

CONSTRUCTION

**JOB ESTIMATE &
SCOPE OF WORK**

General Contractor (if applicable)
Contractor Contact Info

TO:
Developer/Owner
Developer Contact Info

JOB DESCRIPTION	
PROPERTY ADDRESS	Complete renovation of the subject 6-unit apartment building.

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Demolition and dumpsters - Demolition labor and dumpsters needed.	\$17,000.00
Framing - bathrooms reframed and soffits ready for drywall.	9,000.00
Windows - All new windows throughout building and glass blocks in bathrooms.	23,567.00
Exterior doors - Six panel steel exterior door with smart key changeable locks and peepholes.	5,620.00
Electrical - New lines ran to kitchen, all new fixtures, outlets and switches. Update to code.	15,780.00
Plumbing - All new plumbing and gas lines throughout the building.	34,890.00
HVAC - All new in unit 50-75000 btu furnaces and ductwork.	28,450.00
Drywall - Green board and durock in all bathrooms, regular throughout. Hung, taped and sanded.	16,100.00
Trim - Hollow core six panel doors, 3" base 2" casing with shoe throughout.	17,650.00
Roofing - All new roofing repitched and insulated with modified layer, new gutters and downspouts.	30,500.00
Paint - Two tone. Semi gloss white base, semi gloss off-white walls, flat white ceilings.	14,680.00
Hardwood floors - Relayed in kitchens and patches, sanded with two coats of polyurethane.	15,050.00
Cabinetry - Black forest kitchen cabinetry per selected layout with handles.	18,100.00
Granite countertops - Santo cecillio countertops with 50/50 undermount sinks	11,750.00
Bathrooms - New subfloors and new tile floors, walls tiled 7' high, new vanity, and bath accessories.	9,000.00
Common areas - Hallways and basements finished ready for Section 8 walk through.	7,650.00
Porch - Porch powerwasher, restrained and brought to code.	2,870.00
Fencing - Back chainlink fencing installed with gate.	2,630.00
Blinds - In unit mini blinds.	3,510.00
Concrete - Back concreting and garage slab fixed.	2,400.00
Garage - Demolished ready for carpark.	3,860.00
Brick and tuckpointing - Brick rebuilt where necessary and tuckpointed where necessary.	30,000.00
Permits Permits and fees as necessary.	2,240.00
TOTAL JOB COST	\$322,297.00