

Appendix 1

Price Comparison for Ater/Baer New Construction – Exterior Elements

100 West Brown Street, Milwaukee (File # 170945)

Element	Option #1	Option #2	Option #3
Siding Type and Supplier	HardiePlank smooth lap siding, 5/16", colored ¹ [Zuerns]	Eastern White Pine, 7/16", unfinished ² [Ward Clapboard, Jan Tierson]	HardiePlank Artisan, 5/8", colored from factory [Zuerns]
Siding Cost	\$31,866.47	\$34,644.02	\$41,524.84
Siding Additional Costs	\$1,000.00 ³	\$4,500.00 ⁴	\$1,000.00 ⁵

Trim Type and Supplier	HardiePlank Trim, colored [Zuerns]	Cedar, unfinished [Zuerns]	HardiePlank Artisan, colored [Zuerns]
Trim Cost	\$6,829.59	\$7,637.92	\$8,536.73
Trim Additional Costs	\$0.00	\$880.00 ⁶	\$0.00

TOTAL Installed Cost for Siding and Trim	\$39,696.06 total installed	\$47,661.94 total installed not including shipping costs	\$51,061.57 total installed
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¹ James Hardie provides a 30-year warranty on standard HardiePlank smooth lap siding.

<https://www.jameshardie.com/JamesHardieMainSite/media/Site-Documents/Warranty/hz5.pdf>

² Ward only manufacturers lengths up to 6' in length and will not paint their product, only stain. The 6' lengths will increase installation time as more joints will be necessary. Painting will have to be completed by a third party. Ward recommends an oil based primer on all sides followed by a latex top coat. All cuts made on site to be touched up prior to install. No guarantee of performance can be given due to too many variables, including climate, paint manufacturer, installation technique, and routine maintenance.

³ Recommended maintenance includes low pressure washing of dirt from the surface and paint touch ups only. Repainting Hardieplank siding prior to the 15 year warranty expiring voids it. James Hardie will provide a touch up kit for blemishes. Keeping debris and vegetation away from the siding and maintaining your gutters and downspouts are best methods of maintaining longevity of the product. Cost here is for hired cleaning. <https://www.jameshardie.com/JamesHardieMainSite/media/ResourceCenter/PDF/HardieZone-HZ5-Care-and-Maintenance-Guide.pdf>

⁴ Minimum cost to run approx. 9,000 lineal feet through a line painting system. This cost does not include shipping product to the painting contractor and then back to the job site. Waiting to hear back from Midwest Prefinishing on actual cost based on paint requirements.

⁵ See footnote 3.

⁶ Cost of painting trim before installation.

Element	Option #1	Option #2	Option #3
Windows Type and Supplier	Marvin Aluminum-Clad Windows ("Ultimate" double hung units, clad in aluminum at the exterior, true divided lite) [Zuerns]	Kolbe all-wood Heritage series windows (www.kolbewindows.com/windows) [ABC Supply]	Marvin all wood, painted interior, primed exterior, simulated divided lite [Zuerns]
Windows Cost	\$30,280.19	\$34,434.79 ⁷	\$31,778.20 ⁸
Windows Additional Cost	\$0.00	\$1,250.00 ⁹	\$10,920.00 ¹⁰
TOTAL Installed Cost for Windows	\$30,280.19	\$35,684.79	\$42,698.20

Front Porch Deck Material and Supplier	Trex Decking [Zuerns]	Wood Decking [Zuerns]
Front Porch Deck Cost	\$1,946.05 ¹¹	\$1,172.50 ¹²
Front Porch Deck Additional Cost	\$0.00	\$2,500.00 ¹³
TOTAL Installed Cost for Front Porch Deck	\$1,946.05	\$3,672.50

⁷ Kolbe windows come painted both inside and out, this quote specifies a white interior and a black exterior, with attached pine, finger jointed, brick molding and sill, listed as "standard brick mold". I am assuming this is the 1 15/16" style listed on their website. This quote also includes "performance divided lites" meaning there is an exterior and interior mullion adhered to the glass, as well as a division bar in between the glass, listed as "beveled". Exterior paint warranty is 5 years for color retention and 10 years against cracking and peeling. A disclaimer on the quote states that darker colors have the tendency to increase pitch bleed and component distortion, both of which are not covered by their warranty.

⁸ These windows are painted on the interior and primed only at the exterior. A painting crew would have to remove all sashes and paint on site or have all units delivered to a shop to disassemble, paint, reassemble and ship to site.

⁹ Windows listed as "frame not back primed". I would suggest having this done prior to installation.

¹⁰ To paint the window units, my painting contractor estimates that it will take him at least 4 hours to unwrap each unit, dismantle it for painting, lay out individual parts, paint two coats over priming done in factory and reassemble the unit. Total cost per unit \$312. The units that employ awning style or tilt/turn hardware will undoubtedly take some more time to work through. 35 units included in the layout of this house: \$10,920.00 additional cost to prep these windows for install.

¹¹ Cost of decking material only, to be used as a comparison against the total cost of wood decking and the finishing work required to finish it.

¹² Cost of Doug Fir CLEAR tongue and groove flooring, 1 x 4 nominal.

¹³ Estimated cost to prime all material prior to installation (all 4 sides), then return to paint top coat after installation.

Element	Option #1	Option #2
Front Door Type and Supplier	Solid wood [Zuerns]	Classic Oak Fiberglass [Zuerns]
Front Door Cost	\$783.04	\$990.00
Front Door Additional Cost and Maintenance	requires paint	requires paint
TOTAL Installed Cost for Front Door	\$783.04	\$990.00

TOTALS	Option #1	Option #2	Option #3
TOTAL For Exterior Materials – Siding, Trim, Windows, Front Porch Deck (door price not included)	\$71,922.30	\$87,019.23	\$97,432.27
Total Price Difference from Option #1	--	\$15,096.93	\$25,509.97