

May 28, 2008

**For: John and Jane Doe  
5001 Park View  
Cincinnati, Ohio 45201**

**Project scope summary: Build a 20'X 40' ground level addition, on craw space, to right side of house including den(with built in desk and bookcase), master bedroom, WIC, utility room, laundry, master bathroom with Jacuzzi tub, 4' shower, double vanity, linen closet, and water closet.**

**Dear Jane and John;**

**Below is a breakdown of the cost estimates for the above mentioned project, based on the information you gave me and past history. Please review this and let me know what questions you have for me at this time.**

**I look forward to hearing from you and working with you to the successful completion of this project**

**Respectfully**

**David A. Bauer  
President**

## **ESTIMATED COST BREAKDOWN**

### **1. Pre-Construction**

a. Plans and Specs.....	\$1,000.00
b. Building Lot.....	0.00
c. Survey.....	0.00
d. Building Permit & Fees.....	600.00
e. Engineer.....	
f. Property Insurance (homeowners policy should be updated to cover upgrades)..	

### **2. Foundation**

a. Lot Preparation.....	0.00
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b. Demolition.....	1,250.00
c. Excavation.....	1,000.00
d. Trucking.....	0.00
e. Footer.....	1,480.00
f. Foundation Walls.....	1,500.00
g. Flat Concrete Work.....	0.00
h. Back Fill.....	385.00
i. Grave/Sand.....	1,485.00
j. Waterproof.....	150.00
k. Rough Grade.....	350.00
m. Steel I Beam/Rebar.....	150.00
n. Drainage Tile.....	200.00

### 3. Framing/Structure

a. Framing Lumber.....	4,620.00
b. Windows and Exterior Doors.....	2,100.00
c. Framing Carpenters Labor.....	4,500.00
d. Stairs.....	0.00

### 4. Mechanicals

a. Plumbing material and labor.....	5,650.00
b. Plumbing Furnishings and Fixtures (allowance).....	3,350.00
c. Gas Lines.....	included
d. Electrical Material and Labor.....	5,140.00
e. Electrical Fixtures (allowance).....	1,150.00
f. Cable/Telephone/Computer.....	included
g. Security System.....	0.00
h. HVAC material and labor.....	5,645.00
i. Water and Sewer Lines including Tap fees.....	0.00
j. Temporary Utilities.....	0.00

### 5. Insulation-Drywall-Paint

a. Insulation material and labor.....	1,500.00
b. Drywall material and labor.....	3,600.00
c. Prime Walls.....	750.00
d. Exterior Caulking & Painting M&L.....	2,300.00
e. Interior Caulking & Painting M&L.....	2,700.00

### 6. Exterior Finishes

a. Felting Roof.....	300.00
b. Shingle Roof Labor.....	1,280.00
c. Roofing Materials.....	1,280.00
d. Garage Door and Opener.....	0.00
e. Exterior Door Knobs.....	90.00
f. Masonry M&L (brick, stone, etc.).....	3,960.00



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g. Exterior Siding & Trim Material.....	1,430.00
h. Exterior Siding & Trim Labor.....	3,400.00
i. Porch/Deck Material.....	730.00
j. Porch/Deck Labor.....	1,200.00
k. Gutters & Downspouts.....	240.00
l. Skylights.....	0.00

**7. Interior Finishes**

a. Appliances (allowance).....	1,200.00
b. Cabinets and Vanities.....	900.00
c. Flooring – Tile and Marble.....	3,300.00
Hardwood.....	0.00
Carpet.....	1,450.00
Vinyl.....	300.00
d. Interior Trim Materials.....	1,485.00
e. Interior Trim Labor.....	5,700.00
f. Furnishings and Fixtures (allowance).....	0.00
g. Fire Place Installed.....	1,400.00
h. Other wall covering.....	0.00

**8. Landscape - Hardscape**

a. Driveway and Sidewalks.....	0.00
b. Landscaping.....	0.00
c. Final Grade and Sow Grass.....	500.00
d. Fence M&L.....	0.00
e. Retaining Walls.....	0.00
f. Trenching and Drainage Pipe.....	200.00

**9. Others**

a. Other: _____.....	0.00
b. Other: _____.....	0.00
c. Dumpster/Debris Removal.....	750.00
d. General Labor.....	1,200.00
e. Tool/Equip. Rental.....	0.00
f. Portolet.....	300.00
f. Contingencies.....	2,000.00
g. Overhead/sales Commission.....	0.00
h. General Contractors Fee.....	11,000.00

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**Total Estimated Cost..... \$ 98,150.00**

- Bids have been received to confirm budget estimate.



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Accepted      Signature\_\_\_\_\_ Date\_\_\_\_\_

Signature\_\_\_\_\_ Date\_\_\_\_\_

Signature\_\_\_\_\_ Date\_\_\_\_\_

