



Proposal

PROPOSAL		Sample Client
		Lexington, MA
Assumptions		The Proposal is based on plans dated 3/3/15, with Sally's list of adjustments
		The price assumes the owners will be living in the house
		The owners will be responsible for clearing out all of the work areas
	Price	Work Description
General Conditions	\$11,300.00	Permit and permit fee included Workers to use a portable bathroom Site supervision includes: Floor protection and protection against weather during construction Subcontractor supervision and quality control Proper storage and security of building materials during construction Coordinate installation of owner supplied and installed materials Daily and final site cleanup Price includes dumpsters Professional window and surface cleaning prior to move-in included
Demo	\$7,400.00	Demo the existing cabinets, counters, appliances Gut the existing bathroom Demo the decorative beams in the kitchen ceiling Gut the rear section of the first floor space to install a new bathroom, doors and windows Demo doors and windows per demo plan Demo all flooring in the kitchen and renovated areas down to the subfloor Demo the bearing walls, partitions and selected finishes for the new floor plan Demo all doors and windows for replacement Demo the mudroom ceiling (price assumes no structural or mechanical work)



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Note that these	-\$4,200.00	Delete removing the window, delete the gutting of that section of wall, leave the existing radiator as is, no vinyl patching on the exterior and reduce the size
<u>deductions will affect costs in other parts of the</u>		
<u>proposal, but the total deduction is captured here</u>	-\$700.00	and allowance of the TV built-in to (3750) No demo on the ceiling or ceiling framing or furring of the mudroom area ceiling
Framing	\$7,100.00	Adjust openings and headers in the existing exterior walls for new windows Adjust openings in the existing interior wall in the desk area Build new interior partitions with 2x4 per plans Build the existing entry floor up to be flush with the other floors
Exterior Carpentry	\$18,800.00	Supply Marvin door and window units per schedule Install the new units Field trim all new doors and windows using PVC 1x5 and sills, exterior trim and windows will be finished similarly to the windows in main house Install new vinyl siding to match the existing
Plumbing, HVAC	\$12,800.00	Disconnect the existing kitchen and bathroom for demolition Install new sink faucet, dishwasher and icemaker on the existing rough plumbing Relocate the bathroom fixtures per plans, shower will have a diverter New drains and vents will be PVC and new water lines will be pex Install an owner supplied pot filler Liquid membrane will be used in the shower area, no copper pan included Adjust the location of existing gas line to kitchen range Plumbing fixture allowance (2000) Relocate one heat riser behind the basement door Remove and reinstall one radiator Exhaust the kitchen range hood Vent (1) new bathroom exhaust fan to the exterior
Electrical	\$12,700.00	Provide labor for cleaning up existing wiring after demo Wire new kitchen appliances Furnish, wire and install (16) low voltage recessed down lights



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		Wire and install (5) decorative ceiling or sconce fixtures provided by owners
		Allowance to supply and install LED strip tape in display cabinets (750)
		Furnish, wire and install (1) shower rated panasonic exhaust fan
		Replace the existing exterior wall sconce
		Wire (12) wall switches
		Wire for a total for (12) wall outlets
		Wire for a wall mounted TV, TV installation not included
		Wire for (1) bathroom GFCI outlet
		Wire for (2) coax cable outlet
		Wire for (2) data outlet
		Supply (5) single pole toggle dimmers
		Surface mounted fixtures will be owner supplied
Walls, Ceilings	\$6,200.00	Install closed cell spray foam in the open exterior walls
		Spray foam around replaced doors, windows and other penetrations
		Blueboard and skimcoat plaster for new work, patch laundry as needed
Carpentry, Millwork	\$32,600.00	Install (3) new Trustile doors per schedule
		Install new door and window casing with rosettes, plynthes and belly casing per
		plans on new work and casing on basement door and hallway pass through
		Install new, poplar base trim to match the existing, patch the existing as needed
		Install shelf and pole in the closet per plans
		Build the decorative ceiling beams with upper crown molding per plans
		Allowance to supply and install frameless glass shower door (1800)
		Allowance to supply and install the primed, paint grade entertainment cabinet (5520)
		Allowance to supply and install the two sided cherry desk and bookshelf without
		reusing the cherry mantle (8000)
		Install owner supplied kitchen and bathroom cabinets, crown molding at the tops
		of the cabinets will be supplied with the kitchen
		No wood window trim in the shower is included, it will be done with tiling materials
		No work on the existing window casing next to the new cabinet
		Remove and save the radiator covers and reinstall them



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Tiling, Stone	\$9,300.00	Install durock underlayment and ceramic floor tile in new bathroom, laundry and both entry areas
<u>Borders, patterns, diagonals and special cutting is not included</u>		Install tile, curbing and grout in the shower, bathroom and kitchen backsplash Allowance to provide tile and grout for the bathroom and kitchen backsplash (3000) Installation of owner supplied sinktop is included with carpentry
Wood Floors	\$4,600.00	Supply and install new oak strip flooring in all spaces except the bathroom Finish all new wood flooring with 3 coats of poly, (1) coat of stain is included Refinish the wood floors in dining room, apply one coat of stain to match the new floors and three coats of poly Stairs are not included
Interior Painting	\$6,100.00	Prep, prime and paint all new walls, ceilings and woodwork Price includes one color for all trim, 2 total wall colors Remove wallpaper, repair all walls with ceiling buttons and tape, sand, prime and paint the dining room and up the stairs to the corner at the top of the landing
	\$124,000.00	TOTAL PRICE
Supplied by owner, installed by contractor		Kitchen cabinets, bathroom cabinets and appliances Surface mounted electric fixtures Countertops and stone pieces for the bathroom
Not Included		Rot repairs Exterior painting Landscaping and landscaping repairs
		The contractor maintains both worker's compensation and liability insurance All work is guaranteed for one year from date of project completion



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Payment Schedule	
\$5,000.00	Upon agreement
\$5,000.00	Windows ordered
\$10,000.00	Upon starting
\$15,000.00	Windows installed
\$10,000.00	Rough plumbing inspected
\$10,000.00	Rough electrical inspected
\$10,000.00	Framing inspected
\$10,000.00	Plaster complete
\$10,000.00	Tiling complete
\$10,000.00	Wood floor installed
\$10,000.00	Kitchen cabinets installed
\$10,000.00	Appliances installed
\$9,000.00	All Complete
\$124,000.00	Total Payments