



## 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</b> 14' depth (21' depth)	<b>\$28,800 (\$29,900)</b>	<b>\$56,800 (\$62,050)</b>