



**DATE:**  
**CLIENT:**  
**SITE ADDRESS:**  
**SCOPE OF WORK:**

Aloha and E Komo Mai! At Yurts of Hawaii, LLC we tailor our Project Coordination services to meet clients' individual needs. We can help you plan an entire project, start to finish, or assist only in the areas you choose. We can even plan projects to be completed in phases, as client funds allow. We encourage clients to keep things simple by working with our hand-selected professionals. These are trusted team members who are trained by us to navigate the unique aspects of residential yurt building. However, if you are handy or have friends and family who want to help save you some labor costs, we are happy to work with that in mind. Let's dive in!

**Client initials below indicate that specific descriptions in each area have been read, understood, and agreed to. X \_\_\_\_\_**

<b><u>DESCRIPTIONS</u></b>	<b><u>PRICING</u></b>
<p><b><u>YURT KIT(S)</u></b></p> <p>Price your Yurt at  <a href="http://www.yurtsofhawaii.com/pricing">www.yurtsofhawaii.com/pricing</a></p>	
<p><b><u>SHIPPING</u></b></p> <p>*Shipping Rates cannot be guaranteed until the time of freighting and are due before shipment is sent. Estimates are based on yearly cost estimates per yurt sold for either a solo shipment or bulk shipment. For best shipping prices, take advantage of one of our group orders that take place a few times a year.</p>	<p>Est \$6,000 - \$8,000  <b>PER YURT</b></p>
<p><b><u>YURT DELIVERY</u></b></p> <p>*Dependent on final location.</p> <p>*Payment in full for yurt and shipping is required before all yurt pick-ups or deliveries.</p> <p>*You may arrange for a trucking company to pick up at our Baseyard. Proper truck size and 72-hour notice is to be arranged by clients for yurt pick-ups. We recommend a piggy-back forklift with a 25' flatbed truck for loading/unloading. Call for crate dimensions. If multiple trips are required, an added charge of \$50/hr may be billed.</p>	<p>Est. \$850 -\$1500            Cost dependent on location &amp; size of yurt</p>
<p><b><u>YURT STORAGE</u></b></p> <p>*Upon arrival of bulk orders, we provide up to 2 weeks free storage. After 2 weeks, storage fees will be charged. All stored yurts are held in a dry, covered area with on-site security, behind locked gates. Please be aware that, even under these conditions, long term storage in humid climates will often require a cleaning of components prior to set up. If long term storage is likely, we recommend having the doors and any operable windows varnished at the beginning of the storage time.</p> <p>Yurts of Hawaii, LLC will not be liable for any damages caused by theft or acts of nature (i.e., hurricane, flood, tropical storm, mold, corrosion, or earthquake damage).</p> <p>*Note: Dry Storage ability depends on our capacity at the time of your yurt arrival.</p>	<p>\$225/mo per yurt            +plus tax</p>

<p><b><u>SITE VISIT</u></b></p> <p>Site visits are often requested to get a general overview of the land/yurt location, to determine whether there is water or electricity available, to help clients determine ideal locations to start driveways, avoid low spots, or assess any visible, potential challenges with a particular site or location.</p>	<p>Est \$200 - \$300 Cost dependent on location</p>
<p><b><u>LAUNCH FEE</u></b></p> <p>Launch fee covers Yurts of Hawaii for initial research, outreach to needed professionals for estimation and quoting purposes and covers initial site visit charge. This is required to begin any full-scale yurt project.</p>	<p>\$1000 Flat Fee</p>
<p><b><u>DRAFTING @ \$2.50 per sq ft per yurt</u></b></p> <p><b><i>-50% Nonrefundable Deposit required to begin drafting</i></b> -Balance due upon acceptance of final floor plan</p> <p>(16') 197 SQ FT      \$2.50 x _____ = _____  (18') 264 SQ FT  (21') 338 SQ FT  (24') 468 SQ FT  (27') 566 SQ FT  (30') 731 SQ FT  (33') 855 SQ FT</p> <p><i>*Additional square footage (Add-ons, lanais, exterior sheds, etc.) will be calculated upon final design. No revisions once plans have started routing through County of Hawaii.</i></p>	<p>Est \$2,500 - \$4,500 Cost dependent on yurt size and any additional construction</p>
<p><b><u>PERMITTING</u></b> <b><i>Non-Refundable once process started</i></b></p> <p>-Plot Plan  -Septic Engineering  -Signed Declaration Documents in Digital Format  -Catchment Schematic  -Yurt Engineering  -Electrical Schematic</p>	<p>Est \$11,500 - \$12,000</p>
<p><b><u>LAND SURVEY &amp; LINE CLEAR</u></b></p> <p>Prices vary depending on lot size and location. If requesting consolidation, re-subdivision, or elevation certification, please let us know as early as possible, as these processes can add significant amounts of time to a project.</p> <p><i>*Survey and points-on-line are recommended before site prep begins. If client opts-out of survey, a waiver is required before Yurts of Hawaii helps with any on-site work.</i></p>	<p>Est \$2,500 - \$3,500+</p>
<p><b><u>SITE PREP</u></b></p> <p>Prices vary depending on location, scope of work, and topography of the land. Typical site prep will include catchment pad, level house pad, driveway, selective clearing, trenching from catchment and wastewater to house pad, and spreading aggregate.</p>	<p>Est \$10,000-\$20,000</p>

<p>The lower estimate includes minimal requirements; a short drive (100' or less) and small clearing (50'x50'). Higher estimate typically includes a longer drive (300+'), larger clearing (100'x100'+), and additional work.</p> <p><i>*Aggregate is not included in Site Prep bids unless otherwise noted.</i></p>	
<p><b><u>AGGREGATE</u></b></p> <p>Aggregate requirements vary.</p> <p>SITE PREP PHASE: Required for infrastructure of most sites. Machine is on site to clear &amp; level site, spread and compact aggregate. This is typically four (4) or more loads of gravel for the drive, five (5) or more loads of base coarse for a catchment pad and house pad, and four (4) tons of sand for trenches and water tank liner.</p>	<p>Est \$5,500 – \$12,000</p>
<p><b><u>WASTEWATER SYSTEM</u></b></p> <p>Septic: Estimate is for a 1,060-gallon system with 12'x12' or larger leach field, installed, inspected, all labor, delivery, and materials. This is sufficient for up to 4 bedrooms. Larger septic systems can be done as well.</p>	<p>Est \$11,500 - \$15,000</p>
<p><b><u>POST &amp; PIER PLATFORM CONSTRUCTION</u></b></p> <p>Up to 4' elevation, wooden platform that sits on top of concrete piers or footings. Includes 2"x6" SPF T&amp;G floor, easy to sand and varnish for finished wood floor. Includes one 6'x6' landing with stairs, railings, balusters, graspable handrails, and concrete slab at base of stairs.</p> <p>Note that SPF indicates soft woods (Spruce, Pine, or Fir) and so will not be hardwood quality. Grooves between the wood do shrink or widen in varying weather. SPAR Varnish that lends hardness is recommended.</p> <p><i>*If tile or other flooring is desired as a finish floor, plywood is recommended instead of T&amp;G.</i></p>	<p>Est \$18,000-\$30,000+</p>
<p><b><u>FLOOR SAND &amp; VARNISH OR FLOOR SAND ONLY</u></b></p> <p>Includes materials and labor, price variation based on location.</p>	<p>Est. \$4.00 - \$7.00 Per Sq. Ft.</p>
<p><b><u>'POUR-IN-PLACE' CONCRETE FOUNDATIONS</u></b> <b>(Required if permitting)</b></p> <p>Hawaii County Building Department requires that all permissible post and pier foundational structures include 18" subgrade, 6" above grade, pour-in-place concrete footings and perimeter piers, set with rebar and topped with brace walls. This requires additional excavation, concrete formwork, and masonry.</p>	<p>Est. \$10,000-\$15,000</p>
<p><b><u>YURT SET UP</u></b></p> <p>Set up includes a full crew for a 2 - 4 day set up. YOH will provide all labor, tools, power if needed, and scaffolding.</p>	<p>Est \$6,500 - \$7,500</p> <p>Hilo: \$6,500 Kona: \$7,500</p>

<p>Concrete slab setup will incur an additional \$1,300-\$1,600 to cover materials &amp; labor (all the hardware provided by manufacturer is for a platform setup).</p> <p><b>*Operable glass windows add an additional install charge of \$250.00 per window and are only partially installed at the time of yurt set up.</b> We leave a 'rest period' for the exterior wall material to relax and give the best finish look. Final install takes place about 3 weeks later at the same time as a final wall stretch (no added charges).</p>	<p>Glass windows \$250 ea / install</p>
<p><b><u>SEAMLESS GUTTERS FOR ACCESSORY STRUCTURE(S) - OPTIONAL</u></b></p> <p>Materials and labor to install hard gutters on structures <i>other than the yurt itself i.e., Lanais, additions, carports, etc.</i></p> <p>*Price determined per design and client preferences</p>	<p>Est: \$1,000+</p> <p><b>Client to Provide / Subcontract</b></p>
<p><b><u>DOWNSPOUTS</u></b></p> <p>Labor &amp; Materials to install downspouts to yurt gutters.</p> <p>*Typically, 2 - 3 downspouts per yurt.</p>	<p>Est: \$200 Per connection</p>
<p><b><u>WATER CATCHMENT</u></b>  <b>Delivered, installed, filled with potable water</b></p> <p>5,000-gallon polypropylene tanks, 6,000 precast ferrocement, or pour-on-site ferrocement tanks are the options we recommend. 950-gallon eco tanks are also available.</p> <p>These tanks are enclosed systems and have minimal upkeep and component repair/replace costs long term. 2 or more tanks can be connected to increase storage capacity.</p> <p>Note: Although 10,000-gallon systems are the most common size for residential use as it is the minimum required for most fire insurance, you can opt for a smaller or larger system if you prefer.</p> <p>*Metal tanks are the least expensive (at first glance) but maintenance and component replacements quickly cause them to be a more expensive option. They also allow for slug entry to water supplies. Please read up on 'Rat Lung Disease' and water catchment maintenance.</p>	<p>Est \$8,500 - \$20,000</p>
<p><b><u>WATER COMPONENTS PACKAGE</u></b></p> <p>Includes</p> <ul style="list-style-type: none"> <li>-Propane 'Rinnai' On-Demand Water Heater</li> <li>-Water Pump : 1-HP</li> <li>-Pressure tank : 30+ gallons</li> <li>-Dual Micron filters with housings and mounts</li> <li>-UV filter (Not recommended w/ solar-run homes)</li> </ul> <p>*Installation to be included in plumbing bids.</p>	<p>Est: \$3,000 -\$4,000</p>

<p><b><u>PROPANE:</u></b>  <b>(if propane hot water heater, dryer, or stove are chosen)</b></p> <p>Two 5-gallon propane tanks, Dual Regulator, two 'pigtail' (copper line connectors), one pressure gauge, tanks filled.</p> <p>*Does not include labor for installation</p>	<p>Est. \$450</p>
<p><b><u>FULL RESIDENTIAL PLUMBING</u></b></p> <p>Includes connecting water source and wastewater, installation of standard appliances, filtration and Propane (if-applicable).</p> <p>*Bids do not include actual appliances, fixtures, trenching or any additional construction if needed.</p>	<p>Est \$9,500+</p>
<p><b><u>FULL RESIDENTIAL ELECTRIC</u></b></p> <p>Includes electric permit, wiring fixtures, switches and outlets. Includes meter and disconnect. Includes connecting to power source and installing fixtures and applicable appliances.</p> <p>*Does Not include actual light fixtures, appliances, trenching, or power source.</p>	<p>Est \$10,000+</p>
<p><b><u>ELECTRIC POLES</u></b></p> <p>Cost includes drilling ground rods at the pole (not at the house), cost of the pole(s), delivered, stood, and concreted.</p> <p>NOTE: Distance from the first pole can vary - typically it is 80 - 90'. Distance between each additional pole is 90'.</p> <p>-First Pole if 6" diameter (This is recommended in general because this size is needed in order to attach both phone and electric. It is also required if 200-amp service is desired):.....\$3,700</p> <p>-First Pole if 4" diameter:.....\$3,325</p> <p>-Second Pole (4"):... ..\$2,700</p> <p>*Property owner is responsible for all arrangements and agreements with the electric company. We recommend clients start getting to know their responsibilities early. Please call the HELCO engineering department @ (808) 969-0311 for further advice and direction.</p>	<p>EST \$3,500+</p>
<p><b><u>DRILLED GROUND RODS (Reduced cost if copper ground can be set in poured footings before the pour)</u></b></p> <p>Includes (x2) ground rods at yurt residence</p>	<p>Est \$700+</p>

<p><b><u>LIGHT FIXTURES (Price determined per design &amp; client preferences)</u></b></p> <p>We have an account for clients with Kona Coast House of Lights in Kona to provide high quality lighting at very reasonable prices. Discounts are in addition to any sales pricing they are offering!</p> <p><i>*Discounts do not apply to special orders.</i></p>	<p>Est. \$2,500</p>
<p><b><u>COUNTERTOPS</u></b></p> <p><b>Granite:</b> We pass on our Contractor's Discounts from Kitchens &amp; Beyond when you utilize our services.</p>	<p>Est: \$1,000 -\$3,000+ For Materials</p> <p>Labor TBD</p>
<p><b><u>KITCHEN AND BATHROOM CABINETS (Price determined per design &amp; client preferences)</u></b></p> <p>We recommend Kitchens &amp; Beyond in Hilo who provide quality cabinets for a great price. We urge clients to avoid sources that might leave them with particle board or hardware rusting.</p> <p>Bonus! We share our discounts with clients under our account.</p>	<p>Est. Kitchen \$2,500</p> <p>(Does not include installation)</p>
<p><b><u>APPLIANCES &amp; HOUSEHOLD FIXTURES</u></b></p> <p>*Stove, Fridge, Tub/Shower, Toilet, Sinks, Faucets, etc.</p> <p><i>*Yurts of Hawaii, LLC will not be responsible for client purchasing decisions. It is up to the client to ensure that their purchases work with the systems planned, or additional fees may apply. We are happy to help provide information to aid in that process.</i></p>	<p><b>Client to Provide</b></p>
<p><b><u>RESIDENTIAL GATE</u></b></p> <p>Includes a galvanized pipe metal/mesh gate up to 14' wide, galvanized metal posts and post caps, ground holes drilled and cemented, gate hung, and hinges tack welded. Includes chain and temporary heavy-duty padlock, all delivered and installed.</p> <p><i>*Painting is not included but is highly recommended to avoid theft of the gate. Typical cost is \$300 + tax for single gate</i></p> <p><i>*If we are to be involved long term on a project, we will put a company lock at the gate for project access. At the end of our involvement in a project we reclaim our company lock for security purposes.</i></p>	<p>Est \$1,800 + tax</p>
<p><b><u>STORAGE CONTAINER, 20' or 40'</u></b></p> <p>Metal Containers are ideal solutions for storage or solar system security sheds. Our quotes will include delivery and monitored offload with leveled, flat, concrete blocks placed under all corners. [Optional]</p>	<p>Est: \$10,000 - \$20,000</p>

\*ALL PRICES ARE SUBJECT TO TAX

# MAHALO!

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**PLEASE BE SURE TO REVIEW THESE IMPORTANT NOTES**

-The estimates in this document are provided to assist clients in planning a residential yurt project. Actual costs may vary. Project specific quotes will finalize as projects progress. Final construction, plumbing, electrical, and finish work quotes cannot be given until drafting has been completed. Wherever possible, we have aimed to provide accurate estimates based on previous projects in a given year.

-Yurts of Hawaii, LLC can act as your Project Coordinator throughout various building stages. We have worked hard over the years to create a comprehensive list of professionals who we have trained in yurt specific work. Please note, any professionals we recommend are independent contractors and are not Yurts of Hawaii, LLC Employees. Yurts of Hawaii, LLC will not be held responsible for issues with Independent Contractor timelines or work-quality but will assist clients in coordinating independent contractors and resolving concerns if any issues occur. Clients are free to hire outside of our recommendations and choose to directly control any part of the building process themselves. Yurts of Hawaii, LLC cannot guarantee final occupancy permit if dependent work is done outside of our involvement. It is the sole discretion of Yurts of Hawaii, LLC what capacity they will agree to be involved if clients choose to hire outside of our recommendations.

-If General Contractor permit is requested instead of the typical 'owner/builder' permit, please notify us.

**YURT ORDER CANCELLATION PENALTY:**

If a yurt order is canceled within 7 days of ordering, there will be a \$200 cancellation fee. After 7 days there will be a 10% penalty of the full cost of any Yurt Order. Yurts of Hawaii will determine this on a case-by-case basis. Once final payment is received there can be no refunds given. *These charges are in addition to any penalties assessed by Rainier Yurt Company* (\$100 within 7 days, 20% after). Please review Yurts of Hawaii Policies and Rainier Yurt Policies for further reference of restocking or cancellation fees and policies.

Project Coordination can be requested at any or all phases and may include but is not limited to reviewing and negotiating contracts, arranging payments and billing between subs and various professionals, and performing site visits to ensure work descriptions have been completed. This service should not be confused with acting as a General Contractor. General Contractors can be involved in a project for an added 20% to given costs. **Owner/Builders are acting contractors on their projects as outlined in the permit application and found at County of Hawaii website.**

-If Client has begun a phase of work and decides to stop or change the process, Client is fully aware there may be additional costs associated with the changes that were not in the original scope-of-work. Refunds will not be given for sunk costs that have already been put into the project, contractors typically have the bulk of their costs at the beginning of a project for time and materials.

**I HAVE READ, UNDERSTAND, AND AGREE TO THE ABOVE:**

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**Client Signature**

**Print Name**

**Date**