			
Air Infiltration: Install 3M 8067 Tape to all exterior wall to exterior wall connections and exterior wall to floor and exterior wall to ceiling connections			
Exterior Wall Insulation: R-23 Mineral Wool Insulation			
Wall Sheathing: 7/16" OSB, 2-1/2" Zip-R Sheathing (R12) - Seams covered with Zip tape. (Fire rated walls to have an additional layer of exterior rated 5/8" type X			
Cabot Blue Glass or equivalent. See eng detail for application/requirements/location			
Fire rated exterior wall assy between units at KBS prints showing. See eng detail for application/requirements/location			
> Dupont Tyvek Drain Vent Rain Screen	Shiploose 1st floor	POTENTIAL LEAD TIME ITEM	5,148
Due to shear wall straps see eng detail for shiploose ZIP R and exterior fire rated sheetrock specifics			
MARRIAGE WALLS:			
> 2" x 4" Marriage Wall studs - 16" o.c.			STD
MARRIAGE WALL SHEATHING:			
> 7/16" OSB Marriage Wall Sheathing	Completely Sheath		STD
ROOF:			
> 6/12 Pitch Truss - 16" o.c. Per prints			STD
> 10/12 rafter roof 16" oc per prints			INC
> "Ridge cap" beyond truss at peak is panelized for onsite install.			1,856
> Valley set panels are shipped loose for onsite install and shingling			1,580
No decking in the attic area			
See print detail for eave overhang			
If KBS removes the eave, the roof sheathing needs to remain long with ice+water. (Will keep water out of the walls)			
ROOF SHEATHING:			
> 7/16" OSB Roof Sheathing			STD
GABLE END OVERHANGS:			
> Gable End Overhang are per print detail			712
SHEETROCK:			
At any smooth transitions the sheetrock is held back 1/6" at each side			
Omit the RC-2 channel in this area and shiploose plywood to take its place			
Label material for mawall openings so the set crew will not use it for something else			

WALLS:									
>	5/8" Sheetrock Throughout Type X (Walls) ILO STD.					See prints for detail assemblies			963
>	Add 5/8" moisture resistant sheetrock to all bath walls								INC
	2x8 or 2x10 stair/kitchen wall (per prints) 1st and 2nd floor to allow for running onsite line sets and wiring to the attic for onsite 2nd floor ceiling cassettes Installed								
	onsite by GC. Leave sheetrock off bays per eng detail								
	Add framed access to "knewall" areas for onsite spray foam. Only applicable on certain buildings								
CEILING:									
	2 layers of 5/8" type X sheetrock throughout								2,094
>	Add 5/8" moisture resistant sheetrock to all bath ceilings								INC
	Leave off sheetrock from 2nd floor sloped ceiling to allow for onsite spray foam to bottom of roof decking. Shiploose RC2 channel. If truss or rafter needs to be padded								
	down, it is the builder responsibility to supply the material and install onsite. Shiploose sheetrock.								Base Deduct
3	Fire Rated Insulated Lockable Access Door NTC24"x36								842
>	Fire rating of any ceiling penetrations left open at the factory are to be completed onsite by the builder								
	At any smooth transitions the sheetrock is to be held back 1'6" at each side								
	Omit the RC-2 channel in this area and shiploose plywood to take its place								
	Label material for matewall openings so the set crew will not use it for something else								
FINISH:									
>	Primer: Sherwin Williams "Builder Solutions" Interior Latex B28W08601					Color: White			STD
>	Wall and Ceiling Paint: Sherwin Williams "Promar 400" Interior Latex Flat					Color: Dover White			STD
DORMERS:									
>	DORMER #1:								
>	Shed Dormer, 2" x 6" Exterior Wall & Roof 16" o.c. (w/o Windows)								INC
>	DORMER #2:								
>	Shed Dormer, 2" x 6" Exterior Wall & Roof 16" o.c. (w/o Windows)								INC
>	Note: Shingles & Siding Materials Included S/L								
INSULATION:									
BASEMENT/CRAWL SPACE:									
>	To be provided and installed by Builder on-site								By Builder
EXTERIOR WALLS:									
>	R-23 Mineral Fiber Wall Insulation (5-1/2" Wall) (ILO R-21 Fiberglass)								955
>	NO Vapor Retarder per GC request. Any required by AHJ will be the responsibility of the GC								
>	Energy Blocks:								
3	Energy Block For Two Story House								1,063
ROOF/CEILING:									
>	Omit ceiling insulation 2nd floor. Supplied and installed onsite by the GC								-2,167
	NO Vapor Retarder per GC request. Any required by AHJ will be the responsibility of the GC								
INTERIOR WALLS:									
3	Thermal Bi-Pass Checklist+ RESNET Grade 1 Picture Documentation with sign off								1,205
	Blower door test,HERS rating and all applicable stretch energy town paperwork/requirements are by others								
WEATHER BARRIER:									
	See wall assy above								
>	Flashing System:								
	Windows: Zip Stretch Tape sill pans with Zip System Flashing Tape applied at sides and top								100
	Doors: Jamsill Guard sill pans with Zip System Flashing Tape applied at sides and top								INC
	Penetrations: Zip Stretch Tape or Zip System Flashing Tape applied at all penetrations through the wall								INC
	Seams: Zip Tape at all seams and repair any overdriven nails with Zip liquid flash								INC
EXTERIOR DOORS & SIDELITES:									
>	See special eng framing detail/stepping for install								
EXTERIOR DOOR:									
	Raise 5/8" for onsite flooring								
	Windows and doors DO NOT need to be padded out								
>	6-5/8" jamb								
5	3'0" x 6'-8" Therna-Tru S1205SDL LE, Simulated Divided Lite, 4 lite, Smooth Star Fiberglass								3,621
5	Door Frame: Final Frame TruGuard White Composite (Paintable/Stainable)								215
	5/8" layer of sheetrock, 2x6 wall, 7/16osb sheathing and 2-1/2" Zip R. Fire rated wall (exterior) will have an additional 5/8" sheetrock								
5	Hinges: (3) 4" x 4" Self-Aligning Ball Bearing Hinge - 5/8" Radius					Color: Black			STD
5	Door Sill: Tru Defense Composite Sill (Adjustable Cap with Lightwood finish - Aluminum sill with Mill Finish and Sill Cover)								STD
5	Door Prep: Double Bore (2-1/8" diameter with 2-3/4" backset) - Holes are 5-1/2" center to center								50
5	Exterior Trim: 5/4"x4" Final Frame WITH OUT built in "J" Channel (Paintable/Stainable)					White			-72
>	Kickboard: None								
5	STD Finish: Primed/unfinished								STD
	Builder or Homeowner is required to paint all sides (within 3 mos) to maintain warranty								
	Doors are painted onsite by the GC								
HARDWARE:									
	Only the exterior doors have Black hardware. Interior+Exterior					Color: Iron Black			
5	Lockset: Kwikset "Hancock" - Exterior Knob								7
5	Deadbolt: Kwikset Signature Series Single Cylinder 980 - (Iron Black) - Installed								166
FIRE DOOR(S):									
2	3'-0" Therna-Tru SE4800, 90 Minute Fire Door 3 Panel Shaker Style Door					Location: Unit 3 living room			-178
						Unit 2 foyer			
2	Frame (90 min): 18 Gauge Steel Split Frame - with Jamb Extender Pack								STD
2	Hinges: (3) 4" x 4" Self-Aligning Hinge - 5/8" Radius. (2 Spring + 1 Regular on Fire Doors)					Color: Black			STD
2	Door Sill: Tru Defense Composite Sill (Adjustable Cap with Lightwood finish - Aluminum sill with Mill Finish					Color: Aluminum - Mill Finish			STD
2	Door Prep: Double Bore (2-1/8" diameter with 2-3/4" backset) - Holes are 5-1/2" center to center								20

2	Exterior Trim:	None								STD	
2	Kickboard:	None								70	
2	STD Finish:	Primer finish from ThermoTru	Builder or Homeowner is required to paint all sides (within 6 mos) to maintain ThermoTru warranty							STD	
HARDWARE:			Color: Iron Black								
2	Lockset:	Kwikset "Hancock" - (Iron Black) Exterior Knob and hinges (ILO STD)								3	
2	Deadbolt:	Kwikset Signature Series Single Cylinder 980 - (Iron Black) - Installed								66	
	Note:	All Final Door Adjustments by Builder in Field								By Builder	
WINDOWS:											
WINDOWS ARE A 22 WEEK LEAD TIME											
> Windows and doors DO NOT need to be padded out											
The windows will be drop shipped from Andersen/Home Depot to Cape Cod Express 1 Express Way Wareham MA IF THE WINDOWS ARE NOT AT KBS IN TIME OF PRODUCTION, IT IS THE BUILDERS/GCs RESPONSIBILITY TO ARRANGE SHIPPING FROM KBS TO THE JOB SITE AND										550	
Ship loose all material for the builder to be able to install the windows onsite if they arent here in time											
> Andersen A Series Storm Watch											54,722
Glazing: High Performance Low-E4 HEATLOCK											
Screens: Moderate Full Screen Aluminum											
Interior Finish: Pre-Finished White											
Exterior Finish: White											
Hardware: Classic											
Color: White											
Grids: 2 over 2 FDL											
1x4 Wide casing w/ sill is supplied and installed onsite by the GC											
GC/builder accepts casement swing per KBS prints											
Casements With Corrosion Resistant Hardware											
ADD WINDOW OPENING CONTROL DEVICE TO ALL WINDOWS											
CASEMENT AND FIXED WINDOWS ARE TO HAVE WIDE CENTER BAR TO MIMIC A HUNG WINDOW											
SHIP LOOSE DRIP CAPS											
> Casement ACW2024										Per prints	
> Hung ADH2038										Per prints	
> Hung ADH2038-3										Per prints	
> Casement ACW21048										Per prints	
> Hung ADH21048										Per prints	
> Hung ADH3050										Per prints	
> Fixed APW2038										Attic area	
> Safety Glass for Windows:											
> Safety Glass for Windows										Qty/pricing subject to change pending KBS Engineering and/or 3rd party review	
SIDING & SHUTTERS:											
SIDING:											
> Prep for Double Builder Installed Sill Plate										N/C	
> OMIT Mainstreet Double 4" Siding -										-6,884	
> When siding is omit the light blocks are omit as well											
See print detail for eave and gable overhang											
> Finger Jointed Radiatta Primed Pine 1x8 fascia with 1x3 shadow board by KBS										5,850	
Install what can be done at the factory. Ship loose the remaining to be installed onsite by the GC											
GC using 5/4" corner boards. Verify they will work with our overhang detail											
GABLE END VENTS											
> None											
NO GABLE END VENTING PER GC REQUEST. Any venting required by The AHJ is the responsibility of the GC										-425	
> OMIT Aluminum Fascia & Vinyl Soffit											
SHUTTERS:											
> None										INC	
ROOF SHINGLES:											
> CertainTeed XT-25 3 Tab Shingles										Color: Nickel Gray	
Ship loose what shingles cant be installed at the factory											
> High Wind Nailing for Shingles (6 Nails per full shingle)										39	
> Aluminum Drip Edge										Color: White	
Do not install any drip edge up roof rakes										STD	
See print detail for eave and gable overhang											
> Finger Jointed Radiatta Primed Pine 1x8 fascia with 1x3 shadow board by KBS											
Install what can be done at the factory. Ship loose the remaining to be installed onsite by the GC											
> One Layer 15lb F15 Paper										STD	
> (2) Courses of Ice & Water Shield at Eaves and Single course at Valleys										STD	
> KBS Standard Ice & Water Shield										STD	
> NO RIDGE VENTING NEEDED. Any venting required by yhe AHJ is the responsibility of the GC											
PLUMBING:											
AVOID/ LIMIT ELECTRICAL OR PLUMBING IN THE CHASE WAYS											
> PVC Drain & Vent Lines										STD	
> Pex Supply Lines to Basement, Stubbed at Each Location - Not a Complete Loop										STD	
> (2) 3/4" Pex Lines to 2nd Floor for Domestic Water										STD	
1 Plumb & Wire for Washer with Hammer Arrestor										181	
> NO condensation lines run by KBS											
> Omit the radon vent per the GCs request											
Any radon venting required by the AHJ is the responsibility onsite by the GC											
No prep or materials are included in this quote for onsite HVAC unless listed											

1	Plumb & Wire for Washer with Washer Pan & Hammer Arrester - Second floor of 4-box					270
HEAT:						
>	OMIT Hot Water Baseboard Heaters					-1,646
Any ERV/HRV duct work for the 2nd floor is run in the stairway wall onsite by the builder/GC						
No prep or materials are included in this quote for onsite HVAC unless listed						
AIR EXCHANGER:						
>	None					
Owners Signature:						
Owner Declines Optional Air Exchanger / HRV Unit.						
ELECTRICAL:						
>	150 AMP LP415MB 42 Slot Leviton Panel Box	Location:	Per prints	per Living Unit		STD
	Main breaker in the bottom of the panel					
	Any decorative door is supplied and installed onsite by the builder					
2	Relocate Panel box to opposite box					612
	Add pre made fire rated boxes for any ceiling penetrations done at KBS unless completion of work is done onsite					3,159
>	All 15+20 amp circuits located in modules without a panel box will be connected with amp connectors at mawall cross overs			per Living Unit		STD
>	Wire for Electric Range and Gas Range					
1	Wire for Electric Dryer (Incls. Breaker, Dryer Box and Venting to the Exterior)			per Living Unit		STD
>	(2) GFI Weather Proof Outlets (per code)					302
>	Additional GFI Weatherproof Outlet		Per prints			163
14	Television Jacks					113
9	Phone Jacks (Cat 5)					
All buildings to have White Toggle switches and std outlet covers						
>	Add Single gang box box and conduit for onsite fire monitoring system. See print for location and details. Add pull strings					1,141
Fire monitoring box and condit for the 2nd floor is stubbed up into the attic area. Add pull strings						
Make sure fire monitoring boxes that are installed at KBS are not installed behind the swing of a door						
>	Photo Electric Smoke Detectors: BRK #7010B - Each Bedroom (per Code)					STD
>	Photo Electric Smoke/Carbon Monoxide Combo Detectors w/Voice: BRK #SC7010BV - Each Bedroom Group (per Code)					STD
>	Arc Fault Circuits (per Code)					STD
LIGHTING SCHEDULE:						
	Location	Model#		Qty Total		
>	Kitchen (Sink):	Halo #HLB6099FS1EMWR (6" LED Recessed)		3		INC
>	Dining:	Progress #P4770-15 Chrome 5 lite chandelier	Chrome	2	Ship loose	INC
>	Exterior Door:	OMIT (Wire Only)		7		-586
RECESSED LIGHTING SCHEDULE:						
				Qty		
>	Living room unit 1	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		4		165
>	Kitchen unit 1	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		5		206
>	Island unit 1	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		2		82
>	Kitchen entry/hall unit 1	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		3		124
>	Foyer unit 1	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		1		41
>	Top and bottom stairs unit 1	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		2		82
>	2nd floor hall unit 1	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		2		82
>	Bath 3 shower unit 1	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		1		41
>	Bed 1 unit 1	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		4		165
>	Bed 1 entry unit 1	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		1		41
>	Bed 2 unit 1	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		4		165
>	Bed 3 unit 1	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		4		165
>	Bath 2 unit 1 shower	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		1		41
>	Bath 1 unit 1 shower	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		1		41
>	Laundry unit 1	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		1		41
>	Foyer/hall unit 2	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		1		41
>	Living room unit 2	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		3		124
>	Kitchen unit 2	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		3		124
>	Bed 1 unit 2	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		5		206
>	Bath 1 unit 2 shower	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		1		41
>	2nd floor hall/stairs	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		2		82
>	Foyer/hall unit 3	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		2		82
>	Living room unit 3	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		4		165
>	Living room entry door unit 3	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		1		41
>	Kitchen unit 3	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		4		165
>	Bed 1 unit 3	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		4		165
>	Bath 1 shower unit 3	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		1		41
>	Bed 2 unit 3	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		4		165
>	Bath 2 shower unit 3	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		1		41
>	2nf floor hall/stair unit 3	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		2		82
KITCHEN:						
CABINETS:						
>	Raise 5/8" for onsite flooring					
Merillat: "Classic" Series Cabinets (Single Roll-Out Trays)						
>	Merillat cabinet touch up kit (TUK) - Ship loose					INC
>	Portrait Maple (5pc Drawer front) - (Painted)	(ILO STD)	Color: Cotton			4,607
>	Note: If full overlay cabinets is selected the corner cabinet will be a BCR style ILO BLS style					

> Toe Kick Material to match Cabinet Color (Note: Material is shipped loose when Kitchen Flooring is OMIT)					STD
> Islands: Island per prints					
1	7 Island (Includes GFI Recept/s as required)		with out Bartop		1,708
> Base Cabinet Upgrades:					
3	Base Waste Basket (Top Mount): BWBT18 (ILO B18)				802
> Drawer Base Cabinets:					
1	Four Drawer Base Cabinet: BD18-4D ILO B18L1ST	Unit 1			100
1	Three Drawer Base Cabinet: BD30-3D ILO B302ST	Unit 1			72
1	Four Drawer Base Cabinet: BD18-4D ILO B18L1ST	Unit 2			100
1	Four Drawer Base Cabinet: BD18-4D ILO B18L1ST	Unit 3			100
.SDT - Standard Construction (Includes Dovetail Drawers, Soft Close Drawers and Soft Close Hardware on Doors)					STD
COUNTERTOP:					
55	OMIT Standard Postform Laminated Countertop				-686
SINK:					
3	OMIT "American Standard" Stainless Steel Double Bowl Sink (Leave Plumbing)	Color:	N/A		-591
FAUCET:					
3	OMIT American Standard "Colony Pro" Single Lever Faucet w/ Spray #7074.040.002		N/A		-270
RANGE HOOD:					
3	Delete Range Hood - Prep for spacesaver microwave				N/C
APPLIANCES:					
2	Plumb & Wire for D/W with Hammer Arrestor (Omit Cabinet)				-173
3	Plumb for Ice & Water @ Fridge (with Box and Hammer Arrestor)				316
BATH #1:					
. Raise 5/8" for onsite flooring					
. All blocking for future grab bars in showers/tubs/baths/toilet areas located per MAAB requirements. By KBS					
VANITY TOP:					
9	OMIT Standard Postform Laminated Countertop				-112
SINK:					
3	OMIT American Standard "Aqualyn" Lav #0476.028.020 - (Leave Plumbing)				-160
FAUCET:					
3	OMIT American Standard "Colony Pro" Single Lever Faucet #7075.000.002				-246
VANITY CABINETS:					
>	Portrait Maple (Solid Drawer Front) - (Painted)	(ILO STD)	Color:	Cotton	INC
3	30" Vanity (VB30FH)				282
>	SDT - Full Height Vanity Cabinets with Soft Close Hardware (per LF)				STD
MEDICINE CABINETS:					
3	Jensen "Horizon" #1451 16"x26" Recessed - Frameless Beveled Edge				STD
VANITY LIGHTS:					
3	Vanity Light Bar: Progress Ashford Two Light Polished Chrome Vanity Light P300315-015	Chrome			379
BATH FANS:					
>	Bath Fan: Panasonic "Whisper Green Select" FV-0511VKSL2 (with multi speed select & time delay)				STD
.	Radiation Damper: Panasonic PCRD05C5				386
TOILET:					
3	Handicap Toilet: American Standard "Cadet Pro" #3517A.101.020 Bowl & #4188A.004.020 Tank - (ILO STD)	Color:	White		133
3	Toilet Seat: A/S Elongated Slow Close #5257A.65MT.020 (White)				STD
. Add blocking in the wall for future onsite grab bars per MAAB requirements					
TUBS / SHOWERS:					
>	Tub/Shower:				
2	Tub/Shower: Maax Aker 60" CM-60	Unit 2 bed 2 bath 1, Unit 3 bed 1 bath 1	Color:	White	1,150
>	Faucet:				
2	American Standard "Colony Pro" Tub/Shower Diverter Trim Kit #TU075.508.002 with RU108ESS Valve (Chrome)		Color:	Chrome	STD
>	Showers:				
1	Shower: Maax Aker 48" with Single Seat #SH(RS)-48 (ILO STD 48" Shower)	Unit 1 bed 1 bath	Color:	White	620
>	Faucet:				
1	American Standard "Colony Pro" Shower Diverter Trim Kit #TU075.507.002 with RU108ESS Valve (Chrome)		Color:	Chrome	STD
ACCESSORIES (SHIPPED LOOSE):					
3	24" Towel Bar: American Standard "C-Series" #8337.024.002		Color:	Chrome	STD
3	Paper Holder: American Standard "C-Series" #8337.230.002		Color:	Chrome	STD
3	Towel Ring: American Standard "C-Series" #8337.190.002		Color:	Chrome	STD
BATHROOM #2:					
. Raise 5/8" for onsite flooring					
. All blocking for future grab bars in showers/tubs/baths/toilet areas located per MAAB requirements. By KBS					
VANITY TOP:					
6	OMIT Standard Postform Laminated Countertop				-75
SINK:					
2	OMIT American Standard "Aqualyn" Lav #0476.028.020 - (Leave Plumbing)				-106
FAUCET:					
2	OMIT American Standard "Colony Pro" Single Lever Faucet #7075.000.002				-164
VANITY CABINETS:					
>	Portrait Maple (Solid Drawer Front) - (Painted)	(ILO STD)	Color:	Cotton	INC
2	30" Vanity (VB30FH)				188
>	SDT - Full Height Vanity Cabinets with Soft Close Hardware (per LF)				STD

MEDICINE CABINETS:					
2	Jensen "Horizon" #1451 16"x26" Recessed - Frameless Beveled Edge				STD
VANITY LIGHTS:					
2	Vanity Light Bar: Progress Ashford Two Light Polished Chrome Vanity Light P300315-015	Chrome			253
BATH FANS:					
>	Bath Fan: Panasonic "Whisper Green Select" FV-0511VKSL2 (with multi speed select & time delay)				STD
.	Radiation Damper: Panasonic PCRD05C5				257
TOILET:					
.	Shiploose				
2	Handicap Toilet: American Standard "Cadet Pro" #3517A.101.020 Bowl & #4188A.004.020 Tank - (ILO STD)		Color:	White	89
2	Toilet Seat: A/S Elongated Slow Close #5257A.65MT.020 (White)				STD
.	Add blocking in the wall for future onsite grab bars per MAAB requirements				
TUBS / SHOWERS:					
>	Tub/Shower:				
2	Tub/Shower: Maax Aker 60" CM-60		Color:	White	1,150
>	Faucet:				
2	American Standard "Colony Pro" Tub/Shower Diverter Trim Kit #TU075.508.002 with RU108ESS Valve (Chrome)		Color:	Chrome	STD
ACCESSORIES (SHIPPED LOOSE):					
2	24" Towel Bar: American Standard "C-Series" #8337.024.002		Color:	Chrome	STD
2	Paper Holder: American Standard "C-Series" #8337.230.002		Color:	Chrome	STD
2	Towel Ring: American Standard "C-Series" #8337.190.002		Color:	Chrome	STD
.	BATHROOM #3:				
.	Raise 5/8" for onsite flooring				
.	All blocking for future grab bars in showers/tubs/baths/toilet areas located per MAAB requirements. By KBS				
VANITY TOP:					
3	OMIT Standard Postform Laminated Countertop				-37
SINK:					
1	OMIT American Standard "Aqualyn" Lav #0476.028.020 - (Leave Plumbing)				-53
FAUCET:					
1	OMIT American Standard "Colony Pro" Single Lever Faucet #7075.000.002				-82
VANITY CABINETS:					
>	Portrait Maple (Solid Drawer Front) - (Painted)	(ILO STD)	Color:	Cotton	INC
1	30" Vanity (VB30FH)				94
>	SDT - Full Height Vanity Cabinets with Soft Close Hardware (per LF)				STD
MEDICINE CABINETS:					
1	Jensen "Horizon" #1451 16"x26" Recessed - Frameless Beveled Edge				STD
VANITY LIGHTS:					
1	Vanity Light Bar: Progress Ashford Two Light Polished Chrome Vanity Light P300315-015	Chrome			126
BATH FANS:					
>	Bath Fan: Panasonic "Whisper Green Select" FV-0511VKSL2 (with multi speed select & time delay)				STD
.	Radiation Damper: Panasonic PCRD05C5				129
TOILET:					
.	Shiploose				
1	Handicap Toilet: American Standard "Cadet Pro" #3517A.101.020 Bowl & #4188A.004.020 Tank - (ILO STD)		Color:	White	44
1	Toilet Seat: A/S Elongated Slow Close #5257A.65MT.020 (White)				STD
.	Add blocking in the wall for future onsite grab bars per MAAB requirements				
TUBS / SHOWERS:					
>	Showers:				
1	Maax Aker Neo Angle Shower: SH-NA (Includes Basco Enclosure #11416AKA - Installed)	Unit 1 bath 3	Color:	White	1,209
>	Faucet:				
1	American Standard "Colony Pro" Shower Diverter Trim Kit #TU075.507.002 with RU108ESS Valve (Chrome)		Color:	Chrome	STD
ACCESSORIES (SHIPPED LOOSE):					
1	24" Towel Bar: American Standard "C-Series" #8337.024.002		Color:	Chrome	STD
1	Paper Holder: American Standard "C-Series" #8337.230.002		Color:	Chrome	STD
1	Towel Ring: American Standard "C-Series" #8337.190.002		Color:	Chrome	STD
.	1/2 BATH #4:				
.	Raise 5/8" for onsite flooring				
.	All blocking for future grab bars in showers/tubs/baths/toilet areas located per MAAB requirements. By KBS				
VANITY TOP:					
5	OMIT Standard Postform Laminated Countertop				-62
SINK:					
2	OMIT American Standard "Aqualyn" Lav #0476.028.020 - (Leave Plumbing)				-106
FAUCET:					
2	OMIT American Standard "Colony Pro" Single Lever Faucet #7075.000.002				-164
VANITY CABINETS:					
>	Portrait Maple (Solid Drawer Front) - (Painted)	(ILO STD)	Color:	Cotton	INC
2	30" Vanity (VB30FH)				188
>	SDT - Full Height Vanity Cabinets with Soft Close Hardware (per LF)				STD
MEDICINE CABINETS:					
2	Jensen "Horizon" #1451 16"x26" Recessed - Frameless Beveled Edge				STD
VANITY LIGHTS:					
2	Vanity Light Bar: Progress Ashford Two Light Polished Chrome Vanity Light P300315-015	Chrome			253

BATH FANS:				
> Bath Fan: Panasonic "Whisper Green Select" FV-0511VKSL2 (with multi speed select & time delay)				STD
. Radiation Damper: Panasonic PCRD05C5				129
TOILET:				
. Shiploose				
2 Handicap Toilet: American Standard "Cadet Pro" #3517A.101.020 Bowl & #4188A.004.020 Tank - (ILO STD)		Color: White		89
2 Toilet Seat: A/S Elongated Slow Close #5257A.65MT.020 (White)				STD
. Add blocking in the wall for future onsite grab bars per MAAB requirements				
ACCESSORIES (SHIPPED LOOSE):				
2 Paper Holder: American Standard "C-Series" #8337.230.002		Color: Chrome		STD
2 Towel Ring: American Standard "C-Series" #8337.190.002		Color: Chrome		STD
INTERIOR DOORS & TRIM:				
TRIM:				
> Note: Full length base trim is shipped loose for onsite install at onsite flooring locations				
> Windsor One Farmhouse Trim Package (1x4 Casing with 5/4x4 Head) (ILO STD):				1,431
> Farmhouse Trim Package - (1 x 6 Base Molding)				1,979
. Shiploose window jamb and casing full length for onsite cut an install if the windows are not here in time				
DOORS:				
> Masonite "Heritage Series" Solid Core - Smooth Finish (ILO STD)	3 Panel "Winslow"			1,118
> Note: Bifold doors are not available as Solid Core - Bifolds will be Hollow core				
1 Pocket Door (ILO STD) - Door slab will be a solid core door				73
HARDWARE: Only the interior door hardware is Chrome				
> Lockset: Kwikset "Hancock" - Interior Knob (ILO STD)		Color: Polished Chrome		STD
> Pocket Door Lock: Privacy - Kwikset #335				STD
WINDOW SILLS & SASHES:				
> Picture Frame Window - No Sills				STD
> Window Sill - Kitchen Sink Window (KBS STD)				STD
PAINT:				
> Trim and Door Paint: Sherwin Williams "Promar 400" Latex Semi-gloss		Color: Extra White		STD
SHELVING:				
> Ventilated Wire Shelving - White				STD
> (1) 12" Deep Shelf with Open Slide Rod @ Closets / Wardrobes				STD
STAIRS:				
> Oak Stairs:				
1 KBS to build a stringer set of stairs treads with "pencil edging" WHITE OAK. Treads are to remain unfinished. Painted White Birch Risers				4,886
. Does not have open treads. Rake wall with painted pine cap from platform up to 2nd floor unit 2+3				
HANDRAIL:				
1 Shiploose Builder installed material: (1) 16' Painted White Poplar LJ-6042 Railing, (4) DJ130-619 (Nickel) wall brackets and 2 White Poplar LJ-7027 Rosettes for straight				439
Shiploose Builder installed material: (2) 10' Painted White Poplar LJ-6042 Railing, (4) DJ130-619 (Nickel) wall brackets and 4 White Poplar LJ-7027 Rosettes all				655
2 quantities are per unit for U stair				
> No Flooring Included				
PORCHES/DECKS:				
33 6' Deep Farmers Porch Includes: Posts. Railing, Balusters and Decking are supplied and installed onsite by the GC		Panelized. Shingled onsite		5,019
36 6' Deep Farmers Porch Includes: Posts. Railings, Balusters and Decking are supplied and installed onsite by the GC		Panelized. Shingled onsite		5,476
. Porches are to have hip roof. Rake				
. No other entry roofs are included in this pricing				
> Floor Framing: Pressure Treated 2x8 Floor Joists By KBS	Joist Spacing: 12"oc			
> Posts: Pressure Treated 6x6				STD
> Porch Ceiling onsite by the GC				
> Porch Header Beam: Supplied by KBS - Wrapped with Primed FJP Radiatta 1x- Shipped loose				
SHIP LOOSE: (Additional)				
2 SQ CertainTeed XT-25 3 Tab Shingles	Same color as main house			316
. For onsite roof/s at entry doors that are not included in the porch section				
. All other materials for shingling the onsite roof between the units is onsite by the builder				
ON-SITE REQUIREMENTS:				
> Foundation survey to make sure it is level and square is the responsibility of the Builder				By Builder
> Sill plates installed level and square with a 1/4" tolerance are the responsibility of the Builder				By Builder
> Lally columns and plates on-site for day of set are the responsibility of the Builder				By Builder
.				
> Cost of off site storage area if needed for the modules is the responsibility of the Builder				By Builder
.				
> Police details on-site if required are the responsibility of the Builder				By Builder
> Police Escorts from storage site to Job site if required are the responsibility of the Builder				By Builder
.				
> Trash Dumpster available for the day of set is the responsibility of the Builder				By Builder
.				
TOTAL OPTIONS:				
				137,313
TOTAL BASE & OPTIONS (No Set Fees, Transportation, Engineering or Seals):				
				676,312

STATE SALES TAX:		
0 % Tax	Massachusetts	Taxable Amount
		0
TOTAL F.O.B.		676,312
STATE SEALS:		
10	Massachusetts Modular Seal	1,000
10	Third Party Approval Seal (Required in all States)	650
FREIGHT & PERMITS:		
Frames are not to exceed 50' in length unless okd by the GC/Billy Cassidy.		
Keep parts frames to less than 9' wide and under 40' frame unless okd by GC/Billy Cassidy		
1 box requires police escort in NH and MA		
PERMITS: (Permit needed for each State traveled through)		
> Permits are included in Freight cost listed below		INC
FREIGHT:		
> Boxes are picked up by the builder. Flag/escort cars are also supplied by the builder.		76,567
This fee includes all permits by KBS. KBS to pull permits. Contact is Bill Cassidy for truck information 508 735 5159		
The frames need to be returned to KBS within 2 week of delivery		
Truck On-Site:		
> None		
TOTAL ESTIMATED DELIVERED PRICE (Does not include Crane or Set):		754,529
> Price / Square Foot before set costs.		\$231.59
> Items shown as optional are not included in price.		
NOTE: THIS IS A PRELIMINARY ESTIMATE ONLY SUBJECT TO ENGINEERING REVIEW.		
NOTE: THIS QUOTE CONTAINS COMMODITY ITEMS THAT ARE SUBJECT TO MARKET VOLATILITY AND MAY BE SUBJECT TO PRICE ADJUSTMENT AT TIME OF PROCUREMENT. LOCKED IN PRICING FOR COMMODITY PORTION OF THE PROJECT IS AVAILABLE UPON REQUEST AND REQUIRES PAYMENT FOR STORED MATERIAL		
THIS ESTIMATE REFLECTS STATE CODE CONFORMANCE. IT IS THE BUILDERS RESPONSIBILITY TO ALERT KBS OF ANY LOCAL CODE REQUIREMENTS.		
THIS QUOTE IS GOOD FOR 7 DAYS FROM ORIGINAL QUOTE DATE. KBS HAS THE UNILATERAL RIGHT TO REPRICE QUOTES AFTER 7 DAYS.		
FINAL PRICE IS ONLY ACCEPTED AND LOCKED IN ONCE A SALES AGREEMENT IS MUTUALLY SIGNED		
NEW PRICES FOR OPTIONS WILL NOT REQUIRE A NEW QUOTE AS LONG AS THE FOOTPRINT AND ROOF DESIGN REMAIN UNCHANGED		

Quote Date:	10/21/21	Revised:	05/16/22
Sales Rep:	M Brennan	Price Revision #	

Quote #	Q-21-0200-MCB	House #:	3558
Plan Rev #:		SO#	

BUILDER:	NHA Properties Inc		
ADDRESS:	PO Box 3149		
CITY:	Nantucket		
STATE:	MA	ZIP:	02584-3149
CONTACT:	Billy Cassidy		
CUSTOMER:	Fairgrounds Rd Lot 7		
SITE ADDRESS:	31 Fairgrounds Rd		
CITY:	Nantucket		
STATE:	MA	ZIP:	02554
GSL:	25	WIND (Vult):	140

TYPE OF HOUSE:			
Custom			
SIZE OF HOUSE:	47	x	25
HOUSE INFO:			
Number of Boxes:			8
Number of Line Moves:			4
Total Approx Square Feet for Estimating Purposes:			2,282
Cost Base:	5/16/2022	Program:	V21.09.2
		Option Book:	V22.05.01

CS License CS-074074

Exp 10-25-2022

William Stevens

REDBOOK CONTRACT

FOUNDATION:			
> Builder to supply and install Lalley columns, Not KBS			By Builder
> Builder to supply and install Double layer sill plates			By Builder
CONSTRUCTION:			
3 Thermal Bi-Pass Checklist + RESNET Grade 1 Picture Documentation with Signoff			
Blower Door Test & HERS Rating are On-Site by Others			
Pricing is subject to change once actual specs are provided, fire marshal review and eng structural review.			
Sprinkler system is roughed in at the factory. Sub provided by the builder. Production to call sprinkler co with date and time to rough in. Mike Dobert @ The Dobert Companies 617 512 1124			
Pricing does not include any HVAC prep or equipment unless listed			
Building is not handicap compliant			
FLOOR SYSTEM:			
> 2" x 10" Floor Joists - 16" o.c. / Solid Block Bridging	1st Floor		STD
> 2" x 10" Floor Joists - 16" o.c. / Solid Block Bridging	2nd Floor		STD
> LF of 9-1/4" Open Joist 2000 Floor Truss ILO 2"x10" Floor Joist (Priced per linear foot of trusses)		As needed	577
> Add (2') walkway of 3/4" OSB in the attic area to aid the individual that will be applying the onsite spray foam			146
> Decking: 3/4" T&G Plywood (Glued & Nailed)			INC
At all mawall openings greater than 3' and the flooring is omit/shiploose, the floor sheathing is to be held back 1'-6"			
If KBS is installing the flooring we are to use the KBS standard hold back of 2"			
Label material for mawall openings so the set crew will not use it for something else			
EXTERIOR WALLS:			
> 2" x 6" Exterior Walls - 16" o.c.			STD
> 8' Ceiling Height	All Floors		STD
EXTERIOR SHEATHING:			
> EXTERIOR WALL ASSY			8,466
Interior Finish: 5/8" Sheetrock Type X (Mud, Taped & Painted)			12,547
Interior Vapor Retarder: NONE PER THE BUILDERS REQUEST> Any required by the AHJ is the responsibility of the GC			
Exterior Wall Framing: 2x6 Studs @ 16" o.c. - Double top plate - Single bottom plate			
Air Infiltration: Install 3M 8067 Tape to all exterior wall connections and exterior wall to floor and exterior wall to ceiling connections			
Exterior Wall Insulation: R-23 Mineral Wool Insulation			
Wall Sheathing: 7/16" OSB, 2-1/2" Zip-R Sheathing (R12) - Seams covered with Zip tape. (Fire rated walls to have an additional layer of exterior rated 5/8" type X Denseglass or equivalent. See eng detail for application/requirements/location)			702
Fire rated exterior wall assy between units at KBS prints showing. See eng detail for application/requirements/location			
GC to protect the bottom side of the exposed Zip panel. Materials to do so are supplied and installed onsite by the GC			
> Dupont Tyvek Drain Vent Rain Screen	Shiploose 1st floor		POTENTIAL LEAD TIME ITEM
Due to shear wall straps see eng detail for shiploose ZIP R and exterior fire rated sheetrock specifics			4,891
MARRIAGE WALLS:			
> 2" x 4" Marriage Wall studs - 16" o.c.			STD
MARRIAGE WALL SHEATHING:			
> 7/16" OSB Marriage Wall Sheathing		Completely Sheath	STD
ROOF:			
> 6/12 Pitch Truss - 16" o.c. Per prints			STD
> 10/12 rafter roof 16" oc per prints			INC
> "Ridge cap" beyond truss at peak is panelized for onsite install.			1,123
> No decking in the attic area			
> See print detail for eave overhang			
If KBS removes the eave, the roof sheathing needs to remain long with ice+water. (Will keep water out of the walls)			
ROOF SHEATHING:			
> 7/16" OSB Roof Sheathing			STD
GABLE END OVERHANGS:			
> Gable End Overhang are per print detail			839
SHEETROCK:			
At any smooth transitions the sheetrock is held back 1'6" at each side			
Omit the RC-2 channel in this area and shiploose plywood to take its place			
Label material for mawall openings so the set crew will not use it for something else			

WALLS:					
> 5/8" Sheetrock Throughout Type X (Walls) ILO STD.					667
> Add 5/8" moisture resistant sheetrock to all bath walls					INC
2x8 or 2x10 stair wall (per prints) 1st and 2nd floor to allow for running onsite line sets and wiring to the attic for onsite 2nd floor ceiling cassettes Installed onsite by GC. Leave sheetrock off bays per eng detail					
Frame access on the 2nd floor wall to access the "kneewall" area for onsite spray foam application to the bottom side of the rafters.					
CEILING:					
> 2 layers of 5/8" type X sheetrock					2,269
> Add 5/8" moisture resistant sheetrock to all bath ceilings					INC
Leave sheetrock off from 2nd floor sloped ceiling areas to allow for onsite spray foam to bottom of roof decking. Shiploose RC2 channel. If truss or rafter needs to be padded down, it is the builder responsibility to supply the material and install onsite. Shiploose sheetrock					Base Deduct
3 Fire Rated Insulated Lockable Access Door NTC24"x36					842
> Fire rating of any ceiling penetrations left open at the factory are to be completed onsite by the builder					
At any smooth transitions the sheetrock is to be held back 1'6" at each side					
Omit the RC-2 channel in this area and shiploose plywood to take its place					
Label material for matewall openings so the set crew will not use it for something else					
FINISH:					
> Primer: Sherwin Williams "Builder Solutions" Interior Latex B28W08601			Color: White		STD
> Wall and Ceiling Paint: Sherwin Williams "Promar 400" Interior Latex Flat			Color: Dover White		STD
DORMERS:					
> DORMER #1:					
> Shed Dormer, 2" x 6" Exterior Wall & Roof 16" o.c. (w/o Windows)					INC
> DORMER #2:					
> Shed Dormer, 2" x 6" Exterior Wall & Roof 16" o.c. (w/o Windows)					INC
> DORMER #3:					
> Shed Dormer, 2" x 6" Exterior Wall & Roof 16" o.c. (w/o Windows)					INC
> DORMER #4:					
> Shed Dormer, 2" x 6" Exterior Wall & Roof 16" o.c. (w/o Windows)					INC
INSULATION:					
BASEMENT/CRAWL SPACE:					
> To be provided and installed by Builder on-site					By Builder
EXTERIOR WALLS:					
> R-23 Mineral Fiber Wall Insulation (5-1/2" Wall) (ILO R-21 Fiberglass)					776
NO Vapor Retarder per GC request. Any required by AHJ will be the responsibility of the GC					
> Energy Blocks:					
3 Energy Block For Two Story House					1,063
ROOF/CEILING:					
> Omit 2nd floor ceiling insulation. Supplied and installed onsite by the GC					-476
NO Vapor Retarder per GC request. Any required by AHJ will be the responsibility of the GC					
INTERIOR WALLS:					
3 Thermal Bi-Pass Checklist+ RESNET Grade 1 Picture Documentation with sign off					1,755
Blower door test,HERS rating and all applicable stretch energy town paperwork/requirements are by others					
WEATHER BARRIER:					
See wall assy above					
> Flashing System:					
Windows: Zip Stretch Tape sill pans with Zip System Flashing Tape applied at sides and top					78
Doors: Jamsill Guard sill pans with Zip System Flashing Tape applied at sides and top					INC
Penetrations: Zip Stretch Tape or Zip System Flashing Tape applied at all penetrations through the wall					INC
Seams: Zip Tape at all seams and repair any overdriven nails with Zip liquid flash					INC
EXTERIOR DOORS & SIDELITES:					
See special eng framing detail/stepping for install					
EXTERIOR DOOR:					
Raise 5/8" for onsite flooring					
> Windows and doors DO NOT need to be padded out					
> 6-5/8" jamb					
4 3'0" x 6'-8" Therma-Tru S1205SDL LE, Simulated Divided Lite, 4 lite, Smooth Star Fiberglass					1,830
1 3'-0" x 6'-8" Therma-Tru S90, 3/4 Lite, Clear Glass Low E Smooth Star Fiberglass					713
5 Door Frame: Final Frame TruGuard White Composite (Paintable/Stainable)					215
5/8" layer of sheetrock, 2x6 wall, 7/16osb sheathing and 2-1/2" Zip R. Fire rated wall will have an additional 5/8" sheetrock					
5 Hinges: (3) 4" x 4" Self-Aligning Ball Bearing Hinge - 5/8" Radius			Color: Black		STD
5 Door Sill: Tru Defense Composite Sill (Adjustable Cap with Lightwood finish - Aluminum sill with Mill Finish and Sill Cover)					STD
5 Door Prep: Double Bore (2-1/8" diameter with 2-3/4" backset) - Holes are 5-1/2" center to center					50
5 STD Finish: Unfinished. Andersen Primer finish					STD
Builder or Homeowner is required to paint all sides (within 3 mos) to maintain warranty					
Doors are painted onsite by the GC					
HARDWARE:					
Only the exterior doors have Black hardware. Interior+Exterior			Color: Iron Black		
5 Lockset: Kwikset "Hancock" - Exterior Knob					7
5 Deadbolt: Kwikset Signature Series Single Cylinder 980 - (Iron Black) - Installed					166
FIRE DOOR(S):					
1 3'-0" Therma-Tru SE4800, 90 Minute Fire Door 3 Panel Shaker Style Door			Location: Unit 3 entry door		-89
1 Frame (90 min): 18 Gauge Steel Split Frame - with 6-1/2" to 7-1/2" Jamb Extender Pack					STD
1 Hinges: (3) 4" x 4" Self-Aligning Hinge - 5/8" Radius, (2 Spring + 1 Regular on Fire Doors)			Color: Black		STD
1 Door Sill: Tru Defense Composite Sill (Adjustable Cap with Lightwood finish - Aluminum sill with Mill Finish)			Color: Aluminum - Mill Finish		STD

Pricing/Order Form

1	Door Prep:	Double Bore (2-1/8" diameter with 2-3/4" backset) - Holes are 5-1/2" center to center				10
1	Exterior Trim:	Match trim inside House (Shipped loose and installed by Builder on site)				STD
1	Kickboard:	None				35
1	STD Finish:	Primer finish from ThermoTru	Builder or Homeowner is required to paint all sides (within 6 mos) to maintain ThermoTru warrant			STD
HARDWARE: Only the exterior doors have Black hardware. Interior+Exterior Color: Iron Black						
1	Lockset:	Kwikset "Hancock" - (Iron Black) Exterior Knob and hinges (ILO STD)				1
1	Deadbolt:	Kwikset Signature Series Single Cylinder 980 - (Iron Black) - Installed				33
	Note:	All Final Door Adjustments by Builder in Field				By Builder
WINDOWS:						
Windows and doors DO NOT need to be padded out						
ANDERSEN WINDOWS:						
	Andersen 400 Series Tilt-Wash Double Hung		(ILO STD)			35,687
> The windows will be drop shipped from Andersen/Home Depot to Cape Cod Express 1 Express Way Wareham MA						550
Ship loose all material for the builder to be able to install the windows onsite if they arent here in time						
	Glazing:	High Performance Low-E4 HEATLOCK	Screens:	Moderate Full Screen Aluminum		
	Interior Finish:	Pre-Finished White	Exterior Finish:	White		
	Hardware:	Classic	Color:	White		
	Grids:	2 over 2 FDL				
1x4 Wide casing w/ sill is supplied and installed onsite by the GC						
> GC/builder accepts casement swing per KBS prints						
Casements With Corrosion Resistant Hardware						
CASEMENT WINDOWS ARE TO HAVE A WIDE CENTER BAR TO MIMIC A HUNG WINDOW						
CASEMENT AND FIXED WINDOWS ARE TO HAVE WIDE CENTER BAR TO MIMIC A HUNG WINDOW						
> SHIP LOOSE DRIP CAPS						
>	Casement ACW2024			Per prints		
>	Hung ADH2038			Per prints		
>	Hung ADH2850			Per prints		
>	Casement ACW21048			Per prints		
>	Hung ADH21048			Per prints		
>	Hung ADH3050			Per prints		
> Safety Glass for Windows:						
>	Safety Glass for Windows	Qty/pricing subject to change pending KBS Engineering and/or 3rd party review				860
SIDING & SHUTTERS:						
SIDING:						
>	Prep for Double Builder Installed Sill Plate					N/C
>	OMIT Mainstreet Double 4" Siding					-5,593
>	When siding is omit the light blocks are omit as well					
	See print detail for eave and gable overhang					
>	Finger Jointed Radiatta Primed Pine 1x8 fascia with 1x3 shadow board by KBS.					5,144
	Install what can be done at the factory. Ship loose the remaining to be installed onsite by the GC					
	GC using 5/4" corner boards. Verify they will work with our overhang detail					
>	OMIT Aluminum Fascia & Vinyl Soffit					-290
GABLE END VENTS						
>	None					
	NO GABLE END VENTING PER GC REQUEST. Any venting required by The AHJ is the responsibility of the GC					
SHUTTERS:						
>	None					INC
ROOF SHINGLES:						
>	CertainTeed XT-25 3 Tab Shingles		Color: Nickel Gray			702
>	High Wind Nailing for Shingles (6 Nails per full shingle)					39
>	Aluminum Drip Edge			Color: White		STD
DO NOT INSTALL DRIP EDGE UP ANY ROOF RAKED EDGES						
	See print detail for eave and gable overhang					
	Finger Jointed Radiatta Primed Pine 1x8 fascia with 1x3 shadow board by KBS.					
>	One Layer 15lb F15 Paper					STD
>	(2) Courses of Ice & Water Shield at Eaves and Single course at Valleys					STD
>	KBS Standard Ice & Water Shield					STD
>	NO RIDGE VENTING NEEDED. Any venting required by yhe AHJ is the responsibility of the GC					
PLUMBING:						
>	PVC Drain & Vent Lines					STD
>	Pex Supply Lines to Basement, Stubbed at Each Location - Not a Complete Loop					STD
>	(2) 3/4" Pex Lines to 2nd Floor for Domestic Water					STD
>	Omit the radon vent per the GCs request					
	Any radon venting required by the AHJ is the responsibility onsite by the GC					
	No prep or materials are included in this quote for onsite HVAC unless listed					
HEAT:						
>	OMIT Hot Water Baseboard Heaters					-2,162
	Any ERV/HRV duct work for the 2nd floor is run in the stairway wall onsite by the builder/GC					
	No prep or materials are included in this quote for onsite HVAC unless listed					
AIR EXCHANGER:						

> None					
Owners Signature:					
Owner Declines Optional Air Exchanger / HRV Unit.					
ELECTRICAL:					
> 150 AMP LP415MB 42 Slot Leviton Panel Box	Location:	Per prints	per Living Unit		STD
Main breaker in the bottom of the panel					
Any decorative door is supplied and installed onsite by the builder					
Any disconnects due to location of the panel boxes are supplied and installed onsite by the GC/builder					
1 Relocate Panel box to opposite box					306
> Wire for Electric Range and Gas Range			per Living Unit		STD
> (2) GFI Weather Proof Outlets (per code)			per Living Unit		STD
8 Television Jacks					87
7 Phone Jacks (Cat 5)					88
All buildings to have White Toggle switches and std outlet covers					
> Add Single gang box and conduit for onsite fire monitoring system. See print for location and details. Add pull strings					1,141
Fire monitoring box and conduit for the 2nd floor is stubbed up into the attic area. Add pull strings					
Make sure fire monitoring boxes that are installed at KBS are not installed behind the swing of a door					
> Photo Electric Smoke Detectors: BRK #7010B - Each Bedroom (per Code)					STD
> Photo Electric Smoke/Carbon Monoxide Combo Detectors w/Voice: BRK #SC7010BV - Each Bedroom Group (per Code)					STD
> Arc Fault Circuits (per Code)					STD
LIGHTING SCHEDULE:					
Location	Model#		Qty Total		
> Kitchen (Sink):	Halo #HLB6099FS1EMWR (6" LED Recessed)		3		INC
> Dining:	Progress #P4770-15 Chrome 5 lite chandelier	Chrome	3	Ship loose	INC
> Exterior Door:	OMIT (Wire Only)		6		-502
RECESSED LIGHTING SCHEDULE:					
			Qty		
> Unit 1 foyer	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		1		41
> Unit 1 hall	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		1		41
> Unit 1 living room	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		4		165
> Unit 1 Kitchen	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		4		165
> Unit 1 stair+ 2nd flr hall	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		2		82
> Unit 1 bath 3 shower	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		1		41
> Unit 1 bed 1	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		4		165
> Unit 1 bed 2	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		4		165
> Unit 2 Entry (at living room)	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		1		41
> Unit 2 Living room	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		4		165
> Unit 2 kitchen	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		3		124
> Unit 2 foyer and hall	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		2		82
> Unit 2 stair and top of stair hall	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		2		82
> Unit 2 bed hall	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		1		41
> Unit 2 bath 2 shower	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		1		41
> Unit 2 bed 1	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		4		165
> Unit 3 foyer and hall	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		2		82
> Unit 3 kitchen	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		3		124
> Unit 3 living room	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		4		165
> Unit 3 entry (at living room)	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		1		41
> Unit 3 stair and top of stair	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		2		82
> Unit 3 Bed 1 hall	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		1		41
> Unit 3 bath 1 shower	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		1		41
> Unit 3 bed 1	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		4		165
> Unit 3 bath 1 vanity	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)		1		41
KITCHEN:					
CABINETS:					
> Raise 5/8" for onsite flooring					
Merillat: "Classic" Series Cabinets (Single Roll-Out Trays)					
> Merillat cabinet touch up kit (TUK) - Shiploose					
> Portrait Maple (5pc Drawer front) - (Painted)					
10 Additional LF of Merillat STD Cabinets (Base & Overhead)					
> Note: If full overlay cabinets is selected the corner cabinet will be a BCR style ILO BLS style					
> Toe Kick Material to match Cabinet Color (Note: Material is shipped loose when Kitchen Flooring is OMIT)					
> Base Cabinet Upgrades:					
3 Base Waste Basket (Top Mount): BWBT18 (ILO B18)					
> Drawer Base Cabinets:					
2 Four Drawer Base Cabinet: BD18-4D ILO B18L1ST					
SDT - Standard Construction (Includes Dovetail Drawers, Soft Close Drawers and Soft Close Hardware on Doors)					
COUNTERTOP:					
42 OMIT Standard Postform Laminated Countertop					
SINK:					
3 OMIT "American Standard" Stainless Steel Double Bowl Sink (Leave Plumbing)					
Single bowl at unit 1					
FAUCET:					
3 OMIT American Standard "Colony Pro" Single Lever Faucet w/ Spray #7074.040.002					

RANGE HOOD:				
3	Delete Range Hood - Prep for spacesaver microwave	Recirculating as needed		N/C
APPLIANCES:				
1	Plumb & Wire for D/W with Hammer Arrestor (Omit Cabinet)			-87
3	Plumb for Ice & Water @ Fridge (with Box and Hammer Arrestor)			316
BATH #1:				
	Raise 5/8" for onsite flooring			
All blocking for future grab bars in showers/tubs/baths/toilet areas located per MAAB requirements by KBS				
VANITY SINK:				
3	OMIT Standard Postform Laminated Countertop			-37
SINK:				
1	OMIT American Standard "Aqualyn" Lav #0476.028.020 - (Leave Plumbing)			-52
FAUCET:				
1	OMIT American Standard "Colony Pro" Single Lever Faucet #7075.000.002			-82
VANITY CABINETS:				
>	Portrait Maple (Solid Drawer Front) - (Painted)	(ILO STD)	Color: Cotton	INC
1	30" Vanity (VB30FH)			94
>	SDT - Full Height Vanity Cabinets with Soft Close Hardware (per LF)			STD
MEDICINE CABINETS:				
1	24"x36" beveled edge mirror w/ mounting clips			41
VANITY LIGHTS:				
1	See recessed light			
BATH FANS:				
>	Bath Fan: Panasonic "Whisper Green Select" FV-0511VKSL2 (with multi speed select & time delay)			STD
.	Radiation Damper: Panasonic PCRD05C5			129
TOILET:				
.	Shiploose			
1	Handicap Toilet: American Standard "Cadet Pro" #3517A.101.020 Bowl & #4188A.004.020 Tank - (ILO STD)		Color: White	44
1	Toilet Seat: A/S Elongated Slow Close #5257A.65MT.020 (White)			STD
Add blocking in the wall for future onsite grab bars at MAAB locations				
TUBS / SHOWERS:				
>	Tub/Shower:			
1	Tub/Shower: Maax Aker 60" CM-60		Color: White	575
>	Faucet:			
1	American Standard "Colony Pro" Tub/Shower Diverter Trim Kit #TU075.508.002 with RU108ESS Valve (Chrome)		Color: Chrome	STD
ACCESSORIES (SHIPPED LOOSE):				
1	24" Towel Bar: American Standard "C-Series" #8337.024.002		Color: Chrome	STD
1	Paper Holder: American Standard "C-Series" #8337.230.002		Color: Chrome	STD
1	Towel Ring: American Standard "C-Series" #8337.190.002		Color: Chrome	STD
BATHROOM #2:				
.	Raise 5/8" for onsite flooring			
All blocking for future grab bars in showers/tubs/baths/toilet areas located per MAAB requirements by KBS				
VANITY TOP:				
3	OMIT Standard Postform Laminated Countertop			-37
SINK:				
1	OMIT American Standard "Aqualyn" Lav #0476.028.020 - (Leave Plumbing)			-52
FAUCET:				
1	OMIT American Standard "Colony Pro" Single Lever Faucet #7075.000.002			-82
VANITY CABINETS:				
>	Portrait Maple (Solid Drawer Front) - (Painted)	(ILO STD)	Color: Cotton	INC
1	30" Vanity (VB30FH)			94
>	SDT - Full Height Vanity Cabinets with Soft Close Hardware (per LF)			STD
MEDICINE CABINETS:				
1	Jensen "Horizon" #1451 16"x26" Recessed - Frameless Beveled Edge			STD
VANITY LIGHTS:				
1	Vanity Light Bar: Progress Ashford Two Light Polished Chrome Vanity Light P300315-015	Chrome		126
BATH FANS:				
>	Bath Fan: Panasonic "Whisper Green Select" FV-0511VKSL2 (with multi speed select & time delay)			STD
.	Radiation Damper: Panasonic PCRD05C5			129
TOILET:				
.	Shiploose			
1	Handicap Toilet: American Standard "Cadet Pro" #3517A.101.020 Bowl & #4188A.004.020 Tank - (ILO STD)		Color: White	44
1	Toilet Seat: A/S Elongated Slow Close #5257A.65MT.020 (White)			STD
Add blocking in the wall for future onsite grab bars at MAAB locations				
TUBS / SHOWERS:				
>	Tub/Shower:			
1	Tub/Shower: Maax Aker 60" CM-60		Color: White	575
>	Faucet:			
1	American Standard "Colony Pro" Tub/Shower Diverter Trim Kit #TU075.508.002 with RU108ESS Valve (Chrome)		Color: Chrome	STD
ACCESSORIES (SHIPPED LOOSE):				
1	24" Towel Bar: American Standard "C-Series" #8337.024.002		Color: Chrome	STD
1	Paper Holder: American Standard "C-Series" #8337.230.002		Color: Chrome	STD
1	Towel Ring: American Standard "C-Series" #8337.190.002		Color: Chrome	STD

BATHROOM #3:									
Raise 5/8" for onsite flooring									
All blocking for future grab bars in showers/tubs/baths/toilet areas located per MAAB requirements by KBS									
VANITY TOP:									
3 OMIT Standard Postform Laminated Countertop									-37
SINK:									
1 OMIT American Standard "Aqualyn" Lav #0476.028.020 - (Leave Plumbing)									-52
FAUCET:									
1 OMIT American Standard "Colony Pro" Single Lever Faucet #7075.000.002									-82
VANITY CABINETS:									
> Portrait Maple (Solid Drawer Front) - (Painted)						(ILO STD)	Color:	Cotton	STD
1 30" Vanity (VB30FH)									94
> SDT - Full Height Vanity Cabinets with Soft Close Hardware (per LF)									STD
MEDICINE CABINETS:									
1 Jensen "Horizon" #1451 16"x26" Recessed - Frameless Beveled Edge									STD
VANITY LIGHTS:									
1 Vanity Light Bar: Progress Ashford Two Light Polished Chrome Vanity Light P300315-015						Chrome			126
BATH FANS:									
> Bath Fan: Panasonic "Whisper Green Select" FV-0511 VKSL2 (with multi speed select & time delay)									STD
. Radiation Damper: Panasonic PCRD05C5									129
TOILET:									
. Shiploose									
1 Handicap Toilet: American Standard "Cadet Pro" #3517A.101.020 Bowl & #4188A.004.020 Tank - (ILO STD)						Color:	White	44	
1 Toilet Seat: A/S Elongated Slow Close #5257A.65MT.020 (White)								STD	
. Add blocking in the wall for future onsite grab bars at MAAB locations									
TUBS / SHOWERS:									
> Tub/Shower:									
1 Tub/Shower: Maax Aker 60" CM-60						Color:	White	575	
> Faucet:									
1 American Standard "Colony Pro" Tub/Shower Diverter Trim Kit #TU075.508.002 with RU108ESS Valve (Chrome)						Color:	Chrome	STD	
ACCESSORIES (SHIPPED LOOSE):									
1 24" Towel Bar: American Standard "C-Series" #8337.024.002						Color:	Chrome	STD	
1 Paper Holder: American Standard "C-Series" #8337.230.002						Color:	Chrome	STD	
1 Towel Ring: American Standard "C-Series" #8337.190.002						Color:	Chrome	STD	
1/2 BATH #4:									
Raise 5/8" for onsite flooring									
All blocking for future grab bars in showers/tubs/baths/toilet areas located per MAAB requirements by KBS									
VANITY TOP:									
3 OMIT Standard Postform Laminated Countertop									-37
SINK:									
1 OMIT American Standard "Aqualyn" Lav #0476.028.020 - (Leave Plumbing)									-52
FAUCET:									
1 OMIT American Standard "Colony Pro" Single Lever Faucet #7075.000.002									-82
VANITY CABINETS:									
> Portrait Maple (Solid Drawer Front) - (Painted)						(ILO STD)	Color:	Cotton	STD
1 36" Vanity (VB36FH)									104
> SDT - Full Height Vanity Cabinets with Soft Close Hardware (per LF)									STD
MEDICINE CABINETS:									
1 Jensen "Horizon" #1451 16"x26" Recessed - Frameless Beveled Edge									STD
VANITY LIGHTS:									
1 Vanity Light Bar: Progress Ashford Two Light Polished Chrome Vanity Light P300315-015						Chrome			126
BATH FANS:									
> Bath Fan: Panasonic "Whisper Green Select" FV-0511 VKSL2 (with multi speed select & time delay)									STD
. Radiation Damper: Panasonic PCRD05C5									129
TOILET:									
. Shiploose									
1 Handicap Toilet: American Standard "Cadet Pro" #3517A.101.020 Bowl & #4188A.004.020 Tank - (ILO STD)						Color:	White	44	
1 Toilet Seat: A/S Elongated Slow Close #5257A.65MT.020 (White)								STD	
. Add blocking in the wall for future onsite grab bars at MAAB locations									
ACCESSORIES (SHIPPED LOOSE):									
1 Paper Holder: American Standard "C-Series" #8337.230.002						Color:	Chrome	STD	
1 Towel Ring: American Standard "C-Series" #8337.190.002						Color:	Chrome	STD	
INTERIOR DOORS & TRIM:									
TRIM:									
> Note: Full length base trim is shipped loose for onsite install at onsite flooring locations									
> Windsor One Farmhouse Trim Package (1x4 Casing with 5/4x4 Head) (ILO STD):									1,028
> Farmhouse Trim Package - (1 x 5 Base Molding)									1,316
. Shiploose window jamb and casing full length for onsite cut an install if the windows are not here in time									
DOORS:									
> Masonite "Heritage Series" Solid Core - Smooth Finish (ILO STD)						3 Panel "Winslow"			856
> Note: Bifold doors are not available as Solid Core - Bifolds will be Hollow core (If Applicable)									
HARDWARE: Only the interior door hardware is Chrome									

KBS Builders Inc.

Pricing/Order Form

> Lockset: Kwikset "Hancock"	Interior Knob (ILO STD)	Polished Chrome	STD
WINDOW SILLS & SASHES:			STD
> Picture Frame Window - No Sills			STD
> Window Sill - Kitchen Sink Window (KBS STD)			
PAINT:			STD
> Trim and Door Paint: Sherwin Williams "Promar 400" Latex Semi-gloss		Color: Extra White	
> Ventilated Wire Shelving - White	SHELVING:		STD
> (1) 12" Deep Shelf with Open Slide Rod @ Closets / Wardrobes			STD
> Oak Stairs:	STAIRS:		
3 KBS to build a stringer set of stairs treads with "pencil edging" WHITE OAK. Treads are to remain unfinished. Painted White Birch Risers			4,886
HANDRAIL:			983
> Shiploose Builder installed material: (2) 10' Painted White Poplar LJ-6042 Railing, (4) DJ130-619 (Nickel) wall brackets and 4 White Poplar LJ-7027 Rosettes all quantities are per unit for U stair			
Handrail is cut and installed onsite by the GC	FLOOR COVERINGS:		
> No Flooring or Prep Included	PORCHES/DECKS:		
24.5 6' Deep Farmers Porch Includes: Posts. Railing, Balusters and Decking are supplied and installed onsite by the GC		Single panel. Shingled onsite	3,726
Pressure treated grade beam and posts are to be supplied by Builder	Joist Spacing: 12"oc		STD
> Floor Framing: Pressure Treated 2x8 Floor Joists by KBS			
> Posts: Pressure Treated 6x6			
> Porch Ceiling onsite by the GC			
> Porch Header Beam: Supplied by KBS - Wrapped with FJP Radiatta 1x- Shipped loose			
No other entry roof/s are included in this pricing	SHIP LOOSE: (Additional)		316
2 CertainTeed XT-25 3 Tab Shingles	Same as main house		
For onsite roof/s at entry doors that are not included in the porch section			
All other materials for shingling the onsite roof between the units is onsite by the builder	ON-SITE REQUIREMENTS:		
> Foundation survey to make sure it is level and square is the responsibility of the Builder			By Builder
> Sill plates installed level and square with a 1/4" tolerance are the responsibility of the Builder			By Builder
> Lally columns and plates on-site for day of set are the responsibility of the Builder			By Builder
> Cost of off site storage area if needed for the modules is the responsibility of the Builder			By Builder
> Police details on-site if required are the responsibility of the Builder			By Builder
> Police Escorts from storage site to Job site if required are the responsibility of the Builder			By Builder
> Trash Dumpster available for the day of set is the responsibility of the Builder			
TOTAL OPTIONS:			98,725
			361,235
			459,960
TOTAL BASE & OPTIONS (No Set Fees, Transportation, Engineering or Seals):			
STATE SALES TAX:			MA Taxpayer ID #10753317
0 % Tax	Massachusetts	\$461,280	Certificate # 1281034240
			0
			459,960
TOTAL F.O.B.			
STATE SEALS:			800
8 Massachusetts Modular Seal			520
8 Third Party Approval Seal (Required in all States)			
FREIGHT & PERMITS:			
Frames are not to exceed 50' in length unless okd by the GC/Billy Cassidy.			
Keep parts frames to less than 9' wide and under 40' frame unless okd by GC/Billy Cassidy			
PERMITS: (Permit needed for each State traveled through)			INC
> Permits are included in Freight cost listed below			
FREIGHT:			68,272
> Boxes are picked up by the builder. Flag/escort cars are also supplied by the builder.			
This fee includes all permits by KBS. KBS to pull permits. Contact is Bill Cassidy for truck information 508 735 5159			
The frames need to be returned to KBS within 2 week of delivery			
Truck On-Site:			
> None			529,552
TOTAL ESTIMATED DELIVERED PRICE (Does not include Crane or Set):			

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>	Price / Square Foot before set costs.	\$232.06
>	Items shown as optional are not included in price.	
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.		
.	NOTE: THIS IS A PRELIMINARY ESTIMATE ONLY SUBJECT TO ENGINEERING REVIEW.	
.	NOTE: THIS QUOTE CONTAINS COMMODITY ITEMS THAT ARE SUBJECT TO MARKET VOLATILITY AND MAY BE SUBJECT TO PRICE ADJUSTMENT AT TIME OF PROCUREMENT. LOCKED IN PRICING FOR COMMODITY PORTION OF THE PROJECT IS AVAILABLE UPON REQUEST AND REQUIRES PAYMENT FOR STORED MATERIAL	
.	THIS ESTIMATE REFLECTS STATE CODE CONFORMANCE. IT IS THE BUILDERS RESPONSIBILITY TO ALERT	
.	KBS OF ANY LOCAL CODE REQUIREMENTS.	
.	THIS QUOTE IS GOOD FOR 7 DAYS FROM ORIGINAL QUOTE DATE. KBS HAS THE UNILATERAL RIGHT TO REPRICE QUOTES AFTER 7 DAYS.	
.	FINAL PRICE IS ONLY ACCEPTED AND LOCKED IN ONCE A SALES AGREEMENT IS MUTUALLY SIGNED	
.	NEW PRICES FOR OPTIONS WILL NOT REQUIRE A NEW QUOTE AS LONG AS THE FOOTPRINT AND ROOF DESIGN REMAIN UNCHANGED	
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Quote Date:	09/21/21	Revised:	03/29/22
Sales Rep:	M Brennan	Price Revision #	

Quote #	Q-21-0171-MCB	House #:	3532
Plan Rev #:		SO#	

BUILDER:	NHA Properties INC		
ADDRESS:	Po Box 3149		
CITY:	Nantucket		
STATE:	MA	ZIP:	02584-3149
CONTACT:	Billy Cassidy		
CUSTOMER:	Fairgrounds Rd Lot 8		
SITE ADDRESS:	31 Fairgrounds Rd		
CITY:	Nantucket		
STATE:	MA	ZIP:	02554
GSL:	25	WIND (Vult):	140

TYPE OF HOUSE:			
Colonial			
SIZE OF HOUSE:	27	x	39
HOUSE INFO:			
Number of Boxes:			4
Number of Line Moves:			4
Total Approx Square Feet for Estimating Purposes:			2,108
Cost Base:	12/22/2021	Program:	V21.09.2
		Option Book:	V21.12.4

FINAL FOR CONSTRUCTION

FOUNDATION:			
> Builder to supply and install Lalley columns, Not KBS			By Builder
> Builder to supply and install Double layer sill plates			By Builder
CONSTRUCTION:			
Pricing is subject to change once actual specs are provided, fire marshal review and eng structural review.			
Pricing does not include a sprinkler system.			
Pricing does not include any HVAC prep or equipment other than what is listed below.			
Building is not handicap compliant			
FLOOR SYSTEM:			
> 2" x 10" Floor Joists - 16" o.c. / Solid Block Bridging	1st Floor		STD
> 2" x 10" Floor Joists - 16" o.c. / Solid Block Bridging	2nd Floor		STD
Plumbing walls will need to be added to the 1st floor to get plumbing from the 2nd floor to the basement			
Add 2' strip of 3/4" osb in the attic area to aid the individual that will be applying the onsite spray foam			
> LF of Open Joist 2000 Floor Trusses ILO Floor Joist			153
> Decking: 3/4" T&G Plywood (Glued & Nailed)			INC
At all mawall openings greater than 3' and the flooring is omit/shiploose, the floor sheathing is to be held back 1'-6"			
If KBS is installing the flooring we are to use the KBS standard hold back of 2"			
Label material for mawall openings so the set crew will not use it for something else			
EXTERIOR WALLS:			
> 2" x 6" Exterior Walls - 16" o.c.			STD
> 8' Ceiling Height	All Floors		STD
EXTERIOR SHEATHING:			
> 7/16" OSB Wall Sheathing			STD
> EXTERIOR WALL ASSY			34,897
Interior Finish: 1/2" Sheetrock (Mud, Taped & Painted)			
Interior Vapor Retarder: NONE PER THE BUILDERS REQUEST> Any required by the AHJ is the responsibility of the GC			
Exterior Wall Framing: 2x6 Studs @ 16" o.c. - Double top plate - Single bottom plate			
Air Infiltration: Install 3M 8067 Tape to all exterior wall to exterior wall connections and exterior wall to floor and exterior wall to ceiling connections			
Exterior Wall Insulation: R-20 Dense Pack Cellulose (5-1/2")			
Wall Sheathing: 7/16" OSB			
Wall Sheathing: 2-1/2" Zip-R Sheathing (R12) Nailed - Seams covered with Zip tape and rolled with roller			
> Dupont Tyvek Drain Vent Rain Screen	Through Eldridge		2,152
GC to protect the bottom side of the exposed Zip panel. Materials to do so are supplied and installed onsite by the GC			
> Pricing does not include fire rated sheathing between the units. If required, pricing will change to reflect the requirements			
MARRIAGE WALLS:			
> 2" x 4" Marriage Wall studs - 16" o.c.			STD
MARRIAGE WALL SHEATHING:			
> 7/16" OSB Marriage Wall Sheathing	Completely Sheath		STD
ROOF:			
> 4/12 Pitch Truss - 16" o.c.			STD
> 10/12 rafter roof per prints			1,416
> "Ridge cap" beyond truss at peak is panelized for onsite install.			1,856
> See print detail for eave overhang			
Kneewalls			
> Kneewalls: 2x4 Studs 16" o.c. Per plans If applicable			STD
If KBS removes the eave, the roof sheathing needs to remain long with ice+water. (Will keep water out of the walls)			
ROOF SHEATHING:			
> 7/16" OSB Roof Sheathing			STD
GABLE END OVERHANGS:			
> Gable End Overhang are per print detail			718
78 False Eave Overhang			1,086
SHEETROCK:			
At any smooth transitions the sheetrock is held back 1'6" at each side			
Omit the RC-2 channel in this area and shiploose plywood to take its place			
Label material for mawall openings so the set crew will not use it for something else			
WALLS:			

> 1/2" Thick Sheetrock Throughout					STD
> Add moisture resistant sheetrock to all bath walls. Shiploose if being left off					INC
> 1hr fire rated+insulated wall w/ 5/8" thick type X sheetrock at mawall- Each side					INC
2x8 stair/kitchen wall 1st and 2nd floor to allow for running onsite line sets and wiring to the attic for onsite 2nd floor ceiling cassettes Installed onsite by GC. Leave sheetrock off bays per eng detail					
> Frame access on the 2nd floor wall to access the knewall area for onsite spray foam application to the bottom side of the rafters. May only apply to buildings 1+8					
> Frame access in 1st floor hall closet to access area below stairs					
> Draft stop wall in the attic in buildings 1+8. Does not need to be a fire rated wall					
CEILINGS:					
> 5/8" Sheetrock Throughout (Ceiling) Non fire rated at 1st floor. Type X at the 2nd floor					373
> Add moisture resistant sheetrock to all bath ceilings 1st floor. Shiploose if being left off					INC
> Leave off sheetrock from 2nd floor sloped ceiling area to allow for onsite spray foam to bottom of roof decking. Shiploose RC2 channel. If truss or rafter needs to be padded down, it is the builder responsibility to supply the material and install onsite. Shiploose sheetrock					Base Deduct
. At any smooth transitions the sheetrock is to be held back 1/6" at each side					
. Omit the RC-2 channel in this area and shiploose plywood to take its place					
. Label material for mawall openings so the set crew will not use it for something else					
FINISH:					
> Primer: Sherwin Williams "Builder Solutions" Interior Latex B28W08601				Color: White	STD
> Wall and Ceiling Paint: Sherwin Williams "Promar 200" Interior Latex Flat				Color: Dover White	STD
.					
DORMERS:					
> DORMER #1:					
> Ft. Shed Dormer, 2" x 6" Exterior Wall & Roof 16" o.c.					INC
> DORMER #2:					
> Ft. Shed Dormer, 2" x 6" Exterior Wall & Roof 16" o.c.					INC
> Note: Shingles & Siding Materials Included S/L					
.					
INSULATION:					
BASEMENT/CRAWL SPACE:					
> To be provided and installed by Builder on-site					By Builder
EXTERIOR WALLS:					
> R-20 Dense Pack Cellulose Wall Insulation (5-1/2" Wall) (ILO R-21 Fiberglass)					449
> Energy Block For Two Story House					358
> NO Vapor Retarder per GC request. Any required by AHJ will be the responsibility of the GC					STD
ROOF/CEILING:					
2 layers of R19 fiberglass batt insulation in the entire 1st floor ceiling cavity with 1 additional row of R11 fiberglass batt insulation around the exterior perimeter of the building. Use black strapping over the top of the insulation to secure insulation during the set so it will not blow away.					0
> Omit 2nd floor ceiling insulation. Supplied and installed onsite by the GC					-637
> NO Vapor Retarder per GC request. Any required by AHJ will be the responsibility of the GC					STD
INTERIOR WALLS:					
2 Thermal Bi-Pass Checklist+ RESNET Grade 1 Picture Documentation with sign off					1,180
. Blower door test,HERS rating and all applicable stretch energy town paperwork/requirements are by others					
.					
WEATHER BARRIER:					
. See wall assy above					
> Flashing System:					
. Windows: Zip Stretch Tape sill pans with Zip System Flashing Tape applied at sides and top					79
. Doors: Jamsill Guard sill pans with Zip System Flashing Tape applied at sides and top					INC
. Penetrations: Zip Stretch Tape or Zip System Flashing Tape applied at all penetrations through the wall					INC
. Seams: Zip Tape at all seams and repair any overdriven nails with Zip liquid flash					INC
.					
EXTERIOR DOORS & SIDELITES:					
> Windows and doors DO NOT need to be padded out					
EXTERIOR DOOR:					
> Prep all exterior door ROs for 5/8" onsite flooring					
> Omit all exterior doors. RO for an onsite 3068. Doors are supplied and installed onsite by the builder/GC					-1,593
.					
WINDOWS:					
ANDERSEN WINDOWS:					
Windows are 12 week lead time					
. Windows and doors DO NOT need to be padded out					
WINDOWS WILL NOT BE AT KBS IN TIME OF PRODUCTION AND IT IS THE BUILDERS/GCs RESPONSIBILITY TO ARRANGE SHIPPING FROM KBS TO THE JOB SITE					
. Premake window jamb and trim boxes/assys and ship the assy loose. To be installed onsite by the builder/GC					
> Andersen 400 Series Tilt-Wash Double Hung					10,190
. Glazing: Low-E4 w/ Heatlock				Screens: Moderate Full Aluminum Screen- Black	
. Interior Finish: Pre-Finished White				Exterior Finish: Black	
. Hardware: Standard Lock with Tadtional series Hand Lift				Color: White	
. Grids: 2 over 2 FDL Permanent Grilles					
. 1x4 Wide casing w/ sill is supplied and installed onsite by the GC					
> Not impact glass or coastal hardware					
> Casement CR12 KBS to pick handing and show on the prints				Hinge Per prints	
> TW2646					
> TW2032					
> Safety Glass for Windows:					

> Safety Glass for Windows		Qty/pricing subject to change pending KBS Engineering and/or 3rd party review				1,680
SIDING & SHUTTERS:						
SIDING:						
> Prep for Double Builder Installed Sill Plate						N/C
> OMIT Mainstreet Double 4" Siding						-4,794
> When siding is omit the light blocks are omit as well						
. See print detail for eave and gable overhang						
> Temp tack 2x for onsite fascia and shadow board						
. GC will be using 5/4" corner boards						
GABLE VENTS						
> None						
. NO GABLE END VENTING NEEDED. Any venting required by the AHJ is the responsibility of the GC						
SHUTTERS:						
> None						INC
ROOF SHINGLES:						
> CertainTeed XT-25 3 Tab Shingles		Color	Black			708
> High Wind Nailing for Shingles (6 Nails per full shingle)						112
> Aluminum Drip Edge				Color:	(Berger) Pearl Gray	340
. Prebend and shiploose what drip edge cant be installed at the factory						
. See print detail for eave and gable overhang						
> Temp tack 2x for onsite fascia and shadow board						
. GC will be using 5/4" corner boards						
> One Layer 15lb F15 Paper						STD
> (2) Courses of Ice & Water Shield at Eaves and Single course at Valleys						STD
> KBS Standard Ice & Water Shield						STD
> NO RIDGE VENTING NEEDED. Any venting required by yhe AHJ is the responsibility of the GC						
PLUMBING:						
> PVC Drain & Vent Lines						STD
> Pex Supply Lines to Basement, Stubbed at Each Location - Not a Complete Loop						STD
> (2) 3/4" Pex Lines to 2nd Floor for Domestic Water						STD
> Omit the radon vent per the GC's request						
. Any radon venting required by the AHJ is the responsibility onsite by the GC						
HEAT:						
> OMIT Hot Water Baseboard Heaters						-1,063
. Any ERV/HRV duct work for the 2nd floor is run in the stairway wall onsite by the builder/GC						
. No prep or materials are included in this quote for onsite HVAC unless listed						
AIR EXCHANGER:						
> None						
Owners Signature:						
. Owner Declines Optional Air Exchanger / HRV Unit.						
ELECTRICAL:						
> 100 AMP Leviton LP310MB Full Size Panel Box		Location:	1st floor hall	per Living Unit		STD
. Std White Leviton door. No need for a plywood door						
> Wire for Electric Range and Gas Range				per Living Unit		STD
> (2) GFI Weather Proof Outlets (per code)				per Living Unit		STD
> Television Jacks			Per prints			121
> Phone Jacks (Cat 5)			Per prints			42
. All buildings to have White Toggle switches and std outlet covers						
> Photo Electric Smoke Detectors: BRK #7010B - Each Bedroom (per Code)						STD
> Photo Electric Smoke/Carbon Monoxide Combo Detectors w/Voice: BRK #SC7010BV - Each Bedroom Group (per Code)						STD
> Arc Fault Circuits (per Code)						STD
LIGHTING SCHEDULE:						
Location	Model#			Qty Total		
> Kitchen (Sink):	Halo #HLB6099FS1EMWR (6" LED Recessed)			2		INC
> Dining:	Progress #P4762-15 "Classic Collection" 3 Lite Chandelier	Chrome		2	Ship loose	INC
> Exterior Door:	Exterior Front Light: Progress "Westport" #P5863-20			4		-401
RECESSED LIGHTING SCHEDULE:						
				Qty		
> Dining room- 6 per unit	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)			12		499
> Kitchen- 4 per unit	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)			8		333
> Island 1 per unit	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)			2		83
> 1st floor hall- 3 per unit	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)			6		250
> Bed 1- 6 per unit	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)			12		499
> Bed 2- 4 per unit	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)			8		333
> 2nd floor hall/stair landing- 3 per unit	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)			6		250
> Bath 3 shower- 1 per unit	6" LED Ceiling Downlight(s) (Halo #HLB6099FS1EMWR)			2		83
KITCHEN:						
CABINETS:						
> Raise 5/8" for onsite flooring						
. Merillat: "Classic" Series Cabinets (Single Roll-Out Trays)						INC
> Merillat cabinet touch up kit (TUK) - Shiploose						
> Portrait Maple (5pc Drawer front) - (Painted)		(ILO STD)		Color:	Cotton	3,379
> Note: If full overlay cabinets is selected the corner cabinet will be a BCR style ILO BLS style						

> Toe Kick Material to match Cabinet Color (Note: Material is shipped loose when Kitchen Flooring is OMIT)					STD
> Islands:					
2	3' Island (Includes GFI Recept)		with out Bartop		3,097
> Base Cabinet Upgrades:					
2	Base Waste Basket (Top Mount): BWBT18 (ILO B18)				539
> Drawer Base Cabinets:					
2	Four Drawer Base Cabinet: BD24-4D ILO B24L1ST				241
SDT - Standard Construction (Includes Dovetail Drawers, Soft Close Drawers and Soft Close Hardware on Doors)					STD
COUNTERTOP:					
50	OMIT Standard Postform Laminated Countertop				-629
SINK:					
2	OMIT "American Standard" Stainless Steel Double Bowl Sink (Leave Plumbing)		Color:	N/A	-304
FAUCET:					
2	OMIT American Standard "Colony Pro" Single Lever Faucet w/ Spray #7074.040.002			N/A	-171
RANGE HOOD:					
2	Delete Range Hood - Prep for spacesaver microwave				N/C
APPLIANCES:					
	Plumb & Wire for D/W with Hammer Arrestor (Omit Cabinet)				0
2	Plumb for Ice & Water @ Fridge (with Box and Hammer Arrestor)				212
1/2 BATH #1:					
> Raise 5/8" for onsite flooring					
VANITY TOP:					
6	OMIT Standard Postform Laminated Countertop				-75
SINK:					
2	OMIT American Standard "Aqualyn" Lav #0476.028.020 - (Leave Plumbing)				-107
FAUCET:					
2	OMIT American Standard "Colony Pro" Single Lever Faucet #7075.000.002				-155
VANITY CABINETS:					STD
> Portrait Maple (Solid Drawer Front) - (Painted)		(ILO STD)	Color:	Cotton	INC
2	30" Vanity (VB30FH)				189
> SDT - Full Height Vanity Cabinets with Soft Close Hardware (per LF)					STD
MEDICINE CABINETS:					
2	Jensen "Horizon" #1451 16"x26" Recessed - Frameless Beveled Edge				STD
VANITY LIGHTS:					
2	Vanity Light Bar: Progress Ashford Two Light Polished Chrome Vanity Light P300315-015	Chrome			253
BATH FANS:					
> Bath Fan: Panasonic "Whisper Green Select" FV-0511VKSL2 (with multi speed select & time delay)					STD
TOILET:					
2	Handicap Toilet: American Standard "Cadet Pro" #3517A.101.020 Bowl & #4188A.004.020 Tank - (ILO STD)		Color:	White	89
2	Toilet Seat: A/S Elongated Slow Close #5257A.65MT.020 (White)				STD
ACCESSORIES (SHIPPED LOOSE):					
2	Paper Holder: American Standard "C-Series" #8337.230.002		Color:	Chrome	STD
2	Towel Ring: American Standard "C-Series" #8337.190.002		Color:	Chrome	STD
BATHROOM #2:					
> Raise 5/8" for onsite flooring					
VANITY TOP:					
6	OMIT Standard Postform Laminated Countertop				-75
SINK:					
2	OMIT American Standard "Aqualyn" Lav #0476.028.020 - (Leave Plumbing)				-107
FAUCET:					
2	OMIT American Standard "Colony Pro" Single Lever Faucet #7075.000.002				-155
VANITY CABINETS:					STD
> Portrait Maple (Solid Drawer Front) - (Painted)		(ILO STD)	Color:	Cotton	INC
2	30" Vanity (VB30FH)				189
> SDT - Full Height Vanity Cabinets with Soft Close Hardware (per LF)					STD
MEDICINE CABINETS:					
2	Jensen "Horizon" #1451 16"x26" Recessed - Frameless Beveled Edge				STD
VANITY LIGHTS:					
2	Vanity Light Bar: Progress Ashford Two Light Polished Chrome Vanity Light P300315-015	Chrome			253
BATH FANS:					
> Bath Fan: Panasonic "Whisper Green Select" FV-0511VKSL2 (with multi speed select & time delay)					STD
TOILET:					
Shiploose					
2	Handicap Toilet: American Standard "Cadet Pro" #3517A.101.020 Bowl & #4188A.004.020 Tank - (ILO STD)		Color:	White	89
2	Toilet Seat: A/S Elongated Slow Close #5257A.65MT.020 (White)				STD
TUBS / SHOWERS:					
> Showers:					
Prep/plumb for onsite tiled shower: Install controls, vent & drain. Insulate shower walls with R-11 fiberglass. Install 1/2" Durock on wall from ceiling to 12" above floor. Shiploose balance of Durock to be installed by Builder. Slope floor, curb, drain and all material to finish is supplied+ installed onsite by the builder					INC
> Faucet:					
2	American Standard "Colony Pro" Shower Diverter Trim Kit #TU075.507.002 with RU108ESS Valve (Chrome)		Color:	Chrome	STD
ACCESSORIES (SHIPPED LOOSE):					
2	24" Towel Bar: American Standard "C-Series" #8337.024.002		Color:	Chrome	STD
2	Paper Holder: American Standard "C-Series" #8337.230.002		Color:	Chrome	STD

2	Towel Ring: American Standard "C-Series" #8337.190.002		Color: Chrome	STD
		BATHROOM #3:		
> Raise 5/8" for onsite flooring				
VANITY TOP:				
6	OMIT Standard Postform Laminated Countertop			-75
SINK:				
2	OMIT American Standard "Aqualyn" Lav #0476.028.020 - (Leave Plumbing)			-107
FAUCET:				
2	OMIT American Standard "Colony Pro" Single Lever Faucet #7075.000.002			-155
VANITY CABINETS:				
> Portrait Maple (Solid Drawer Front) - (Painted)		(ILO STD)	Color: Cotton	INC
2	36" Vanity (VB36FH)			209
> SDT - Full Height Vanity Cabinets with Soft Close Hardware (per LF)				STD
MEDICINE CABINETS:				
2	Jensen "Horizon" #1451 16"x26" Recessed - Frameless Beveled Edge			STD
VANITY LIGHTS:				
2	Vanity Light Bar: Progress Ashford Two Light Polished Chrome Vanity Light P300315-015	Chrome		253
BATH FANS:				
> Bath Fan: Panasonic "Whisper Green Select" FV-0511VKSL2 (with multi speed select & time delay)				STD
TOILET:				
. Shiploose				
2	Handicap Toilet: American Standard "Cadet Pro" #3517A.101.020 Bowl & #4188A.004.020 Tank - (ILO STD)		Color: White	89
2	Toilet Seat: A/S Elongated Slow Close #5257A.65MT.020 (White)			STD
TUBS / SHOWERS:				
Prep/plumb for onsite tiled shower: Install controls, vent & drain. Insulate shower walls with R-11 fiberglass. Install 1/2" Durock on wall from ceiling to 12" above floor. Shiploose balance of Durock to be installed by Builder. Slope floor, curb, drain and all material to finish is supplied+ installed onsite by the builder				INC
Waterproofing and window trim supplied and installed onsite by the GC in the shower area. Window comes with jamb receiver. KBS is not responsible for any moisture issue/s at any time regarding the window area.				
> Faucet:				
2	American Standard "Colony Pro" Shower Diverter Trim Kit #TU075.507.002 with RU108ESS Valve (Chrome)		Color: Chrome	STD
ACCESSORIES (SHIPPED LOOSE):				
2	24" Towel Bar: American Standard "C-Series" #8337.024.002		Color: Chrome	STD
2	Paper Holder: American Standard "C-Series" #8337.230.002		Color: Chrome	STD
2	Towel Ring: American Standard "C-Series" #8337.190.002		Color: Chrome	STD
		INTERIOR DOORS & TRIM:		
TRIM:				
> Note: Full length base trim is shipped loose for onsite install at onsite flooring locations				
> Windsor One Farmhouse Trim Package (1x4 Casing with 5/4x4 Head) (ILO STD):				541
> Farmhouse Trim Package - (1 x 6 Base Molding)				915
Waterproofing and window trim supplied and installed onsite by the GC in the shower area. Window comes with jamb receiver. KBS is not responsible for any moisture issue/s at any time regarding the window area.				
DOORS:				
> Masonite "Heritage Series" Solid Core - Smooth Finish (ILO STD)		3 Panel "Winslow"		844
> Note: Bifold doors are not available as Solid Core - Bifolds will be Hollow core				
HARDWARE:				
> Lockset: Kwikset "Hancock" - Interior Knob (ILO STD)		Polished Chrome		STD
WINDOW SILLS & SASHES:				
> Picture Frame Window - No Sills				STD
> Window Sill - Kitchen Sink Window (KBS STD)				STD
> Window jamb and casing at bath 3 shower windows are supplied and installed onsite by the GC.				
PAINT:				
> Trim and Door Paint: Sherwin Williams "Promar 200" Latex Semi-gloss			Color: Extra White	STD
		SHELVING:		
> Ventilated Wire Shelving - White				STD
> (1) 12" Deep Shelf with Open Slide Rod @ Closets / Wardrobes				STD
		STAIRS:		
. Raise top, bottom 5/8" for onsite flooring. Platform getting 3/4"				
. 3/4" flooring on the platform is supplied and installed onsite by the builder.				
> Oak Stairs:				
2	Cust supplied finished stair treads and birch risers by KBS (Risers by KBS) (Painted) (ILO STD)			301
HANDRAIL:				
> Rake half wall with painted pine cap at the platform up				
> Shiploose Builder installed material: (2) 10' Painted White Poplar LJ-6042 Railing, (4) DJ130-619 (Nickel) wall brackets and 4 White Poplar LJ-7027 Rosettes. Per uni				
> Handrail is cut and installed onsite by the GC				
		FLOOR COVERINGS:		
> No Flooring Included				
		MISC. OPTIONS:		
> Building 1 bath 4 area that connects to the adjacent building is built onsite by the builder				
> LF of 1/2 Wall with painted pine cap		At top of the stairs		69
		PORCHES/DECKS:		
33	5' Deep Pressure Treated Farmers Porch (Includes: Posts. Railings, Balusters and Decking are onsite by the GC/builder)	Panelized. Shingled onsite		5,062
33	5' Deep Pressure Treated Farmers Porch (Includes: Posts. Railings, Balusters and Decking are onsite by the GC/builder)	Panelized. Shingled onsite		5,062
9.5	4' Deep Pressure Treated Farmers Porch (Includes: Posts. Railings, Balusters and Decking are onsite by the GC/builder)	Panelized. Shingled onsite		1,315

> Floor Framing: Pressure Treated 2x8 Floor Joists by KBS	Joist Spacing: 12"oc								
> Posts: Pressure Treated 6x6									STD
> Porch Ceiling onsite by the GC									
> Porch Header Beam supplied by KBS - Wrapped onsite with 1x Cedar board supplied by GC									
. No other entry roof/s are included in this pricing									
SHIP LOOSE: (Additional)									
> None									
ON-SITE REQUIREMENTS:									
> Foundation survey to make sure it is level and square is the responsibility of the Builder									By Builder
> Sill plates installed level and square with a 1/4" tolerance are the responsibility of the Builder									By Builder
> Lally columns and plates on-site for day of set are the responsibility of the Builder									By Builder
> Cost of off site storage area if needed for the modules is the responsibility of the Builder									By Builder
> Police details on-site if required are the responsibility of the Builder									By Builder
> Police Escorts from storage site to Job site if required are the responsibility of the Builder									By Builder
> Trash Dumpster available for the day of set is the responsibility of the Builder									By Builder
TOTAL OPTIONS:									72,826
									299,980
TOTAL BASE & OPTIONS (No Set Fees, Transportation, Engineering or Seals):									372,806
STATE SALES TAX:									MA Tax Payer ID 10753317 Certificate # 1281034240
TOTAL F.O.B.									372,806
STATE SEALS:									
4 Massachusetts Modular Seal									400
4 Third Party Approval Seal (Required in all States)									260
FREIGHT & PERMITS:									
Frames are not to exceed 50' in length. 5 total frames									
Keep parts frames to less than 9' wide unless okd by sales									
PERMITS: (Permit needed for each State traveled through)									
> Permits are included in Freight cost listed below									INC
FREIGHT:									
> Boxes are picked up by the builder. Escorts/flag cars by the builder.									38,869
. This fee includes all permits by KBS.									
. Police escorts arranged by KBS									
. Frames must be returned to KBS within 2 week of being dropped off									
Truck On-Site:									
> None									
TOTAL ESTIMATED DELIVERED PRICE (Does not include Crane or Set):									412,335
Price / Square Foot before set costs.									\$195.60
Items shown as optional are not included in price.									
NOTE: THIS QUOTE CONTAINS COMMODITY ITEMS THAT ARE SUBJECT TO MARKET VOLATILITY AND MAY BE SUBJECT TO PRICE ADJUSTMENT AT TIME OF PROCUREMENT. LOCKED IN PRICING FOR COMMODITY PORTION OF THE PROJECT IS AVAILABLE UPON REQUEST AND REQUIRES PAYMENT FOR STORED MATERIAL									
NOTE: THIS IS A PRELIMINARY ESTIMATE ONLY SUBJECT TO ENGINEERING REVIEW.									
THIS ESTIMATE REFLECTS STATE CODE CONFORMANCE. IT IS THE BUILDERS RESPONSIBILITY TO ALERT KBS OF ANY LOCAL CODE REQUIREMENTS.									
THIS QUOTE IS GOOD FOR 7 DAYS FROM ORIGINAL QUOTE DATE. KBS HAS THE UNILATERAL RIGHT TO REPRICE QUOTES AFTER 7 DAYS. FINAL PRICE IS ONLY ACCEPTED AND LOCKED IN ONCE A SALES AGREEMENT IS MUTUALLY SIGNED									
NEW PRICES FOR OPTIONS WILL NOT REQUIRE A NEW QUOTE AS LONG AS THE FOOTPRINT AND ROOF DESIGN REMAIN UNCHANGED									

Fairgrounds lot 1	391078
Change order	14784
Fairgrounds lot 2	536470
Change order	4125
Fairgrounds lot 3	701994
Change order	7887
Fairgrounds lot 4	641096
Change order	0
Fairgrounds lot 5	750017
Change order	0
Fairgrounds lot 6	754529
Change order	0
Fairgrounds lot 7	529552
Change order	0
Fairgrounds lot 8	412335
Change order	17739
Total	4761606



P.O. Box 220; 300 Park Street
 South Paris, ME 04281
 (207) 739-2400 FAX (207) 739-2223

Production Change Order

DATE 7/5/2022
 BUILDER NHA Properties Inc / Fairgrounds Rd Lot 3
 SERIAL NO. 3554
 MODEL Colonial
 REQUESTED BY M Brennan

BILL/MATERIALS
 PRODUCTION
 SALES
 ENGINEERING
 PURCHASING
 QUALITY CONTROL

DATE	INITIAL

From:	To:	S
Change Order #1 Date: <u>7/5/2022</u> 1. Decking: 3/4" T&G OSB (Glued & Nailed) 2. 3.	Decking: 3/4" T&G Plywood (Glued & Nailed)	NC
Change Order #2 Date: <u>7/7/2022</u> 1. Clarification 2. 3.	Blocking in all showers for future grab bars at typical/std locations Blocking at all toilets for future grab bars at typical/std locations	NC NC
Change Order #3 Date: <u>7/19/2022</u> 1. Progress #P4762-15 "Classic Collection" 3 Lite Chandelier (No longer available)	Progress #P4770-15 Chrome 5 lite chandelier	NC
Change Order #4 Date: <u>7/19/2022</u> 1. Clarification 2.	All blocking for future grab bars in showers/baths/toilet areas located per MAAB requirements	NC
Change Order #5 Date: <u>8/3/2022</u> 1. Prep for onsite tiled shower: Install controls, vent & drain pipe stubbed. Insulate shower walls with fiberglass insulation. Install 1/2" Durock on wall from ceiling to 12" above floor. Ship loose balance of Durock to be installed by Builder. Slope floor, drain and all material to finish is supplied+ installed onsite by the builder. All 2nd floor baths	Unit 4 Bath 1+3 (2) 48" Maax Aker no seat shower NS 48 White. 1,283 Unit 4 Bath 2 (1) 60" Maax Aker/Tub/shower CM 60 White 575 Unit 5 Bath 1+2 (2) 60" Maax Aker no seat shower OPS 6030 White. 2,420 (Not handicap) Unit 6 bath 1 (1) 60" Maax Aker no seat shower OPS 6030 White (not handicap) 1,210 All tubs/showers are to have blocking added per MAAB requirements. Omit windows in unit 4 bath 1 shower, unit 5 bath 1 shower and unit 6 bath 1 shower. KBS design tech, Engineer, TRA+ State approval resubmission/stamp	2,400
Change Order #6 Date: <u>8/4/2022</u> Unit 6 bath 1 (1) 60" Maax Aker no seat shower OPS 6030 White (not handicap)	Unit 6 bath 1 (1) 60" Maax Aker single seat shower SHRS60 Right seat White	

Sub Total: \$7,887.90
 Change Order Fee: \$0.00
 Sales Tax: 0.00% \$0.00
 Change Order Total: \$7,887.90

The Contract sum including all Builder Change Orders \$640,984.00
 The Contract Sum will be increased/decreased by this Change Order in the amount of \$7,887.90
 The new Contract sum including this Change Order will be \$648,871.90
 The Contract Time will be increased by Zero (0) Days

Builder Signature: [Signature] Date: 8/4/22



P.O. Box 220, 500 Park Street
South Paris, ME 04261
(207) 739-2400 FAX (207) 739-2223

Production Change Order

DATE 4/12/2022

BUILDER NHA Properties INC / Fairgrounds Rd Lot 8

SERIAL NO. 3532

MODEL Colonial

REQUESTED BY Mbrennan

BILL/MATERIALS

PRODUCTION

SALES

ENGINEERING

PURCHASING

QUALITY CONTROL

DATE	INITIAL

From:	To:	\$
Change Order #1 Date: <u>4/12/2022</u> 1. Clarification 2. 3.	KBS to build a stringer set of stairs using the curst supplied stair treads. Treads are to remain unfinished	
Change Order #2 Date: <u>4/14/2022</u> 1. Not stated 2. 3.	2 layers of R19 fiberglass batt insulation in the entire 1st floor ceiling cavity with 1 additional row of R11 fiberglass batt insulation around the exterior perimeter of the building. Use black strapping over the top of the insulation to secure insulation during the set so it will not blow away.	1,053
Change Order #3 Date: <u>4/15/2022</u> 1. Not stated	Do not route out window openings. Only route out one exterior door opening per box	
Change Order #4 Date: <u>4/25/2022</u> 1. Vanity Light Bar: Progress Ashford Two Light Polished Chrome Vanity Light P300315-015. Bath 3. 1 per bath	Vanity Light Bar: Progress Ashford One Light Polished Chrome Vanity Light P300314-015. Bath 3. 1 per bath	
Change Order #5 Date: <u>5/9/2022</u> 1. Escorts/flag cars supplied by the builder 2. IF THE WINDOWS ARE NOTE AT KBS IN TIME OF PRODUCTION, IT IS THE BUILDERS GC RESPONSIBILITY TO ARRANGE SHIPPING FROM KBS TO THE JOB SITE AND INSTALLATION 3. 4. Omit all exterior doors	Escorts/flag cars supplied by KBS. Will require 2 escorts per box. Home Depot/Andersen Window delivery driver/truck will go to Cape Cod Express, 1 Express Way Wareham MA 02571. It will be the builders responsibility to unload the truck timely manner Builder to pick up the following (2) Left hand Inswing Thermo Tru S2103SDILLE Simulated Divided Lite 4 Lite single panel (2) Left hand Inswing Thermo Tru CCR100 Single Panel Head Board (1) Left hand Inswing Thermo Tru S2103SDILLE Simulated Divided Lite 4 Lite single panel. For basement entry 6-5/8" jamb on all doors. 5 Final Frame TruGuard White Composite (Paintable/Stainable) Black (3) 4" x 4" Self-Aligning Hinge - 5/8" Radius on S2103 doors Black (3) Ball Bearing 4" x 4" Self-Aligning Hinge - 5/8" Radius on CCR100 door 5 Tru Defina Composite Sill (Adjustable Cap with Lightwood finish Aluminum sill with Mill Finish and Sill Cover) 5 Double Bore (2-1/8" diameter with 2-3/4" backset) - Holes are 5-1/2" center to center Primer finish from ThermoTru. Builder or Homeowner is required to paint all sides (within 6 mos) to maintain ThermoTru warranty (5) Lockset: Kwikset "Hawcock" - (Iron Black) Exterior Knob and hinges (ILO STD) (5) Deadbolt: Kwikset Signature Series Single Cylinder 980 - (Iron Black) - Installed	5,016 500 2,847 3,436 1,423 295 INC INC INC 40 7 167
Change Order #6 Date: <u>3/17/2022</u> All transportation trucks by the builder	KBS to supply 1 truck to deliver a parts frame. Builder is responsible to transport frame's back to KBS within 2 weeks of pickup date	2,955

Sub Total: \$17,739.20
Change Order Fee: \$0.00
Sales Tax 0.00% \$0.00
Change Order Total: \$17,739.20

The Contract sum including all Builder Change Orders \$381,912.00
The Contract Sum will be increased/decreased by this Change Order in the amount of \$17,739.20
The new Contract sum including this Change Order will be \$379,651.20
The Contract Time will be increased by Zero (0) Days

Builder Signature: _____ Date: _____



P.O. Box 220, 300 Park Street
South Paris, ME 04291
(207) 739-2400 FAX (207) 739-2223

Production Change Order

DATE 4/11/2022

BUILDER NHA Properties Inc / Fairgrounds Rd Lot 1

SERIAL NO. 3531

MODEL Colonial

REQUESTED BY M Brennan

BILL/MATERIALS

PRODUCTION

SALES

ENGINEERING

PURCHASING

QUALITY CONTROL

DATE	INITIAL

From	To	\$
Change Order #1 Date: <u>4/12/2022</u> 1. Clarification 2. 3.	KBS to build a stringer set of stairs using the cust supplied stair treads. Treads are to remain unfinished	
Change Order #2 Date: <u>4/14/2022</u> 1. Not stated 3.	2 layers of R19 fiberglass batt insulation in the entire 1st floor ceiling cavity with 1 additional row of R11 fiberglass batt insulation around the exterior perimeter of the building. Use black strapping over the top of the insulation to secure insulation during the set so it will not blow away.	1,053
Change Order #3 Date: <u>4/15/2022</u> 1. Not stated 3.	Do not route out window openings. Only route out one exterior door opening per box	
Change Order #4 Date: <u>4/25/2022</u> 1. Vanity Light Bar: Progress Ashford Two Light Polished Chrome Vanity Light P300315-015. Bath 3. 1 per bath	Vanity Light Bar: Progress Ashford One Light Polished Chrome Vanity Light P300314-015. Bath 3. 1 per bath	
Change Order #5 Date: <u>5/12/2022</u> 1. Escorts/flag cars supplied by the builder 2. IF THE WINDOWS ARE NOTE AT KBS IN TIME OF PRODUCTION, IT IS THE BUILDERS/GCs RESPONSIBILITY TO ARRANGE SHIPPING FROM KBS TO THE JOB SITE AND INSTALLATION 3. Onit all exterior	Escorts/flag cars supplied by KBS. Will require 2 per box Home Depot/Andresen Window delivery driver/truck will go to Cape Cod Express, 1 Express Way Wareham MA 02571. It will be the builders responsibility to unload the truck timely manner Builder to pick up the following (2) Right hand inswing Thermo Tru Smooth Star S2103SDLLE Simulated Divided Lite 4 Lite single panel (2) Right hand inswing Thermo Tru CCR100 Single Panel Bead (1) Right hand inswing Thermo Tru S2103SDLLE Simulated Divided Lite 4 Lite single panel. For basement entry 6-6/8" jamb on all doors 5 Final Frame Tru Guard White Composite (Paintable/Stainable) Black (3) 4" x 4" Self-Aligning Hinge - 5/8" Radius on S2103 doors Black (3) Ball Bearing 4" x 4" Self-Aligning Hinge - 5/8" Radius on CCR100 door 5 Tru Defense Composite Sill (Adjustable Cap with Lightwood Finish - Aluminum sill with Mill Finish and Sill Cover) 5 Double Bore (2-1/8" diameter with 2-3/4" backset) - Holes are 5-1/2" center to center Primer finish from ThermoTru Builder or Homeowner is required to paint all sides (within 6 mos) to maintain ThermoTru warranty (5) Lockset: Kwikset "Hancock" - (Iron Black) Exterior Knob and hinges (ILO STD) (5) Deadbolt: Kwikset Signature Series Single Cylinder 980 - (Iron Black) - Installed	5,016 500 2,847 3,436 1,423 295 INC INC INC 40 7 167

Sub Total: \$14,784.60
Change Order Fee: \$0.00
Sales Tax 0.00% \$0.00
Change Order Total: \$14,784.60

The Contract sum including all Builder Change Orders \$363,638.00
The Contract Sum will be increased/decreased by this Change Order in the amount of \$14,784.60
The new Contract sum including this Change Order will be \$378,422.60
The Contract Time will be increased by Zero (0) Days

Builder Signature: _____

Date: _____



Production Change Order

P.O. Box 220; 300 Park Street
South Paris, ME 04281
(207) 739-2400 FAX (207) 739-2223

BILL/MATERIALS

PRODUCTION

SALES

ENGINEERING

PURCHASING

QUALITY CONTROL

DATE	INITIAL

DATE 4/14/2022

BUILDER NHA Properties Inc / Fairgrounds Rd Lot 2

SERIAL NO. 3553

MODEL Custom

REQUESTED BY M Brennan

From:	To:	\$
Change Order #1 Date: <u>7/19/2022</u> 1. Progress #P4762-15 "Classic Collection" 3 Lite Chandelier	Progress #P4770-15 Chrome 5 lite chandelier	
Change Order #2 Date: <u>7/27/2022</u> 1. Clarification 2. 3.	All blocking for future grab bars in showers/baths/toilet areas located per MAAB requirements	
Change Order #3 Date: <u>5/10/2022</u> 1. Prep for onsite tiled shower: Install controls, vent & drain. Insulate shower walls with R-11 fiberglass. Install 1/2" Durock on wall from ceiling to 12" above floor. Ship loose balance of Durock to be installed by Builder. Slope floor, drain and all material to finish is supplied+ installed onsite by the builder. Add blocking in the walls for future grab bars. Unit 1 bath 2, Unit 2 American Standard "Colony Pro" Shower Diverter Trim Kit #TU075.507.002 with RU108ESS Valve (Chrome)	Tub/Shower: Maax Aker 60" CM-60. Unit 1 bath 2, unit 2 bath 2, unit 3 bath 2. Rearrange unit 2+3, bath 2 per sketch provided. Move windows as needed. Add blocking for future grab bars per MAAB requirements. American Standard "Colony Pro" Tub/Shower Diverter Trim Kit #TU075.508.002 with RU108ESS Valve (Chrome) KBS design tech, Engineer, TRA+ State approval resubmission/stamp fee	1,725 2,400
Change Order #4 1. 2. 3.		
Change Order #5 1. 2. 3.		

Sub Total: \$4,125.00
Change Order Fee: \$0.00
Sales Tax: \$0.00
Change Order Total: \$4,125.00

The Contract sum including all Builder Change Orders \$476,368.00
 The Contract Sum will be increased/decreased by this Change Order in the amount of \$4,125.00
 The new Contract sum including this Change Order will be \$480,493.00
 The Contract Time will be increased by Zero (0) Days

Builder Signature: _____

Date: _____

Wednesday, November 9, 2022

LAND DEVELOPMENT AGREEMENT CHANGE ORDER 2

The purpose of this document is to record a change order revising the Land Development Agreement, dated February 12, 2021, between FAIRGROUNDS COMMON, LLC ("FC") and HOUSING NANTUCKET ("HN") for the development of 31 Fairgrounds Road, Nantucket MA. Previously amended by Land Development Agreement Change Order 1.

Plan & Specification Changes:

The work described in the Land Development Agreement will be modified per the attached modular building Pricing/Order forms From KBS Builders Inc., as enumerated below:

1. Lot/Building 1 - Quote # Q-21-0169-MCB dated 8/23/22
2. Lot/Building 2 - Quote # Q-21-0195-MCB dated 8/23/22
3. Lot/Building 3 - Quote # Q-21-0196-MCB dated 8/23/22
4. Lot/Building 4 - Quote # Q-21-0197-MCB dated 8/23/22
5. Lot/Building 5 - Quote # Q-21-0198-MCB dated 8/23/22
6. Lot/Building 6 - Quote # Q-21-0199-MCB dated 8/23/22
7. Lot/Building 7 - Quote # Q-21-0200-MCB dated 8/23/22
8. Lot/Building 8 - Quote # Q-21-0171-MCB dated 8/23/22

Changes to the Project Cost:

The above referenced Pricing/Order Forms serve to illustrate an increase in the costs of construction since December of '21. Construction market and commodity pricing have increased to record levels and this change order records a total increase of \$1,763,000 to the cost of the Land Development Agreement. The revised total project cost will be \$10,279,212.00, inclusive of the \$100k solar infrastructure provision.

Payments for the work described herein will be made as per the Amended Schedule of Draws dated November 2022 and provided hereafter for final approval.

Agreed upon and accepted by:

FAIRGROUNDS COMMON, LLC.

By:

_____ dated _____

HOUSING NANTUCKET

By:

_____ dated _____

31 FAIRGROUNDS

WIGGLES WAY 11/09/22



Bldng. 3



Bldng. 2



Bldngs. 1 & 8, front



Bldngs. 1 & 8, back

- BUILDINGS 1 & 8: INTERIOR FINISHWORK UNDERWAY
- BUILDING 2: BOXES SET ON FOUNDATION
- BUILDING 3: WEATHER-TIGHT
- BUILDINGS 4-7: BOXES EN ROUTE, TO BE DELIVERED IN NOV.