



Professional Construction Estimation

Kitchen Remodel - 123 Main St

123 Main Street, Denver, CO 80202

\$34,080

P50: \$34,080 | P80: \$35,299 | P90: \$35,870

Prepared: December 10, 2025

Estimate ID: demo_kitchen_2024

Executive Summary

\$34,080

TOTAL ESTIMATED COST

6 weeks

ESTIMATED DURATION

3.58%

RECOMMENDED
CONTINGENCY

Project Overview

| | |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Name: | Kitchen Remodel - 123 Main St |
| Location: | 123 Main Street, Denver, CO 80202 |
| Project Type: | Residential Renovation |
| Square Footage: | 200 sq ft |
| Scope: | Full kitchen remodel including custom cabinetry, granite countertops, new appliances, flooring, electrical and plumbing upgrades, and complete refinishing. |

Cost Confidence Levels

Based on Monte Carlo simulation with 1000 iterations, accounting for material price volatility and labor market conditions.

| Percentile | Estimated Cost | Description |
|------------|----------------|--------------------------------------------------------------------------------|
| P50 | \$34,080 | 50% probability the actual cost will be at or below this amount (median) |
| P80 | \$35,299 | 80% probability the actual cost will be at or below this amount (likely) |
| P90 | \$35,870 | 90% probability the actual cost will be at or below this amount (conservative) |

Key Cost Drivers

- Cabinetry:** \$4,500 (10% of total)
- Appliances:** \$3,500 (8% of total)
- Countertops:** \$3,400 (8% of total)
- Labor:** \$11,928 (35% of total)

INTERNAL NOTE: Client has flexible budget. Prefers modern farmhouse style. May want to upgrade appliances to premium tier. Consider suggesting quartz as alternative to granite.

Cost Breakdown by Division

Costs organized according to CSI MasterFormat divisions. Each division shows material costs, labor costs, and combined totals.

Division 06 - Wood, Plastics, and Composites \$4,900

| Item | Quantity | Unit Cost | Material | Labor |
|-----------------------------|----------|-----------|----------------|----------------|
| Hardwood Flooring | 200 sf | \$12.00 | \$2,400 | \$800 |
| Trim and Molding | 60 lf | \$3.50 | \$210 | \$200 |
| Division 06 Subtotal | | | \$3,600 | \$1,300 |

Division 09 - Finishes \$1,300

| Item | Quantity | Unit Cost | Material | Labor |
|-----------------------------|----------|-----------|--------------|--------------|
| Interior Paint, 2 coats | 500 sf | \$1.25 | \$625 | \$300 |
| Backsplash Tile | 30 sf | \$8.50 | \$255 | \$120 |
| Division 09 Subtotal | | | \$880 | \$420 |

Division 12 - Furnishings \$7,900

| Item | Quantity | Unit Cost | Material | Labor |
|-----------------------------|----------|-----------|----------------|----------------|
| Kitchen Cabinets | 20 lf | \$225.00 | \$4,500 | \$1,000 |
| Granite Countertops | 40 sf | \$85.00 | \$3,400 | \$500 |
| Division 12 Subtotal | | | \$6,400 | \$1,500 |

Cost Summary

| Category | Amount | % of Total |
|--------------------|-----------------|-------------|
| Material Costs | \$18,744 | 55% |
| Labor Costs | \$11,928 | 35% |
| Permits & Fees | \$1,022 | 3% |
| Overhead & Profit | \$2,386 | 7% |
| Grand Total | \$34,080 | 100% |

Bill of Quantities

Complete itemized list of all materials, labor, and services included in this estimate. Quantities are based on project specifications and industry standards.

| Item # | Description | Quantity | Unit | Unit Cost | Total | Division |
|-----------------------------------------|----------------------------------------|----------|------|------------|-----------------|----------|
| 1 | Kitchen Cabinets, wood, standard grade | 20.0 | lf | \$225.00 | \$4,500 | 12 |
| 2 | Countertops, granite, standard | 40.0 | sf | \$85.00 | \$3,400 | 12 |
| 3 | Interior Paint, latex, 2 coats | 500.0 | sf | \$1.25 | \$625 | 09 |
| 4 | Hardwood Flooring | 200.0 | sf | \$12.00 | \$2,400 | 06 |
| 5 | Electrical Rough-in | 1.0 | ls | \$3,500.00 | \$3,500 | 26 |
| 6 | Plumbing Fixtures | 1.0 | set | \$1,250.00 | \$1,250 | 22 |
| 7 | Plumbing Rough-in | 1.0 | ls | \$2,800.00 | \$2,800 | 22 |
| 8 | Lighting Fixtures (LED) | 12.0 | ea | \$175.00 | \$2,100 | 26 |
| 9 | Appliance Package | 1.0 | set | \$3,500.00 | \$3,500 | 11 |
| 10 | Backsplash Tile | 30.0 | sf | \$8.50 | \$255 | 09 |
| 11 | Sink and Faucet | 1.0 | set | \$600.00 | \$600 | 22 |
| 12 | Range Hood | 1.0 | ea | \$500.00 | \$500 | 11 |
| 13 | Garbage Disposal | 1.0 | ea | \$250.00 | \$250 | 22 |
| 14 | Drywall Repair | 100.0 | sf | \$0.85 | \$85 | 09 |
| 15 | Trim and Molding | 60.0 | lf | \$3.50 | \$210 | 06 |
| 16 | Permits and Fees | 1.0 | ls | \$1,200.00 | \$1,200 | 01 |
| 17 | Demolition | 1.0 | ls | \$2,000.00 | \$2,000 | 02 |
| Subtotal - Materials & Labor | | | | | \$30,672 | |
| Permits & Inspections | | | | | \$1,022 | |
| Overhead & Profit (7%) | | | | | \$2,386 | |
| Grand Total | | | | | \$34,080 | |

| Item # | Description | Quantity | Unit | Unit Cost | Total | Division |
|-----------------------------------------|-----------------------|----------|------|------------|---------|-----------------|
| 18 | Waste Removal | 1.0 | ls | \$600.00 | \$600 | 02 |
| 19 | Cabinet Hardware | 30.0 | ea | \$12.00 | \$360 | 12 |
| 20 | Contingency Allowance | 1.0 | ls | \$1,500.00 | \$1,500 | 01 |
| Subtotal - Materials & Labor | | | | | | \$30,672 |
| Permits & Inspections | | | | | | \$1,022 |
| Overhead & Profit (7%) | | | | | | \$2,386 |
| Grand Total | | | | | | \$34,080 |

Unit Abbreviations

sf = square feet | **lf** = linear feet | **ls** = lump sum | **ea** = each | **set** = complete set | **sq** = 100 square feet (roofing)

Labor Analysis

Detailed breakdown of labor requirements by trade, including estimated hours and costs based on local market rates for 123 Main Street, Denver, CO 80202.

Labor Summary by Trade

| Trade | Hours | Rate/Hr | Base Cost | Burden | Total |
|--------------------|--------------|---------|-----------------|----------------|-----------------|
| Carpenter | 80.0 | \$52.00 | \$4,160 | \$1,456 | \$5,616 |
| Electrician | 32.0 | \$65.00 | \$2,080 | \$728 | \$2,808 |
| Plumber | 24.0 | \$62.00 | \$1,488 | \$521 | \$2,009 |
| Painter | 40.0 | \$40.00 | \$1,600 | \$560 | \$2,160 |
| Tile Setter | 16.0 | \$48.00 | \$768 | \$269 | \$1,037 |
| General Labor | 48.0 | \$30.00 | \$1,440 | \$504 | \$1,944 |
| Total Labor | 240.0 | | \$11,536 | \$4,038 | \$15,574 |

240

TOTAL LABOR HOURS

\$15,574

TOTAL LABOR COST

35%

LABOR % OF TOTAL

30

CREW DAYS (8HR)

Location Factors

Market Type: Non-Union

Benefits Burden: 35% (includes taxes, insurance, benefits)

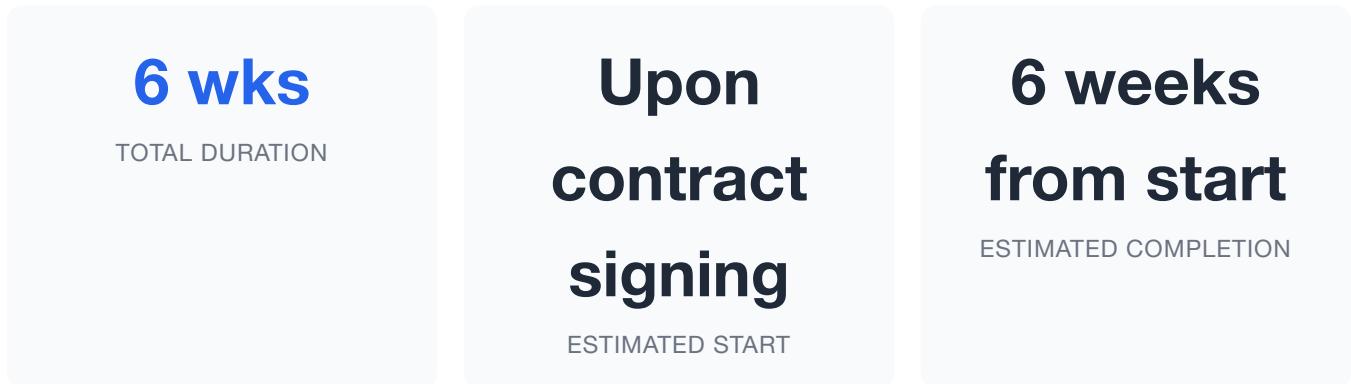
Crew Composition

Typical crew sizes and configurations for this project type:

- **Carpentry Crew:** 2 Carpenters + 1 Laborer
- **Electrical Crew:** 1 Electrician + 1 Helper
- **Plumbing Crew:** 1 Plumber + 1 Helper
- **Painting Crew:** 2 Painters

Project Schedule

Estimated project timeline based on scope of work, crew availability, and typical construction sequencing for this project type.



Phase Schedule

| # | Phase / Task | Duration | Start | End | Dependencies |
|-----|------------------------------------------|----------|--------|--------|--------------------|
| 1 | Pre-Construction | 1 week | Week 1 | Week 1 | - |
| 1.1 | Permits & Approvals | 3-5 days | Day 1 | Day 5 | Contract signed |
| 1.2 | Material Ordering | 2-3 days | Day 3 | Day 5 | Permits filed |
| 2 | Demolition | 2-3 days | Week 2 | Week 2 | Pre-construction |
| 3 | Rough Work | 1 week | Week 2 | Week 3 | Demolition |
| 3.1 | Electrical Rough-in | 2 days | Week 2 | Week 2 | Demo complete |
| 3.2 | Plumbing Rough-in | 2 days | Week 2 | Week 3 | Demo complete |
| 4 | Inspections | 1-2 days | Week 3 | Week 3 | Rough work |
| 5 | Finishes | 2 weeks | Week 3 | Week 5 | Inspections passed |
| 5.1 | Drywall & Painting | 4-5 days | Week 3 | Week 4 | Inspection passed |
| 5.2 | Flooring | 2-3 days | Week 4 | Week 4 | Drywall complete |
| 5.3 | Cabinets & Countertops | 3-4 days | Week 4 | Week 5 | Flooring complete |
| 6 | Fixtures & Appliances | 2-3 days | Week 5 | Week 5 | Finishes |
| 7 | Final Inspection & Punch List | 2-3 days | Week 6 | Week 6 | All work complete |

Schedule Notes

- Schedule assumes normal weather conditions
- Permit timeline may vary (typically 3-10 business days)
- Cabinet lead time: 2-3 weeks (order placed during pre-construction)
- Appliance delivery coordinated for Week 5

Risk Analysis

Monte Carlo simulation with 1000 iterations to model cost uncertainty and identify key risk factors.

Cost Confidence Intervals

\$34,080

P50 (MEDIAN)

\$35,299

P80 (LIKELY)

\$35,870

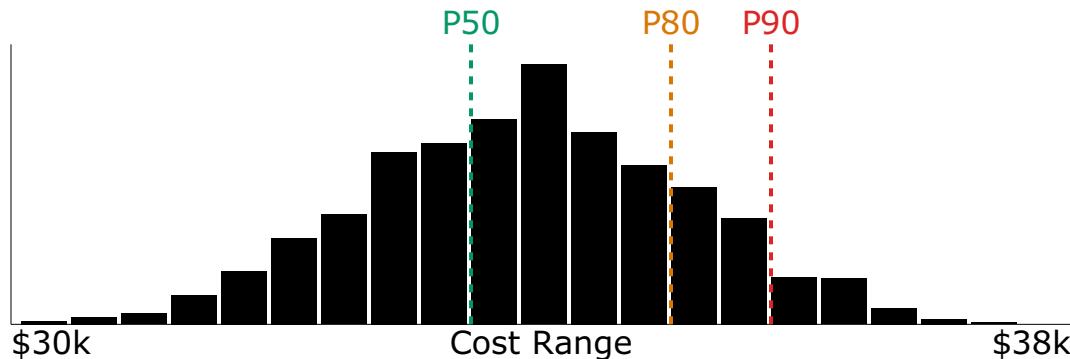
P90 (CONSERVATIVE)

3.58%

CONTINGENCY

Cost Distribution

Distribution of simulated project costs showing probability density. Vertical lines indicate P50, P80, and P90 percentiles.



Top Risk Factors

Items with the greatest contribution to cost uncertainty, ranked by impact.

| Rank | Risk Item | Potential Impact | Probability | Sensitivity | Rating |
|------|--------------------------------|------------------|-------------|-------------|--------|
| 1 | Cabinet installation | +\$1,357 | 33% | 0.54 | MED |
| 2 | Appliance package | +\$818 | 33% | 0.41 | MED |
| 3 | Countertop materials (granite) | +\$569 | 33% | 0.36 | LOW |
| 4 | Flooring (hardwood) | +\$322 | 33% | 0.27 | LOW |
| 5 | Lighting fixtures (LED) | +\$298 | 33% | 0.25 | LOW |

Contingency Recommendation

Based on the Monte Carlo analysis, we recommend a contingency of **3.58%** (\$1,220) to account for cost uncertainty.

This contingency is calculated as $(P80 - P50) / P50$ and provides an 80% confidence level that the actual project cost will not exceed the budgeted amount.

Risk Mitigation Strategies

- Lock in material prices early through supplier agreements
- Obtain multiple bids for high-value items
- Include contingency allowances for unforeseen conditions
- Schedule work to avoid peak seasonal labor demand
- Pre-order long-lead items to avoid delays and price increases

Assumptions & Exclusions

This section documents the assumptions made in preparing this estimate and items that are specifically excluded from the scope of work.

Key Assumptions

This estimate is based on the following assumptions. If actual conditions differ, costs may need to be adjusted accordingly.

- Site access is adequate for material delivery and crew parking
- Work performed during normal business hours (8am-5pm, Monday-Friday)
- No hidden damage, asbestos, lead paint, or mold present
- All required permits will be obtainable within 5 business days
- Existing electrical panel has adequate capacity for new loads
- Existing plumbing can support new fixture locations
- Material prices valid for 30 days from estimate date
- Client will make timely decisions on selections

Scope Inclusions

The following items are specifically included in this estimate:

- ✓ All materials, labor, and equipment as specified
- ✓ Project management and site supervision
- ✓ Permit fees and inspection costs
- ✓ Standard 1-year workmanship warranty
- ✓ Daily cleanup and final construction cleaning
- ✓ Dumpster rental and debris disposal
- ✓ Protection of adjacent surfaces during construction

Scope Exclusions

The following items are specifically **NOT** included in this estimate:

| Category | Excluded Items |
|---------------------|-----------------------------------------------------------------------------|
| Structural Work | Load-bearing wall modifications, Foundation repairs, Structural engineering |
| Hazardous Materials | Asbestos abatement, Lead paint remediation, Mold remediation |
| HVAC | HVAC system replacement, Ductwork modifications |
| Appliances | Appliance delivery beyond curb, Installation of owner-supplied appliances |

Change Order Policy

Important Notice

Any work outside the defined scope will require a written change order before work begins. Change orders may affect the project schedule and final cost. All change orders must be approved by the owner in writing.

Warranty Information

| Category | Duration | Coverage |
|-------------------|-----------|--------------------------------------------------|
| Workmanship | 1 Year | Defects in installation and construction |
| Materials | Varies | Per manufacturer warranty (typically 1-10 years) |
| Appliances | Varies | Per manufacturer warranty |
| Plumbing Fixtures | Lifetime* | *Limited lifetime warranty per manufacturer |

This estimate was generated by TrueCost AI-powered estimation system.

All costs are estimates based on current market data and are subject to change.

For questions, contact your TrueCost representative.