

# *Distinctive Renovations by Design, Inc.*

Estimate Details    **John Q. Customer**  
123 Main Street  
City, State 12345  
Home: 123-456-7890

Cell: 098-765-4321

February 10, 2010

The following, along with plans and/or additional specifications approved and initialed by Owner and Contractor, constitute a complete description of all the work to be performed in fulfillment of this Agreement.

RE: The following estimate covers the requirements to renovate the home for wheelchair accessibility. We have included a separate description for each area being renovated as well as a set of drawing showing a visual conception of the finished project.

Item	Qty.	Unit	Amt.	Description
<b>THE ENTIRE PROJECT</b>				
<i>General</i>				
Clean Up During/After	1	SUM	828.00	Contractor to maintain a clean working area at all times.
Dumpster	2	EA	1,076.40	A trash dumpster will be placed on the jobsite for the removal of job debris.
Material Pickup & Delivery	1	SUM	828.00	Time used to pick up materials or other supplies for job.
Production Management	1	SUM	6,525.00	A project manager will be assigned to this project for material and subcontractor coordination. This cost is for management of all the items listed.
<b>ALL THE PROJECT TOTAL</b>			<b>9257.40</b>	
<b>BASEMENT RENOVATION</b>				
<i>Drywall</i>				
Drywall	1	SUM	5,175.00	Cost includes labor and material to install, mud, tape, and slick finish 1/2" drywall.
<i>Electrical</i>				
Electrical	1	SUM	2,070.00	Cost includes materials and labor for all the lighting, outlets, switches, CATV and telephone connections in the areas being finished in the basement.
<i>Floor Covering</i>				
Basement Carpet	1	QUOTE	2,730.00	Cost includes materials and installation of carpeting in the two rooms being finished. Quote is for an 8 lb. rebond padding, "frieze" carpet is recommended for durability and comfort for wheelchair condition. Does not include stairs.
<i>Framing</i>				
Framing Materials	1	SUM	870.00	Materials consist of tray ceiling being constructed around the recreation room, framing the concrete walls, design two new 7' opening between the recreation and adjacent room, framing in the mechanical area.
Framing Labor	1	SUM	2,484.00	Labor to frame basement.

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Item	Qty. Unit	Amt.	Description
<b>HVAC</b>			
HVAC Renovation	1 SUM	1,380.00	Materials and labor to reset the existing supply and return lines in the basement to the best location to allow maximum head height.
Complete 2 1/2 Ton	1 EA	7,937.50	Complete 15 SEER, 2 1/2 Ton
<b>Insulation</b>			
3-1/2" (R-13) Insulation	1 SUM	828.00	R-13 insulation will be installed on the exterior framed wall in the basement.
<b>Painting</b>			
Painting	1 SUM	1,656.00	All new walls will be painted with (1) coat of primer & (1) coat of flat latex wall paint. All trim will be painted with (1) coat of primer and (1) coat of semigloss enamel.
<b>Punch-out</b>			
Punch-out Items	1 SUM	1,380.00	Punch-out is items we have missed and the final things that need to be completed in the project.
<b>Recreation Room Mirrors</b>			
Mirror	1 SUM	1,113.60	Mirrors will be placed on the rear exterior wall in the recreation room. Mirrors will cover the wall and extend to a height of 8'.
<b>Woodworking</b>			
Doors	1 SUM	652.50	Door description: Masonite, six panels (matching existing upstairs) for doors, 6' wood louvered unit for the mechanical room. One to each adjoining room (see drawing).
Woodworking Installation	1 SUM	993.60	Labor to install the wood trim and
Lever Handle Locks	3 EA	152.25	Lever locks will be installed on the doors in the basement.
FJ #620 4 1/4"Base	176 LF	181.19	5" baseboard will be installed in the basement areas being finished.
Case Openings	1 SUM	108.75	Materials cost for the 7' wide case openings.
<b>BASEMENT RENOVATION TOTAL</b>		<b>29712.39</b>	

## **BEDROOM OVERHEAD LIFT SYSTEM**

### ***Overhead Ceiling Lift***

GH-2 Ceiling Mounted Lift device	1 QUOTE	9,565.20	One GH-2, Guldman overhead lifting will be installed in the son's room. Cost includes installation, hanger bar, overhead rail, poly and net sling for dry and wet transfer.
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**BEDROOM TOTAL      9565.20**

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Item	Qty. Unit	Amt.	Description
<b>BEDROOM EGRESS RAMP</b>			
<i>Exterior Door</i>			
Install Exterior Door Unit From Bedroom	1 SUM	2,070.00	Cost includes materials and labor to remove the existing window and install one 3'0 exterior door unit onto the egress landing.
Lever Handle Locks	1 EA	79.75	One keyed entrance lock is included. Lock will be keyed to other exterior
<i>Landing/Ramp</i>			
Bedroom Egress Ramp	1 SUM	4,785.00	Includes materials and labor to construct the following. Flat landing will extend from the bedroom out apx. 15'. A handicap ramp will then intersect at the end of the landing and extend apx. 30' towards the front of the house.
<b>BEDROOM EGRESS RAMP TOTAL</b>		<b>6934.75</b>	
 <b>FLOORCOVERING</b>			
<i>Hardwoods</i>			
Hardwood Flooring	1 QUOTE	5,158.80	Cost includes materials and installation of Bruce prefinished hardwood flooring in the following location: main level hall, sons room and upstairs room.
<b>FLOORCOVERING TOTAL</b>		<b>5158.80</b>	
 <b>GARAGE</b>			
Electrical	1 SUM	362.50	Cost includes materials and labor to install one outlet for the vertical lift.
<i>Automated Door Opener</i>			
Automatic Door Opener	1 EA	2,610.00	Cost is for Sesame automatic electronic door openers and installation to enter and exit the house
<i>Landing/Stairs</i>			
Garage Landing/Steps	1 SUM	1,740.00	Cost includes material and labor for one landing and a set of steps from the garage into the house. TK Lift will access the landing.
<i>Ramps</i>			
Garage Ramps	2 SUM	1,380.00	Labor and materials to construct two garage ramps of wood and finish using the same finished floor material to match.
<i>TK Access Vertical Lift</i>			
TK-Access Vertical Lift	1 QUOTE	7,540.00	TKAccess 38 inch vertical platform wheelchair lift including upper landing gate, call-send controls, permitted by the state is included in this proposal to be located in the garage besides the new landing to the interior of the home.
<b>GARAGE TOTAL</b>		<b>13632.50</b>	

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Item	Qty.	Unit	Amt.	Description
<b>INTERIOR ELEVATOR</b>				
<b><i>Automated Door Opener</i></b>				
According Car Gate Opener (on elevator)	2	EA	6,000.00	Cost is for two automatic corrugated door openers and installation for inside the elevator doors. These doors are part of the cab and can be open manually
Automatic Door Openers	4	EA	9,144.00	Cost is for four "Sesame" automatic electronic door openers and installation to enter and exit the elevator.
<b><i>Drywall</i></b>				
Drywall	1	SUM	2,208.00	Cost includes labor and material to install, mud, tape, and slick finish 1/2" drywall on the outside of the elevator shaft. OSB board will be installed on the inner walls of the shaft for structural strength.
<b><i>Electrical</i></b>				
Electrical	1	SUM	3,450.00	Labor and materials to reroute the existing electric lines and install new runs for the elevator.
<b><i>Elevator Shaft</i></b>				
Remove/Frame Attic Joist Structure	1	SUM	2,760.00	The existing main level, second floor and attic will be opened up to allow the elevator shaft to extend from the basement to the top floor level.
Recess Concrete Floor	1	QT	2,070.00	Labor to remove the concrete in the bottom of the elevator shaft, waterproof (membrane) the existing soil, and pour a new foundation.
Framing Materials	1	SUM	6,874.40	Description: Interior new walls, keyway, exterior dormer, siding, soffit & fascia, roofing for a completed elevator shaft.
<b><i>Fire Extinguisher</i></b>				
Fire Extinguisher	1	EA	58.00	Cost includes fire extinguisher and installation.
<b><i>Gutters</i></b>				
6" O.G. Type Aluminum Gutters	20	LF	123.25	Gutters will be placed on the new dormer of the elevator shaft.
4" Aluminum Downspouts	10	LF	58.00	Downspouts will be installed on the gutters.
<b><i>Insulation</i></b>				
Insulation	1	SUM	828.00	Includes labor and material to insulate the new walls with R-11 around the elevator and R-19 in the attic.
<b><i>Painting</i></b>				
Painting	1	SUM	2,070.00	All walls will be painted with (1) coat of primer & (1) coat of matching wall paint. All trim will be painted with (1) coat of primer and (1) coat of semigloss matching paint.

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Item	Qty.	Unit	Amt.	Description
<b>Three Stop Openers</b>				
Interior Elevator (Actual Elevator & Mechanism)	1	QT	23,495.00	Manufacturer: TKAcess; Model: LEV. Size: 40" x 54". Cost includes installation.
<b>Woodworking</b>				
New Interior Doors Units	2	EA	580.00	New 3/0 door unit will be installed for the elevator on the basement level, first & second floor, and new Hall
Trim Materials	1	SUM	870.00	Materials are for the door trim, baseboard, finished wood items.
Trim Installation	1	SUM	690.00	Labor to install the new doors, baseboard and trimwork.
Lever Handle Locks	4	EA	203.00	Lever locks will be installed on the egress doors into the elevator.
<b>INTERIOR ELEVATOR TOTAL</b>			<b>61481.65</b>	

## **PATIO DECK**

Raise Back Patio Deck	1	SUM	5,713.20	Remove the existing stairs and landing to the rear patio from the house and install a level wood deck. Materials will be constructed of pressure treated lumber materials. A 4" curb is included around the patio deck.
Construct Ramp Off Deck	1	SUM	2,318.40	Cost includes materials and labor to construct a 1/12 handicap ramp from the raised deck off the rear of house to a concrete landing. A 4" wood curb is included around the patio deck.
<b>PATIO DECK TOTAL</b>			<b>8031.60</b>	

## **PREPARATION**

### ***Building Permits***

Permits	1	SUM	690.00	Cost is for permits and expediter to obtain them from the city of Atlanta.
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### ***Floor/Wall Protection***

Floor/Wall Protection	1	SUM	435.00	Hardwood flooring will be covered with Masonite sheets and plastic for protection throughout all of the work area.
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**PREPARATION TOTAL      1125.00**

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Item	Qty.	Unit	Amt.	Description
<b>WHEELCHAIR ACCESSIBLE BATHROOM</b>				
<b>Accessories</b>				
Bath Accessories	1	SUM	362.50	Labor and materials to install towel and face bars, toilet paper holder, mirror over vanity, etc.
<b>Cabinet</b>				
Cabinet	1	SUM	483.00	One handicap accessible cabinet will be constructed. Cabinet will be fabricated from 3/4" wood materials.
<b>Ceramic Tile Flooring/Shower</b>				
Ceramic Tile Floors/Shower	1	SUM	4,830.00	Cost includes all new materials to complete the finish flooring and shower in the Master Bathroom. An allowance of \$2.50 per square foot is included in this proposal for tile.
<b>Demolition</b>				
Remove Concrete for Shower	1	SUM	1,821.60	Labor and materials to jack hammer the existing concrete flooring to fabricate a roll-in shower.
<b>Drywall</b>				
Drywall	1	SUM	828.00	Cost includes labor and material to install, mud, tape, and slick finish 1/2" drywall on the walls and ceiling in the bathroom.
<b>Electrical</b>				
Electrical	1	SUM	828.00	Cost includes one GFI at the vanity, overhead lighting in the shower, one over the mirror at the vanity, exhaust fan, overhead lights.
Light Fixture Allowances	1	SUM	507.50	Lighting fixtures allowance items of \$350.00 include: overhead room light, shower can light, exhaust fan unit, vanity light.
<b>Framing</b>				
Framing Materials/Labor	1	SUM	1,263.00	Cost includes materials and labor to construct the new walls and furr down the ceiling in the bathroom.
<b>Grab Rails</b>				
Handi-cap Grab Bars	1	SUM	552.00	Cost includes materials and labor to install grab rails in the shower and behind the toilet.
<b>Painting</b>				
Painting	1	SUM	552.00	Bathroom walls will be painted with (1) coat of primer & (1) coat of semigloss enamel paint. All woodwork will be painted with semigloss enamel.
<b>Plumbing Installation</b>				
Plumbing Labor/Materials	1	SUM	2,760.00	Cost includes rough-in and installation for the following: vanity, shower (hand held wand and overhead shower), toilet and shower drain.

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Item	Qty.	Unit	Amt.	Description
<b>Plumbing Units</b>				
Plumbing Units	1	SUM	1,740.00	Units include: handicap toilet, vanity lever faucet, two shower valve and wand, culture marble vanity top and bowl.
<b>Woodworking</b>				
Woodwork	1	SUM	435.00	Cost includes labor and materials to install one 3'0 pocket door unit into the bathroom.
<b>WHEELCHAIR ACCESSIBLE BATHROOM</b>			<b>16962.60</b>	

**Estimate Total: \$161,861.89**

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Overhead v view of Basement. Durable carpet design for wheelchair use on the floors. The elevator opens into the bathroom.

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Recreation Room. Note case doorways and mirrors on the rear wall.

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Basement Bathroom:

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Basement Bathroom: Looking at the door to the elevator from the shower. Door to the right goes out into the hallway.

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Door to the right: The elevator opens in both directions. Into the bathroom or the hallway for easier access towards the rec area.

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Mechanical room: Louvered doors will be installed for proper air circulation for the HVAC.

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