

JJC's Modern Design & Construction LLC

3350 Dumaine St.



Date

05/09/2022

Presented By

JJC's Modern Design & Construction LLC

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Presented To

Lucy Scholz and Maggie Riddell

Dear Maggie and Lucy,

Here's the proposal we discussed. Please review and we'll discuss this at our next meeting. We're happy to be working with you on this project. Master bathroom and bedroom addition of 3350 Dumaine St. Line items of renovations listed

below as follows. All work will be completed by JJC Construction and their partnering sub contractors.

Estimate

1000 Preparation Preliminaries	\$1,450.00
Preconstruction	\$1,450.00
Blue prints and permit filing	
3000 Rough Structure	\$53,258.70
Demolition	\$4,950.00
-Demo lean to master bathroom addition, approximately 120 sqft	
-Demo roof and ceiling of rear apt, approximately 550 sqft	
-Remove second story roof line over master bedroom and bathroom for extension	
-Includes allowance for dumpsters and haul away of material	
Framing	\$35,658.70
-Frame structure in accordance to blue prints,	
-Add structural support to first story addition ceiling as denoted in blue prints, i.e. lvl headers, knee wall headers, and 2x12 ceiling joists	
-Add 4x6 sills to 4x6 sills to rear addition on exterior walls.	
-All framing members to match dimensions denoted	
-All framing members to be constructed with #2 pine	
-House will be sheathed and weather proofed with either house wrap or zip system	
-New structure to be approximately 550 sqft.	
Siding	\$12,650.00
-Install new hardie cement siding around addition.	
-Siding to be 6.25" and will match existing reveal of main structure	
-Hardie trim installed as denoted on plans	
-New siding installation approximately 1,100 square feet	
4000 Roofing	\$6,875.33
Roofing	\$6,875.33
-Installation of slate roof extension over new master bedroom and bathroom	
-Roof to match slate roof of main property.	
-Approximate coverage 550 sqft.	
-Style and design to match plans	
4500 Windows and Doors	\$11,015.54
Doors	\$6,040.95
-Install new doors to match existing as denoted in plans.	
-(2) 4'-0"x8'-0"	
-(1) 2'-6"x8'-0"	

-(1) 2'-8"x-8'-0"

-Move three existing doors: 2'-6"x8'-0"

Windows

\$4,974.59

-Installation of eight new windows as denoted per plans

-Windows to be made of vinyl material, panes consist of low-e, argon gas, divided lights to match existing style of house.

Dimensions:

-(2) 4'-0"x5'-0"

-(6) 3'-0"x5'-0"

4700 Insulation

\$3,221.57

Insulation

\$3,221.57

-Blow-in cellulose insulation will fill the stud bays of the exterior walls and attic of the house.

-All insulation to meet R-values as required by code

-Approximately 1,975 sqft

5000 Drywall

\$6,515.20

Drywall

\$6,515.20

-Install drywall in new master bedroom and bathroom, install first floor addition ceiling sheet rock, approximately 2,220 sqft

-Hang, float, and finish to level of homeowners choosing

5100 Flooring

\$6,084.98

Flooring

\$6,084.98

-Installation of hardwood flooring, approximately 270 square feet.

-Synthetic underlayment included in fixed price.

Hardwood Flooring Cost Break Down:

-Material: Classic grade heart pine flooring, \$9.85 a square foot

-Labor: \$8.00 a square foot (includes poly and finish)

*Line item includes 10% variance in price for material

5200 Interior Trim

\$7,617.60

Interior Trim

\$7,617.60

-Install new interior trim around addition.

-Install new door casing to match existing style and dimensions of main property

-Install new window casing to match existing style and dimensions of main property

-Install new baseboard and shoe molding to match existing trim.

-Install closet shelving as denoted per plans

5250 Interior Painting	\$6,952.50
<p>Interior Painting</p> <p>-Interior paint for trim, walls, and doors to color of homeowners choosing -Line item Includes labor and material</p>	\$6,952.50
5275 Exterior Painting	\$9,733.50
<p>Exterior Painting</p> <p>-Paint exterior of property to match existing siding and trim -Line item is for labor and material -Approximately 1,075 sqft</p>	\$9,733.50
5300 Ceramic Tile	\$8,393.34
<p>Tile</p> <p>-Installation of tile on bathroom floors for master bathroom -Installation of tiled shower surround -Tile selection to be provided by homeowner, selection for ceramic or porcelain not natural stone (labor variance for natural stone tile) -10% variance not included -Approximately 450 sqft -Includes rough-in material -Includes shower glass material for shower surround. Material: Finish material provided by homeowner</p>	\$8,393.34
5400 Cabinets	\$720.00
<p>Cabinets</p> <p>-Installation of closet drawers as denoted per plans -Installation of two vanities as denoted per plans -Line item for labor only, vanities and drawers to be selected by homeowners</p>	\$720.00
5600 Finish Plumbing	\$13,266.00
<p>Plumbing</p> <p>New plumbing for a single family residence with air bnb as per plans. To consist of water lines as well as drains, waste, and vents. Tie into the existing water lines and sewer lines. Modify existing and install new plumbing where required for new floor plan. We will cap off the old plumbing for the existing second floor master bath and laundry room. We will rough in plumbing for the new master bathroom, the new washing machine by the stairs, and the new half bath on the first floor. We will tie into the existing water heater on the first floor to service the new plumbing fixtures. We will extend a 3" inch double wall vent pipe to the exterior for the water heater.</p>	\$13,266.00

We will tie into the existing waste and vent plumbing.

We will tie into the existing water main lines.

WE WILL FURNISH:

All materials for the installation of the plumbing systems such as pipe, fittings, supply lines, wax rings, p-traps, and shut off valves. All parts necessary for complete water and DWV systems.

All labor to install the systems mentioned above and connections to the fixtures.

THE CLIENT IS TO FURNISH:

The client is to furnish all plumbing fixtures and appliances.

The clients ROOFER is to install all flashings for the plumbing stacks. We will provide all of the plumbing flashings.

The clients HVAC installer is to install all hood and bathroom exhaust vents.

5700 Finish Electrical

\$16,560.00

Electrical

\$16,560.00

1. Install wiring for all as required by code standards, and as per drawings.
 2. Quote is for Wiring as per plan NEW ADDITION
 3. Intelligent DEMO, save any wiring relocate extend protect from damage as framing and construction of UPPER ADDITION is completed
 4. E-1 will work with construction crew to determine best route for branch circuits to be routed to EXISTING service panels
 5. EXISTING Service to remain
 6. Wiring for CAMEL BACK addition to be routed to correct panel
 7. 1st floor EXISTING will NOT be rewired
 8. Provide and install new breakers as required
 9. Route conductors, for circuits as required to power building as per plans
- EXISTING
Furnaces (GAS)
- Dryer (GAS).
Stove (GAS).
Water heater (GAS).
10. Installation, of range hood / Microwave hood, . appliances install by others example dishwasher, disposal, cords
by others ONLY (receptacles by E-1)
 11. Install New OWNER supplied Recess cans, ALL cans and trims, lamps to be provided by owners
 12. Standard wired Door Bell 1- chime location Front door button location
 13. Smoke Alarms to be prewired throughout house as per code, Devices by Owner
 14. Attic space to be wired as per code 2 – keyless light fixtures and GFCI

5800 Finish HVAC

\$9,120.00

HVAC

\$9,120.00

- Removal of existing duct lines in master bathroom and bedroom
 - Installation of new flex duct lines to accommodate master bedroom and master bathroom
 - Installation of new exhaust fans for bathroom
 - Installation of potential new condenser to accommodate added living space
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Base Price

\$160,784.26

Disclaimer:

Scopes are estimates and are subject to change based on contingencies discovered during the course of the project.

PROGRESS PAYMENTS TO BE PAID AS FOLLOWS:

40% Deposit at start.

30% After rough-in work has been completed.

20% Upon the completion of the fixture and trim installations.

10% Upon completion of project

*All work will carry a ONE YEAR WARRANTY on the installation from the date of completion.

*All materials are warranted as per the MANUFACTURER'S WARRANTY.

*Any CHANGES that are not mentioned will be considered a CHANGE ORDER. This is to be agreed upon prior to the execution of the task by both parties.

Signatures



May 12 2022

Client: Lucy Scholz

Date



May 12 2022

Client: Maggie Riddell

Date



May 13 2022

Builder: Jason Chao

Date