



**Date**

**Prospect Name**

**Address**

## Interior Remodeling Proposal

### General & Administrative

- Project supervision
- Dust protection & site preparation (add Build Clean filtration system during remodeling to control dust)
- Trash removal & progress clean-up (small dumpster in driveway)
- General liability insurance coverage
- Final cleaning of work areas
- Send “pardon or dust” courtesy letters to surrounding neighbors prior to start
- Agreed working hours are 8am to 5pm M-F. (after-hours and weekend work must be approved in advance by owner)

### Kitchen & Butler’s Pantry

- Remove existing tile backsplashes
- Remove vent hood
- Remove sink faucet
- Furnish & install new subway tile backsplashes with herringbone accent behind cooktop
- Furnish & install new stainless steel vent hood (**Price** allowance provided)
- Furnish & install new sink faucet with pull-out sprayer (**Price** allowance provided)
- Replace kitchen under-counter cabinet lighting with LED strips
- Add under-counter LED cabinet lighting at butler pantry
- Add garbage disposal air switch
- Replace drawer guides with new full-extension guides
- Replace crown molding at north elevation as required for new hood

## Nook

- Remove existing chandelier
- Move electrical box to center over table
- Repair drywall & paint ceiling
- Install new “owner provided” chandelier

## Wet Bar

- Remove existing tile backsplashes
- Remove bar sink faucet
- Furnish & install new glass tile backsplash (**Price** tile material allowance provided)
- Furnish & install new bar sink & faucet (**Price** allowance provided)
- Replace under-counter ice maker with refrigerator (wine chiller remains)
- Add cabinet interior lighting at glass shelving with LED strips

## Hall/Powder Bath

- Demo bathtub & tile wall surround
- Demo floor tile
- Demo vanity cabinet and countertop
- Remove plumbing fixtures
- Remove decorative lighting fixtures, mirrors & bath hardware
- Remove bead-board wainscot paneling
- Repair & re-finish drywall to smooth finish (for wallpaper)
- Build tile walk-in shower
- Furnish & install tile wainscot
- Furnish & install tile floor
- Furnish & install furniture style vanity cabinet with stone countertop (**Price** allowance provided)
- New vanity sink & faucet installed (**Price** fixture allowance provided)
- New European style ½” frameless glass shower panel (no door)
- New shower plumbing fixtures installed (**Price** fixture allowance provided)
- New bath accessory hardware installed (**Price** hardware allowance provided)
- New framed vanity mirror installed (**Price** mirror allowance provided)
- New decorative lighting fixture installed (**Price** fixture allowance provided)
- Wallcovering installed above tile wainscot (furnished and installed by designer)

## Master Bath

- New shower heads installed (**Price** fixture allowance provided)
- New framed vanity mirrors installed (**Price** mirror allowance provided)
- New decorative vanity & ceiling light fixtures (**Price** fixture allowance provided)
- Float walls smooth for faux finishes
- Provide base coat of paint for faux finishes & repaint ceiling

# Budget Estimate

Project Superintendent	Price
General Liability Insurance	Price
Fuel, tolls & phones	Price
Trash Disposal Service	Price
Progressive Clean-Up	Price
Protection Materials & Installation	Price
Build Clean dust control system	Price
Jobsite Toilet	Price
Final Cleaning Service	Price
<b>General &amp; Administrative</b>	Price
Demo Interior	Price
<b>Demo</b>	Price
Trim Carpentry Labor	Price
Trim Materials	Price
Vanity & Top at hall/powder bath (Ann Sacks)	Price
<b>Millwork &amp; Cabinets</b>	Price
Shower Glass Panel - powder bath (no door)	Price
Framed Vanity Mirrors - allowance	Price
<b>Glass &amp; Mirrors</b>	Price
Drywall Patches & Repairs	Price
Painting – new crown molding, breakfast ceiling & master bath	Price
Wallcovering Labor	Price
Wallcovering Materials - allowance	Price
Tile Labor - Hall Shower & tile wainscot	Price
Tile Labor - Wet Bar backsplash	Price
Tile Labor - Kitchen & butler's backsplashes	Price
Tile Materials - hall shower & wainscot - allowance	Price
Tile Materials - wet bar backsplash - allowance	Price
Tile Materials - kitchen backsplash - allowance	Price
<b>Wall Finishes</b>	Price

Tile Labor - hall bath	Price
Tile Materials - hall bath - allowance	Price
<b>Floor Finishes</b>	Price
Bath Accessory Hardware - hall bath Allowance	Price
Cabinet Hardware - full extension drawer guides at kitchen	Price
Drawer guide replacement labor	Price
Bath Hardware Installation Labor	Price
<b>Hardware</b>	Price
Appliances Allowance - vent hood	Price
Appliances Allowance - U.C. fridge at bar	Price
Vent Hood & fridge Installation	Price
<b>Appliances &amp; Furnishings</b>	Price
Plumbing Labor - kitchen, bar & powder	Price
Plumbing Fixtures - Total Allowance	Price
<b>Plumbing &amp; Fixtures</b>	Price
Electrical Labor	Price
Electrical - replace under counter lighting with LED & bar shelving	Price
Decorative Lighting Fixtures - Allowance	Price
<b>Electrical, Audio, Video &amp; Data</b>	Price
Area Totals	Price
Contractor's Overhead & Fee	Price
<b>Project Total</b>	Price

**Project Duration:** The anticipated duration of this remodel is 5-6 weeks. All product selections will need to be made before we can confirm a start date. The project start date is predicated on product availability and lead times.

**Payment Schedule:**

- 18.5% (Price) due at acceptance of proposal
- 22% (Price) due at project start date
- 25% (Price) due at start of tile installation
- 25% (Price) due at start of painting
- 9.5% (Price) due at substantial completion

**Acceptance of Proposal:**

Owner 1 \_\_\_\_\_ Date \_\_\_\_\_

Owner 2 \_\_\_\_\_ Date \_\_\_\_\_

Contractor \_\_\_\_\_ Date \_\_\_\_\_  
Paul J. Zuch, President