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## Estimated Foundation Repair Costs

### Engineering/Site Measurement - \$2800

- Price assumes TMP AK measures the property and that the engineering is completed by Andrew Adams, PE
- Includes permit drawings and calculations
- Additional engineering or special circumstances may require additional fees.
- We will happily work with any engineer familiar with helical pier installations. Cost estimates for other engineers unknown.

### Test Helical Pier Installation - \$1000 (50% refunded into a completed project at the same site)

- Test pier can be installed to assess soil conditions and help define the type and depth of piers needed to install the most efficient and economical pier configuration.
- Geotechnical investigation or nearby helical pier data may substitute for the test pile.

### Permitting - \$1500-2000

Permitting fees include:

- The actual cost of the permitting fees from Municipality of Anchorage (MOA) plus 15%.
- Labor at \$65 per hour as needed to process the permitting inspections.

### Excavation / Exterior Site Prep - \$8000-\$15,000

- Smaller jobs that may require less than 100 lineal feet of excavation at an open and accessible site may run as low as \$8000.
- Larger jobs or more difficult sites will increase the excavation costs.
- Things that affect excavation costs include:
  - ◊ Length of excavation
  - ◊ Site access / material storage
  - ◊ Removing and replacement of any and all hardscapes, such as:
    - \* Decks, porches, entryways
    - \* Concrete or asphalt slabs
    - \* Yard structures or fixtures

### Footer Preparation - \$150 each

- Includes the cutting of the footers to allow for the helical pier and bracket installation.

## **Installation of Exterior Helical Piers & Brackets - \$1500 each (< 9 units) or \$1250 each (10+ units)**

Includes the following:

- SM 1-4 series bracket installed with Hilti Anchors per manufacturer's guidelines
- Installation of a single P3 size helical pier to a depth of 14' (total steel length)
- Lifting of the structure up to 6" above current elevation.
  - ◊ If we lift the structure more than 6", there will be an additional \$50 per pile charge to cover the additional welding costs.
- Final welding of pile to bracket at completion of the lifting process.
- Potential additional costs with helical pier installation:
  - ◊ Extensions (lengths of steel needed beyond 14' to achieve loading as required by the engineer) - \$30 per lineal foot used.
  - ◊ Additional Helixes - \$200 per additional 12" or 14" helix added to the pile during installation.

## **Special Inspection - \$100 per hour (as required)**

- Building Code may require continuous inspection by a third party inspector.
- We typically work with Northern Geotechnical Engineering who can provide the inspection as well as the final welding inspection.
- We sequence our work and coordinate the inspection to be as efficient as possible.
- TMP AK will coordinate, schedule and invoice for all inspections.

## **Backfill and final grading – Included in excavation costs listed above**

ArcticTerra will:

- Backfill and compact area of excavation after helical pier work is complete.
- Grade for positive drainage.

Not included in excavation costs:

- Landscape to be reinstalled.
- New concrete/asphalt to be installed.
- Extensive replacement of decks beyond small entryways.
- All items can be quoted at an additional cost or to occur during the summer season.

## **Potential additional items beyond the scope of work listed above:**

- Interior piers
  - ◊ Add an additional \$250 per pier if we are required to install the piers from the interior of the structure with our electric motor.
  - ◊ Does not include interior work needed to:
    - \* Create access for TMP AK
    - \* Remove and replace floor surfaces
    - \* Move furniture etc
    - \* Any carpentry, patching or other interior repairs needed due to working inside the structure
    - \* Foundation wall / block crack repair as a result of initial settling or lifting.

## ESTIMATED FOUNDATION REPAIRS

**All costs are estimates.** The following is are examples of budget and scope based on two different types of foundation repairs recently completed by TMP AK in Anchorage.

Repair Steps	10 pier Partial Support	25 pier Full Structure Support
Engineering/Site Measurement	\$2800	\$2800
Test Pier Installation (as needed)	\$1000 (\$500 refunded)	\$1000 (\$500 refunded)
Permitting	\$1500	\$2000
Excavation/Site Preparation	\$9000	\$15,000
Footer Preparation	\$1500	\$3750
Exterior Helical Pier & Bracket Installation Depth 14' (to 21')	\$12,500 (\$14,600)	\$31, 250 (\$36,500)
Special Inspection	\$1000	\$2000
<b>ESTIMATED TOTAL 14' depth (21' depth)</b>	<b>\$28,800 (\$29,900)</b>	<b>\$56,800 (\$62,050)</b>