

Sample Proposal



The following is a sample proposal for a basement finishing project. The client wanted to get more usable living space by renovating their basement and they had a limited budget.

Basement Finishing Proposal

- We always try to maximize every square inch of the finished ceiling height that can be achieved in finishing a basement. Especially in older homes we look at how best to carve out a finished space without having to incur the expense of moving potentially expensive mechanical equipment and piping.
- For this project we came up with a creative solution for concealing mechanical equipment by constructing closets and built-in shelf units that provide storage for the space, but don't necessarily require expensive relocation of mechanical equipment.
- The owners had an awkward and unsafe tripping hazard - the bottom stair tread was significantly higher than all the other steps. Rather than incur the cost of replacing the whole staircase we came up with a creative solution for eliminating the tripping hazard by building a stair landing.
- We worked with the owner to identify cost saving solutions so the project could fit their budget.

Pricing

The client was provided with the following detailed line item costs for all labor and materials. These are actual costs incurred by the contractor. A fair mark up for overhead and profit was then negotiated with the homeowner. This form of open book accounting allowed the client to more effectively manage their budget and to feel confident that there would be no hidden surprises.

Basement Finishing - Plans 9-16-15						
Revised Pricing						
Wellesley						
GENERAL REQUIREMENT	Qty	Units	Unit Amount		Amount	Comments
Town of Wellesley building permit			\$900.00	\$900.00	Included	
Architectural and Engineering by owner			by owner		Excluded	
Storage container			by owner		Excluded	Owner to move contents to storage trailer prior to start of construction
Dumpsters			\$700.00	\$700.00	Included	
General labor for job site cleaning			\$40.00	\$1,200.00	Included	
Final cleaning for space			\$500.00	\$500.00	Included	
Temp toilet			\$125.00	\$375.00	Included	
Temp Fencing			If required		Excluded	
01000 General Requirements Total					\$3,675.00	
SITE WORK & IMPROVEMENTS	Qty	Units	Unit Price		Amount	
Site work scope:					Not Required	
02000 Site Work & Improvements Total					\$0.00	
CONCRETE & FOUNDATIONS	Qty	Units	Unit Price		Amount	
Clean existing masonry fireplace	1	ea	\$800.00	\$800.00	Included	
03000 Concrete Foundations Total					\$800.00	
FRAMING LABOR	Qty	Units	Unit Price		Amount	
Selective demolition						
Remove 6' section wall at staircase			\$400.00	\$1,200.00	Included	
Remove 6' section of wall at Kitchenette					Included	
Remove closet / area under staircase					Included	
Remove windows slated for replacement					Included	
Framing labor as follows:						
Frame exterior walls			\$400.00	\$1,600.00	Included	
Frame soffit for pipe chase Fireplace room			\$400.00	\$1,600.00	Included	
Frame interior partition walls			\$400.00	\$800.00	Included	
Frame soffit around ductwork - Family Room			\$400.00	\$1,600.00	Included	
Miscellaneous framing / strap ceiling Family Room			\$400.00	\$800.00	Included	
Framing materials:						
Rough carpentry lumber			\$2,400.00	\$2,400.00	Included	
04000 Framing Total	1				\$10,000.00	
ROOFING	Qty	Units	Unit Price		Amount	
05000 Roofing Total					\$0.00	

EXTERIOR WINDOWS & DOORS	Qty	Units	Unit Price		Amount	
Harvey Replacement windows						
Fireplace room only, existing windows and doors to remain in Play Room						
Double casement vinyl windows	2	ea	\$500.00	\$1,000.00	Included	Harvey Majesty window nicer line of windows - would be 600 savings for vinyl window
Window installation	2	ea	\$200.00	\$400.00	Included	
No work / upgrade figured for window well						
07000 Exterior Windows Doors Total					\$1,400.00	
EXTERIOR TRIM CARPENTRY	Qty	Units	Unit Price		Amount	
with framing - category not used						
08000 Exterior Trim Carpentry Total						
SIDEWALL	Qty	Units	Unit Price		Amount	
09000 Siding Total					\$0.00	
PLUMBING & GAS PIPING	Qty	Units	Unit Price		Amount	
Plumbing work deleted					\$0.00	
Plumbing and gas permits					Included	
Waste and vent piping in PVC					Included	
Water piping in pex tubing					Included	
Disconnect all fixtures					Included	
Rough and finish plumbing hook up for following:						
Basement						
Bar Top / Kitchen						
Kitchen Sink	1	ea	w/above		Included	
Kitchen Faucet	1	ea	w/above		Included	
1/2 Bath			w/above		Included	
Furnish and install wall mounted toilet (and carrier)	1	ea	w/above		Included	
Sink	1	ea	w/above		Included	
Faucet	1	ea	w/above		Included	
Gas Fireplace						
Install gas line for specified gas fireplace	1	ea	w/above		Included	
Pricing based on bathroom to drain by gravity into existing under slab piping - Saniflo Macerator pump not required						
11000 Plumbing & Gas Piping Total					\$0.00	
HVAC	Qty	Units	Unit Price		Amount	

Supply and install separate zone of air conditioning using the existing air handler and ductwork including the following:	1	ls	\$0.00	\$0.00	\$0.00	
Supply and install all ductwork distribution system					Included	
Supply and install zone panel and dampers to control the new zone					Included	
Duct system will be located in the basement					Included	
Low voltage wiring					Included	
Honeywell thermostats					Included	
Play room					Included	
Fireplace room					Excluded	
Hydronic Heating						
Supply and install new zone of hydronic fin tube radiation for the Play Room	1	ls	\$6,000.00	\$6,000.00	Included	
Disconnect existing cast iron radiators located in the Fireplace Room. Re-rough piping to accommodate new room layout after walls complete			\$300.00	\$300.00	Included	
Furnish and install energy recovery unit for air changes					Excluded	If required by town will be additional cost
11000 HVAC Total					\$6,300.00	
WIRING & ELECTRICAL	Qty	Units	Unit Price		Amount	
Licensed electrician to provide the following work:	1	ls	\$8,668.00		\$7,880.00	
Wiring Permit					Included	
Stair hall						
2 receptacles	1	ea	w/above		included	
1 box for ceiling fixture old work	1	ea	w/above		included	
1 recessed light old work	1	ea	w/above		included	
2 3way switches	2	ea	w/above		included	
1 4way switch	1	ea	w/above		included	
Wet Bar					included	
2 receptacles	2	ea	w/above		included	
1 box for ceiling fixture old work	2	ea	w/above		included	
2 3way switches	2	ea	w/above		included	
1 single pole switch	1	ea	w/above		included	
Fireplace Room						
Receptacles per code	6	ea	w/above		included	
Recessed lights	3	ea	w/above		included	
1 wall TV receptacle and CATV box	1	ea	w/above		included	Bring cable over only - Television audio and installation by owner
Power to gas fireplace	0	ea	w/above		included	
2 3-way switches	2	ea	w/above		included	
2 3way dimmers	2	ea	w/above		included	
Bath Hall						
Receptacles per code	1	ea	w/above		included	

1 recessed light	1	ea	w/above			included	
1 single pole switches	1	ea	w/above			included	
Playroom							
6 receptacles	1	ea	w/above			included	
1 TV/CATV receptacle	1	ea	w/above			included	
8 recessed lights	8	ea	w/above			included	
1 3way dimmer	1	ea	w/above			included	
1 3way dimmer	1	ea	w/above			included	
Misc.							
Wiring for one zone of heat	1	ea	w/above			included	
Permit	1	ea	w/above			included	
Light fixtures							
Ceiling mounted lights	3	ea	by owner			Excluded	
Bathroom vanity light fixture	1	ea	by owner			Excluded	
12000 Wiring & Electrical Total							
						\$7,880.00	
INSULATION & DRYWALL							
	Qty	Units	Unit Price			Amount	
Insulation							
Exterior R15 high density	1600	sf	\$1.10	\$1,760.00		Included	
Gypsum wall board							
Walls	1900	sf	\$1.85	\$3,515.00		Included	Pricing based on USG 1/2" mold tuff product
Soffits	200	sf	\$1.85	\$370.00		Included	
Ceilings	500	sf	\$1.85	\$925.00		Included	Fireplace room ceiling & hallway ceiling to remain as existing with new paint
Misc. patching	2	ea	\$300.00	\$600.00		Included	
13000 Insulation & Drywall Total							
						\$7,170.00	
INTERIOR TRIM & DOORS							
	Qty	Units	Unit Price			Amount	
Provide finish carpentry labor for the following work:			\$480.00	\$6,720.00		\$6,720.00	
Provide fixed shelves and stool cap at window well						Included	
Newel post & continuous handrail - 1 3/4" red oak						Included	
Fixed shelves at Fireplace Room						Included	
Trim out windows & doors with extension jambs - 5 units						Included	
Stain grade terminations at Fireplace						Included	
Hang and trim new interior doors - 2 units						Included	
Provide stain grade bench top to cover sump pump						Included	
One piece baseboard installation						Included	
Provide one coat closet in play room with shelf and pole						Included	

Installation of owner provided door hardware			\$32.00	\$128.00	Included	Hardware provided by owner
Decorative fire place mantel hardware provided by owner					Excluded	
Materials:						
Window / door casing materials			\$1.75	\$350.00	Included	
White oak mantel & brackets			\$400.00	\$400.00	Included	
Birch plywood			\$100.00	\$400.00	Included	
Window sill			\$2.00	\$100.00	Included	
Staircase materials			\$500.00	\$500.00	Included	
Baseboard			\$2.00	\$500.00	Included	
Interior doors			\$175.00	\$525.00	Included	
Closet Shelving			\$125.00	\$375.00	Included	
Interior trim materials estimate						
Exterior window trim (inside)		ea	\$45.00		\$0.00	
Interior door trim		ea	\$40.00		\$0.00	
Cased openings		ea	\$60.00		\$0.00	
Interior pre-hung wood doors						Carry 200.00 for 5 panel wood door with flat mdf panels and ovolo sticking
24x80		ea	\$200.00		\$0.00	
30x80		ea	\$200.00		\$0.00	
18x80		ea	\$200.00		\$0.00	
Two piece baseboard		lf	\$1.25		\$0.00	
Basecap		lf	\$1.50		\$0.00	
Birch ply shelving		ea	\$60.00		\$0.00	
MDF		ea	\$50.00		\$0.00	
1x6x16 pfj		ea	\$35.00		\$0.00	
1x8 poplar		lf	\$3.00		\$0.00	
Closet shelving hooks and misc supplies		ea	\$250.00		\$0.00	
14000 Interior Trim & Doors Total					\$9,998.00	
FLOORING & TILE						
	Qty	Units	Unit Price		Amount	
Fireplace Room tile installation			\$5.00	\$1,925.00	Included	
Play Room carpet by owner			\$4.00	\$0.00	Excluded	
Hallway Tile installation			\$5.00	\$880.00	Included	
Form and pour new topping slab per plans			\$3.25	\$1,820.00	Included	
Furnish and install Schluter Ditra (crack suppression membrane)			\$2.50	\$1,400.00	Included	
Re-finish staircase treads			\$400.00	\$400.00	Included	
Allowance for ceramic floor tile	565	sf	\$5.00	\$2,825.00	\$2,825.00	Based on 5 psf cost tile & grout
15000 Flooring & Tile Total					\$9,250.00	
MILLWORK & STONE						
	Qty	Units	Unit Price		Amount	
Custom Kitchen Cabinetry			\$3,075.00	\$3,075.00	\$3,075.00	

Custom Kitchen Cabinetry - painted white shaker door style slab drawer					Included	Includes beaded inset door style
Full extension soft close drawers					Included	
(2) 24" wall cabinets with 2 finished shelves					Included	
(1) 24" base cabinets with lock, one 18" drawer cabinet					Included	
Installation			\$700.00	\$700.00	Included	
Allowance for Mid-Range granite top with 4" backsplash			\$900.00	\$900.00	\$900.00	
16000 Millwork & Stone Total	1				\$4,675.00	
Specialties & Finishes	Qty	Units	Unit Price		Amount	
Wine cooler other appliances by owner					By Owner	
Medicine cabinet / mirror	1	ea			By Owner	
17000 Specialties & Finishes Total					\$0.00	
PAINTING	Qty	Units	Unit Price		Amount	
Prime and paint all walls, ceilings, trim	1	ls	\$5,500.00		\$5,500.00	
18000 Painting Total					\$5,500.00	
SUMMARY TOTALS					Amount	
Subtotal Direct Cost of work					\$66,648.00	
Contingency @ 3.5%					\$2,332.68	
Direct cost of work w/ contingency					\$68,980.68	
Negotiated mark up for overhead & profit						
Total Estimated Construction Cost						