



Preliminary Estimate

March 10, 2023

Submitted to:

Submitted by:

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

Project Specifications

Bed/Bath Addition, Appx. 425 sq. ft.

General Project Contents

PROJECT PREPARATION

- Obtain architectural and structural plans.
- Obtain necessary permits.
- Obtain ILC, (Improvement Location Certificate).

GENERAL DEMOLITION

- Demolish wall, exterior roof, siding, and soffit.

EXCAVATION

- Excavate, backfill, and haul away excess soil.

CONCRETE

- Set forms and pour concrete footers, foundation walls, steps, and 120 sq ft of flatwork.
- Provide and install damproofing and drain tile.



FLOOR FRAMING

- Provide and install 9-1/2" 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", 16"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 scissors trusses.
- Provide and install oriented strand board sheathing, 1/2".

ROOFING AND GUTTERS

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

VINYL WINDOWS

- Provide and install vinyl windows, (\$3,000 allowance).



SIDING AND AWNINGS

- Provide and install hardboard lap siding, fascia, and trim.

BATHROOM PLUMBING

- Rough-in toilet.
- Rough-in 2 sinks.
- Rough-in shower.
- Provide and install toilet, elongated, (\$225 fixture allowance).
- Provide and install shower pan, (\$400 allowance).
- Provide and install 2 sink faucets, (\$125 per fixture allowance).
- Provide and install shower control set, (\$175 fixture allowance).
- Provide and install shower door, (\$700 allowance).

HEATING, VENTILATION, AIR CONDITIONING

- Provide and install bathroom fan, (\$100 fixture allowance).
- Provide and install mini-split system for new addition, (\$9,000 sub-contractor allowance).

ELECTRICAL

- Provide and install duplex outlets and switches.
- Provide and install 2 GFIC outlets.
- Provide and install 10 recessed fixtures.
- Provide and install bathroom vanity light, (\$85 fixture allowance).
- Provide and install new circuits with arc fault protection.

PROSPECT 30 EIGHT

CONSTRUCTION, INC.



- Provide and install hardwired smoke/carbon monoxide detectors.

INSULATION

- Provide and install insulation, unfaced, laid flat, R-22.
- Provide and install insulation, unfaced, for rafters, R-49.
- Provide and install insulation blanket and vapor barrier in crawlspace.

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 3 interior lock sets, (\$50 per set allowance).
- Provide and install 3 interior pre-hung and 2 bifold MDF, hollow core door units, (\$120 per door allowance).

INTERIOR TRIM AND ACCESSORIES

- Provide and install MDF casing, (\$1.50/ ft allowance)
- Provide and install MDF base, (\$1.80/ ft allowance).
- Provide and install closet shelving and rods, (\$400 material allowance).
- Provide and install toilet paper holder, (\$30 per unit allowance).
- Provide and install towel bar and 2 hand towel rings, (\$40 per unit allowance).

CABINETS AND COUNTERTOPS

- Provide and install double sink vanity cabinet with countertop, 60", (\$1,200 allowance).

PROSPECT 30 EIGHT

CONSTRUCTION, INC.



FLOOR COVERING

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

EXTERIOR PAINTING

- Paint siding and trim.

INTERIOR PAINTING

- Paint interior panel doors.
- Prime and paint drywall, 2 coats.
- Paint interior moulding.

PROJECT FINALIZATION

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

Estimated Cost: \$240,000-250,000