



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

DESIGN OPTIONS ESTIMATES

Date: November 4, 2020
Address: 123 Main St Alexandria, VA 22314
Contacts: John & Jill Smith | jillsmith@gmail.com johnsmith@gmail.com
Project: Full House Remodel and Additions

Per your request, Moore Construction Group, LLC hereby submits the following pricing for the above-mentioned project which includes all work listed below.

Schematic Design 1 – Scope

- Demo and Haul Away Existing Kitchen and Bathroom Fixtures and Finishes
- Demo and Haul Existing Doors, Trim, Drywall, Plaster, and Hardwood Floors
- Demo existing roof structures
- Rewire and replumb from entry point into house per code
- Build second story above side sunroom
- Build third story above existing second story
- Install new truss roof structure atop both new levels
- Upgrade incoming water line 1" diameter service
- Reconfigure basement
 - New Water heater and Furnace at existing powder room location
 - Ground works to reconfigure powder room into full bath at new location
 - Create office at existing bar area
 - Entry to laundry roof off office
 - option to add additional door at family room side near water heater
 - Level concrete slab and install new laminate flooring
 - Install new code compliant stairwell to main level
 - New framing, insulation, and drywall throughout
 - New doors and trim
 - New recessed lights and outlets per code
 - Paint three color scheme
- Reconfigure Main Level
 - Remove wall between kitchen and dining room
 - Reconfigure kitchen layout and extend into breakfast nook
 - Relocate fridge, resize gas range
 - Replace door and window with new double door or sliding glass door

- Relocate powder room closer to kitchen
- Install new steel beam front to back at existing fireplace wall.
- Install new sleeper joists at existing sun room to create larger open concept living space with consistent level floor throughout
- Reconfigure windows in sun room to create symmetry on side wall for media purposes
- New hardwood flooring throughout level
- New insulation, drywall, doors, and trim throughout level
- Install new recessed lights throughout level
- Install entry light in foyer and pendant lights over island
- Paint three color scheme
- Reconfigure second level
 - Expand second level over existing run room install LVLs at ceiling to support roof structure
 - Create new hallway condition
 - Change entry to master bedroom and add two walk in closets
 - Enlarger and reconfigure master bathroom to include double vanity
 - Reconfigure hall bath to absorb some of the hallway space
 - Two small secondary bedrooms of equal shape and size each with closet
 - Linen closet in hall bath and in hallway
 - Install new stairwell from second to third level above existing stairwell
 - New framing, insulation, and drywall throughout
 - New doors and trim
 - New recessed lights and outlets per code
 - Paint three color scheme
- Third (Top) Level
 - Frame and finish new 3rd story to include two secondary bedrooms and hall bath and ensuite bedroom with attached bath and linen closet in hallway
 - Bathrooms do not stack above bathrooms on second level to take advantage of wider side of house for larger secondary bedrooms
 - No roof deck this option
 - New framing, insulation, and drywall throughout
 - New doors and trim
 - New recessed lights and outlets per code
 - Paint three color scheme
- General
 - New brick façade at second story above sunroom. Paint all brick for consistent look
 - Vinyl siding at third story, install pvc trim between materials
 - New architectural shingles color tbd at all roofs
 - New Simonton vinyl windows throughout
 - New two zone HVAC system – 1 furnace in attic, 1 furnace in basement and 2 condensers outside behind laundry room
 - Upgrade electrical panel to 200 AMP service – rewire house per code
 - New underground drain lines remaining to existing from house to street. New above basement floor drains throughout
 - Install new water supply lines throughout house

Construction Estimate: **\$495,000 +/-**
Construction Timeline (Weeks): **6 months**

Schematic Design 2 – Scope

- Demo and Haul Away Existing Kitchen and Bathroom Fixtures and Finishes
- Demo and Haul Existing Doors, Trim, Drywall, Plaster, and Hardwood Floors
- Demo existing roof structures
- Rewire and replumb from entry point into house per code
- Build second story above side sunroom
- Build third story above existing second story
- Install new truss roof structure atop both new levels
- Upgrade incoming water line 1" diameter service
- Reconfigure basement
 - New Water heater and Furnace inside laundry room
 - Ground works to reconfigure powder room into full bath at existing location
 - Delete doorway that leads behind existing bar
 - Existing mechanical closet to be opened up into storage room
 - Existing bar area to be cleared and refinished – open concept family room
 - Level concrete slab and install new laminate flooring
 - Install new code compliant stairwell to main level
 - New framing, insulation, and drywall throughout
 - New doors and trim
 - New recessed lights and outlets per code
 - Paint three color scheme
- Reconfigure Main Level
 - Remove wall between kitchen and dining room
 - Reconfigure kitchen layout and extend into existing dining room
 - Relocate fridge, resize gas range
 - Replace door and window with new double door or sliding glass door
 - Relocate powder room to breakfast nook across from entry to basement
 - Install new steel beam front to back at existing fireplace wall.
 - Install new sleeper joists at existing sun room to create larger open concept completely rectangular living space with consistent level floor throughout
 - Reconfigure windows in sun room to create symmetry on side wall for media purposes
 - Configuration allows for multiple dining options – combo Living room / dining Room would allow for smaller secondary informal living space at existing dining room
 - New hardwood flooring throughout level
 - New insulation, drywall, doors, and trim throughout level
 - Install new recessed lights throughout level
 - Install entry light in foyer and pendant lights over island
 - Paint three color scheme
- Reconfigure second level
 - Expand second level over existing run room install steel beam to support third story

- Two secondary bedrooms to more or less stay the same other than closet of front bedroom
- Reconfigure / Shift hall bath to include double vanity – no window
- Shift entry to master bedroom towards addition.
- Enlarger and reconfigure master bathroom to include his and hers vanity
- Master bedroom to include small his and hers closets
- Linen closet in hallway
- Install new stairwell from second to third level adjacent to existing stairwell
- New framing, insulation, and drywall throughout
- New doors and trim
- New recessed lights and outlets per code
- Paint three color scheme
- Third (Top) Level
 - Frame and finish new 3rd story to include two secondary bedrooms and hall bath and ensuite bedroom with attached bath
 - Hall Bathroom to include private toilet / tub room for ease of multiple users
 - Ensuite Bedroom to have sliding glass door that leads to roof deck with 36" knee walls sided and roofed for private roof deck experience
 - Stairwell not stacked above existing stairwell allows for larger secondary bedrooms
 - New framing, insulation, and drywall throughout
 - New doors and trim
 - New recessed lights and outlets per code
 - Paint three color scheme
- General
 - Hip style roof – trusses as possible, stick frame ends
 - New siding everywhere, furring strips installed over brick for new lap siding and shaker style siding at upper level for more cohesive aesthetic
 - New architectural shingles color tbd at all roofs
 - New Simonton vinyl windows throughout
 - New two zone HVAC system – 1 furnace in attic, 1 furnace in basement and 2 condensers outside behind laundry room
 - Upgrade electrical panel to 200 AMP service – rewire house per code
 - New underground drain lines remaining to existing from house to street. New above basement floor drains throughout
 - Install new water supply lines throughout house

Construction Estimate: **\$535,000 +/-**

Construction Timeline (Weeks): **6 months**

Schematic Design 3 – Scope

- Demo and Haul Away Existing Kitchen and Bathroom Fixtures and Finishes
- Demo and Haul Existing Doors, Trim, Drywall, Plaster, and Hardwood Floors
- Demo existing roof structures

- Rewire and replumb from entry point into house per code
- Build second story above side sunroom
- Build third story above existing second story
- Roof structure rafters with dormer at main house
- Torch membrane roof at sunroom for roof deck
- Upgrade incoming water line 1" diameter service
- Reconfigure basement
 - New Water heater and Furnace inside laundry room
 - Ground works to reconfigure powder room into full bath at existing location
 - Delete doorway that leads behind existing bar
 - Existing mechanical closet to be opened up into storage room
 - Existing bar area to be cleared and refinished – open concept family room
 - Level concrete slab and install new laminate flooring
 - Install new code compliant stairwell to main level
 - New framing, insulation, and drywall throughout
 - New doors and trim
 - New recessed lights and outlets per code
 - Paint three color scheme
- Reconfigure Main Level
 - Remove part of wall between kitchen and dining room to create peninsula
 - Reconfigure kitchen layout and extend into breakfast nook
 - Rotate fridge, resize gas range
 - Relocate powder room to existing coat closet location
 - Install new steel beam front to back at existing fireplace wall.
 - Install new sleeper joists at existing sun room to create larger open concept completely rectangular living space with consistent level floor throughout
 - Configuration allows for multiple dining options – combo Living room / dining Room would allow for smaller secondary informal living space at existing dining room
 - New hardwood flooring throughout level
 - New insulation, drywall, doors, and trim throughout level
 - Install new recessed lights throughout level
 - Install entry light in foyer and pendant lights over peninsula
 - Paint three color scheme
- Reconfigure second level
 - Expand second level over existing run room install steel beam to support third story
 - Reconfigure secondary bedrooms. Relocate entry point and closets
 - Create hallway condition at existing master bedroom entry point.
 - Reconfigure / Shift hall bath to include single vanity with increased counterspace
 - Relocate entry to master bedroom
 - Enlarger and reconfigure master bathroom to include his and hers vanity
 - Master bedroom to include two walk in closets
 - No linen closet this level. Large linen closet upstairs
 - Install new stairwell from second to third level above existing stairwell
 - New framing, insulation, and drywall throughout
 - New doors and trim
 - New recessed lights and outlets per code

- Paint three color scheme
- Third (Top) Level
 - Frame and finish new 3rd story to include two secondary bedrooms and hall bath and ensuite bedroom with attached bath
 - Hall bath fairly standard 5 x 8 bathroom – cannot extent further into corner because of roof pitch
 - Ensuite Bedroom to have sliding glass door that leads to roof deck with cable railing
 - New framing, insulation, and drywall throughout
 - New doors and trim
 - New recessed lights and outlets per code
 - Paint three color scheme
- General
 - A Frame roof with large shed dormer each side – stick frame with rafters
 - New siding at two story side addition and third story addition furring strips installed over brick for new lap siding
 - New architectural shingles color tbd at all roofs
 - New Simonton vinyl windows throughout
 - New two zone HVAC system – 1 furnace in attic, 1 furnace in basement and 2 condensers outside behind laundry room
 - Upgrade electrical panel to 200 AMP service – rewire house per code
 - New underground drain lines remaining to existing from house to street. New above basement floor drains throughout
 - Install new water supply lines throughout house

Construction Estimate: **\$515,000 +/-**

Construction Timeline (Weeks): **6 months**

ESTIMATE CLASS	Primary Characteristic	Secondary Characteristic		
	MATURITY LEVEL OF PROJECT DEFINITION DELIVERABLES 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
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 75%	Control or bid/tender	Detailed unit cost with forced detailed take-off	L: -5% to -15% H: +5% to +20%
Class 1	65% to 100%	Check estimate or bid/tender	Detailed unit cost with detailed take-off	L: -3% to -10% H: +3% to +15%

Table 1 – ACE Cost Estimate Classification System

Thank you for providing Moore Construction Group, LLC the opportunity to be of service. We look forward to working with you on your project. If you need any additional information or wish to discuss this estimate further, please do not hesitate to contact me.

Sincerely,



Nate Moore



Toll Free:(888) 48-MOORE

Fax: 888.486.6673

913 Duke Street

Alexandria, VA 22314