



**john webb**  
construction & design, LLC

## SE Van Waters – IKEA Kitchen

This document provides an allowance based on the initial design





**PREPARED ESPECIALLY FOR:**

GEOFF AND RACHAEL SCOONES  
3006 SE VAN WATERS  
MILWAUKIE, OR.

MAY 4<sup>TH</sup>, 2017

John Webb Construction & Design, llc has created an initial allowance, pricing out all aspects of the project that are believed to suit your needs. When creating the initial allowances, JWCD anticipates for “worst case scenario” by attempting to overestimate the cost of the project, so there are no surprises in the end and you can get everything you want as expected.

**The scope of your project includes:** Obtain city permits for electrical and plumbing; Design, project coordination, and material orders; Porta Potty for crew, daily clean up, recycle/dump runs; Dust control, demo existing kitchen cabinets, countertop, soffits, entryway between kitchen and living room, flooring, lighting, and trim as needed; Install new outlets and switches in walls, add outlets for appliances, light boxes in ceiling, LED countertop lighting, and trim out electrical (Does not include panel upgrade if needed); Install water line for ice maker in refrigerator, and connect appliances, sink, faucet, and garbage disposal (contractor supplied); connect exhaust ducting and gas line at existing location; Frame in doorway opening at kitchen/living room, prep and install custom shelves and bench seating; Prep, patch, hang, and finish drywall (texture to match existing); Prep, caulk, prime, and paint kitchen walls and ceiling; Prep sub floor, lace into existing, and install hardwood flooring (no transitions); Check-in, Assemble, Load, Deliver, and install IKEA cabinets, doors, drawers, knobs, pulls, internal fittings, cover panels, filler strips, toe kicks, deco strips, refrigerator cabinet flush to refrigerator; Prep and install appliances; Fabricate and install 3cm Pental super white quartz countertop with basic edge details and set sink; Prep and install mosaic backsplash on range wall; Transitions, trim, punch list, and miscellaneous finish details.

**The options for your project include:** LED countertop lighting, and sink pendant; IKEA ORRNAS pulls; IKEA DOMSJO farm sink; IKEA ELVERDAM single lever faucet.

In the following pages, JWCD has attached an allowance sheet, design renderings, and material images that have been planned to be used for your specific project. Please contact the office to discuss your thoughts; JWCD is excited about your venture and look forward speaking with you soon.

Thank you,

**John Webb Construction & Design, llc.**



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**Allowance –**

**\*\*\*Allowances are valid for 30 days, final decision on design, materials, and appliances must be made within that time to secure price. Subcontractor bids will be determined following contract signing and prior to start to project.\*\*\***

Original kitchen design			
#	Item description	Estimated cost	Details of item description
1	Permits	\$400.00	Obtain city permits for electrical and plumbing
2	General admin	\$2,400.00	Design, project coordination, and material orders
3	Sanitation & clean up	\$2,924.00	Porta Potty for crew, daily clean up, recycle/dump runs
4	Demo	\$2,274.00	Dust control, demo existing kitchen cabinets, countertop, soffits, entryway between kitchen and living room, flooring, lighting, and trim as needed
5	Electrical	\$4,000.00	Install new outlets and switches in walls, add outlets for appliances, light boxes in ceiling, LED countertop lighting, and trim out electrical (Does not include panel upgrade if needed)
6	Plumbing	\$2,000.00	Install water line for ice maker in refrigerator, and connect appliances, sink, faucet, and garbage disposal (contractor supplied)
7	Mechanical/Gas	\$850.00	connect exhaust ducting and gas line at existing location
8	Carpentry	\$5,999.00	Frame in doorway opening at kitchen/living room, prep and install custom shelves and bench seating
9	Drywall	\$2,500.00	Prep, patch, hang, and finish drywall (texture to match existing)
10	Painting	\$2,500.00	Prep, caulk, prime, and paint kitchen walls and ceiling
11	Flooring	\$2,500.00	Prep sub floor, lace into existing, and install hardwood flooring (no transitions)
12	Cabinetry	\$2,275.00	IKEA SEKTION cabinets, soft close dampers, handles, internal fittings
13	Fronts and panels	\$6,000.00	Custom painted fronts, cover panels, filler, toe kick, and deco
14	Cabinet assembly and installation	\$4,312.00	Check-in, Assemble, Load, Deliver, and install IKEA cabinets, doors, drawers, knobs, pulls, internal fittings, cover panels, filler strips, toe kicks, deco strips, refrigerator cabinet flush to refrigerator



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15	Appliance installation	\$456.00	Prep and install appliances
16	Countertop	\$2,520.00	Fabricate and install 3cm Pental super white quartz countertop with basic edge details and set sink
17	Backsplash	\$3,650.00	Prep and install mosaic backsplash on range wall
18	Finish detail	\$2,018.00	Transitions, trim, punch list, and miscellaneous finish details
<b>Products</b>			
19	Lighting	\$600.00	LED countertop lighting, and sink pendant
20	Handles	\$265.00	IKEA ORRNAS pulls
21	Dishwasher	\$-	Existing
22	Refrigerator/Freezer	\$-	Existing
23	Exhaust	\$-	Existing
24	Cooktop/Range	\$-	Existing
25	Microwave	\$-	Existing
26	Sink	\$299.00	IKEA DOMSJO farm sink
27	Faucet	\$179.00	IKEA ELVERDAM single lever faucet
<b>Subtotal</b>		<b>\$50,921.00</b>	
P&O (15%)		\$7,638.15	
<b>Total Investment</b>		<b>\$58,559.15</b>	



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**Design option (original) –**



**Base cabinets:**

- 15" wide cabinet with 2 x 10" drawers and 2 x 5" drawers
- 15" wide cabinet with 1 x 10" drawer and 4 x 5" drawers
- 15" wide cabinet with 1 x 10" drawer and 4 x 5" drawers
- 36" wide sink cabinet with 2 x 18" doors and 1 interior pullout

**Wall cabinets:**

- 36" wide cabinet with 2 x 18" doors and interior shelves
- 15" wide cabinet with 1 x 15" door and interior shelves
- 36" wide refrigerator cabinet with 2 x 18" doors



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**Base cabinets:**

- 36" wide cabinet with 2 x 18" doors, 1 interior shelf, and 3 x 36" wide drawers



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**Base cabinets:**

- 15" wide cabinet with 2 x 10" drawers and 2 x 5" drawers
- 15" wide cabinet with 2 x 10" drawers and 2 x 5" drawers
- 24" wide cabinet with 2 x 10" drawers and 2 x 5" drawers

**Wall cabinets:**

- 30" wide cabinet with attached microwave
- 24" wide cabinet with 2 x 12" doors and interior shelves



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**Materials -**

**Cabinetry: IKEA SEKTION cabinetry (*JWCD project 2017*)**



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**Countertop: Pental 3cm white quartz with LED countertop lighting (*JWCD project 2017*)**



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**Handles:** IKEA ORRNAS pulls



**Sink:** IKEA DOMSJO sink



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**Faucet:** IKEA ELVERDAM faucet



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**SECONDARY DESIGN OPTIONS PROVIDED BY JWCD:**

**Allowance option 1 –**

JWCD kitchen design 1			
#	Item description	Estimated cost	Details of item description
1	Permits	\$650.00	Obtain city permits for electrical, plumbing, gas, and mechanical
2	General admin	\$2,400.00	Design, project coordination, and material orders
3	Sanitation & clean up	\$2,924.00	Porta Potty for crew, daily clean up, recycle/dump runs
4	Demo	\$2,274.00	Dust control, demo existing kitchen cabinets, countertop, soffits, entryway between kitchen and living room, flooring, lighting, and trim as needed
5	Electrical	\$4,000.00	Install new outlets and switches in walls, add outlets for appliances, light boxes in ceiling, LED countertop lighting, and trim out electrical (Does not include panel upgrade if needed)
6	Plumbing	\$2,000.00	Install water line for ice maker in refrigerator, and connect appliances, sink, faucet, and garbage disposal (contractor supplied)
7	Mechanical/Gas	\$1,800.00	Move exhaust ducting and gas line to new location, and connect
8	Carpentry	\$4,824.00	Frame in doorway opening at kitchen/living room, prep, and install custom bench seating
9	Drywall	\$2,500.00	Prep, patch, hang, and finish drywall (texture to match existing)
10	Painting	\$2,500.00	Prep, caulk, prime, and paint kitchen walls and ceiling
11	Flooring	\$2,500.00	Prep sub floor, lace into existing, and install hardwood flooring (no transitions)
12	Cabinetry	\$2,400.00	IKEA SEKTION cabinets, soft close dampers, handles, internal fittings
13	Fronts and panels	\$6,000.00	Custom painted fronts, cover panels, filler, toe kick, and deco
14	Cabinet assembly and installation	\$4,312.00	Check-in, Assemble, Load, Deliver, and install IKEA cabinets, doors, drawers, knobs, pulls, internal fittings, cover panels, filler strips, toe kicks, deco strips, refrigerator cabinet flush to refrigerator
15	Appliance installation	\$456.00	Prep and install appliances
16	Countertop	\$2,590.00	Fabricate and install 3cm Pental super white quartz countertop with basic edge details and set sink



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17	Backsplash	\$3,400.00	Prep and install mosaic backsplash on range wall
18	Finish detail	\$2,018.00	Transitions, trim, punch list, and miscellaneous finish details
<b>Products</b>			
19	Lighting	\$800.00	LED countertop lighting, sink pendant, and ceiling lights
20	Handles	\$230.00	IKEA ORRNAS pulls
21	Dishwasher	\$849.00	IKEA 24" RENLIG dishwasher matching panel front
22	Refrigerator/Freezer	\$1,799.00	IKEA 36" NUTID french door cabinet depth refrigerator
23	Exhaust	\$-	Existing
24	Cooktop/Range	\$-	Existing
25	Microwave	\$699.00	IKEA NUTID microwave oven
26	Sink	\$299.00	IKEA DOMSJO farm sink
27	Faucet	\$179.00	IKEA ELVERDAM single lever faucet
<b>Subtotal</b>		<b>\$54,403.00</b>	
P&O (15%)		\$8,160.45	
<b>Total Investment</b>		<b>\$62,563.45</b>	



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**Design option 1 -**



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#### Base cabinets:

- 15" wide recycling cabinet with 1 interior pullout
- 30" wide cabinet with 3 x 10" drawers with 1 x interior pullout
- 36" wide sink cabinet with 2 x 18" doors and 1 x interior pullout
- 24" wide opening for dishwasher with matching panel fronts
- 15" wide cabinet with 3 x 10" drawers with 1 x interior pullout
- 24" wide microwave cabinet with 1 x 10" drawer

#### Wall cabinets:

- 2 X 36" wide cabinet with 2 x 18" doors and interior shelves
- 15" wide cabinet with 1 x 15" door and interior shelves



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**Wall cabinets:**

- 36" wide refrigerator cabinet with 2 x 18" doors



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**Base cabinets:**

- 30" wide cabinet with 3 x 10" drawers with 1 x interior pullout
- 36" wide opening for existing range
- 30" wide cabinet with 3 x 10" drawers with 1 x interior pullout

**Wall cabinets:**

- 30" wide cabinet with 2 x 15" doors and interior shelves
- 36" wide opening for existing exhaust fan
- 30" wide cabinet with 2 x 15" doors and interior shelves



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**Allowance option 2 –**

JWCD kitchen design 2			
#	Item description	Estimated cost	Details of item description
1	Permits	\$650.00	Obtain city permits for electrical, plumbing, gas, and mechanical
2	General admin	\$2,700.00	Design, project coordination, and material orders
3	Sanitation & clean up	\$2,924.00	Porta Potty for crew, daily clean up, recycle/dump runs
4	Demo	\$2,730.00	Dust control, demo existing kitchen cabinets, countertop, soffits, entryway between kitchen and living room, flooring, lighting, trim as needed, and windows that are being raised
5	Electrical	\$4,000.00	Install new outlets and switches in walls, add outlets for appliances, light boxes in ceiling, LED countertop lighting, and trim out electrical (Does not include panel upgrade if needed)
6	Plumbing	\$2,000.00	Install water line for ice maker in refrigerator, and connect appliances, sink, faucet, and garbage disposal (contractor supplied)
7	Mechanical/Gas	\$1,800.00	Move exhaust ducting and gas line to new location, and connect
8	Carpentry	\$6,736.00	Frame in doorway opening at kitchen/living room and new window height, reinstall windows, patch in siding
9	Drywall	\$2,500.00	Prep, patch, hang, and finish drywall (texture to match existing)
10	Painting	\$3,000.00	Prep, caulk, prime, and paint kitchen walls and ceiling, and patch in exterior siding
11	Flooring	\$2,500.00	Prep sub floor, lace into existing, and install hardwood flooring (no transitions)
12	Cabinetry	\$2,950.00	IKEA SEKTION cabinets, soft close dampers, handles, internal fittings
13	Fronts and panels	\$6,800.00	Custom painted fronts, cover panels, filler, toe kick, and deco
14	Cabinet assembly and installation	\$4,928.00	Check-in, Assemble, Load, Deliver, and install IKEA cabinets, doors, drawers, knobs, pulls, internal fittings, cover panels, filler strips, toe kicks, deco strips, refrigerator cabinet flush to refrigerator
15	Appliance installation	\$456.00	Prep and install appliances
16	Countertop	\$2,590.00	Fabricate and install 3cm Pental super white quartz countertop with basic edge details and set sink



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17	Backsplash	\$4,150.00	Prep and install mosaic backsplash on range wall
18	Finish detail	\$2,018.00	Transitions, trim, punch list, and miscellaneous finish details
<b>Products</b>			
19	Lighting	\$1,000.00	LED countertop lighting, sink pendant, and ceiling lights
20	Handles	\$262.00	IKEA ORRNAS pulls
21	Dishwasher	\$849.00	IKEA 24" RENLIG dishwasher matching panel front
22	Refrigerator/Freezer	\$1,799.00	IKEA 36" NUTID french door cabinet depth refrigerator
23	Exhaust	\$-	Existing
24	Cooktop/Range	\$-	Existing
25	Microwave	\$699.00	IKEA NUTID microwave oven
26	Sink	\$299.00	IKEA DOMSJO farm sink
27	Faucet	\$179.00	IKEA ELVERDAM single lever faucet
<b>Subtotal</b>		<b>\$60,519.00</b>	
P&O (15%)		\$9,077.85	
<b>Total Investment</b>		<b>\$69,596.85</b>	



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**Design option 2 -**



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**Base cabinets:**

- 30" wide cabinet with 3 x 10" drawers with 1 x interior pullout
- 18" wide recycling cabinet with interior pullout
- 36" wide sink cabinet with 2 x 18" doors and 1 x interior pullout
- 24" wide opening for dishwasher with matching panel fronts
- 30" wide cabinet with 3 x 10" drawers with 1 x interior pullout
- 24" wide microwave cabinet with 1 x 10" drawer
- Corner lazy susan cabinet

**Wall cabinets:**

- 2 X 36" wide cabinet with 2 x 18" doors and interior shelves
- 15" wide cabinet with 1 x 15" door and interior shelves



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**Base cabinets:**

- Corner lazy susan cabinet
- 24" wide cabinet with 3 x 10" drawers with 1 x interior pullout

**Wall cabinets:**

- 36" wide refrigerator cabinet with 2 x 18" doors



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**Base cabinets:**

- 30" wide cabinet with 3 x 10" drawers
- 36" wide opening for existing range
- 30" wide cabinet with 3 x 10" drawers

**Wall cabinets:**

- 30" wide cabinet with 2 x 15" doors and interior shelves
- 36" wide opening for existing exhaust fan
- 30" wide cabinet with 2 x 15" doors and interior shelves



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**Materials -**

**Dishwasher:** IKEA RENLIG dishwasher with matching panel fronts



**Refrigerator:** IKEA NUTID french door cabinet depth refrigerator



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**Microwave:** IKEA NUTID built in microwave



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