

## PROPOSAL

Date: July 20, 2017

To: Dan Jones

Re: 2537 S. LaSalle Gardens, Detroit, Mi.  
INTERIOR RENOVATIONS

The scope of the proposed work is as follows:

### 1 KITCHEN RENOVATION

#### 1.01 DEMOLITION

1.02	Disconnect refrigerator and move out of kitchen	1 EA	\$33
1.03	Demo and dispose of plastic laminate backsplash	1 LS	\$33
1.04	Demo and dispose of countertops and (1) sink	1 LS	\$65
1.05	Demo and dispose of base cabinets and wall cabinets	1 LS	\$196
1.06	Demo and dispose of drywall soffits and wood framing above existing cabinets	1 LS	\$196
1.07	- NOTE cost of removal or relocation of hidden services behind soffits is not included		
1.08	- Existing floor finishes and wall base to remain - NO DEMOLITION REQUIRED		

#### 1.09 WALL AND CEILING PREP

1.1	Install drywall ceiling and wall where soffits are removed	34 SF	\$402
1.11	Repair drywall where plastic laminate backsplash is removed	34 SF	\$150

#### 1.12 ELECTRICAL WORK

1.13	Disconnect oven exhaust hood and move out of kitchen	1 EA	\$170
1.14	Re-connect oven exhaust hood	1 EA	\$170
1.15	Rework depth of switches and receptacles at backsplash	3 EA	\$170
1.16	Install switch and receptacle cover plates	3 EA	\$199
1.17	Purchase and deliver new wall mounted light at backsplash - BY OWNER		
1.18	Install new wall mounted light at backsplash - LABOR ONLY	1 EA	\$229
1.19	Purchase and deliver new ceiling mounted light - BY OWNER		
1.2	Install new ceiling mounted light - LABOR ONLY	1 EA	\$229

#### 1.21 CABINETS

1.22	Fabricate and deliver new base cabinets, wall cabinets and toe kicks - BY OWNER		
1.23	Install wood backing for mounting of new cabinets	1 LS	\$104
1.24	Install base cabinets, wall cabinets and toe kicks - LABOR ONLY	1 LS	\$398
1.25	Install wood trim to match existing at new toe kicks	13 LF	\$80

#### 1.26 COUNTERTOP

1.27	Fabricate, deliver and install new countertops - BY OWNER		
1.28	Furnish and install new undermount sink - BY OWNER		

#### 1.29 PLUMBING WORK

1.3	Disconnect oven and move out of kitchen	1 EA	\$98
1.31	Disconnect dishwasher and move out of kitchen	1 EA	\$98
1.32	Remove existing sink faucet and garbage disposal - store for reinstall	1 EA	\$196
1.33	Re-install existing sink faucet	1 EA	\$196
1.34	Re-install existing garbage disposal	1 EA	\$196

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1.35	Re-connect oven	1 EA	\$147	
1.36	Re-connect dishwasher	1 EA	\$98	
<b>1.37</b>	<b>BACKSPLASH TILES</b>			
1.38	Purchase backsplash tiles, adhesive and grout and deliver to jobsite - BY OWNER	37 SF		
1.39	Install backsplash tiles - LABOR ONLY	37 SF	\$743	
1.4	Grout and clean backsplash tiles - LABOR ONLY	37 SF	\$393	
<b>1.41</b>	<b>FINISH PAINTING</b>			
1.42	Paint Ceiling	108 SF	\$169	
1.43	Paint Walls	216 SF	\$469	
				<b>Subtotal</b>
				<b>\$5,633</b>
<b>2</b>	<b>2ND FLOOR MAIN BATHROOM</b>			
<b>2.01</b>	<b>DEMOLITION</b>			
2.02	Demo ceramic tile and drywall at shower walls	78 SF	\$458	
2.03	- NOTE - repair of damage to hidden ductwork behind ceramic tile - NOT INCLUDED			
2.04	Demo ceramic tile flooring and marble threshold	26 SF	\$131	
2.05	Demo cabinet countertop and sink	1 EA	\$65	
2.06	Remove drywall at wall for floor heating circuit	1 LS	\$33	
2.07	Remove all wall mounted items	1 LS	\$65	
2.08	Remove vinyl wall base	15 LF	\$8	
<b>2.09</b>	<b>WALL AND CEILING PREP</b>			
2.1	Install 1/2" hardiebacker board @ wall where ceramic tile is removed	65 SF	\$350	
2.11	Install 1/4" hardiebacker board @ floor where ceramic tile is removed	26 SF	\$297	
2.12	Repair walls where wall mounted items are removed	1 LS	\$131	
2.13	patch drywall at floor heating circuit	1 LS	\$131	
<b>2.14</b>	<b>WATERPROOFING</b>			
2.15	Tape joints @ shower wall behind new ceramic tile	78 SF	\$26	
2.16	Install waterproofing @ shower wall behind new ceramic tile	78 SF	\$200	
<b>2.17</b>	<b>CERAMIC TILE</b>			
2.18	Furnish and deliver ceramic tile, adhesive and grout for floors and shower walls - BY OWNER			
2.19	Furnish and deliver marble threshold at doorway - BY OWNER			
2.2	Install ceramic tile floor	26 SF	\$612	
2.21	Install ceramic tile @ shower walls	78 SF	\$1,136	
2.22	Grout and clean ceramic tile floor	26 SF	\$131	
2.23	Grout and clean ceramic tile @ shower walls	78 SF	\$262	
2.24	Install Marble threshold at doorway	1 EA	\$33	
<b>2.25</b>	<b>PLUMBING WORK</b>			
2.26	Remove toilet (store for re-install)	1 EA	\$98	
2.27	Remove Shower Head and controls (store for re-install)	1 EA	\$196	
2.28	Remove sink	1 EA	\$98	
2.29	Existing tub to remain - protect with plywood sheet	1 LS	\$58	

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2.3	Re-install toilet	1 EA	\$98
2.31	Re-install Shower Head and controls	1 EA	\$295
2.32	Hookup new undermount sink at vanity cabinet (SINK FUNISHED BY OWNER)	1 EA	\$164
2.33	Furnish new sink faucet - BY OWNER	1 EA	
2.34	Install new sink faucet	1 EA	\$196
<b>2.35</b>	<b>ELECTRICAL WORK</b>		
2.36	Furnish and deliver floor heating mat - BY OWNER	1 LS	
2.37	Furnish and deliver exhaust fan/light - BY OWNER	1 EA	
2.38	Install electric floor heating mat and controls	1 LS	\$655
2.39	Install new electrical devices	1 LS	
2.4	Install new owner provided wall light	1 EA	
2.41	Install new owner provided Exhaust Fan/Light	1 EA	
<b>2.42</b>	<b>CABINETS</b>		
2.43	Fabricate and deliver new base cabinet and toe kicks - BY OWNER		
2.44	Install base cabinets and toe kicks - LABOR ONLY	1 LS	\$134
<b>2.45</b>	<b>COUNTERTOP</b>		
2.46	Furnish, deliver and install countertop and undermount sink - BY OWNER		
<b>2.47</b>	<b>FINISH PAINTING</b>		
2.48	Paint Ceiling	38 SF	\$169
2.49	Paint Walls	123 SF	\$338
<b>2.5</b>	<b>SHOWER DOOR</b>		
2.51	Furnish and deliver shower door - BY OWNER	1 EA	
2.52	Install new sliding glass shower door	1 EA	\$262
			<b>Subtotal</b>
			<b>\$6,832</b>
<b>3</b>	<b>SECOND FLOOR WORK</b>		
<b>3.01</b>	<b>SAND &amp; REFINISH</b>		
3.02	Bedroom 1 – 150 sq.ft	150 SF	\$688
3.03	Bedroom 2 – 137 sq.ft	137 SF	\$628
3.04	Bedroom 3 – 128 sq.ft	128 SF	\$587
3.05	Hallway – 48 sq.ft	48 SF	\$220
3.06	- NOTE: Small area in hallway where floor is flexing - REPAIR NOT INCLUDED		
3.07	Stairs – 60 sq.ft (12 steps)	60 SF	\$275
<b>3.08</b>	<b>WOOD BASE</b>		
3.09	Remove wood base	176 LF	\$131
3.1	Install new Base Moulding	176 LF	\$584
3.11	Paint wood base	176 LF	\$196
<b>3.12</b>	<b>ELECTRICAL</b>		
3.13	Replace all painted devices at the Master Bedroom ONLY	1 LS	\$262
3.14	Install Lithium Battery Powered Smoke Detectors (Code related issue)	1 LS	
			<b>Subtotal</b>
			<b>\$3,571</b>

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### 4 2ND FLOOR MASTER BATH

#### 4.01 DEMOLITION

4.02	Demo drywall @ shower walls	91 SF	\$262
4.03	- NOTE - repair of damage to hidden ductwork behind ceramic tile - NOT INCLUDED		
4.04	Demo drywall at wall for floor heating curcuit	1 LS	\$131
4.05	Demo drywall ceiling and walls for tie-in of plumbing	1 LS	\$262
4.06	Remove door and frame	1 EA	\$65
4.07	Demo ceramic tile floor	37 SF	\$262

#### 4.08 WALL AND CEILING REPAIR

4.09	Install 1/2" hardiebacker board @ shower wall	65 SF	\$350
4.1	Install 1/4" hardiebacker board @ floor where ceramic tile is removed	37 SF	\$297
4.11	patch drywall at floor heating curcuit	1 LS	\$131

#### 4.12 WATERPROOFING

4.13	Tape joints @ shower wall behind new ceramic tile	78 SF	\$26
4.14	Install waterproofing @ shower wall behind new ceramic tile	78 SF	\$200

#### 4.15 CERAMIC TILE

4.16	Furnish and deliver ceramic tile, adhesive and grout for floors and shower walls - BY OWNER		
4.17	Furnish and deliver marble threshold - BY OWNER		
4.18	Install sloped shower floor - grouted @ shower pan	12 SF	\$612
4.19	Install waterproofing at shower wall	91 SF	\$350
4.2	Install ceramic tile floor	12 SF	\$612
4.21	Install ceramic tile @ shower walls	91 SF	\$1,136
4.22	Grout and clean ceramic tile floor	12 SF	\$262
4.23	Grout and clean ceramic tile @ shower walls	91 SF	\$262

#### 4.24 PLUMBING WORK

4.25	Install shower pan	1 EA	\$851
4.26	Remove toilet (store for re-install)	1 EA	\$3,226
4.27	Remove pedestal sink (store for re-install)	1 EA	
4.28	Re-install toilet	1 EA	
4.29	Furnish new shower head and controls - BY OWNER	1 EA	
4.3	Install Shower Head and controls	1 EA	
4.31	Re-install pedestal sink	1 EA	

#### 4.32 ELECTRICAL WORK

4.33	Install floor heating mat and controls	6 SF	\$655
4.34	Install new electrical devices	1 LS	
4.35	Install new owner provided wall light	1 EA	
4.36	Install new ceiling fan - BY OWNER/BLDG MANAGEMENT	1 EA	

#### 4.37 FINISH PAINTING

4.38	Paint Ceiling	38 SF	\$169
4.39	Paint Walls	123 SF	\$338

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### 4.4 SPECIALTIES

4.41	Furnish shower curtain and rod - BY OWNER		
4.42	Furnish glass barn door - BY OWNER		
4.43	Install shower curtain and rod	1 EA	\$131
4.44	Install new glass barn door	1 EA	\$786
			<b>Subtotal</b> <b>\$11,377</b>

### 5 BASEMENT WORK

#### 5.01 ELECTRICAL

5.02	Upgrade the main electrical panel (Code related issue)	1 LS	\$2,096
5.03	Properly ground the electrical system (Code related Issue)	1 LS	
5.04	Install a dedicated laundry circuit (Code related issue)	1 EA	
5.05	Install Lithium Battery Powered Smoke Detectors (Code related issue)	1 LS	
			<b>Subtotal</b> <b>\$2,096</b>

### 6 FIRST FLOOR WORK

#### 6.01 DEMOLITION

6.02	Remove drywall ceiling for drain line tie-in	1 LS	\$131
6.03	Remove drywall at walls for install of floor heating curcuit at 2nd floor	1 LS	\$65

#### 6.04 ELECTRICAL

6.05	Install Lithium Battery Powered Smoke Detectors (Code related issue)	1 LS	\$262
6.06	Install curcuits for 2nd Floor floor heating elements	1 LS	

#### 6.07 PLUMBING

6.08	Install drain line tie-in for new 2nd Floor shower drain	1 LS	\$651
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#### 6.09 DRYWALL

6.1	Patch drywall ceiling beneath 2nd Floor Master Bath at drain line tie-in location	1 LS	\$290
6.11	Patch drywall at walls floor heating curcuits for 2nd floor	1 LS	\$150

#### 6.12 PAINTING

6.13	Paint drywall ceiling and walls at PATCH LOCATIONS ONLY	1 LS	\$638
			<b>Subtotal</b> <b>\$2,188</b>

### 7 BUILDING PERMIT

7.01	Prepare Building Permit Documents (cost for Sealed Architect's Stamp NOT INCLUDED)	1 LS	\$786
7.02	Submit and Obtain Building Permit	1 LS	\$524
7.03	Building Permit Fee	1 LS	\$786
			<b>Subtotal</b> <b>\$2,096</b>

**TOTAL \$33,794**

### 8 PROPOSAL NOTES

- 8.01 Sealed Architect's Stamp for Building Permit - will be additional cost IF REQUIRED
- 8.02 Repair of damage to hidden duct/elect behind ceramic tile - WILL BE ADDITIONAL CHARGE
- 8.03 Payment Terms: 33% down to start, balance due upon completion



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- 8.04 Construction Schedule: (5 to 6) weeks - provided that Owner provided materials are available
- 8.05 Correction of existing code violations sited by City Inspectors - WILL BE ADDITIONAL CHARGE

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Owner Signature

Submitted By: Michael Woodhouse