



Professional Construction Estimation

## Kitchen Remodel - 123 Main St

123 Main Street, Denver, CO 80202

**\$33,994**

P50: \$33,994 | P80: \$35,269 | P90: \$35,945

Prepared: December 14, 2025

Estimate ID: demo\_kitchen\_2024

## Executive Summary

**\$33,994**

TOTAL ESTIMATED COST

**6 weeks**

ESTIMATED DURATION

**3.75%**

RECOMMENDED  
CONTINGENCY

## Project Overview

<b>Project Name:</b>	Kitchen Remodel - 123 Main St
<b>Location:</b>	123 Main Street, Denver, CO 80202
<b>Project Type:</b>	Residential Renovation
<b>Square Footage:</b>	200 sq ft
<b>Scope:</b>	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	\$33,994	50% probability the actual cost will be at or below this amount (median)
P80	\$35,269	80% probability the actual cost will be at or below this amount (likely)
P90	\$35,945	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:** \$11,898 (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>			<b>\$3,600</b>	<b>\$1,300</b>

### 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>			<b>\$880</b>	<b>\$420</b>

### 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>			<b>\$6,400</b>	<b>\$1,500</b>

### Cost Summary

Category	Amount	% of Total
Material Costs	\$18,697	55%
Labor Costs	\$11,898	35%
Permits & Fees	\$1,020	3%
Overhead & Profit	\$2,380	7%
<b>Grand Total</b>	<b>\$33,994</b>	<b>100%</b>

## 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>					<b>\$30,595</b>	
Permits & Inspections					<b>\$1,020</b>	
Overhead & Profit (7%)					<b>\$2,380</b>	
<b>Grand Total</b>					<b>\$33,994</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
<b>Subtotal - Materials &amp; Labor</b>						<b>\$30,595</b>
Permits & Inspections						<b>\$1,020</b>
Overhead & Profit (7%)						<b>\$2,380</b>
<b>Grand Total</b>						<b>\$33,994</b>

## 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

**Market Type:** Non-Union

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

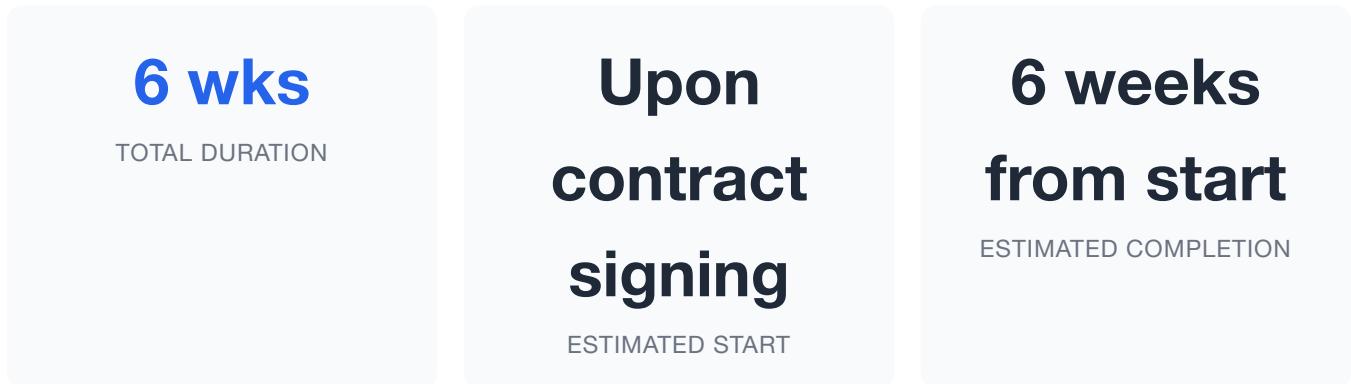
### Crew Composition

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	<b>Pre-Construction</b>	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	<b>Demolition</b>	2-3 days	Week 2	Week 2	Pre-construction
3	<b>Rough Work</b>	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	<b>Inspections</b>	1-2 days	Week 3	Week 3	Rough work
5	<b>Finishes</b>	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	<b>Fixtures &amp; Appliances</b>	2-3 days	Week 5	Week 5	Finishes
7	<b>Final Inspection &amp; Punch List</b>	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

**\$33,994**

P50 (MEDIAN)

**\$35,269**

P80 (LIKELY)

**\$35,945**

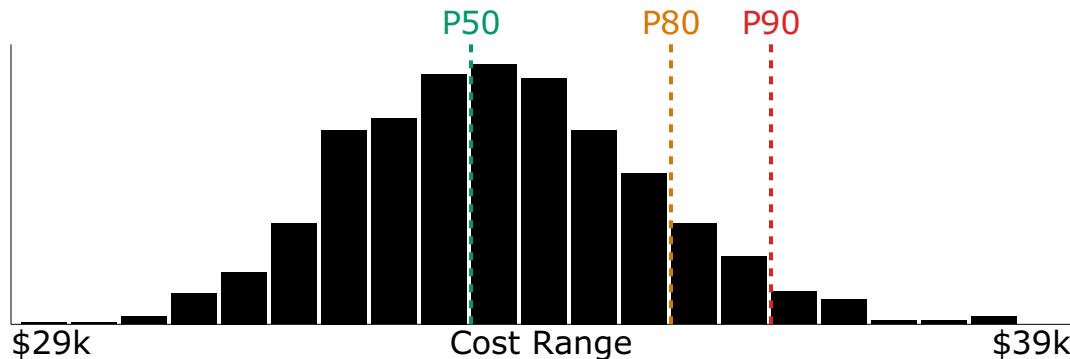
P90 (CONSERVATIVE)

**3.75%**

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	+\$1,309	33%	0.52	MED
2	Appliance package	+\$862	33%	0.43	MED
3	Countertop materials (granite)	+\$590	33%	0.37	LOW
4	Lighting fixtures (LED)	+\$324	33%	0.27	LOW
5	Flooring (hardwood)	+\$309	33%	0.26	LOW

## Contingency Recommendation

Based on the Monte Carlo analysis, we recommend a contingency of **3.75%** (\$1,275) 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.