



DC Home Improvement
Contractor Lic #420215000094

MHIC
License #132356

VA Home Improvement
Contractor Lic #2705132717

MD Master Plumber
Lic #83998

VA Master Plumber
Lic #2705132717

MD Master Electrician
Lic #4606

VA Master Electrician
Lic #2705132717

PRELIMINARY PROJECT SUMMARY REPORT

Date: August 18th, 2023
Address: 123 Main Street
Contacts: John and Jane Doe
Project: 3-story Addition w/ 3rd story deck and interior reconfiguration

As requested, Moore Construction Group, LLC submits the following preliminary summary for the project as mentioned above, including all work listed below.

**Note: Pricing estimates for components have been included where possible. MCG Package selections have been accounted for throughout this evaluation. You may change/update selections as you desire during the Design Phase.*

ADDITION

- Remove the existing small rear addition and deck
- Construct new three-story addition, including a balcony at 3rd level
 - Addition to run 10' further back than the existing home, as shown below
 - Lower level addition to add available space for optimal configuration, including:
 - New Kitchen
 - Powder room
 - Laundry
 - Second-level addition to adding available space for optimal configuration, including:
 - Two bed/2 bath program
 - Third-level addition to providing space for primary bathroom creating a primary suite
 - Exterior footing soil is assumed adequate to support standard footings. Client to engage MCG to confirm with SoilTech.

BASEMENT LEVEL

- The basement is currently finished with non-compliant height and 2nd kitchen.
- No renovation scope is included for the basement.

MAIN LEVEL

Kitchen

- Create a new open-concept kitchen with an island.
- Provide and install new package selection fixtures and finishes in the kitchen, including:
 - Cabinets
 - Countertops
 - Sink
 - Faucet
 - Backsplash
 - Appliances (purchase price of appliances not included)

FOR EXAMPLE ONLY: Pricing for new 10x10 kitchens with scope as follows:

New kitchens are priced based on 10'x10' size excluding appliances and layout changes. Your kitchen will be larger than 10'x10'.

The package includes demolition and haul away of existing cabinets, countertops, fixtures, and finishes. Existing drywall to remain. Labor and materials to replace fixtures and finishes, existing layout to remain. Package finish materials included: floor tile, cabinets, countertops, stainless steel sink, under-mount sink, faucet, garbage disposal, cabinet door hardware, and backsplash tile. Reinstall existing appliances, assuming wiring and hookups are adequate per code.

Our example project price assumes a single-family home with easy access and adequate free parking.

<u>MODERN FARMHOUSE PACKAGE</u>	\$42,000
<u>CONTEMPORARY PACKAGE</u>	\$42,000
<u>CLASSIC PACKAGE</u>	\$34,500
<u>SIMPLICITY PACKAGE</u>	\$29,000

Laundry

- Relocate to the main level (Location TBD)
- Provide and install all necessary water line, drain, and exhaust hookups

Layout

- Create more open-concept configuration at the main level
- Include closet/storage space
- Include washer and dryer
- Utilize addition space to create an optimal configuration. Configuration options that require more significant changes will add to the overall budget.

- Include powder room at a new location.
- Provide and install new package selection fixtures and finishes in the bathroom, including:
 - Vanity
 - Countertops
 - Sink
 - Faucet
 - Tile floor

<u>MODERN FARMHOUSE PACKAGE</u>	\$25,000 (x 0.3 for powder room)
<u>CONTEMPORARY PACKAGE</u>	\$25,000 (x 0.3 for powder room)
<u>CLASSIC PACKAGE</u>	\$21,500 (x 0.3 for powder room)
<u>SIMPLICITY PACKAGE</u>	\$19,500 (x 0.3 for powder room)

- The exact configuration is TBD during the Design Phase.

2nd LEVEL

Hall Bath 1

- Construct a new hall bath at an optimal location
- Provide and install new package selection fixtures and finishes in the bathroom, including:
 - Vanity
 - Countertops
 - Sink(s)
 - Faucet(s)
 - Toilet
 - Backsplash
 - Tub
 - Shower assembly
 - Tub filler
 - Tile floor
 - Tile tub surround

FOR EXAMPLE ONLY: Pricing for new 5x8 bathrooms with scope as follows:

The package includes demolition and haul away of existing fixtures and finishes — labor and materials to replace fixtures and finishes, existing layout to remain.

Package finishes materials included: floor tile, tub, tub faucet, tub surround tile to the ceiling, two corner shelves within the shower, shower curtain rod, vanity w/ top, sink, and faucet, mirror, vanity light, toilet, towel bar, towel ring, toilet paper holder, replacement exhaust fan, drywall touch up and paint throughout. *Our example project price assumes a single-family home with easy access and adequate free parking.*

<u>MODERN FARMHOUSE PACKAGE</u>	\$25,000
<u>CONTEMPORARY PACKAGE</u>	\$25,000
<u>CLASSIC PACKAGE</u>	\$17,500
<u>SIMPLICITY PACKAGE</u>	\$17,000

Hall Bath 2 -

- Construct a new hall bath at an optimal location.
- Provide and install new package selection fixtures and finishes in the bathroom, including:
 - Vanity
 - Countertops
 - Sink(s)
 - Faucet(s)
 - Toilet
 - Backsplash
 - Shower
 - Shower assembly
 - Tub filler
 - Tile floor
 - Tile shower surround

FOR EXAMPLE ONLY: Pricing for new 5x8 bathrooms with scope as follows:

The package includes demolition and haul away of existing fixtures and finishes — labor and materials to replace fixtures and finishes, existing layout to remain. Package finishes materials included: floor tile, tub, tub faucet, tub surround tile to the ceiling, two corner shelves within the shower, shower curtain rod, vanity w/ top, sink, and faucet, mirror, vanity light, toilet, towel bar, towel ring, toilet paper holder, replacement exhaust fan, drywall touch up and paint throughout. *Our example project price assumes a single-family home with easy access and adequate free parking.*

<u>MODERN FARMHOUSE PACKAGE</u>	\$25,000
<u>CONTEMPORARY PACKAGE</u>	\$25,000
<u>CLASSIC PACKAGE</u>	\$17,500
<u>SIMPLICITY PACKAGE</u>	\$17,000

Layout

- Utilize addition to reconfigure the second level into two bedrooms and two bathrooms.
- Evaluate options to attain the ideal configuration for the available space, including addition. Configuration options that require more significant changes will add to the overall budget.
- The exact configuration is TBD during the Design Phase.

NEW UPPER LEVEL

Primary Suite

- Utilize addition to create the following:
 - Walk-in closet
 - Primary bathroom with double vanity
- Provide and install new package selection fixtures and finishes in the bathroom, including:
 - Vanity
 - Countertops
 - Sink(s)
 - Faucet(s)
 - Toilet
 - Backsplash
 - Shower
 - Shower assembly
 - Tub filler
 - Tile floor
 - Tile shower surround

FOR EXAMPLE ONLY: Pricing for new 5x8 bathrooms with scope as follows:

The package includes demolition and haul away of existing fixtures and finishes — labor and materials to replace fixtures and finishes, existing layout to remain. Package finishes materials included: floor tile, tub, tub faucet, tub surround tile to the ceiling, two corner shelves within the shower, shower curtain rod, vanity w/ top, sink, and faucet, mirror, vanity light, toilet, towel bar, towel ring, toilet paper holder, replacement exhaust fan, drywall touch up and paint throughout.

Our example project price assumes a single-family home with easy access and adequate free parking.

<u>MODERN FARMHOUSE PACKAGE</u>	\$25,000 (x 1.5 for proposed primary)
<u>CONTEMPORARY PACKAGE</u>	\$25,000 (x 1.5 for proposed primary)
<u>CLASSIC PACKAGE</u>	\$17,500 (x 1.5 for proposed primary)
<u>SIMPLICITY PACKAGE</u>	\$17,000 (x 1.5 for proposed primary)

Layout

- Utilize addition space to reconfigure the top level into a primary suite with a rear-facing balcony (assuming DC approval)
- Reconstruct the roof structure to eliminate the structural beam shown below.
- Evaluate options to attain the ideal configuration for the available space, including addition. Configuration options that require more significant changes will add to the overall budget.
- The exact configuration is TBD during the Design Phase.

GENERAL

FLOORING

- Remove all carpeting. Assumes hardwood is in adequate condition underneath.
- Provide and install new hardwood as needed to accommodate new layout and addition. Match existing as possible.
- Sand and refinish all hardwood to match
 - Excludes bathrooms which will be finished with tile

INTERIOR WALLS

- Provide and install new drywall throughout the main, 2nd, and 3rd floor as needed
- Tape through the finish and prime
- Paint 3 Color scheme Sherwin Williams paint included: flat ceilings, semi-gloss white trim, and flat single-color walls throughout the main and upper-level work areas.

DOORS/TRIM

- Provide and install new package selection doors throughout the home, excluding the basement
- Provide and install new package selection door hardware for new doors excluding basement
- Provide and install new package selection base trim as needed throughout the home, excluding the basement. Match existing as possible.
- Provide and install new package selection window casing throughout the home at new window locations.

WINDOWS

- Provide and install new package selection vinyl windows in addition

EXTERIOR

- Provide and install new package selection vinyl siding throughout existing home and addition.
- Provide and install new roofing

HVAC

- Ductwork, bulkheads, etc., as needed
- Provide and install 2nd new HVAC systems, creating a 2-zone configuration, minimizing or eliminating bulkheads, and chase where possible.

PLUMBING

- New plumbing will be installed per code to service the kitchen and baths.
- A new sprinkler system may be required and is not currently included, TBD by DC review.
- Assumes incoming waterline and outgoing waste lines are adequate

ELECTRICAL

- Provide and install new recessed lights per modern layout throughout the home, excluding the basement (exact layout, selection, and configuration TBD during the Design Phase)
- Provide and install new plugs and switches per code throughout the home
- All new wiring throughout home
- Add new 320 amp service to home
- Provide and install a new 200 amp panel
- Provide and install new conduit to the rear area of the alley as shown below for future garage w/ 100 amp panel.

MISCELLANEOUS

- Add new carport entry. Install new garage door per package selections. Size and location TBD by designer.
- Construct a new rear deck with stairs at the width of the house extending 10' back.

Design and Permitting Summary

Design Development (Architectural Design, Engineering, Finish Selections, and Permitting) will likely fall in the **\$30k range** and take **3-4 months**. This budget will depend significantly upon design selections, material selections, and finalized layout. Variance processing assistance and representation are not currently included.

Construction Summary

Based on the above scope and considering [Classic Package](#) finishes, we expect a reasonable budget to start in the **\$475k range** and the project to take **20-24 weeks**.

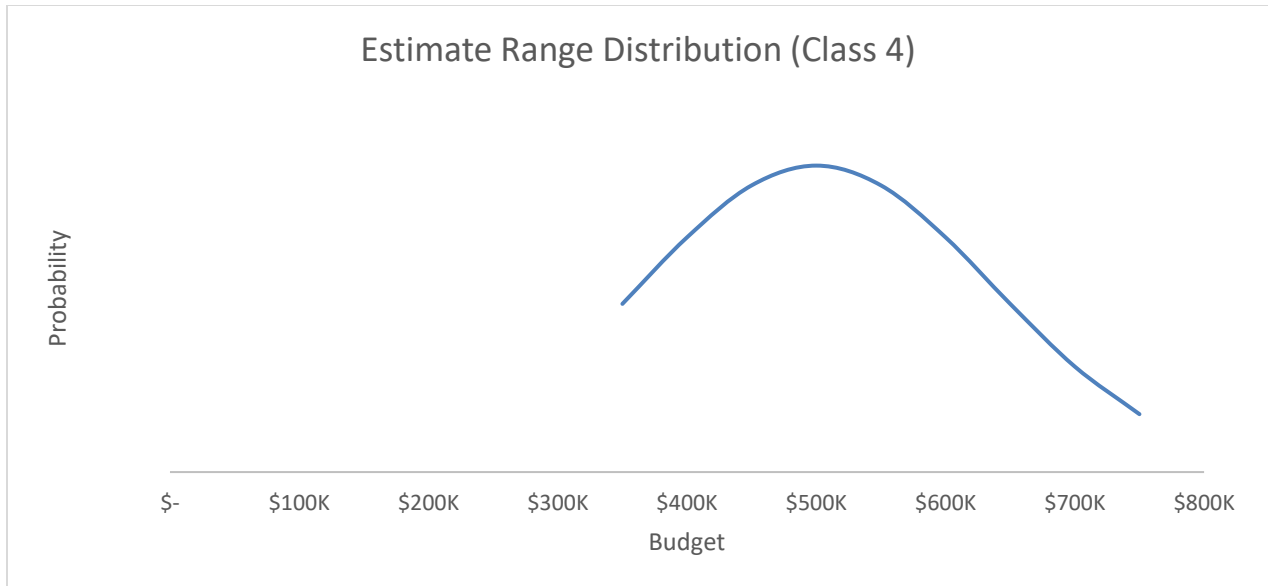
We are scheduling new projects like yours about **two months** after Construction Contracts are signed.

Based on the level of information provided, we consider this to be a Class 4 Estimate, as indicated in the chart below.

COST ESTIMATE CLASSIFICATION MATRIX [a]				
	<i>Primary Characteristic</i>	<i>Secondary Characteristic</i>		
ESTIMATE CLASS	LEVEL OF PROJECT DEFINITION Expressed as % of complete definition	END USAGE Typical purpose of estimate	METHODOLOGY Typical estimating method	EXPECTED ACCURACY RANGE Typical variation in low and high ranges [b]
Class 5	0% to 2%	Concept Screening	Capacity Factored, Parametric Models, Judgment, or Analogy	L: -20% to -50% H: +30% to +100%
Class 4	1% to 15%	Study or Feasibility	Equipment Factored or Parametric Models	L: -15% to -30% H: +20% to +50%
Class 3	10% to 40%	Budget, Authorization, or Control	Semi-Detailed Unit Costs with Assembly Level Line Items	L: -10% to -20% H: +10% to +30%
Class 2	30% to 70%	Control or Bid/Tender	Detailed Unit Cost with Forced Detailed Take-Off	L: -5% to -15% H: +5% to +20%
Class 1	50% to 100%	Check Estimate or Bid/Tender	Detailed Unit Cost with Detailed TakeOff	L: -3% to -10% H: +3% to +15%

Notes: [a] [Cost estimate classification matrix as presented by AACE International \(Association for the Advancement of Cost Engineering\)](#)

[b] The state of process technology and availability of applicable reference cost data affect the range markedly. The +/- value represents typical percentage variation of actual costs from the cost estimate after application of contingency (typically at a 50% level of confidence) for given scope.



It's important to keep in mind that the budget provided is only an estimate. Our team has done their best to prepare this budget based on the information available, and it reflects our current understanding of the cost to construct your project in today's market.

Please note that this report has been created based on your notes and the direction given via email, phone calls, and site visit. We kindly request you to review this report for its accuracy and completeness. In case there is anything that needs to be added, clarified, or corrected, please do let us know.