



## Estimated Foundation Repair Costs

### Site Measurement - \$400

- Measure and mapping of damaged areas for report for engineer.
- Engineer review of report for determination of project concept and scope.
- If providing independent project design and engineering, this step will be omitted.

### Engineering - \$2400

- 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.

### OPTIONAL Test Helical Pier Installation - \$1000 (50% refunded for completed project at 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
  - ◇ Ground thawing
  - ◇ 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 1-5 series bracket installed with concrete 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 (if required)**

### **Backfill and final grading – \$4000 - \$10,000**

ArcticTerra will:

- Provide installation of 3# Polyurethane foam as required by MOA
- Provide non-frost susceptible material compacted along the face of the footer
- 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
Site Measurement / Engineering	\$400 / \$2400	\$400 / \$2400
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)
Polyurethane Foam	\$2000	\$5000
NFS Compacted Fill	\$2000	\$6000
<b>ESTIMATED TOTAL 14' depth (21' depth)</b>	<b>\$31,300 (\$33,400)</b>	<b>\$65,800 (\$71,050)</b>

# PROCEDURE for FOUNDATION REPAIRS

*This following list is provided to give a general idea of the process involved with foundation repairs and the order in which they occur. Individual projects may vary.*

1. Initial email information to TMP
2. If plans have been designed by an outside engineer - skip to step #5
3. Schedule a site visit to measure and map the foundation settlement
4. TMP AK consults with structural
5. TMP AK provides a budget based on initial observations
6. Excavation foundation prep backfill estimates provided
7. Test pile completed, if requested
8. Engineering starts - estimated timeframe is 2-3 weeks for design
9. Permitting is done by General Contractor or TMP AK
10. Scheduling is determined once permit is approved
11. Private water and sewer locates completed (as needed) by others
12. Excavation / footing prep (by others) - 2-4 days
13. TMP helical pier installation - average 3-5 piers/day depending on soil conditions (40% payment due by this step)
14. Interior lifting prep by others if not done with helical piers
15. Lifting of the structure (40% payment due)
16. Engineer report completed and sent to owner
17. MOA "bottom of the hole" inspection
18. Final TMP invoice generated 20% plus additional pile lengths and helices as needed
19. Structural foam placed by others
20. Compacted backfill placed by others along the "face of footing"
21. Any exterior foundation repair, damp proofing and drainage (by others)
22. Back fill (by others)
23. Final grading done by others
24. Other repairs completed by others, as needed