



DATE:

CLIENT

SITE ADDRESS:

SCOPE OF WORK:

Aloha! At Yurts of Hawaii, LLC we tailor our management services to meet our clients' individual needs. We can plan an entire project, start to finish, or assist only in phases 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're handy or have friends and family who want to help save you some labor costs, we're happy to work with that in mind. So let's dive in!

<p><u>YURT KIT</u> Price your Yurt at www.yurtsofhawaii.com/pricing</p>	
<p><u>DRAFTING @ \$1.25 per sq ft</u></p> <p>-\$500 (Deposit required to begin drafting)</p> <p>-Balance is due upon acceptance of final floor plan.</p> <p>(16') 200 SQ FT (20') 314 SQ FT (24') 452 SQ FT (27') 572 SQ FT (30') 706 SQ FT</p> <p>*Any additional square footage (Add ons, lanais, exterior sheds, etc) will be calculated upon final design.</p>	
<p><u>DESIGN @ \$35.00/hour with a minimum of 2 hours.</u></p> <p>Hourly Design fee will be implemented after two (2) plan revisions.</p>	<p>\$35.00/hour</p>

<p><u>PERMIT SERVICES</u></p> <p>-Included: One architect stamp, septic engineering, catchment design, health department fee, plot plan, solar variance if needed, large format prints as needed for permit processing, walk through service until permit is issued.</p> <p>-Structures additional to a single yurt with attached lanai may require an additional architect stamp est. \$500.</p> <p>**see below</p> <p>*Final building fees are assessed by county based on use per square foot. We no longer attempt to guess their math, so their fees are not included in these charges. Average cost from county is \$200 - \$400 and is due when permitted plans are ready for pick up.</p> <p>**Due to recent, random practices within the County of Hawaii Building Department, there may be up to \$1000 added to this charge if County employees decide to require structural calculations to any foundations or decks.</p> <p>Client Initial:</p>	<p>Est \$3,500</p>
<p><u>SITE PREP</u></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, drive, selective clearing, trenching, 2 gate post holes, and spreading aggregate.</p> <p>*Bids may not include aggregate</p>	<p>Est \$5,000+</p>
<p><u>AGGREGATE</u></p> <p>Aggregate requirements vary. We typically plan aggregate in two separate stages:</p> <p>Stage 1: Required for infrastructure of the site, need machine still on site to spread and compact. This usually includes one or more loads of gravel or cinder for the drive, one or two loads of basecourse for a catchment pad and foundation fill, and 7 tons of sand for trenches and water tank liner.</p> <p>Stage 2: Client choice for final touches/landscaping</p>	<p>Est \$2,000+</p>
<p><u>WASTEWATER SYSTEM</u></p> <p>Septic: Installed, inspected, all labor, delivery, and materials.</p>	<p>Est \$10,500</p>

<p>LAND SURVEY & LINE CLEAR</p> <p>Prices vary depending on 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>*Survey and line clear is a required step before any site prep can begin. If survey has been done, but no line clear, then we will accept past survey and require line clear only.</p> <p>Client Initials:</p>	<p>Est \$1,400+</p>
<p>SHIPPING</p> <p>*Shipping Rates cannot be guaranteed until the time of freighting. Estimates are based on yearly cost estimates per yurt sold for either a solo shipment or bulk shipment. For best shipping prices, be sure to take advantage of one our group orders that take place several times a year!</p>	<p>Est \$3,500 +</p>
<p>DELIVERY</p> <p>*Dependent on final location. You may arrange to pick up at our Baseyard. Proper truck size is required for pickups. Call for component dimensions</p>	<p>Est. \$650+</p>
<p>YURT STORAGE</p> <p>*This is an option we offer if a client is not ready to set up at the time the yurts arrive. Stored yurts are held in a dry, covered area with on-site, live in security, behind locked gates, with security cameras. Please be aware that, even under these conditions, long term storage in humid climates will usually 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. Yurts of Hawaii,, LLC will not be liable for any damages caused by proven theft or acts of nature (i.e., hurricane, flood, tropical storm, or earthquake damage).</p> <p>Client Initial:</p>	<p>Est. \$125/month</p>
<p>CONCRETE FOUNDATIONS (Required with post pier platform if permitting)</p> <p>As of March, 2014, Hawaii County Building Department requires that all permissible post and pier foundational structures include 18" subgrade, 4" 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 concrete pouring.</p>	<p>Precision Excavation: Est \$1200</p> <p>Concrete and labor to form and pour footings: \$4,500 - \$7,000</p>

<p><u>POST & PIER PLATFORM CONSTRUCTION</u></p> <p>6' high or less, elevated wood platform that sits on top of concrete footings and brace walls. Includes 2x6 T&G floor, easy to sand and varnish for nice finished wood floor. Includes two 5'x5' landings, one at each door, with stairs, railings, balusters, graspable handrails, and concrete slab at base of stairs.</p> <p>*Actual cost dependent upon final design and location.</p>	<p>Est \$24,500</p>
<p><u>YURT SET UP</u></p> <p>-Full Crew set up includes a full crew for a 2 - 3 day set up. YOH will provide all labor, tools, power if needed, and scaffolding.</p> <p>-Half Crew set up allows a discount of up to \$500. YOH provides 2 crew leaders, all scaffolding and tools. Client provides 2 - 3 able bodied, strong, healthy crew members for a 3 day set up. Client provided crew must be the same crew for all three days so no retraining is needed.</p> <p>*Charges will apply if client obligations are not met during a half crew set up.</p> <p>*Operable windows will add an additional charge of \$150.00 per window to install and are not usually installed at the same time as the yurt set up. They typically require a 'rest period' for the exterior wall material to relax.</p> <p><u>Client Initial:</u></p>	<p>Est \$3,500</p>
<p><u>FLOOR VARNISH</u></p> <p>Includes materials and labor</p> <p>*Price determined per design and client preferences</p>	<p>Est. \$6.00-\$7.00 Per Sq. Ft.</p>
<p><u>GUTTER WORK</u></p> <p>Includes materials and labor to install hard gutters on structures other than the yurt itself.</p> <p>*Price determined per design and client preferences</p>	<p>Est: \$2,000</p>
<p><u>DOWNSPOUTS</u></p> <p>Labor & Materials</p> <p>*Typically, 3-4 downspouts per yurt.</p>	<p>Est: \$750</p>

<p><u>KITCHEN AND BATHROOM CABINETS</u></p> <p>*Price determined per design and client preferences</p>	<p>Est. Kitchen \$3,500</p>
<p><u>LIGHT FIXTURES</u></p> <p>*Price determined per design and client preferences.</p>	<p>Est. \$2,500</p>
<p><u>COUNTERTOPS</u></p> <p>-Granite</p> <p>-Concrete</p> <p>* For 6 months each year we bring in a professional concrete artisan who creates beautiful, custom, concrete countertops for our clients. She incorporates stones, live edges, and encourages you to get hands on in helping her create your kitchen centerpiece. Concrete is an excellent option to meet customized needs and our Artisan does one of a kind work tailored to client requests. You can see samples of her work at www.advancedconcreteartisans.com.</p>	<p>Est: \$1,000- \$8,000</p> <p>Cost depends on final design</p>
<p><u>FULL RESIDENTIAL PLUMBING</u></p> <p>Includes plumbing permit, connecting water source and wastewater, installation of standard appliances and filtration.</p> <p>*Bids do not include actual appliances, fixtures, trenching or any additional construction if needed. It does include connecting appliances, backfilling trenches, and propane conversions unless otherwise noted.</p> <p><u>Client Initial:</u></p>	<p>Est \$7,000+</p>
<p><u>FULL RESIDENTIAL ELECTRIC</u></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, trim work, trenching, or power source.</p> <p><u>Client Initial:</u></p>	<p>Est \$7,000+</p>

<p><u>ELECTRIC POLES</u></p> <p>Prices include drilling ground holes, cost of the pole(s), delivered, stood, and concreted. Price includes ground rods set at first pole and house.</p> <p>NOTE: Distance from first pole can vary - typically it is 80 - 90'. Distance between each additional pole is 90'.</p> <p>-First Pole if 6" diameter (required if 200 amp service is desired. This size is strongly recommended to allow future landline phone option with no additional pole needed): \$2,800</p> <p>-First Pole if 4" diameter: \$2,500</p> <p>-Second Pole (4"): \$2,000</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>Client Initial:</p>	<p>EST \$2,500</p>
<p><u>GROUND RODS</u></p> <p>Includes (x2) ground rods at yurt residence</p>	<p>Est \$700+</p>
<p><u>WATER CATCHMENT</u></p> <p>10,200 gallon system-Includes galvanized tank, cover, cover support, food grade liner, overflow system, delivery, installation, and 4,000 gallons of water.</p> <p>Painting option available upon request.</p> <p>*10,000 gallons is the most common size for residential use and is the minimum required for fire insurance. You can opt for a smaller or larger system if you prefer.</p>	<p>Est \$5,500</p>
<p><u>FILTRATION (NON SOLAR)</u></p> <p>Includes Rinnai On-Demand Water Heater, Pump, Pressure tank, Micron filters, housing, mounts, UV filter.</p> <p>*Installation not included. (See Plumbing)</p>	<p>Est: \$3,000-\$4,000</p>
<p><u>APPLIANCES & HOUSEHOLD FIXTURES</u></p> <p>*Stove, Fridge, Tub/Shower. Toilet, sinks, faucets, etc</p>	<p>TBD</p>

<u>PROPANE: (if propane, hot water, drier, or stove are chosen)</u>	TBD
Two 5 gallon propane tanks, Dual Regulator, two 'pigtail' (copper line connectors), one pressure gauge.	
<u>RESIDENTIAL GATE</u>	Est \$1,500 + tax
-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 combo lock, all delivered and installed. *Additional costs to paint may apply.	
<u>CONTAINER</u>	Est: \$4,500-\$8,500
Shipping Container for storage *OPTIONAL	

*ALL PRICES ARE SUBJECT TO TAX

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 can not be given until drafting has been completed and necessary information has been obtained that is pertinent to the specific scope of work. Wherever possible, we have aimed to provide accurate estimates based on previous projects in a given year.

Client Initial:

-Yurts of Hawaii, LLC acts as project management 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. However, all clients are free to hire outside of our recommendations and may opt to manage any part of the building process themselves. Yurts of Hawaii, LLC can not guarantee final occupancy permit if dependent work is done outside of our management. 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.

Client Initial:

-If General Contractor permits are requested instead of the typical 'owner/builder' permits, please notify us before plans are submitted to county. The contractors on our team are trained in yurt construction, hold their own individual liability insurance, and would be happy to assist in either 'Contractor Permits' where they hold entire liability, or 'Owner Builder Permits'. In 'Contractor Permits', licensed contractor brings all other contractors under their liability. In 'Owner Builder Permits', Owner would deal with potential liabilities of other subs independently of the General Contractor.

Client Initial:

Please note: Per state law, owner assumes construction liability under 'Owner/Builder' permits if dealing with any unlicensed workers on the job.

Please estimate 20% increase on most phases if opting for contractor pulled permits.

Client Initial:

YURT ORDER CANCELLATION PENALTY: There will be a 10% penalty of the full cost of the Yurt Order if yurt order is cancelled after submission to Colorado Yurt Company. This is in addition to any penalties assessed by Colorado Yurt Company. Please review Colorado Yurt Policies for their fees and penalties.

Client Initial:

Disclaimer:

Yurts of Hawaii Project Management Services aim to assist property owners and 'Owner/Builders' in managing their building projects. This includes 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 this 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.

Client Initial:

It is recommended that you look at obtaining Liability Insurance for your property just to protect yourselves completely. Professionals claim that they have insurance, but the very best method is to have it yourselves.

Client Initial:

I understand and agree to these terms. Signed this _____ day of _____, 20__

Client Signature:

Client Signature:

MAHALO!

YURTS OF HAWAII, LLC & ASSOCIATES

PO Box 1394

Volcano, HI 96785