



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
<b>Division 06 Subtotal</b>			\$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
<b>Division 09 Subtotal</b>			\$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
<b>Division 12 Subtotal</b>			\$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
<b>Subtotal - Materials &amp; Labor</b>					\$30,672	
Permits & Inspections					\$1,022	
Overhead & Profit (7%)					\$2,386	
<b>Grand Total</b>					<b>\$34,080</b>	

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
<b>Total Labor</b>	<b>240.0</b>		<b>\$11,536</b>	<b>\$4,038</b>	<b>\$15,574</b>

240

TOTAL LABOR HOURS

\$15,574

TOTAL LABOR COST

35%

LABOR % OF TOTAL

30

CREW DAYS (8HR)

### Location Factors

<b>Market Type:</b>	Non-Union
<b>Benefits Burden:</b>	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

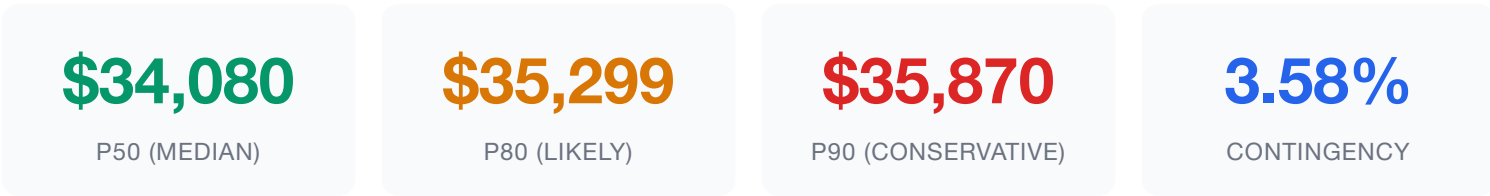
## Schedule Notes

- 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

## Risk Analysis

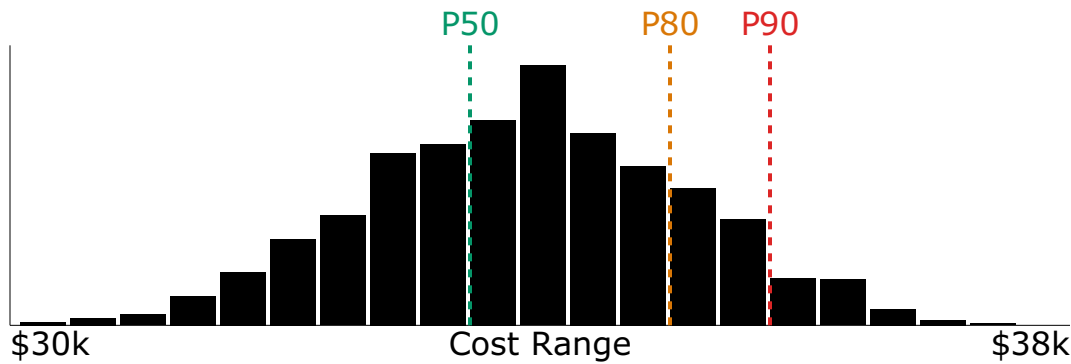
Monte Carlo simulation with 1000 iterations to model cost uncertainty and identify key risk factors.

### Cost Confidence Intervals



### 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

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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.  
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