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Contractor Lic #420215000094

MHIC  
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VA Home Improvement  
Contractor Lic #2705132717

MD Master Plumber  
Lic #83998

VA Master Plumber  
Lic #2705132717

MD Master Electrician  
Lic #4606

VA Master Electrician  
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## Evaluation Results for 123 Main Street

Hi John and Jane,

It was a pleasure meeting at the 123 Main Street house, it certainly has a lot of potential! Based on our conversation, you're looking to have the following done:

*\*Note: I've added pricing estimates for components where possible. I'm including package selections throughout for purposes of this evaluation. You can change/update selections as you desire during the Design Phase.*

### LOWER LEVEL

- Relocate laundry to basement (Location TBD)
- Remove ceiling as needed for the following:
  - Provide and install new recessed lights throughout per modern layout (exact layout, selection, and configuration TBD during Design Phase)
  - Run new circuits as required by code
  - Pull new wire as needed to install new panel at unfinished storage room
- Hang drywall through mud and tape in storage room (walls only)
- Build shelving in storage room from plywood and lumber throughout perimeter

### MAIN LEVEL

#### Master Suite

- Utilize space in existing main level master to create the following:
  - Large walk-in closet
  - New master bathroom including tub and shower
- Demo and haul away one of the master bathrooms
- Install rockwool soundproofing at connecting walls in master
- Move wall in master bedroom to allow for additional space for new master bathroom
- Pricing for new 5x8 bathrooms with scope as follows:

**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 ceiling, 2 corner shelves within 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. Project price based on single family home with easy access and adequate free parking

**Labor and materials to be provided at additional cost:** Drawings and/or permit expediting as necessary to acquire renovation permits, demolition of plaster and lath walls, relocating plumbing, adding plumbing, upgrading electrical (new outlets, update outlets to GFCI, new lights, new switches, etc) running new exhaust fan to outside, replacing windows, wall tile other than tub surround, lights in addition to vanity light, soap niche, shower pan, threshold, and door.

<u>MODERN FARMHOUSE PACKAGE</u>	\$23,500 (x 2 for proposed master)
<u>CONTEMPORARY PACKAGE</u>	\$20,500 (x 2 for proposed master)
<u>CLASSIC PACKAGE</u>	\$17,500 (x 2 for proposed master)
<u>SIMPLICITY PACKAGE</u>	\$17,000 (x 2 for proposed master)

### Laundry

- Relocate to basement (Location TBD)

### Kitchen

- Create large open concept kitchen area with storage
- Reconfigure space to remove wall section at end of cabinet run and laundry closet
- Pricing for new kitchens based on 10'x10' size excluding appliances and layout changes. Your kitchen will likely be larger than 10'x10'.

**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 undermount sink, faucet, garbage disposal, cabinet door hardware, and backsplash tile. Reinstall of existing appliances, assuming wiring and hook ups are adequate per code. Project price based on single family home with easy access and adequate free parking

**Labor and materials to be provided at additional cost:** Drawings and/or permit expediting as necessary to acquire renovation permits, drywall touch up, relocating plumbing, adding plumbing, upgrading electrical (new outlets, update outlets to GFCI, new lights, new switches, etc) running new vent fan to outside, replacing windows, backsplash in addition to 18" between wall cabinet and countertops, lighting, and new appliances.

<u>MODERN FARMHOUSE PACKAGE</u>	\$35,500
<u>CONTEMPORARY PACKAGE</u>	\$30,000
<u>CLASSIC PACKAGE</u>	\$28,500
<u>SIMPLICITY PACKAGE</u>	\$25,000

**Layout**

- Remove partition wall at left side (facing front door) of house
- Exact configuration TBD during Design Phase
- Option to construct new powder room at modified location (not currently included in estimate range)

<u>MODERN FARMHOUSE PACKAGE</u>	\$23,500 (x 0.3 for powder room)
<u>CONTEMPORARY PACKAGE</u>	\$20,500 (x 0.3 for powder room)
<u>CLASSIC PACKAGE</u>	\$17,500 (x 0.3 for powder room)
<u>SIMPLICITY PACKAGE</u>	\$17,000 (x 0.3 for powder room)

**UPPER LEVEL**

- Remove wallpaper except for in yellow room
- Existing bathrooms to remain

**GENERAL**

**FLOORING**

- Provide and install new package selection hardwood at upper level
  - Install hardwood throughout main level where other materials exist, sand and refinish existing hardwood
  - Excludes bathroom which will be finished with package selection tile

**INTERIOR WALLS**

- Install/repair/replace drywall throughout basement and main level
- Tape through finish and prime
- Paint 3 Color scheme Sherwin Williams paint included: flat ceilings, semi-gloss white trim, flat single color walls throughout house except for yellow wallpapered bedroom

**DOORS/TRIM**

- Provide and install new package selection solid core 2 panel doors throughout house

- Provide and install new package selection door hardware for new doors
- Base trim to remain

**WINDOWS**

- Existing windows to remain
- Attempt repair on one window at top level front bedroom

**EXTERIOR**

- N/A

**HVAC**

- Ductwork, bulkheads etc. as needed
- Existing HVAC system to remain

**PLUMBING**

- Plumbing as required by code for work areas

**ELECTRICAL**

- Provide and install new recessed lights per modern layout at basement and main level (exact layout, selection, and configuration TBD during Design Phase)
- Provide and install new plugs and switches throughout
- Wire work areas per code
- Upgrade service to 320 amps
- Provide and install new 200 amp panel at garage and 100 amp panel at basement storage room

**MISCELLANEOUS**

- Remove existing tile at main level room with fireplace
- Prepare subfloor for new hardwood floors
- Provide and install new hardwood
- Modify fireplace as needed to accommodate new floor level including new hearth

**Design and Permitting Summary**

Design Development (Architectural Design, Engineering, Finish Selections and Permitting) will likely fall in the **\$10k** range and take **1-3 months**. This will depend greatly upon design selections, material selections, and finalized layout.

**Construction Summary**

Based on the above scope and considering [Classic Package](#) finishes, we expect a reasonable budget to fall between **\$250 and \$300k**, and the project to take between **4 and 5 months**.

Currently, we are scheduling new projects like yours about **4 months** from the time Construction Contracts are signed.

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

This outline reflects my notes and the direction given via email, phone calls and site visit. Please review the above scope for accuracy and completeness. If anything is missing, unclear, or incorrect, please let us know. As we discussed, your next step in working with us would be to engage us for the “**Design a House**” [Schematic Design Package](#). During this phase, we will provide 3 design options including drawings for your house as it is now, and help you create a comprehensive plan for your renovation. This package includes design for 2500 square feet of space. Based on the size of your project, we anticipate an [additional 6 hours](#) will be required.

For your convenience, please see our [overall process](#) for projects like yours. Please let me know if you have any questions, and I appreciate the opportunity to work with you!

**GET STARTED**

*Thank you for supporting our local small business!*



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*[Planning a large-scale renovation? Check out our complete process roadmap.](#)*