



Preliminary Estimate

February 24, 2023

Submitted to:

Submitted by:

K Christopher Moore
Prospect 30 Eight Construction, Inc.
Mobile: (970) 309-4170

Project Specifications

2 Bed/1 Bath Addition, roughly 1,100 sq ft., with siding replacement on existing house

PROJECT PREPARATION

- Obtain architectural and structural documents.
- Obtain necessary permits.

GENERAL DEMOLITION

- Demolish existing house as necessary.
- Excavate, backfill, and haul away excess soil.

CONCRETE AND FOUNDATIONS

- Pour concrete footers and foundations.
- Pour concrete patio slab.
- Provide foundation dampproofing and drain tile.



FLOOR FRAMING

- Provide and install 11-7/8" I-joists, 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.
- Provide and install necessary drip edge and flashing.
- Provide and install 5" seamless aluminum guttering.
- Provide and install 3" x 4" aluminum downspout.

WINDOWS AND EXTERIOR DOORS

- Provide and install vinyl windows, (\$5,000 allowance).
- Provide and install french patio door and 1 exterior door, with hardware, (\$1,500 group allowance).

PROSPECT 30 EIGHT

CONSTRUCTION, INC.



SIDING

- Remove siding, fascia, and trim from existing house.
- Provide and install hardboard siding, exterior trim, fascia and soffit.

PLUMBING

- Rough-in toilet.
- Rough-in 2 bathroom sinks.
- Rough-in 1 shower and 1 tub.
- Provide and install new water heater, (\$800 allowance).
- Provide and install 2 bathroom sink faucets, (\$125 per fixture allowance).
- Provide and install 1 shower and 1 tub control sets, (\$200 per fixture allowance).
- Provide and install shower glass door, (\$850 allowance).
- Provide and install new freestanding tub, (\$1,000 allowance).

HEATING, VENTILATION, AIR CONDITIONING

- Provide and install bathroom fan, (\$100 fixture allowance).
- Provide and install dual zone mini-split system, (\$10,000 sub-contractor allowance).

ELECTRICAL

- Provide and duplex outlets.
- Provide and install switches.
- Provide and install 3 way switch sets.
- Provide and install GFIC outlets.



- Provide and install recessed fixtures.
- Provide and install 2 bathroom vanity lights, (\$100 per fixture allowance).
- Provide and install hardwired smoke detectors.
- Provide and install new meter housing and electric panel.

INSULATION

- Provide and install insulation in walls, R-22.
- Provide and install insulation in ceiling, R-49.
- Provide and install crawlspace insulation and vapor barrier.

WALL COVERINGS

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

INTERIOR DOORS

- Provide and install interior lock sets, (\$50 per set allowance).
- Provide and install interior pre-hung, hollow core, MDF door units, and closet doors, (\$120 per door allowance).

INTERIOR TRIM AND ACCESSORIES

- Provide and install MDF casing, (\$1.50/ ft allowance)
- Provide and install MDF base, (\$1.75/ ft allowance).
- Provide and install melamine closet shelving and rods, (\$500 material allowance).
- Provide and install 1 toilet paper holder, (\$30 per unit allowance).
- Provide and install 2 towel bars and 2 hand towel rings, (\$40 per unit allowance).

PROSPECT 30 EIGHT

CONSTRUCTION, INC.



CABINETS AND COUNTERTOPS

- Provide and install 1 double sink vanity with countertop, (\$1,200 allowance).

FLOOR COVERING

- Provide and install cement board underlayment.
- Provide and install engineered flooring, prefinished, (\$4/sq ft allowance).
- Provide and install ceramic tile flooring and shower pan, (\$4/sq ft allowance).

PAINTING

- Prime and paint drywall, 2 coats.
- Paint interior doors and trim.
- Paint exterior siding and trim.

PROJECT FINALIZATION

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

ESTIMATED COST: \$310,000-\$340,000

Notes: The estimate was based off an 800 sq ft addition. Variables that will have the most effect on price are addition size, installing a new furnace/AC or use of a mini-split system, if we need a new electric panel and meter housing, and whether we can route the waste line into the house, or if we need to route it around the side of the house.

As the project comes into clearer focus, I would revise the budget accordingly.