



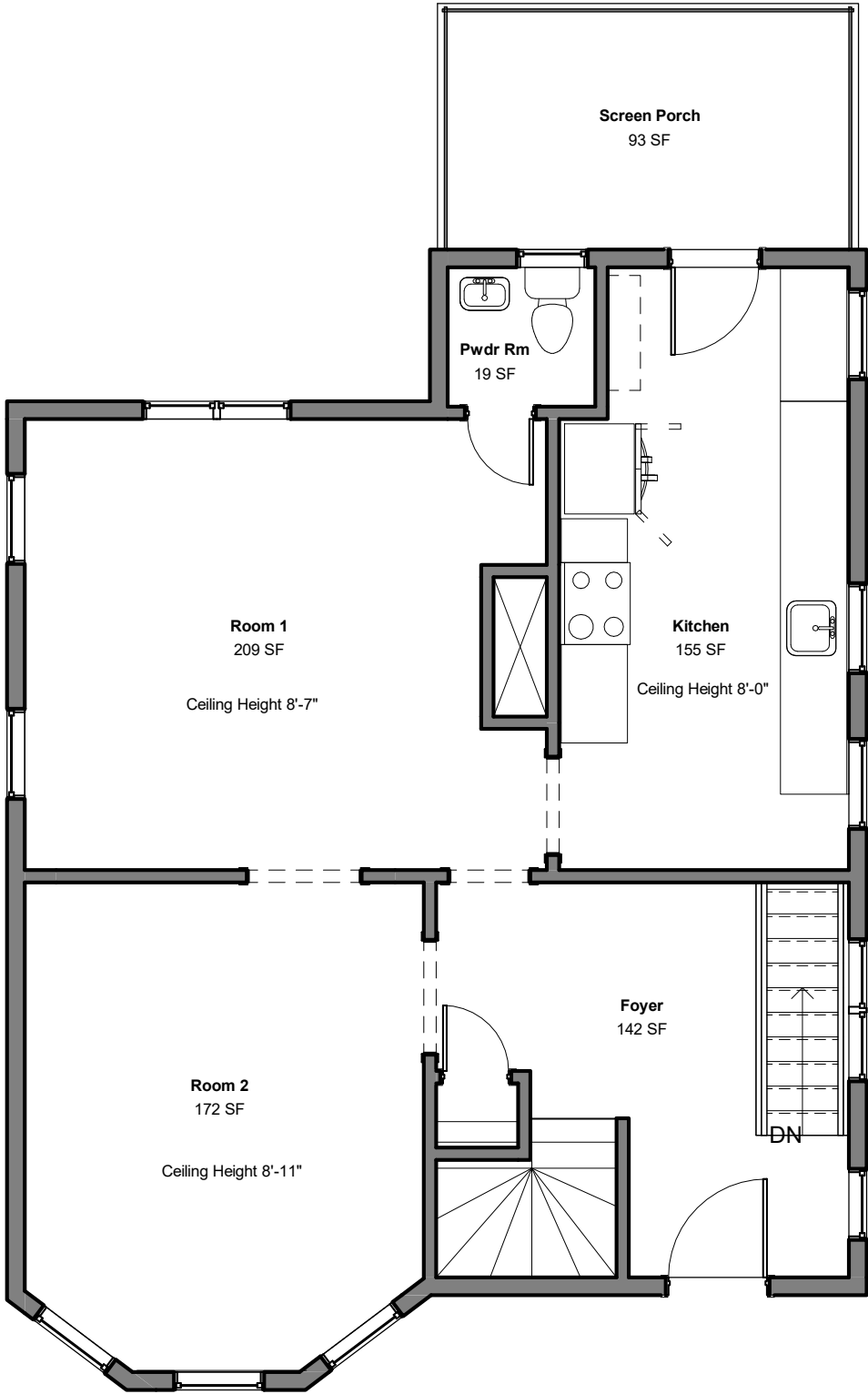
Smart Start: Design a Floor

One of the biggest challenges homeowners face when renovating is a lack of information. Is this project in my budget? What exactly is going to be provided? How will it look when it's done? All these questions can be answered by engaging in preliminary design.

We make it easy for homeowners to hit the ground running by helping create a vision for their space, then preparing the details to make the vision a reality. Our Architectural Designers have designed hundreds of spaces, and hold a Bachelor's Degree in Architecture at minimum. The benefits of their experience translate into a much more insightful and valuable design.

As always, our designs are your property. This means they can be used as part of your permit package- even if it is with another contractor! All your designs will be hosted on your [Online Portal](#), which provides a hub throughout the process. Curious what the process looks like? Check out our [Road Map!](#)

FIRST, WE MEASURE YOUR SPACE AS IT IS
NOW



Notes:

Existing Steel Structural Beam Front to Back directly below wall between room 2 and stairwell

Gas Range

123 Main Street
Alexandria, VA 22314

Existing Conditions A101

Date	10/29/20	Scale 3/16" = 1'-0"
Drawn by	R.DeBaun	

OWNER:

John and Jill Smith
123 Main Street
Alexandria, VA

CONTRACTOR:

Moore Construction Group
913 Duke St
Alexandria VA, 22314

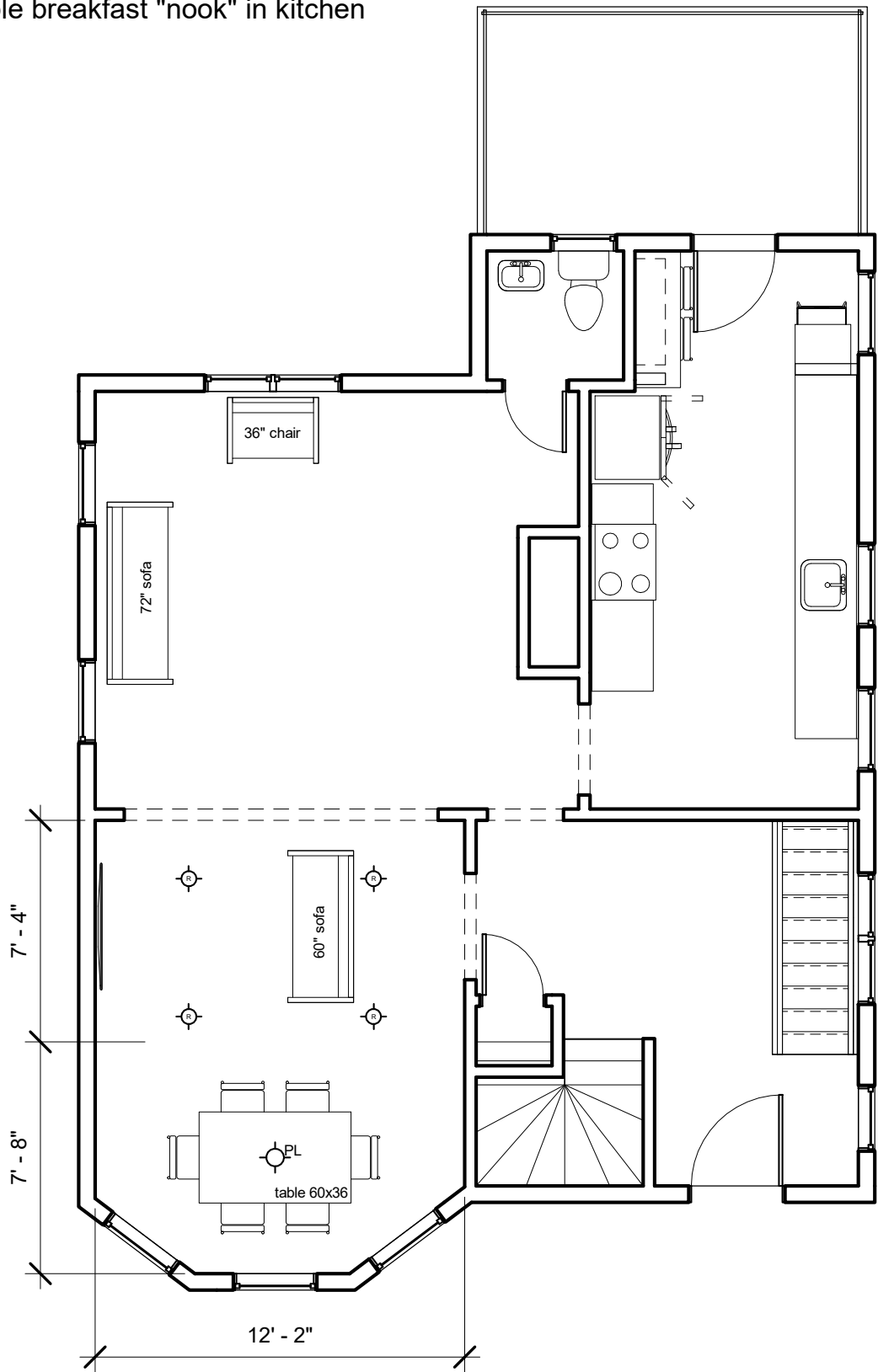
DRAWING STATUS:

Schematic
Design

NEXT, YOUR ARCHITECTURAL DESIGNER WILL
PREPARE UP TO 3 INSIGHTFUL DESIGN OPTIONS

Phase 1 - Simple modification of creating larger opening between front room and rear room

Two options for simple breakfast "hook" in kitchen



123 Main Street
Alexandria, VA 22314

Schematic Design 1	SD001	
	Date	10/29/20
	Drawn by	R.DeBaun
	Scale 3/16" = 1'-0"	

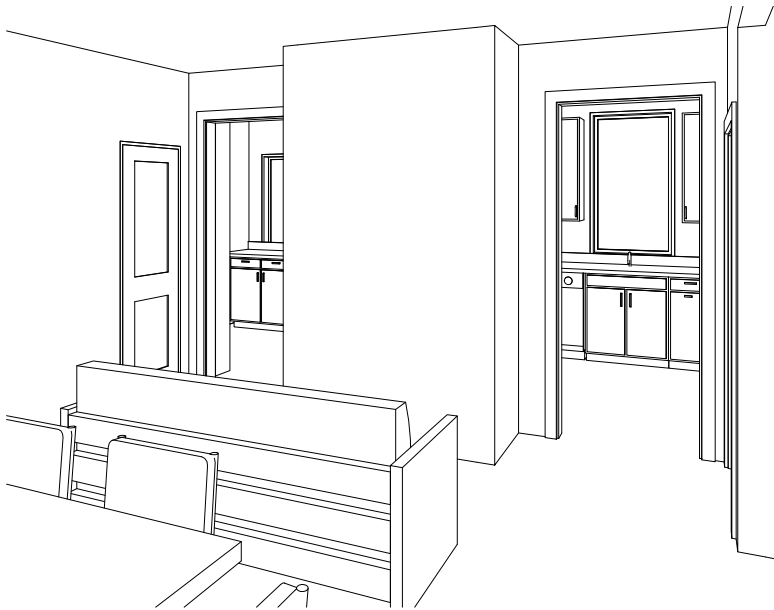
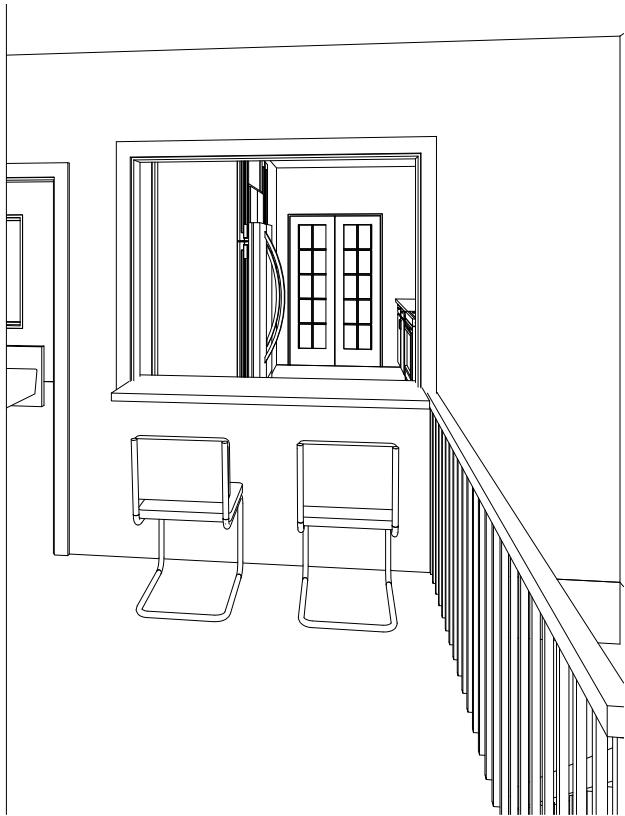
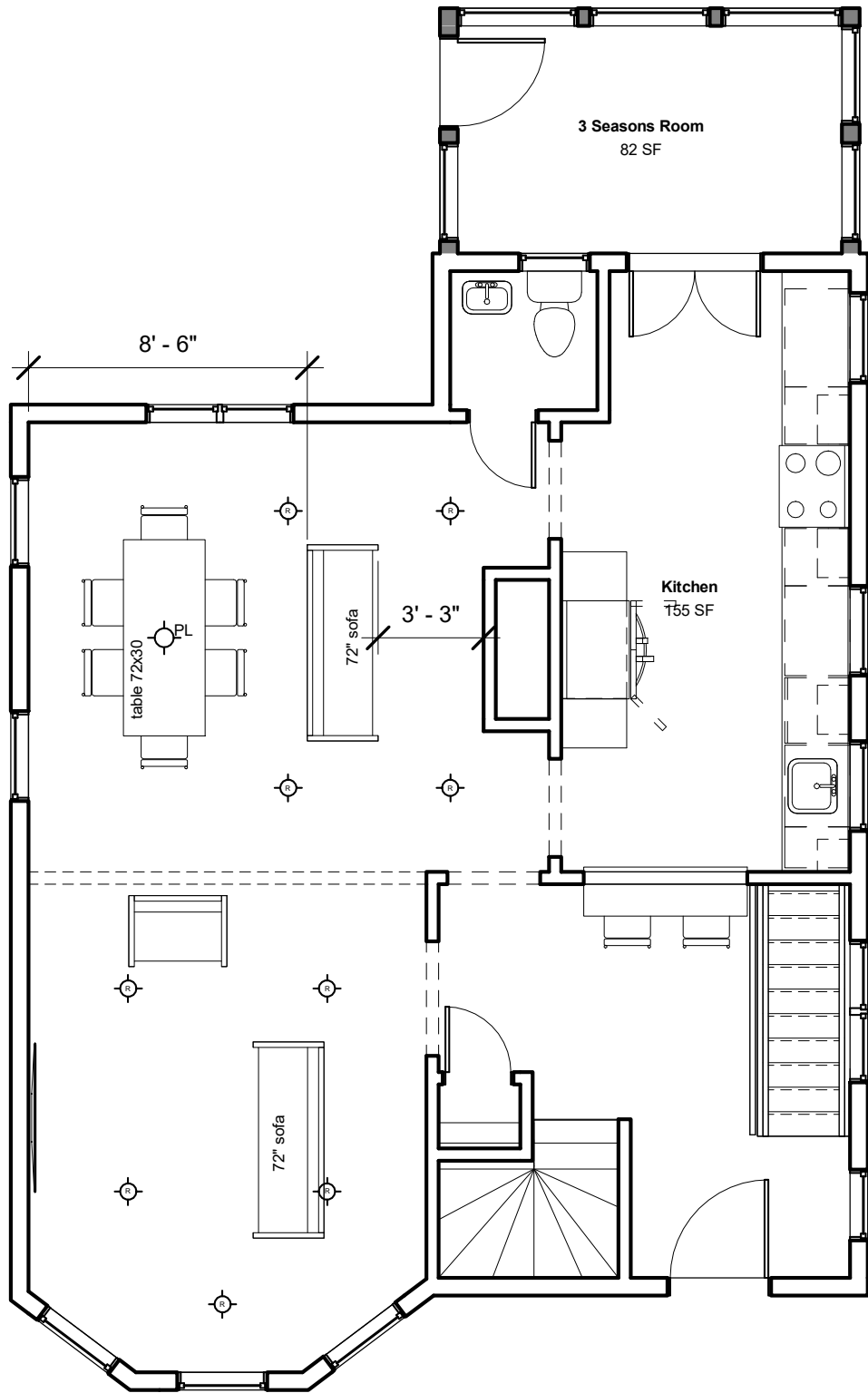
OWNER:
John and Jill Smith
123 Main Street
Alexandria, VA

CONTRACTOR:
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:

Schematic
Design

Kitchen Reconfiguration, Screen Porch
Enclosure, Open Concept Living / Dining



123 Main Street
Alexandria, VA 22314

Schematic Design 2 SD002

Date 10/29/20
Drawn by R.DeBaun

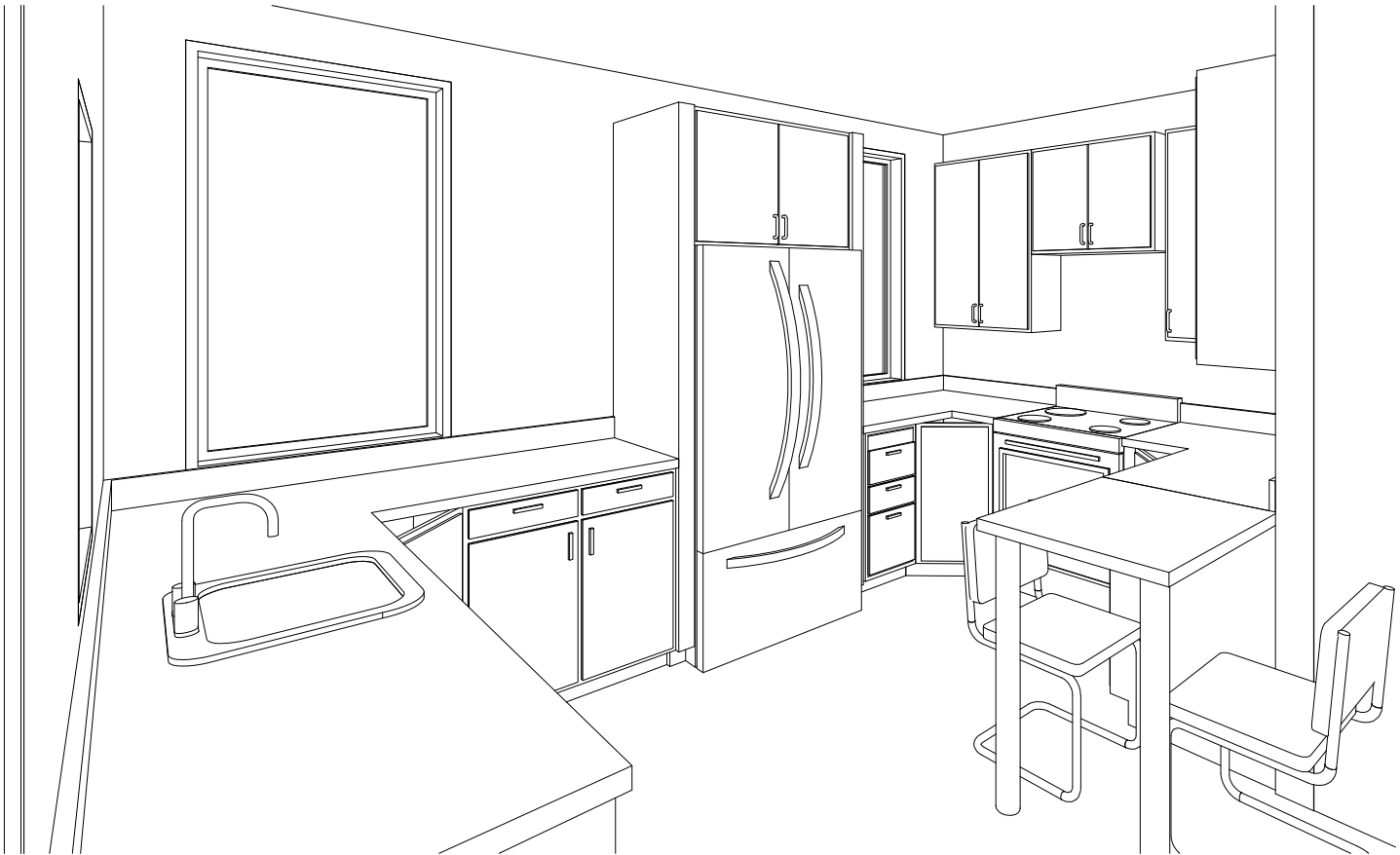
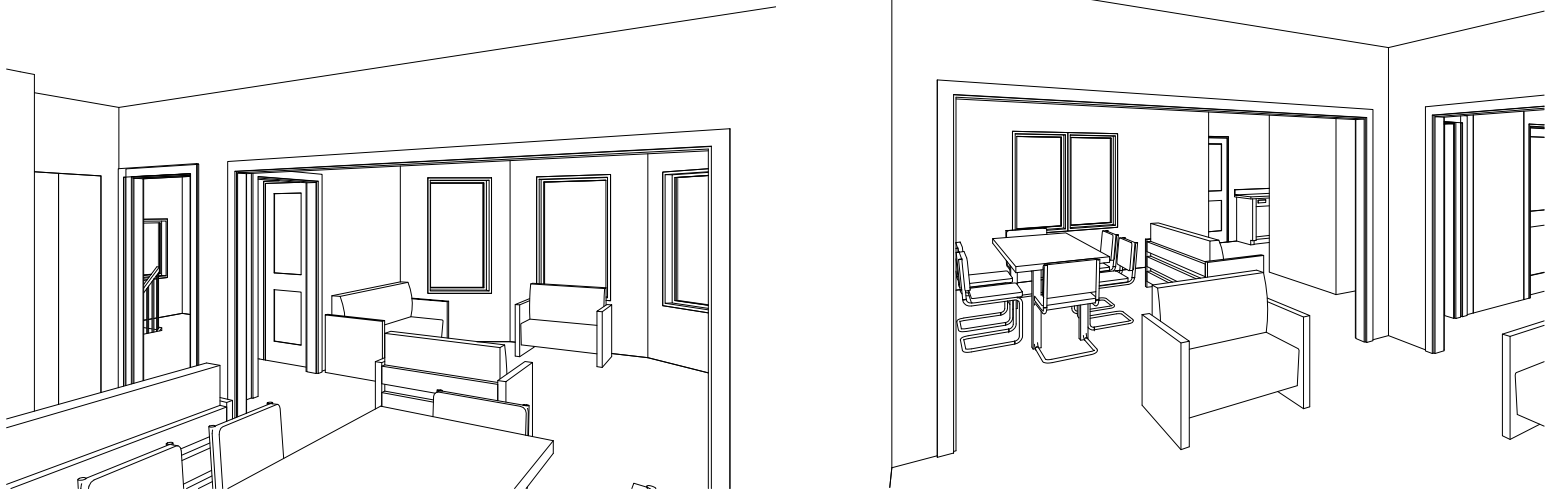
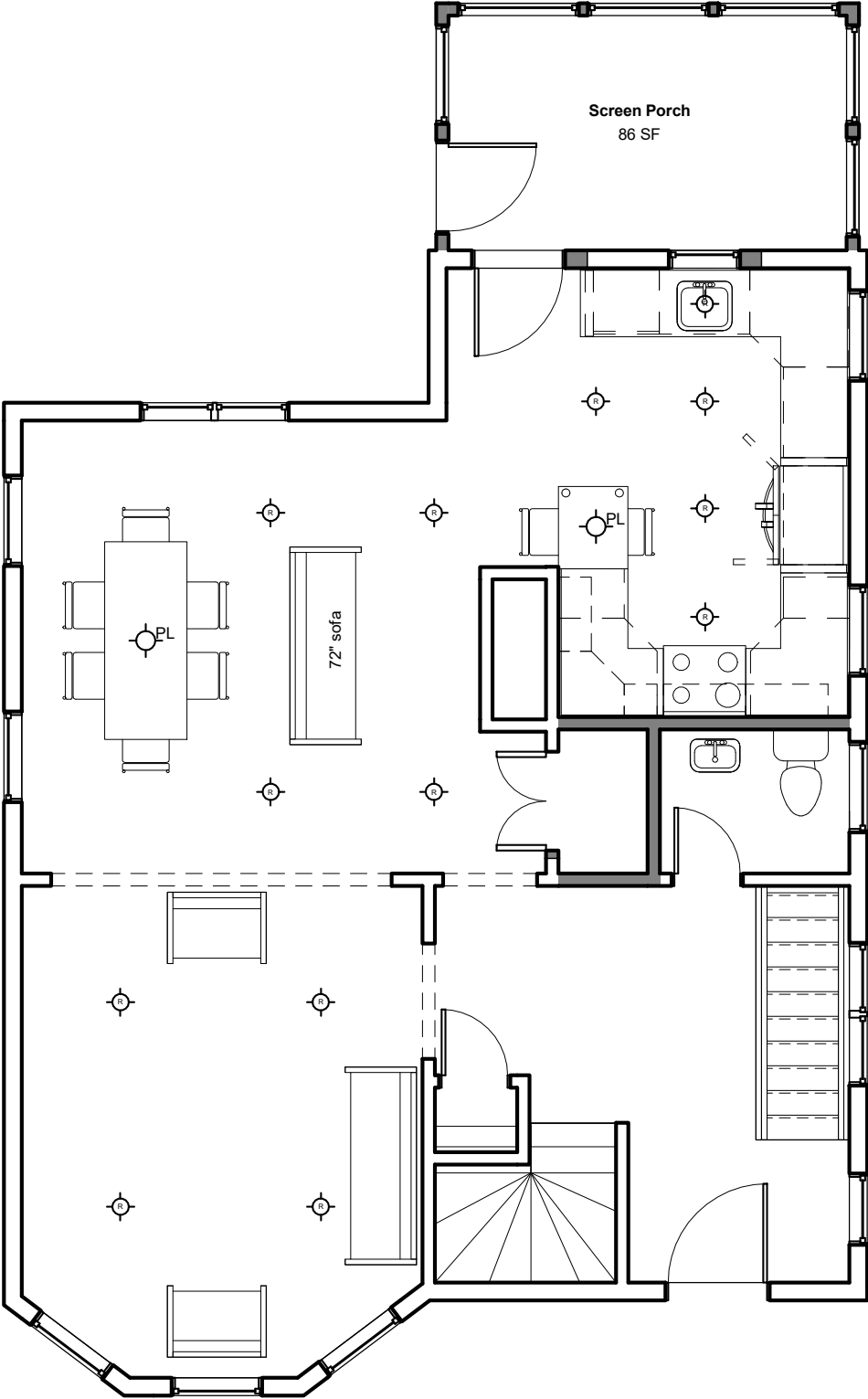
Scale 3/16" = 1'-0"

OWNER:
John and Jill Smith
123 Main Street
Alexandria, VA

CONTRACTOR:
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:
Schematic
Design

Kitchen Reconfiguration, Powder Room
Relocation, Screen Porch Enclosure,
Open Concept Living / Dining



123 Main Street
Alexandria, VA 22314

Schematic Design 3 SD003

Date 10/29/20
Drawn by R.DeBaun
Scale 3/16" = 1'-0"

OWNER:
John and Jill Smith
123 Main Street
Alexandria, VA

CONTRACTOR:
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:
Schematic
Design

ONCE YOUR DESIGNS ARE COMPLETE, OUR
TEAM WILL REVIEW AND PREPARE PRICING
RANGES FOR EACH OPTION



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: Main Level Renovation

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 Estimates

SD 1

- Protect floor and walls from front door to work area
- Demo and haul away existing cased opening between front and rear living rooms
- Install new cased opening 12' wide x 8' tall. Trim to match existing as close as possible
- Relocate visible outlets and switches at location of new larger opening
- Other findings within wall additional wiring / plumbing to be resolved as additional change order scope
- Tooth in hardwood flooring at new wider opening
- Spot sand and stain area of new flooring only. Match existing as close as possible
- Paint wall both sides of opening corner to corner – match existing color
- Relocate chandelier light to bay window and add 4 new recessed lights and switch within front room

Construction Estimate: **\$8,978 +/-**
Construction Timeline (Weeks): **1-2weeks**

- Demo cabinet to create simple breakfast nook.
 - Option 1 – Delete base level wall cabinet behind exterior door. Reinstall existing countertop with wall at end and I bracket supports below to create seating for 2 in kitchen. Seating only accessible with door to screen porch closed
 - Option 2 – Delete seat level cabinet below window closest to screen porch. Frame knee wall adjacent to existing teal base cabinet to create single seat jump up bar

facing in towards kitchen sink. Countertop pulled away from existing window. Countertop installation on knee wall with I brackets below. Countertop remnant to compliment existing countertops, likely cannot match countertop.

Construction Estimate: **\$600- \$1,200 depending on selections.**

Construction Timeline (Weeks): **1-2weeks**

Design Development Estimate: **\$0**

Structural Engineer Proposal: **\$0**

Design Timeline: **0 weeks**

Permitting Timeline: **1 week**

SD 2

- Renovation of existing main level to create more open concept
- Renovate kitchen demo and haul away existing, reconfigure, and install new fixtures and finishes throughout
- Existing appliances to remain or new to be provided by owner
- Create new cased opening to mirror current kitchen entry
- Demo and haul away tile floor in kitchen and tooth in new hardwoods – match existing as close as possible
- Replace door to screen porch with new double French door
- Replace rear kitchen window with new and trim out bottom of exterior
- Frame new breakfast bar between kitchen and foyer
- Remove wall between front and rear living rooms
- Sand and refinish floors throughout main level
- Replace ceiling in rear living room with new drywall ceiling
- Install new recessed lights throughout main level
- Based on MCG Classic Package

Construction Estimate: **\$47,035 +/-**

Construction Timeline: **7-9 weeks**

Design Development Estimate: **\$2,520**

Structural Engineer Proposal: **\$4,450**

Design Timeline: **4 weeks**

Permitting Timeline: **8 weeks**

SD 3

- Renovation of existing main level to create more open concept

- Renovate kitchen demo and haul away existing, reconfigure, and install new fixtures and finishes throughout
- Existing appliances to remain or new to be provided by owner
- Relocate powder room and create new storage at existing kitchen entry
- Demo and haul away tile floor in kitchen and tooth in new hardwoods – match existing as close as possible
- Relocate and replace door to screen porch
- Install new window at existing exterior door to screen porch
- Replace rear kitchen window with new and trim out bottom of exterior
- Add new cased opening between front and rear living rooms
- New fixtures and finishes at powder room
- Sand and refinish floors throughout main level
- Replace ceiling in rear living room with new drywall ceiling
- Install new recessed lights throughout main level
- Based on MCG Classic Package

Construction Estimate: **\$68,720 +/-**

Construction Timeline: **8-10 weeks**

Design Development Estimate: **\$2,000**

Structural Engineer Proposal: **\$2,750**

Design Timeline : **6 weeks**

Permitting Timeline: **4 weeks**

Add Options

Three Seasons Room

- Replace all screens with new Larson Scenix windows with retractable screens
- Insulate existing roof rafters and install bead board ceiling within room
- Install new exterior door – location tbd based on design
- Existing flooring to remain
- Point up siding and paint to match existing color
- Install new outlets and lighting throughout three seasons room

Construction Estimate: **\$21,350 +/-**

Construction Timeline : **3 weeks**

Design Development Estimate: **No addition**

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 – AACE 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

ALL DESIGN PACKAGES INCLUDE A CUSTOM
ONLINE PORTAL

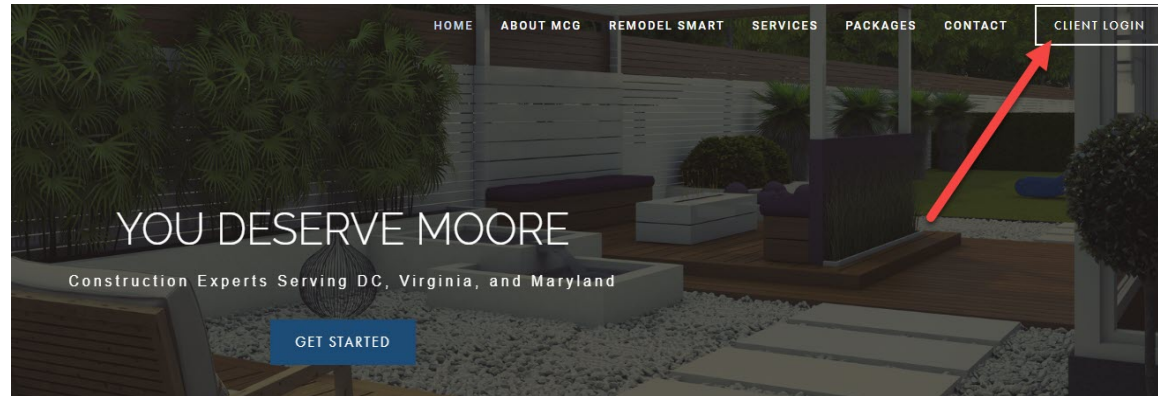
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CLIENT LOGIN

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[Contact Us](#)
(888) 486-6673

Project Managers
✉ Chris Jones: [703.801.7489](tel:703.801.7489)

Hi Nate Moore!
Here's a look at

123 Main Street
Washington, DC 20003

Contract Price: \$348,329.00
Job Running Total: \$348,329.00
Less Payments Received: \$0.00

Job Remaining Balance
\$348,329.00

[Recent Photos](#) [View all photos >](#)

Mar 13, 2020

Mar 13, 2020

Mar 13, 2020

Mar 13, 2020

What's Happening

To-Do's	0
Unread Documents	3
Messages	0
Pending Change Orders	0
Upcoming Selections	0
Warranty Items	0
Surveys	0
Invoices	0
Recent Daily Logs	0

Weather

Washington, DC 20003 Fri, Mar 13 2020

Current Conditions: Mostly Cloudy

71° F|C
Feels like: 71°F
Winds: 15 mph
Humidity: 57%

Your Extended Forecast

Fri, Mar 13 75° 41°	Sat, Mar 14 55° 40°	Sun, Mar 15 52° 41° 33°
Mon, Mar 16 51° 39°	Tue, Mar 17 60° 25% 42°	Wed, Mar 18 63° 45°

VIEW YOUR PROJECT DOCUMENTS AND DESIGNS

[To-Do's](#) [Schedule](#) [Daily Logs](#) [Documents](#) [Videos](#) [Photos](#) [Messages](#) [Comments](#) [Change Orders](#) [Selections](#) [Warranty](#) [Surveys](#) [Invoices](#) 

 [Contact Us](#)
[\(888\) 486- 6673](#)

Project Managers
✉_Marco Castro: [703.850.7784](#)

Document Folders

Main [View All Unread Documents](#)

Name	Contains	Total Size	Date Last Updated
 Buildertrend Training_(Global)	 1 	8.9 MB	Nov 25, 2019, 12:03 PM
 Contract Documents	 0 	4.9 MB	Feb 3, 2020, 11:45 AM
 Home Inspection	 0 	458 KB	Nov 27, 2019, 3:09 PM
 Invoice Support	 0 	80 KB	Feb 28, 2020, 1:06 PM
 MISC	 0 	220 KB	Feb 13, 2020, 1:28 PM
 Permits	 0  3	355 KB	Feb 7, 2020, 10:17 AM
 Schematic Design	 0  5	3.1 MB	Jan 2, 2020, 11:30 AM
 Selections	 0  4	1.3 MB	Feb 20, 2020, 9:34 AM

MATERIAL SELECTIONS

[Do's](#) [Schedule](#) [Daily Logs](#) [Documents](#) [Videos](#) [Photos](#) [Messages](#) [Comments](#) [Change Orders](#) [Selections](#) [Warranty](#) [Surveys](#) [Invoices](#) [Estimate](#) [Settings](#)

[Contact Us](#)
[\(888\) 486-6673](tel:(888)486-6673)

Project Managers
✉ Rachel DeBaun: [202.931.3110](tel:2029313110)

Selections

Job Running Total
\$119,397.27

Favorites
\$0.00

0 ★

Projected Total with Favorites
\$119,397.27

AgendaGridListCategoryLocationAllowances

FILTER YOUR RESULTS ▼

[Sliding Glass Door](#)

Sort By ▼

Deadline: N/A

Price \$4,219.27

Category: 03 - Doors

Location: Exterior

Remaining from Allowance: (\$4,219.27) of \$0.00

[Jeld-Wen 4 Panel Sliding Gl...](#)
\$4,219.27
144-IN X 79.5-IN V-4500 FOUR PANEL DOOR / 144-IN X 79.5-IN V-4500 Four Panel Door

Selected

[Windows](#)

Deadline: N/A

Price \$726.00

Category: 13 - Windows

Location: Exterior

Remaining from Allowance: (\$726.00) of \$0.00

[Andersen 100 Series Single ...](#)
\$726.00

PROJECT PHOTOS

[To-Do's](#) [Schedule](#) [Daily Logs](#) [Documents](#) [Videos](#) [Photos](#) [Messages](#) [Comments](#) [Change Orders](#) [Selections](#) [Warranty](#) [Surveys](#) [Invoices](#) 

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Project Managers
✉_Marco Castro: [703.850.7784](#)

Photo Folders

[After](#)
85 Photos
Updated
Jan 29, 2020, 5:31 PM



+79

[Before](#)
47 Photos
Updated
Jan 9, 2020, 4:16 PM



+41

INVOICES

[To-Do's](#) [Schedule](#) [Daily Logs](#) [Documents](#) [Videos](#) [Photos](#) [Messages](#) [Comments](#) [Change Orders](#) [Selections](#) [Warranty](#) [Surveys](#) [Invoices](#) 

 [Contact Us](#)
[\(888\) 486- 6673](tel:(888)486-6673)

Project Managers
✉_Marco Castro: [703.850.7784](tel:703.850.7784)

Invoices

Invoices

ID#	Title	 Files	Deadline	Invoice Amount	Amount Paid	Invoice Balance	Date Paid	Payment Status
2910-D1	Mobilization	0	2-6-2020	\$26,395.00	\$26,395.00	\$0.00	2-10-2020	✓ Paid
2910CO-1	Change Orders 001, 002, & 003	0	2-19-2020	\$11,814.10	\$11,814.10	\$0.00	2-19-2020	✓ Paid
2910-D2	Demo/Footing Inspection	0	2-28-2020	\$26,395.00	\$26,395.00	\$0.00	3-3-2020	✓ Paid
Totals				\$64,604.10	\$64,604.10	\$0.00		

Invoice Amount Total	\$64,604.10
Amount Paid Total	\$64,604.10
Remaining Invoice Balance	\$0.00

CHANGE ORDERS

[Summary](#) [To-Do's](#) [Schedule](#) [Daily Logs](#) [Documents](#) [Videos](#) [Photos](#) [Messages](#) [Comments](#) [Change Orders](#) [Selections](#) [Warranty](#) [Surveys](#) [Invoices](#) 



[Contact Us](#)
[\(888\) 486-6673](tel:(888)486-6673)

Project Managers
✉ Marco Castro: [703.850.7784](tel:703.850.7784)

Job Price Summary 

Contract Price:	\$175,972.00
Change Orders:	\$11,814.10
Selections Made:	\$0.00
Total Price:	\$187,786.10
Less Payments Received:	\$64,604.10
Remaining Balance:	\$123,182.00

What's New

 Unread Docs	12
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Weather

Fri, Mar 13 2020
Alexandria, VA 22314

Current Conditions:
Mostly Cloudy

**71°** F 

Feels like: 71°F • Winds: 15 mph
Humidity: 57%

Your Extended Forecast

Fri, Mar 13	Sat, Mar 14
 76° 41°	 55° 41°
Sun, Mar 15	Mon, Mar 16
 53° 34°	 52° 40°
Tue, Mar 17	Wed, Mar 18
 60° 43°	 63° 45°

Change Order Summary

Change Order Request

Change Order History

CO ID#	Title	Approval Deadline	Price	
✓ 0003	Subfloor	Tue, Feb 18	\$4,889.60	 0
✓ 0002	Optional - Framing & Insulation	Fri, Feb 21	\$5,629.00	 0
✓ 0001	Living Room Window Header	Fri, Feb 21	\$1,295.50	 1  0
APPROVED:			\$11,814.10	

MOORE
CONSTRUCTION GROUP

www.MooreCG.com
(888) 48-MOORE