... Samuel. nice to meet you, John. John, good to meet you too. Yeah, we're all set. Cool, thank you. Emma? alright. So, John, here we are. you know, we did some preliminary work already with Lisa, but we need to figure out next steps. I believe you've seen some initial estimates already.

Yeah, yeah. So, on the estimate, we have to finalize a few things with the owner, but we’re basically in line. The kitchen remodel is a go, though he’s still deciding on the backsplash tiles. He’s leaning toward something more neutral, probably porcelain instead of marble.

Got it. So, we’ll just get the demo ready for that. We need to tear out the old counters, sink, and cabinets, and then plan to install new cabinets. The flooring’s another issue though. He doesn’t want anything too fancy, just solid hardwood that’ll be easy to maintain. And we’re also looking at adding new lighting fixtures, nothing too expensive though.

Understood. What about the bathrooms? I know there’s a lot of demand for upgrades there.

Yes, definitely. The bathrooms are due for some work too. The owner wants to replace the bathtubs and install new showers with glass enclosures. As for flooring, he’s thinking of tiles, but something simple, no crazy patterns. I also think they’ll need new vanities and mirrors.

Sounds good. We also need to discuss the HVAC system. I know there’s been some talk about updating the air conditioning.

Right. So, the building’s already got a decent system, but it’s outdated, and the owner is looking to modernize it. He wants a higher capacity to accommodate the extra units being added. We’ll need to upgrade the ducts, and while we're at it, we'll probably add some insulation as well. Also, since it’s an old building, the current panel might not be enough for the new appliances, so we'll need to check if it’s a major upgrade.

Okay, noted. And regarding the flooring options, we’d like to know what the owner’s preference is. Refinishing versus replacing—do we have any indication?

From what I’ve gathered, they’re open to both options but would prefer to keep costs lower, so refinishing is likely the way to go. That said, we’ll still need to get a quote for replacement options in case.

Got it. We’ll need to factor in any electrical work as well. The owner wanted a new washer and dryer set installed in the unit, so we’ll have to make sure that’s taken care of in the plan too.

Absolutely. We’ll need to make sure the circuits are updated, especially for the new appliances. The panel’s got to be able to handle the new loads, so we’ll have the electrical team assess that.

Great. Can you also provide a rough estimate on the budget for appliances and materials? I think we’ll need a breakdown for each of the areas.

Sure, I’ll pull some quotes for the appliances. I believe we’re looking at around $8,000 for a washer and dryer, and I’d say around $5,000 for kitchen appliances. The cabinetry’s a bit tricky, as the client’s looking for semi-custom designs, but I’ll have a clearer picture after getting in touch with a supplier.

Okay. As for the AC upgrade, what kind of budget are we working with there?

I think we’re looking at around $15,000 for the upgrade, including the installation and necessary piping. It’s a bit tricky since it’s a retrofitting job for the existing setup, so we need to factor in those additional costs.

Alright, that helps. So the next steps will be confirming the quote details, as well as figuring out a timeline. How soon can we start?

We’re aiming to begin next week after the contracts are finalized. The client is eager to move forward, so once we get approval, we can start the work promptly.

Great, let me know if there are any changes or if you need anything else from me.

Sure, I’ll keep you updated. Looking forward to working together on this one.

Alright, thanks, Emma. Take care.