



Avant-Garde Builders

1125 Blackhawk Blvd.

435-462-9782

jstrange@avantgardehomes.net

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Scope of Work

Estimate Amount \$253,693.33

This letter serves as our basic Specifications and the Cost Breakdown for your house.

This Estimate is based off of Plans: Avant-Garde. Changes to these plans could increase the cost of estimate.

The estimated cost for this house is \$253,693.33. The home is approximately 1870 square feet finished, 460 unfinished and 632 square feet in the garage.

In this Scope of Work document there are some items that are considered "allowance items". This allows the owner to make some personal choices: fixtures, floorings, appliance, etc. If those personal choices cost more than the allowance amount, then we look to the owner to provide the difference in cost. If the allowance item is less than what we project, then the savings can be applied to another area or deducted from the original estimate.

In this Scope of Work document there are "cost breakdowns" per area. These amounts are for creating the estimate and are the budget Avant-Garde Builders will adhere to for each area. These are not to be confused with "allowance items" which is stated above.

Permits, Plans & Engineering (Cost Breakdown – \$3,650.00)

- Plans: Avant-Garde Builders
- Engineering: No engineering is accounted for, if county requires then this amount will have to be assessed at that time.
- Permits: Building permit is budgeted \$1,500.00 if permit exceeds budget the client will cover additional cost. If less than budget Avant-Garde Builders will only draw what is required to pay for the permit.
- Construction staking: Avant-Garde Builders will provide all control points during the construction phase to ensure the accuracy of the building location and size.

Excavation (Cost Breakdown – \$16,005.42)

- Grubbing: All shrubs within 20' of the structure will be cleared and removed from site.
- Digging: Excavate basement and garage area.
- Backfill: Back fill against concrete and create 2% slop for ten feet
- Site Prep: Prep site for areas of concrete

- Trenching: Water, Power (up to 50' feet)
- Connections: Water, Power, Sewer-long side (up to 50' feet)
- Utilities: Avant-Garde Builders will schedule connection but will not pay for connection fees
- Avant-Garde Builders assumes all utilities are within the property boundaries, and within 50ft of building site. This estimate does not include bringing utilities within the property boundaries.

Concrete (Cost Breakdown – \$40,584.75)

- Foundation:
 - Concrete: Specifications are included in the plans for the house and we will either meet or exceed those requirements.
 - Walls: 8'x8" with damp proofing for basement and 4' walls for slab on grade
 - Basement/Garage Floor: ~4" slab
- Flat Work:
 - Concrete steps: Front Entry, Back Entry and Garage
 - Min. 36"x36" pad at each set exit
 - Driveway 24'x30'
 - Side Walk 5'x20'
 - Back Patio 13'x26'
 - Front porch 6'x30'

Lumber & Carpentry (Cost Breakdown – \$47,980.93)

- Exterior Walls: 2x6 @ 16" O.C. with 7/16" OSB
- Interior walls: 2x4 @ 16" O.C.
- Wall Heights: Basement- 8', Main- 8'
- Roof: Pitch Truss (as shown on plans) with 7/16" OSB

Roofing (Cost Breakdown – \$11,802.19)

- Roofing: 30-year architecture grade asphalt shingles, equal to landmark series, with all the required flashing and underlayment will be installed. Color to be decided by owner.
- Venting: Ridge Vent.

Exterior Finish (Cost Breakdown – \$17,608.41)

- Vinyl Siding, as shown on plans. Color to be picked by owner
- Aluminum Soffit, Fascia and Gutter with downspouts. Color to be picked by owner
- Trim as shown on plans

HVAC (Cost Breakdown – \$12,605.42)

- Gas Furnace & Air Conditioning:
 - Sized for Main
 - Vents for Main
- Gas lines: Furnace, Water Heater, Range, Dryer
- Dryer Vent
- Flue for woodburning fireplace. Fireplace not included in price.

Plumbing (Cost Breakdown – \$17,075.42)

- Rough In:
 - Water lines (pex)
 - Drain Lines (abs)
- Basement: Rough in only

- Master bath:
 - Shower- Cultured marble surround
 - Faucets- Moen single handle
 - Sinks- Drop-in Oval China
 - Toilet- western round bowl
- Guest bath:
 - Tub/Shower Combo- Fiberglass one piece
 - Faucets- Moen single handle
 - Sinks- Drop-in Oval China
 - Toilet- western round bowl
- Kitchen:
 - Sinks- Drop-in Stainless steel
 - Faucet - Moen single handle with sprayer
 - Garbage Disposal - 1/2 HP
- Laundry:
 - Washer Connection
- Mechanical room:
 - 48,000 Grain Water softener
 - 50 gal. natural gas water heater
- 2 Hose taps
- 1" water line
- All trim supplied by plumber Moen Chateau Chrome

Electrical (Cost Breakdown – \$10,450.42)

- Wiring: As per plan on Basement and Main
- Fixtures: Lights Fixtures and light bulbs are allowance item, electrician to install, Plate covers are supplied and installed by electrician.
- Allowance Items:
 - Lighting Fixtures & Bulbs – \$1,853.00

Windows (Cost Breakdown – \$3,397.23)

- Sizes: As per plan
- Glazing's: Low E, Double Pane
- Manufacture: Alside
- Model: 70 Series

Exterior Doors (Cost Breakdown – \$4,362.71)

- Exterior Doors: Fiberglass doors and solid core door where needed
- Garage doors: 18x8, Steel and Insulated
- Allowance Items:
 - Entry Door – \$1,000.00

Insulation (Cost Breakdown – \$6,237.71)

- House Attic: Will be R-50 insulation.
- Exterior 2x6 walls:
 - Main- Blown-in
- Basement walls:
 - Concrete walls: Continuous Blanket

Drywall (Cost Breakdown – \$12,226.19)

- Basement: Unfinished
- Main Floor: Sheetrock, hand texture wall and Stomped ceiling
- Garage: Sheetrock and Fire taped

Interior Finish (Cost Breakdown – \$7,079.16)

- Baseboard: 4" MDF
- Door Casing: 2.25" MDF
- Window Sill: MDF
- Doors Hollow: MDF (6 panel, Roman, Cheyenne, Carrera)
- Shelving
 - Master: 5-Custom 16" shelving and rods
 - Pantry: 5-Custom 16" shelving
 - Storage/Linen closets: 5-Custom 16" shelving
 - Bedrooms: 1-16" shelving and rods
- Simple Hand rail
- Door Hardware (style from CR doors)
 - Privacy knobs for bathrooms and bedrooms
 - Keyed knobs and Deadbolts for Entry doors
 - Passage knobs for closets
 - Allowance item:
 - Front Entry Door Handle – \$250.00

Painting (Cost Breakdown – \$5,957.71)

- Main- Two tone
- Garage- One tone

Cabinets/Countertops/Hardware (Cost Breakdown – \$15,424.66)

- Cabinets (Cost Breakdown – \$11,545.00)
 - Knotty Alder
- Countertops (Cost Breakdown – \$2,535.66)
 - Kitchen:
 - Laminate (Group 2)
 - With backsplash
 - Stainless Steel sink
 - Laundry:
 - Laminate (Group 2)
 - Master:
 - Laminate (Group 2)
 - With backsplash
 - Oval china drop-in sink
 - Guest Bathrooms:
 - Laminate (Group 2)
 - With backsplash
 - Oval china drop-in sink
- Bathroom Hardware (Cost Breakdown – \$1,344.00)
 - Bathroom accessories
 - (2) Towel Rod
 - (2) Toilet Paper holder

- (2) Towel Rings
- (2) Mirrors
- Allowance item:
 - Shower Door – \$650.00
 - Framed shower door

Allowance Items:

- Appliances – \$4,300.00
- Flooring – \$12,545.00
- Shower/Tubs Surrounds – \$4,900 (already added to the Plumbing Cost Breakdown)
- Shower doors – \$650 (already added to the Plumbing Cost Breakdown)
- Light Fixtures & Bulbs – \$1,853 (already added to the Electrical Cost Breakdown)
- Front Entry Door – \$1,000 (already added to the Exterior Door Cost Breakdown)
- Front Entry Door Handle – \$250 (already added to the Cabinets/Countertops/Hardware Cost Breakdown)

Cleanup (Cost Breakdown – \$4,400.00)

- During Construction: Site will have dumpster and Port-a-Potty and site will be kept clean.
- End of Construction: Dumpster and Port-a-Potty will remain until final inspection.
- Final Cleaning: Final Cleaning of the interior and exterior of the house

Items not to be included:

- Landscaping
- Fencing
- Any Items not listed above

Cordially,

Avant-Garde Builders

Estimate valid for 45 days.