

Kitchen and Patio Renovation

Project Team 5

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We feel that the following proposal satisfies the majority of the homeowner's needs and falls under the proposed budget by \$395.37.

Total Cost \$29,604.63

1 Appliances \$5,979.63

Time: 4 hours

The following assumes the acceptance of consumer-grade stainless steel appliances similar to those commonly available from the big box stores.

1.1 Dishwasher \$1,052.31

Time: 4 hours

Maytag Model #MDB8959SAS

- cost \$764.10
- tax \$38.02
- installation \$250.00

1.2 Ovens \$2,639.06

Time: 4 hours

Selecting an electric double oven results in far more consumer choices and much better prices even after factoring in the cost of new electric service.

Maytag Model #WOD51EC0AS (30" electric)

- cost \$1,799.10
- tax \$89.96
- electric service \$300.00
- cabinet filler \$200.00
- installation \$250.00

1.3 Cooktop.....\$1,146.81

Time: 4 hours

Frigidaire Model #FGGC3645KS

- cost \$854.10
- tax \$42.71
- installation \$250.00

1.4 Vent Hood \$1,141.45

Time: 4 hours

Cavaliere-Euro Model #SV218DI36

- cost \$849.00
- tax \$2.45
- installation \$250.00

2 Demolition.....\$1,500.00

Time: 1 day, initially

This item covers all demolition, disposal, trash removal, and clean-up necessary on the entire job.

3 Paint \$800.00

Time: 2 days, divided

Prep, primer, and 2 coats of single color flat latex interior paint for all affected surfaces.

4 Trim.....\$800.00

Time: 4 hours

All trim carpentry work necessary to replace baseboard and casement moldings throughout the work area. Covers material and labor.

5 Counters.....\$6,725.00

Time: 1.5 days, divided (half day, initially, for measuring

Manufactured solid surface counter top (e.g., Corian) based on 54.5 linear feet at \$150/ft. Price includes material and labor but may vary based on availability and selection. This assumes the homeowner will keep the existing cabinet/counter top layout.

6 Cabinet Re-facing \$5,000.00

Time: 3 days, not counting lead time for delivery

This is an economical way to re-use existing cabinets. Doors and hardware will be replaced and frames will be re-finished. Includes minor repair to existing frames. The result should appear as new at about half the cost of total replacement. This assumes the homeowner will keep the existing cabinet/counter top layout.

7 Hardwood Flooring \$1,200.00

Time: 2 days, divided

Sand and re-finish existing hardwood flooring. Estimate is based on 10 × 20 foot area (including waste) at \$6.00 per sqft.

8 Plumbing \$900.00

Time: 8 hours, divided

Assumes that new fixtures of the same size will replace existing in the same location. Covers material and labor. Price may vary based on selection and availability.

- Remove two sinks and cap service \$250.00
- Adjust rough-in as necessary \$150.00
- Install new sinks and faucets \$500.00

9 Electrical \$0.00

Time: 0 hours

All electrical work is covered under installation line items for each appliance. Assumes that no replacement or relocation will be necessary for any existing fixtures. Also assumes no new service from the panel.

10 Furniture \$900.00

Time: 0 hours Provide six (6) new bar stools for the kitchen island at a cost of \$150.00 each. Price may vary based on customer selection.

11 Patio \$5,800.00

Time: 3 days

Improvements will include a privacy fence in line with the neighbor's field of view, planters, plants, furniture, and miscellaneous repairs as necessary. Also, the patio will be pressure washed. A custom ledge will be constructed outside the existing kitchen window to act as a serving ledge. Items can be passed through from the kitchen to the patio without walking around to the sliding door.

1. Pressure wash patio	\$250.00
2. Privacy fence with arbor	\$2,400.00
3. Custom planters to match	\$800.00
4. Serving Pass-through	\$750.00
5. Plants	\$400.00
6. Patio furniture.....	\$1,200.00

Sequence of Jobs

This is the optimal arrangement of the jobs. It prevents delays and keeps subcontractors from working on top of each other.

Items in **red** should not be moved. These are also *serial* tasks.

Items in **blue** can be completed at any time.

Look for items that can be performed in parallel. Assume a working crew of three (3) comprised of one (1) skilled carpenter, one (1) journeyman, and one (1) laborer. Countertops will be installed by the vendor and plumbing is sub-contracted out.

1. Remove fixtures, sinks and cap service	4 hours
2. Principal demolition	1 day
3. Strip hardwood flooring	1 day
4. Apply three (3) coats polyurethane gloss finish to floors	1 day
5. Prep cabinet frames	1 day
6. Re-finish cabinet frames	4 hours
7. Measure for new countertops	4 hours
8. Match, repair, and install baseboard, quarter-round, and other moldings	4 hours
9. Caulk and apply primer to all paintable surfaces	6 hours
10. Apply two (2) coats interior latex paint to all paintable surfaces	1 day
11. Finish new cabinet doors	6 hours
12. Install new cabinet doors	2 hours
13. Install new cabinet hardware	3 hours
14. Install new countertops	1 day
15. Install new fixtures, sinks	4 hours

16. Appliance installation	2 days
17. Pressure wash patio	2 hours
18. Construct privacy fence with arbor	8 hours
19. Construct custom planters	6 hours
20. Construct ledge for pass-through.....	2 hours
21. Assemble furniture and plants	4 hours