



Construction Cost Estimate

Kitchen Remodel - 123 Main St

123 Main Street, Denver, CO 80202

\$35,298

Total Project Estimate

Prepared: December 10, 2025

Executive Summary

\$35,298

TOTAL PROJECT ESTIMATE

6 weeks

ESTIMATED DURATION

3.55%

CONTINGENCY INCLUDED

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.

Estimate Summary

This estimate has been prepared based on current market pricing for materials and labor in your area. A contingency allowance is included to account for typical project variations.

Description	Amount
Base Project Cost	\$34,088
Contingency Allowance (3.55%)	\$1,210
Total Project Estimate	\$35,298

Key Cost Drivers

- **Cabinetry:** \$4,500 (10% of total)
- **Appliances:** \$3,500 (8% of total)
- **Countertops:** \$3,400 (8% of total)
- **Labor:** \$11,931 (35% of total)

Cost Breakdown by Division

Detailed cost breakdown organized by construction division. All prices include materials, labor, and applicable project costs.

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
Materials	\$20,207
Labor	\$12,859
Permits & Fees	\$1,023
Grand Total	\$35,298

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					\$30,679	
Permits & Inspections					\$1,023	
Overhead & Profit (7%)					\$2,386	
Grand Total					\$34,088	

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					\$30,679	
Permits & Inspections					\$1,023	
Overhead & Profit (7%)					\$2,386	
Grand Total					\$34,088	

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.

6 wks

TOTAL DURATION

Upon
contract
signing

ESTIMATED START

6 weeks
from start

ESTIMATED COMPLETION

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

Project Contingency

Construction projects often encounter unforeseen conditions or changes that can affect the final cost. We recommend budgeting a contingency allowance to ensure your project stays on track.

Recommended Contingency

3.55%

CONTINGENCY ALLOWANCE

\$1,210

AMOUNT RECOMMENDED

This contingency is **already included** in the total project estimate of **\$35,298** shown on this report.

What the Contingency Covers

The contingency allowance provides a buffer for common project variables:

Category	Description
Material Price Fluctuations	Building material prices can vary based on market conditions, supply chain factors, and timing of purchase
Unforeseen Site Conditions	Hidden issues behind walls, under floors, or in existing systems that are discovered during construction
Minor Scope Adjustments	Small changes or additions that commonly arise during project execution
Code Compliance Updates	Additional work that may be required to meet current building code requirements

Items Requiring Change Orders

The following types of changes would require a formal change order and may result in additional costs beyond the contingency allowance:

- **Scope Additions:** Adding new work not included in the original estimate
- **Material Upgrades:** Selecting higher-grade materials than originally specified
- **Design Changes:** Modifications to the approved design or layout

- **Major Structural Issues:** Significant structural problems requiring engineering solutions
- **Hazardous Materials:** Discovery of asbestos, lead paint, or mold requiring remediation

Change Order Policy

Any work outside the defined scope will be documented in a written change order **before work begins**. Change orders will detail the additional cost, any impact to the project timeline, and require your written approval before proceeding.

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

Important Disclaimers

This estimate is provided for budgeting and planning purposes only and does not constitute a contract or binding agreement. Actual costs may vary based on final material selections, site conditions discovered during construction, permit requirements, and market conditions at the time of construction.

This estimate is valid for 30 days from the preparation date. Material prices and labor rates are subject to change. A formal contract with detailed specifications will be required before work begins.

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