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## QUOTATION FOR EXAMPLE BATHROOM RENOVATION

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**Prepared For:**  
**PEGASUS Client**  
**99 Washington St**  
**Melrose, MA 02176**

**Quotation valid for 90 from:**  
**12/21/10**

PEGASUS Design-To-Build is pleased to have the opportunity to prepare this quotation for you. We hereby propose to complete repairs and improvements shown below. These figures are within a reasonable range for a project of this nature; however the final construction amount can vary beyond these figures based on client selections, and further evaluation of existing structural and mechanical conditions. The following sections are included as reference for this quotation:

### **Full renovation of existing second floor bathroom**

**Scope of Work** - Description of all work to be performed, broken out by job phase

**Allowance Schedule** - List of labor and material labor amounts. These are priced at an average-to-high grade of materials and normal subcontractor labor charges.

**Pricing Summary** - Provides a cost breakdown for the project by category.

**Final Estimated Amount - \$17,104**

Submitted by:

Geoffrey Shafer  
PEGASUS Design-To-Build LLC



## SCOPE OF WORK

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<b>Phase</b>	<b>Description</b>
General Conditions	<p>All permitting and inspection fees for the project are included.</p> <p>Project Management:</p> <ul style="list-style-type: none"><li>Project manager will be assigned to job</li><li>Prepare job folder with all plans, details and specifications</li><li>Daily job status communications</li><li>Scheduled project walk-through meetings</li><li>Setup project web site for project scheduling, documents and contacts</li></ul>
Sitework	<p>Job Site Preparation:</p> <ul style="list-style-type: none"><li>Dust isolation and temporary walls as required for safety</li><li>Install temporary doors and zip walls to control job access</li><li>Protect any finish flooring with rosin paper and hardboard</li><li>Site will be left broom clean each day</li></ul> <p>A dumpster will be placed on site for the entire project for all debris removal</p> <p>All Demolition for Bathroom:</p> <ul style="list-style-type: none"><li>Disconnect bath fixtures and electrical as required for demolition</li><li>Remove cabinetry and other finish as required</li><li>Demolish existing bathroom to studs</li><li>Remove any fixtures / appliances</li><li>Strip ceiling to strapping</li><li>Demolish all walls to studs</li><li>Remove all nails and clean joist bays</li><li>Remove finish flooring</li><li>Sweep / vacuum</li><li>Remove sub floor as required to route new plumbing</li></ul>
Framing	<p>Interior wall framing for Bathroom:</p> <ul style="list-style-type: none"><li>Relocate wall into bedroom to make room for tub</li><li>Remove and replace sub floor as required for new plumbing</li><li>Frame partition walls for shower / tub</li><li>Install all blocking and nailers as required</li></ul>



## Plumbing

- Install toilet: 1.0
  - Install toilet drain and install new flange
  - Install new supply line (service stop & supply tube in chrome finish)
  - Install toilet
- Alcove tub
  - Rough in and supply for new alcove tub
  - Tie into existing vent
  - Install Americast 5' tub
  - Install shower valve / diverter
- Install new vanity sink: 1.0
  - Rough in waste and supply lines for vanity sink
  - Tie into existing vent
  - Install new sink and faucet

## Electrical

- Provide all electrical required for project
- Disconnect and re-work existing wiring as required
- Owner to provide all decorative fixtures
- Supply and install Panasonic fan/light combo 1.0
- Wire for vanity light 1.0
- Install new dedicated 20amp circuit for GFCI 1.0
- Supply and install 1.0 5" Juno Recessed Light with White Baffle

## HVAC

- Vent bathroom fan to exterior, using existing vent if possible 1.0
- Existing heat to remain as is

## Insulation

- All Insulation and air / fire stopping for new construction
  - Insulate around all new doors and windows
  - Install fire stopping rock wool and caulking at all openings/penetrations
  - Sound proofing insulation can be added at owners request
- Fiberglass batt walls insulation rated at R13 - 70.0 sf

## Plaster

- Smooth Plaster Finish:
  - Install 1/2" blue board (GWB) on all walls and ceilings
  - Match existing finishes and patch as required
  - Tape and metal corners for all joints
  - Apply two coat plaster veneer finish



## Finish Carpentry

Door and Window casings: 2.0

Install all paint grade door and window casings to match existing

Paint grade baseboard casings: 16.0 lf

Install all baseboard trim

Match existing baseboard as required

## Cabinetry

Schrock Vanity Cabinet

30x21 Vanity cabinet

Schrock Seville Thermofoil Cabinet

## Tile

Install cement backerboard for all floors and shower walls

Bathroom Floor Tiles: up to 50 sf

Install all bathroom floor tiles as selected by owner

Latex modified thinset mortar

Grout all new tile

Shower / tub Surround Tiles: up to 100 sf

Install all shower tiles

Grout all new tile

Caulk junctions at corners and tub

## Paint - Interior

Interior Painting:

Apply one full coat of primer to all interior walls, ceilings and trims

Fill and compound as required

Caulk all junctions

Apply one full coat of finish paint to walls and trim

Allowance for 2 colors (wall and trim)

## Final Cleanup

Final job site cleanup:

Removal of all materials and waste.

Cleaning service as required.



**ALLOWANCE SCHEDULE**

<b>Category</b>	<b>Description</b>	<b>Labor</b>	<b>Material</b>
Plumbing		\$2,200	
	Toilet - New	\$600	
	Alcove Tub	\$1,000	
	Vanity sink - New	\$600	
Electrical		\$1,000	
	Electrical General	\$275	
	Bathroom vent / light	\$250	
	Vanity / Wall lighting	\$100	
	GFCI Outlet	\$200	
	Recessed Light - 5"	\$175	
Cabinetry			\$275
	Schrock Vanity Cabinet		\$275
Tile		\$1,050	\$600
	Tile - Bathroom Floor	\$350	\$200
	Tile - Shower /Tub Surround	\$700	\$400
Plumbing - Fixtures			\$1,616
	Kohler Archer 5' Bath		\$520
	31 X 22 Swanstone Vanity Top		\$198
	Kohler Devonshire Lavatory Faucet		\$278
	Kohler Devonshire Tub & Shower Faucet		\$281
	Mirabelle Key West Toilet		\$339
	<b>Grand Total</b>	<b>\$4,250</b>	<b>\$2,491</b>



**PRICING SUMMARY**

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<b>Job Phase</b>	<b>Labor</b>	<b>Subcontractor</b>	<b>Materials</b>	<b>Sub Allow</b>	<b>Material Allow</b>	<b>Total</b>
Permits			373			373
Supervision	792					792
Site Preparation	511		213			724
Demolition		1,136				1,136
Dumpster			746			746
Framing	682		355			1,037
Millwork & Trim	256		190			445
Cabinets	85				391	476
Insulation		383				383
Drywall		1,193				1,193
Floor Coverings						
Tile				1,491	852	2,343
Painting		426				426
Plumbing				3,124	2,295	5,419
HVAC	85		107			192
Electrical Labor				1,420		1,420
<b>Grand Total</b>	<b>2,411</b>	<b>3,138</b>	<b>1,982</b>	<b>6,035</b>	<b>3,537</b>	<b>17,104</b>