



Preliminary Estimate

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Submitted to:

Submitted by:

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Project Specifications

Kitchen, 2 bed, 2 bath addition with crawlspace. Approximately 1100 sq ft.

General Project Contents

PROJECT PREPARATION

- Obtain architectural and structural plans.
- Obtain necessary permits.
- Obtain survey.
- Obtain asbestos testing and report.

CONCRETE DEMOLITION

- Demolish concrete patio.

GENERAL DEMOLITION

- Demolish existing house as necessary.

EXCAVATION

- Excavate, backfill, and haul away excess soil.



CONCRETE

- Form and pour concrete steps and patio.
- Set forms and pour concrete footers and foundation walls.
- Saw foundation wall, 8" thick.

FLOOR FRAMING

- Provide and install 11-7/8" TJI, 16"oc.
- Provide and install tongue and groove OSB subfloor, 3/4".

WALL FRAMING

- Provide and install wood wall framing, 2" x 4", 24"oc.
- Provide and install wood wall framing, 2" x 6", 16"oc.
- Provide and install wall sheathing, oriented strand board, 1/2".

ROOF FRAMING

- Provide and install engineered trusses.
- Provide and install oriented strand board sheathing, 5/8".

ROOFING AND GUTTERS

- Provide and install fiberglass shingles, to match or be similar to existing.
- Provide and install flashing on plumbing vent, aluminum.
- Provide and install 5" seamless aluminum guttering.
- Provide and install 3" x 4" aluminum downspout.

EXTERIOR DOORS

- Provide and install 2 single lite exterior doors with locksets, (\$650 per unit allowance).
- Provide and install exterior french door with lockset, (\$900 allowance).



VINYL WINDOWS

- Provide and install vinyl windows, (\$2,500 allowance).

EXTERIOR TRIM

- Provide and install fascia, soffit, and necessary exterior trim.

SIDING AND AWNINGS

- Provide and install hardboard lap siding.

PLUMBING

- Rough-in 2 toilets.
- Rough-in 3 sinks.
- Rough-in 2 showers.
- Provide and install 3 toilets, (\$225 per fixture allowance).
- Provide and install 2 acrylic shower pans, (\$600 group allowance).
- Provide 3 sink faucets, (\$125 per fixture allowance).
- Provide 2 shower sets, (\$175 per fixture allowance).
- Provide and install 2 shower doors, (\$1,000 group allowance).
- Rough-in kitchen sink and dishwasher.
- Rough-in washer and dryer hookups.
- Provide and install kitchen sink, (\$300 allowance).
- Provide and install kitchen faucet, (\$250 allowance).
- Provide and install 1/2 hp disposal, (\$125 allowance).
- Install appliances.

HEATING, VENTILATION, AIR CONDITIONING

- Provide and install 2 bathroom fans, (\$100 per fixture allowance).
- Provide and install new split zone furnace and AC with new supplies and returns as necessary, (\$25,000 subcontractor allowance).



ELECTRICAL

- Provide and install duplex outlets.
- Provide and install GFCI outlets.
- Provide and install switches.
- Provide and install 3 way switch sets.
- Provide and install 5 ceiling mount light fixtures, (\$60 per fixture allowance).
- Provide and install 2 vanity lights, (\$75 per fixture allowance).
- Provide and install 3 exterior flood lights, (\$50 per fixture allowance).
- Provide and install AFCI and GFCI protection.
- Provide and install a new 200 amp circuit breaker panel and service entry.
- Provide and install 5 hardwired smoke detectors.

INSULATION

- Provide and install batt wall insulation, R-22.
- Provide and install batt roof insulation, R-49.
- Provide and install insulation and vapor barrier in basement.

WALL COVERINGS

- Provide and install drywall, taped and finished, 1/2".
- Provide and install tile, (\$4/sq ft allowance).

INTERIOR DOORS

- Provide and install 8 interior pre-hung hardboard hollow core door units and 2 pocket doors, (\$120 per door allowance).
- Provide and install 10 door locksets, (\$35 per handle allowance).

INTERIOR TRIM

- Provide and install MDF casing, (\$1.60/ ft allowance).

PROSPECT 30 EIGHT

CONSTRUCTION, INC.



- Provide and install MDF base, (\$2.00/ ft allowance).
- Provide and install closet shelving and rods, melamine board, (\$600 material allowance).
- Provide and install 2 toilet paper holders, (\$25 per unit allowance).
- Provide and install 3 towel bars, (\$30 per unit allowance).
- Provide and install 3 towel rings, (\$20 per unit allowance).

CABINETS AND COUNTERTOPS

- Provide and install new cabinetry, (\$10,000 total allowance).
- Provide and install new solid surface countertops, (\$6,000 allowance).
- Provide and install 60" double vanity cabinet with sinks and tops, (\$1,200 allowance).
- Provide and 48" vanity cabinet with sink and top, (\$500 allowance).

FLOOR COVERING

- Provide and install engineered flooring, (\$4/ sq ft allowance).
- Provide and install carpet and pad, (\$25/ sq yd allowance).

PAINTING

- Prime and paint drywall, doors, and trim.
- Paint exterior siding, fascia, soffit, and trim.

PROJECT FINALIZATION

- Clean interior and exterior work areas.
- Deliver and service dumpsters and portable toilet.

Estimated Project Cost is \$340,000-\$370,000

Exclusions: Electrical, plumbing, and HVAC work caused by opening walls for renovation in existing house. Existing basement renovations. Moving or resizing exterior sewer, gas, and water lines. Charges from Xcel for moving electric meter housing.