

# **ASAP CONSTRUCTION**

## **PROJECT ESTIMATE**

May 8, 2023

Mr. Nathan Manfred,

Thank you for allowing us to provide a construction estimate for your client's project at 220 Leigh Street.

Our estimate was calculated using the drawings, specifications, and allowance values which you have provided.

We have also accounted for the demolition of the existing building with the understanding that we will salvage materials for recycling as much as is feasible.

Sincerely,  
Louis M. Garcia

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Project Location: 220 Leigh - New 2 Story Residential Building  
Total floor sqft 1,400 sqft

## **Exterior Work**

### **Demolition**

Remove siding and interior planks as need per HRC requirements.  
Disconnect electrical and plumbing services  
Performed by licensed subcontractors.  
Remove metal building carport and dispose of at recycling center.  
Demo remaining building remnants with bobcat and dispose of in Dumpsters.  
Labor and materials \$12,500.00

Demo and remove cement slab sections  
Approx. 1400 sqft  
Labor and disposal fees \$4900.00

### **Engineer Fees**

Slab and structural inspection and approval letter fees  
Estimated cost \$2500.00

### **Foundation work**

Set form as per plans  
Set rebar as per engineer design  
Float and finish cement to a smooth finish  
Labor and materials \$18500.00  
\*\*\*Price may need to be adjusted if any extra engineer designs are required

### **Driveway and sidewalk slab - approx. 920 sqft**

Sidewalk 3.5" thick  
Driveway 4.5" thick  
Set form and rebar as needed  
Labor and materials \$11,000.00

### **Framing**

Build all walls as per plans for 1st and 2nd floor.  
Labor and materials \$32,000.00  
Install floor framing as per plans  
Labor and materials \$15,500.00

### **Floor Decking**

Install floor decking 18 sheets-1 1/8" T&G decking  
Labor and materials \$4000.00

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## **Roof framing**

Install roof trusses, and porch cover framing and decking approx 32 sheets  
Labor and materials \$16700.00

## **Roofing materials**

Install a synthetic roof material  
Install approx. 34' ridge vent  
Install approx. 15 squares of roofing as per plans  
Labor and materials \$4500.00

## **Siding**

Install approx. 72 sheets of OSB plywood  
Install a Tyvek Moisture barrier  
Labor and materials \$ 5500.00

Install Hardie plank siding and trim moldings  
Labor and materials \$25,000.00

## **Window Installation**

Install approx. 19 windows as per plans  
Labor \$2375.00  
Cost of windows \$16,500.00 per quote

## **Exterior Door Installation**

Install 3 entry doors  
Labor \$750.00  
Estimated cost of entry 3-36" full view glass door estimated door cost \$1350.00  
Door hardware cost \$?

Install 2-36" metal clad pre-hung storage doors  
Labor \$450.00  
Estimated cost of 2-36" smooth metal clad prehung doors \$450.00  
Hardware cost-\$70.00

## **2nd Floor Front Porch Construction**

2nd floor deck - 6.25' x 13.2' approx. 83 sqft  
Install a 2x8 framing as per plans  
Install handrail as per plans  
Install post on both levels  
Install a moisture barrier  
Install a 5/4s treated deck material  
Labor and materials \$ 6500.00

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## **Exterior Stairs**

Set 5-post as needed in cement  
Install 3- stair stringer  
Build a landing  
Install 2x12" stair threads and toe kicks  
Install handrail  
Labor and materials \$4700.00

## **Exterior Painting**

Behr Marquee satin and eggshell finish  
Primer all bare wood as needed  
Caulk as needed  
Paint walls one color  
Paint trim one color  
Paint doors one color  
Labor and materials \$7500.00

## **Interior Work**

### **Insulation**

Install a R-13 on walls approx. 2200 sqft  
Install a R-19 between floors  
Install foam vent panels as needed between rafters  
Install a R-30 in attic area  
Labor and materials \$12,500.00

### **Drywall**

Install approx. 42 5/8s Sheetrock on ceiling on both floors  
Install a 1/2" drywall on walls  
Install a 1/2" mold and moisture resistant on bath walls and kitchen area  
Labor and materials \$9500.00

### **Trim and Door Work**

Install a 3.25" basic type baseboard approx. 326 lft  
Labor and materials \$2650.00

Interior door installation  
Install 4 - flat panel Luann pre-hung hollow core doors  
Install door trim on both sides  
Install 4-24" bifold doors louvered  
Install a door trim and jamb on both sides  
Labor and materials \$2500.00

Install approx. 80' lft of a 5.5" window sill

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Labor and materials \$800.00

## **Interior Painting**

Apply a PVA primer to all new drywall

Caulk and spackle as needed

Paint all ceiling with Behr Ceiling white

Paint all walls 1 color with Behr Scuff damage eggshell finish

Paint all wood trim with Behr Acrylic

Labor and materials \$9500.00

## **Flooring**

- 1st floor

Install approx. 580 sqft of a wood laminate type flooring

Labor only \$ 2610.00

- 2nd floor

Install approx. 580 sqft of a solid 3/4" oak flooring

Sand and seal with polyurethane

Labor only \$5200.00

- Bath Floor Tile Work

Install approx. 3 sheets of 1/4" Durock sheeting on wood sub floor

Float out all seams

Apply 2 coats of Redguard

Labor and materials \$600.00

Install approx. 100 sqft of a floor tile on both floors

Labor and mastic \$1200.00

- 2nd Floor Bath tub surround tile work

Install approx. 8 sheets of a 1/2" Durock on tub areas

Apply Redguard on walls

Labor and materials \$1400.00

-Additional Wall Tile

Approx. 180 sqft of wall tile

Labor and mastic \$4500.00

Price May change to tile design and layout

## **Kitchen Cabinets**

Install kitchen cabinetry as per plans

Install trim work as needed

Labor only \$4500.00

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## **Electrical Work - to be performed by Classic Electric**

All work to be done as per plans

Owner will purchase light fixtures

Labor and rough in materials \$35,000.00

## **Plumbing Work - to be performed by 4H plumbing**

All work to be done as per plans

Owner will provide all plumbing fixtures including water heaters

Labor and rough in materials \$43,000.00

Estimated cost to refinish claw foot tub

\$500.00

## **AC Work**

Install 2- 2.5 ton central AC system with ducts as per plans

Labor and materials \$10,800.00

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## **Other Expenses / Material and Fixture Allowances**

Allowances may be adjusted due to product selection by owner and/or architect.

- Flooring both floors \$10,200.00

- Tile for bathrooms and back splash \$1,400.00

- Plumbing fixtures

2 toilets

2 vanity sinks

2 vanity faucets

2 kitchen sinks

2 kitchen faucets

1 Tub/faucet wall faucet

Claw foot tub curtain hardware and faucet unit

2-30 gal water heaters and installation kits

Estimated allowance \$4,500.00

- Light fixture expense

4- ceiling fans

20- 5" can lights

4- surface mounted light

2-interior wall scones

6- exterior wall scones

2- vent fans

Estimated allowances \$2,200.00

**Project Total \$365,930.00**

Please let me know if you have any questions or concerns.

Thank you for your consideration.

Louis M Garcia

(210) 382.7170