



# YURTS OF HAWAII

DATE:  
 CLIENT:  
 SITE ADDRESS:  
 SCOPE OF WORK:

Aloha and E Komo Mai! At Yurts of Hawaii, LLC we tailor our management 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'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. Let's dive in!

	<b><u>DESCRIPTIONS</u></b>	<b><u>PRICING</u></b>
	<b><u>YURT KIT(S)</u></b>  Price your Yurt at <a href="http://www.yurtsofhawaii.com/pricing">www.yurtsofhawaii.com/pricing</a>	\$ _____
	<b><u>DRAFTING @ \$1.45 per sq ft</u></b>  -\$500 Nonrefundable Deposit required to begin drafting -Balance due upon acceptance of final floor plan. -No charge for loft square footage  (16') 200 SQ FT (20') 314 SQ FT (24') 452 SQ FT (27') 572 SQ FT (30') 706 SQ FT  <i>*Additional square footage (Add ons, lanais, exterior sheds, etc) will be calculated upon final design.</i>	
	<b><u>ADDITIONAL DESIGN WORK (Optional)</u></b>  -\$45.00/hour with a minimum of 2 hours.  <i>*Hourly Design fee is implemented only after two (2) plan revisions or if unique circumstances arise that require special/additional handling.</i>	\$45.00/hour  <i><u>Most clients do not need this.</u></i>
	<b><u>SITE VISIT</u></b>  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.	Est \$130-\$200 Cost dependent on location

	<p><b><u>PERMIT SERVICES</u></b></p> <p>Included:</p> <ul style="list-style-type: none"> <li>-One architect stamp</li> <li>-Electrical Schematic</li> <li>-Septic engineering</li> <li>-Stamped catchment design</li> <li>-Health department fee</li> <li>-Plot plan</li> <li>-Solar variance if applicable,</li> <li>-Large format prints as needed for permit processing,</li> <li>-Walk through service of plans through county processing..</li> </ul> <p>*Structures additional to a single yurt with attached lanai may require additional architect stamp est. \$500 ea..</p> <p>*Final building fees are assessed by the County based on use per square foot. County fees are not included in these charges. Average cost from the County is \$200 - \$500 and is due when permitted plans are ready for pick up. We will send a link to enable online payment when the time arrives.</p> <p>**Due to recent, unpredictable 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. This has not happened to date but it is an ongoing possibility that we want clients to be aware of. .</p> <p>***PUNA FLOOD STUDY: PLEASE be sure to check with the Department of Public Works to obtain a map or letter showing that your build location is not in a flood zone according to the new Puna Flood Study. Even properties whose deeds show that they aren't in a flood zone are being affected. Protect your investment and check first!</p>	<p>Est \$4,000- \$4,500 Cost dependent on location</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>*Survey and points on line are recommended before site prep begins.</p>	<p>Est \$1,200 - 2,400+</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>The lower estimate includes minimal requirements; a short drive (100' or less) and small clearing (50x50). Higher estimate typically includes a longer drive (300+'), larger clearing (100x100+), and additional work.</p> <p>*Aggregate is not included in Site Prep bids unless otherwise noted in the bid.</p>	<p>Est \$5,000 - \$20,000</p>

	<p><b><u>AGGREGATE</u></b></p> <p>Aggregate requirements vary. We typically plan aggregate in two separate stages:</p> <p>Stage 1: Required for infrastructure of the site, machine is still on site to spread and compact. This is typically one or more loads of gravel/cinder for the drive, one or two loads of basecourse for a catchment pad and house pad, and 7 tons of sand for trenches and water tank liner.</p> <p>Stage 2: Foundation backfill and touch up (for permitted projects) and client choice for final touches/landscaping (depending on timing, this may not include machine work/labor to spread)</p>	Est \$3,000+
	<p><b><u>WASTEWATER SYSTEM</u></b></p> <p>Septic: Estimate is for a 1,000-gallon system with 12x12 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>	Est \$12,500
	<p><b><u>SHIPPING</u></b></p> <p><b><u>*Bulk order shipping saves, on average, \$1500.</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>	Est \$2,500 - \$5,000
	<p><b><u>YURT DELIVERY</u></b></p> <p>*Dependent on final location. You may arrange to pick up at our Base yard at no charge with a <u>max two-hour load time</u>.</p> <p>*Proper truck size, adequate labor, and 72 hour notice is to be arranged by clients for yurt pick-ups. Call for component dimensions. If max load time at the base yard is exceeded or multiple trips are required, an added charge of \$50/hr may be billed.</p> <p>*Payment in full for yurt and shipping is required before all yurt pick-ups or deliveries.</p>	Est. \$550 - \$850 Cost dependent on location
	<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, live in 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. 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>	\$135/month per yurt +plus tax

	<p><b><u>'POUR-IN-PLACE' CONCRETE FOUNDATIONS</u></b>  <b><u>(Required if permitting)</u></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>	Est. \$8,000
	<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 2x6 SPF T&amp;G floor, easy to sand and varnish for finished wood floor. Includes one 6x6' landing with stairs, railings, balusters, graspable handrails, and concrete slab at base of stairs.</p> <p><b>**Note that SPF indicates soft woods (Spruce, Pine, or Fir) and so will not be hardwood quality. Optional plywood subfloor and a different finish added on top. See notes below.**</b></p> <p><b>*Actual cost dependent upon final design and location.</b>  <b>*Note that SPF grade lumber is NOT a hardwood. Grooves between the wood do shrink or widen in varying weather. We recommend using SPAR Varnish that lends hardness.</b>  <b>*If tile is desired as a finish floor, plywood is recommended instead of T&amp;G</b>  <b>*If a hardwood or tile floor is desired add est.\$3,500 - \$6,000.</b></p>	Est \$12,000 - \$20,000
	<p><b><u>YURT SET UP</u></b></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 that no retraining is needed.</p> <p><b>*Charges may apply if client obligations are not met during a half crew set up.</b>  <b>*Operable windows add an additional install charge of \$150.00 per window and are only partially installed at the time of yurt set up. 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).</b></p>	Est \$3,500+
	<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>	Est. \$3.00 - \$7.00 Per Sq. Ft.

	<p><b><u>SEAMLESS GUTTERS FOR ACCESSORY STRUCTURE(S)</u></b>  <b><u>- OPTIONAL</u></b></p> <p>Includes 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>	Est: \$500+
	<p><b><u>DOWNSPOUTS</u></b></p> <p>Labor &amp; Materials to connect downspouts and route to the water catchment.</p> <p>*Typically, 2 - 3 downspouts per yurt.</p>	Est: \$200 Per connection
	<p><b><u>KITCHEN AND BATHROOM CABINETS</u></b></p> <p>We recommend a local company 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>Kitchens &amp; Beyond</p> <p>*Price determined per design and client preferences</p>	Est. Kitchen \$2,000
	<p><b><u>LIGHT FIXTURES</u></b></p> <p>We also have an account for clients with a local lighting company in Kona to provide high quality lighting at very reasonable prices. Discounts are in addition to any sales pricing they are offering!</p> <p>Kona Coast House of Lights</p> <p>*Price determined per design and client preferences.</p>	Est. \$1,500
	<p><b><u>COUNTERTOPS</u></b></p> <p><b>Granite:</b>  We can pass on our Contractor's Discounts from Kitchens &amp; Beyond when you utilize our services.</p>	Est: \$1,000 - \$3,000+
	<p><b><u>FULL RESIDENTIAL PLUMBING</u></b></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.</p>	Est \$8,000+

	<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><i>*Does Not include actual light fixtures, appliances, trenching, or power source.</i></p>	Est \$8,000+
	<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): \$2,800</p> <p>-First Pole if 4" diameter: \$2,500</p> <p>-Second Pole (4"): \$2,000</p> <p><i>*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.</i></p>	EST \$2,800
	<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>	Est \$700+
	<p><b><u>WATER CATCHMENT</u></b>  <b>Delivered, installed, filled with potable water</b></p> <p>5,000 gallon polypropylene tanks are the option we recommend most unless a budget allows for a ferrocement tank.</p> <p>Polypropylene 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><i>*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'.</i></p>	Est \$8,500

	<p><b><u>WATER COMPONENTS PACKAGE</u></b></p> <p>Includes          -Propane or Heat Pump On-Demand Water Heater -Water Pump          -Pressure tank          -Dual Micron filters with housings and mounts          -UV filter.</p> <p>*Installation to be included in plumbing bids.</p>	Est: \$3,000 - \$4,000
	<p><b><u>APPLIANCES &amp; HOUSEHOLD FIXTURES</u></b></p> <p>*Stove, Fridge, Tub/Shower. Toilet, sinks, faucets, etc</p> <p>*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.</p>	Client to Provide
	<p><b><u>PROPANE: (if propane hot water heater, drier, or stove are chosen)</u></b></p> <p>Two 5-gallon propane tanks, Dual Regulator, two ‘pigtail’ (copper line connectors), one pressure gauge, tanks filled.</p>	Est. \$450
	<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>*Painting is not included but is highly recommended to avoid theft of the gate.          *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.</p>	Est \$1,500 + tax
	<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.</p> <p>*OPTIONAL</p>	Est: \$4,500 - \$8,500+

\*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 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.

-Yurts of Hawaii, LLC can act as project management assistance 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 managing independent contractors and resolving concerns if any issues occur. 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 cannot 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.

-If General Contractor permit is requested instead of the typical 'owner/builder' permit, please notify us before we submit plans to County.

### **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 may 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 Colorado Yurt Company (\$100 within 7 days, 20% after). Please review Yurts of Hawaii Policies and Colorado Yurt Policies for further reference of restocking or cancellation fees and policies.

Project management assistance 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.**