

ENGOLIO CALHOUN LICENSE # 886381

ENGOLIO CALHOUN

Projected Construction Cost

6233 Vicksburg Street
New Orleans, LA 70124
8/11/22

Project Description

Selective renovation of 6233 Vicksburg Street to include both interior and exterior work. Exterior work shall consist of removing and replacing existing siding, replacing windows and framing in abandoned window locations, replacing the front door, buliding a new side porch and installing a new awning, and prepping and painting all exterior surfaces. Interior work shall consist of gutting and reframing the front sun room to accomodate a new bathroom and laundry room, opening up the kitchen to the dining room, reframing the master closet area to accommodate a private master suite, gutting and redoing the master bath, redoing finishes in the kitchen, and spot repairs of damaged areas in dining room and sun room. New can lighting will also be installed in the kitchen and new/redone bathrooms. 1x4 casing w/ edge banding will be installed at doors and select windows. Existing flooring shall be salvaged where repairs are made, new bathroom/laundry area will receive tile floor.

*Material allowances are subject to change with market conditions.

*Lumber material allowance and labor may increase or decrease once walls and floors are opened.

*This price does not include landscaping or site work

*HVAC allowance is for moving return air only, HVAC subcontractor is hired by owner. Final pricing and scope of work will need to be coordinated with owner.

General Conditions

\$30,440.00

Revised permit drawings, permits, port-a-let, dumpsters, temporary power, inspections, labor.

Framing Material Allowance

\$6,500.00

Framing labor and materials for side porch, new bathroom, front room, kitchen beams, and floor joist

Includes framing material allowance: \$6,500.

Siding and Exterior Painting

\$12,031.00

Removal of vinyl siding and replacement w/ hardie siding, exterior painting. Does not include removing existing wood siding under the vinyl.

Doors and Windows Allowance

\$7,000.00

Includes door, hardware, and window allowance: \$7,000.

Interior Finishes

\$21,731.00

Drywall material and labor, interior painting, tile material, kitchen countertops, paint kitchen cabinets material and labor.

Includes tile material allowance: \$1,000.

Includes kitchen counter allowance: \$5,000

Finish Carpentry

\$13,931.00

Kitchen cabinets and install, bathroom vanities and install, finish carpentry materials (trim, base, etc.), closet material, door and window casing material.

Includes bathroom vanity allowance: \$3500

Includes finish carpentry material allowance: \$4,000.

Includes built-in and closet material allowance: \$1,500.

Includes kitchen cabinetry allowance: \$1000.

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Bathroom Fixture Allowance \$5,500.00

Includes bathroom fixtures, accessories, shower glass, and mirrors allowance: \$5,500.

Kitchen Appliances Allowance \$4,000.00

Includes kitchen appliances, washer/dryer, sink and faucet allowance: \$4000

Light Fixtures Allowance \$1,000.00

Includes light fixtures allowance: \$1,000.

Mechanical \$14,931.00

HVAC

Plumbing

Electrical \$8,931.00

Electrical systems

Subtotal **\$125,995.00**

2% contingency \$2,519.90

Total Cost: **\$128,514.90**

Renovation Contract Accepted By:

Michael Damare

catherine calhoun

DocuSigned by:
Michael Damare
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DocuSigned by:
catherine calhoun
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Michael Damare, Client
6233 Vicksburg Street

Catherine Calhoun, Owner
Engolio Calhoun LLC

Date: 8/11/2022

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