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3006 SE Van Water St
Milwaukie, OR 97222

Scoones Kitchen Remodel
Proposal Date: 2/17/17

Price Breakdown

Code	Item / Notes	Quantity	Unit Price	Price
1.00 Job Scope	Provide labor and materials to remodel kitchen. Please note, price is intended strictly as a budget and based on other projects of similar size. If budget is in line with your expectations we can finalize proposal.	1	\$0.00	\$0.00
1000.00 Architectural/Engineering	By owner.	1	\$0.00	\$0.00
1010.00 Building Permits	Field Issuance Remodel (FIR) Program Fees. Permit setup: \$500 Inspections: \$250 each Forestry Assessment Charge \$80 School Surcharge Tax (Not Included): - \$1.08/sf on additions - 0.12% on project value (on projects over \$100,000) Please note that permit setup charge is subject to change depending on complexity of project. Does not include all fees including School Surcharge Fee, Water Bureau Fees, etc., which may be added depending on the project. These will be added if and when they are assessed by the City of Portland.	1	\$1,580.00	\$1,580.00
1020.00 Misc Set Up	Set up dust protection and other barriers to protect non-work areas from construction dust and damage. Please note that while we will do all we can to protect owners personal property from damage,	1	\$300.00	\$300.00

	<p>we cannot be responsible for any damage caused during normal construction operations to property left in work area. This includes furniture and vehicles.</p> <p>All personal property should be removed from work area and access routes.</p>			
1025.00 Hazardous Material Abatement	Testing of suspicious material included. No abatement included.	1	\$200.00	\$200.00
3000.00 Demolition	Provide labor to demo so construction can commence.	1	\$1,800.00	\$1,800.00
3020.00 Framing	<p>Provide labor and materials to alter framing.</p> <p>Includes: - Create opening into dining room. - Repair work for removal of soffits.</p>	1	\$945.00	\$945.00
3500.00 Windows & Exterior Doors	No new windows/doors or repairs to existing windows.	1	\$0.00	\$0.00
4000.00 HVAC	No work currently included. No gas line, or venting, furnace supply events, etc.	1	\$0.00	\$0.00
4300.00 Plumbing	<p>Provide labor and materials:</p> <p>- Install the finish plumbing for the kitchen remodel which will include the installation of a faucet, sink, disposal, and dishwasher. Please note: We will warranty the installation only on the finishes we do not supply. If there are problems with cracks, leaks, etc this will be the responsibility of the homeowner to correct.</p> <p>Includes \$1000 fixture allowance.</p>	1	\$2,000.00	\$2,000.00
4700.00 Electrical	All electrical by owner.	1	\$0.00	\$0.00
4710.00 Electrical Fixtures	Surface mounted fixtures and bulbs by owner.	1	\$0.00	\$0.00
5000.00 Insulation	No work included.	1	\$0.00	\$0.00
5010.00 Drywall	<p>Provide labor and materials:</p> <p>Kitchen Remodel: - All repairs. - Skimcoat ceiling.</p> <p>Site visit required to confirm scope of work.</p>	1	\$2,500.00	\$2,500.00
5020.00 Interior Painting	<p>Provide labor and materials to paint interior with Sherwin Williams Super grade paint.</p> <p>Includes: (3) colors for kitchen.</p>	1	\$2,025.00	\$2,025.00

	<ul style="list-style-type: none"> - (1) for walls. - (1) for ceiling. - (1) for trim. <p>NOTE: Additional colors are an additional cost.</p> <p>Area: Kitchen only.</p>			
5040.00 Finish Carpentry	<p>Provide labor and materials:</p> <p>Specs: -New 1x6 base.</p> <p>No other window or door trim included.</p>	1	\$437.50	\$437.50
5700.00 Cabinets	<p>Provide labor and materials to build custom plywood cabinets per plan.</p> <p>Includes Kitchen, & Bench.</p> <p>Door Style: Shaker Drawer Style: Slab And Shaker Exterior Material: 3/4" A2 Paint Grade Interior Material: 1/2" Custom Ply Drawer Box: Std Plywood Drawer Guide: Grass 2d Um Soft Close Hinge: No Soft Close Finish: Raw By Others Hardware: Cascade Collection Crown: Std Selection</p> <p>***NOTES*** - Actual design and options to be determined therefore price will vary.</p> <p>Includes prep and paint.</p>	1	\$15,000.00	\$15,000.00
5701.00 Countertops	Budget for quartz countertops.	1	\$6,075.00	\$6,075.00
5710.00 Tilework	<p>Provide labor and materials to install tile at:</p> <p>KITCHEN - Tile splash \$10 s/f allowance.</p>	1	\$1,620.00	\$1,620.00
5300.00 Flooring	<p>Provide labor and materials:</p> <p>Kitchen: - 2 1/4" White Oak sand on site hardwood. - Floor & Site Prep for Sand on Site hardwood.</p> <p>Option: Sand and refinish living room and dining. Add \$3500.</p>	1	\$2,418.75	\$2,418.75
5750.00 Appliances	By owner.	1	\$0.00	\$0.00
5751.00 Appliance Install	By owner.	1	\$0.00	\$0.00

8000.00 Portable Toilet	Portable toilet for workers.	1	\$371.25	\$371.25
8010.00 Cleanup During Construction	Clean up of all debris and dispose of during construction.	1	\$1,500.00	\$1,500.00
8011.00 Final Cleanup	Final maid service.	1	\$350.00	\$350.00

Total Price: \$39,122.50

Price valid for 30 days.

In addition to cash or checks, we gladly accept Visa and Mastercard with a 3% service charge of the payment amount.

Payment Schedule: 20% down-payment to schedule, progress payments approximately every two weeks with balance due upon completion.

Signature

Print Name:

Date:
