

K-MAG
Construction Inc.

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JOB # 2008-319

Payment Due @ completion of each phase (PH).

Proposal

New Entry, Living Room, Bedroom, and 3-Bathrooms 464 sqft.

Remodel Family Room, Bathrooms, Bedrooms, and Laundry.

Scope of work:

PH-1. Demo

- A. Demo and remove existing Front yard, and stucco as needed for room addition.
- B. Demo and Remove Kitchen cabinet next to new opening and drywall as needed.
- C. Door and windows will be removed in later phase.
- D. Demo roof area as needed for new roof ties.
- E. Remove concrete steps outside Kitchen Doors.
- F. Demo and remove Bathrooms as needed. \$8,500.00

PH-2. Provide concrete slab.

- A. Install all rebar, holdowns, and footing as shown on plans.
- B. Epoxy all ties as per plans. \$12,250.00

PH-3. Framing.

- A. Frame New room addition as per plans.
- B. Frame all window and doors.
- C. Make all roof ties as per plans. \$34,500.00

PH-4. Install Windows.

- A. Install Windows \$150.00 Per window. \$1,950.00
- B. Window Allowances \$8,000.00

PH-5. Install Doors.

- A. Install interior Doors - 6 x\$150.00=\$900.00
 Install 1- Closet door, 1 folding door. 2x\$250=\$500.00
- B. Install Sliding Door - 1x\$250.00=\$250.00.
 1 sliding patio door
- C. Install exterior doors 2x\$300.00=\$600.00. \$2,250.00
 1 existing entry door
- D. Door allowance
 - 1. Interior Doors 7x\$200.00=\$1,400.00
 - 2. Patio Door 1x\$1,000.00=\$1,000.00
 - 3. Exterior Doors 2x\$350.00=\$700.00 \$3,100.00

PH-6. Plumbing.

- A. Repipe existing bathroom as needed.
- B. Relocate Laundry, room as per plan.
- C. Install 3- New Bathrooms. \$14,500.00
- D. **Fixtures Allowance.** \$4,000.00

PH-7. Rough Mechanical.

- A. Install new ducting.
- B. New Heat Unit. \$5,500.00

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PH-8. Rough Electrical as pre plans.	
A. Outlet and switches as per plan.	
B. Ceiling Fans with lights. Fixtures not included.	
C. GFI plugs for outside.	
D. Outside light. Fixtures not included.	
E. Phone and cable as per plan. Connection by others.	
F. Can light / Smoke Detectors	
G. New 200amp service. (new service panel included.)	
<u>H. Fixture not included.</u>	\$10,700.00
PH-9. Lath and Plaster.	
A. Lath and patch where needed.	
B. Stucco as needed, all new walls and patches.	\$5,000.00
C. Sand Blast Complete house.	\$3,500.00
D. Color coat house	\$5,200.00
<u>C. Owner to pick color.</u>	
PH-10. New Asphalt Shingle. <u>Color will varie.</u>	
A. Install Asphalt Shingle to match existing.	\$8,100.00
PH-11. Install insulation	
A. install R-19 in ceilings	
B. Install R-13 in all exterior wall.	
install insulation to existing ceilings & exterior walls	\$5,500.00
PH-12. Install drywall with knock down texture.	\$10,500.00
PH-13. Remove all construction debris.	\$6,500.00
PH-14. Finish Carpentry.	
A. Install base boards.	
B. Install Door casing.	\$3,300.00
PH-15. Paint.	
A. Prime and paint complete Room addition area.	
B. Prime and paint new eaves only.	\$4,600.00
PH-16. Kitchen cabinets.	
A. A Kitchen your size runs about \$18000.00 installed.	
B. Fixture and counter top <u>NOT INCLUDED.</u>	
PH-17. New Porch area.	
A. Install new concrete entry.	\$5,500.00
PH-18. <u>Flooring NOT INCLUDED.</u>	
PH-19. <u>Landscaping NOT INCLUDED.</u>	

Total : **\$162,950.00**

Exclusions:

1. Plans
2. Engineering
3. City permits
4. Cabinets
5. Floor or wall tile