

ProCoast Coastal Home Services

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COASTAL HOME SERVICES

Sign copy
5/1/2023

TO
Cheikin Patti Michael.
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DATE
05/01/2023

TOTAL
USD \$211,798.54

ESTIMATE
EST0117

DESCRIPTION	RATE	QTY	AMOUNT
Electrical Inspect all electric. Disconnect and reconnect all switches and receptacles. Replacement of all ceiling fans. Install under cabinet lighting. Install All electrical trims to be white decor. Inspect existing Dimmer's lg fan-1 each \$800 Sm fan-2- each \$400	\$5,860.00	1	\$5,860.00
Plumbing Paint will be shermin Williams or Benjamin moore. Inspect plumbing throughout. Pressure test. Supply new master bathroom vanity faucets (unusable) INSTALL- Shower drains-2 Shower fixtures-2 toilets-2 Kitchen faucet-1 Bathroom sinks-3-kohler Utility sink-1 Reinstall reverse osmosis system. Reinstall dishwasher-1 Reinstall garbage disposal-1 Reinstall icemaker water line-1 Washing Machine-1	\$6,800.00	1	\$6,800.00

C2

Masonry Patch kitchen floor aprx:4x4 area	\$650.00	1	\$650.00
Insulation Install insulation throughout per Delaware code. Batton insulation throughout paper faced, Foil faced and bare to match existing.	\$2,290.00	1	\$2,290.00
Drywall repairs throughout Wall texture can not be restored to original finish/texture. All wall areas with texture are to be skim coated to a flat finish. Repair and patch all drywall: 1/2 drywall throughout. Repair damage from deconstruction.	\$8,000.00	1	\$8,000.00
Painting Remove and reinstall vinyl coated closet shelving. Repair damages from deconstruction. Primer as needed . Paint all ceilings flat white ceiling paint. Paint all baseboards/trim semi gloss color to match existing. Paint all walls color to match existing.	\$2,155.00	8	\$17,240.00
Flooring install labor Installation of new vinyl plank flooring. Includes installation of vapor barrier. Thresholds-2	\$5.50	2,030	\$11,165.00
Trim package materials to match existing. Colonial window/door casing 2-1/4. Missing or damaged Window sills. Colonial base 3-1/4 trim. quarter round.	\$2,840.00	1	\$2,840.00
Trim package labor Install colonial trim around doors and windows throughout. Install colonial base trim and shoe molding throughout.	\$2,100.00	2	\$4,200.00
Demo Remove cabinets at entry (Damaged during remediation) remove kitchen backsplash.(Incomplete demo from remediation.)Remove remaining household items not	\$55.50	24	\$1,332.00

C3

removed during remediation. Finish all misc incomplete demolition. Dispose of all items placed in garage during remediation.

Hardware to match existing. Door knobs. Bathroom hardware accessories. Towel rings-3. Towel bars-3. Toilet paper holders-2. Robe hooks-2. Kitchen cabinet hardware. Closet hardware. labor included..	\$3,140.00	1	\$3,140.00
Register cover material and labor Install all interior supply and return vent covers. \$14 allowance each	\$640.00	1	\$640.00
Tile waterproofing membranes 1100 master bathroom. 1300 2nd bathroom	\$2,100.00	1	\$2,100.00
Tile allowance Equivalent value of existing tile. Kitchen backsplash. Bathroom floors Shower walls. Shower floors.	\$8,400.00	1	\$8,400.00
Tile install labor Includes kurdi/Schluter waterproofing membranes. Shower walls, shower floor, guest bathroom floors, kitchen backsplash. Shower floors \$670 Shower walls \$6525 Kitchen backsplash \$1400	\$8,795.00	1	\$8,795.00
Kitchen cabinet installation Pre designed kitchen. Supplied by Atlantic Millwork and Co.	\$45.00	56	\$2,520.00
Kitchen cabinet package	\$28,882.00	1	\$28,882.00

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Countertop install labor Attempt to reinstall existing countertops.	\$850.00	1	\$850.00
fireplace insert Electric insert	\$1,400.00	1	\$1,400.00
Vanity install labor	\$80.00	2	\$160.00
Vanity top allowance Guest Bathroom-Single 30" Master Bathroom-Double 72"	\$1,800.00	1	\$1,800.00
Vanity top install labor	\$50.00	2	\$100.00
Mud room cabinet installation	\$650.00	1	\$650.00
Post construction cleaning	\$0.65	2,100	\$1,365.00
Appliance install labor Reinstall all appliances. Fridge. Dishwasher. Garage Disposal.	\$950.00	1	\$950.00
Mantel Material and installation of mantle to match existing	\$860.00	1	\$860.00
Management	\$68.50	24	\$1,644.00
Protection Materials to protect newly installed cabinets, countertops, flooring, tile, etc. Ram Board. Tape. Plastic. Adhesive Plastic. Mesh vent covers. Hvac filters-2 To be monitored during construction.	\$400.00	1	\$400.00
Shower doors	\$3,300.00	1	\$3,300.00

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Tempered glass shower doors. Hardware finish to be determined by homeowner.

Mirror allowance Master bathroom and guest bathroom, templated mirrors.	\$720.00	1	\$720.00
Flooring material High grade vinyl plank flooring. Vapor barrier. Threshold-2	\$8.00	2,030	\$16,240.00
Copper sink Supply and install	\$1,400.00	1	\$1,400.00
Dumpster Remove all construction debris	\$800.00	1	\$800.00
Porta John \$98 each. Est 3 Months	\$98.00	3	\$294.00
New range hood. Range hood damaged during remediation. Remove, supply and reinstall new range hood.	\$1,100.00	1	\$1,100.00
Interior barn doors Slab only -3 1 double. 1 single	\$919.67	1	\$919.67
Interior barn door hardware	\$110.00	2	\$220.00
Installation of interior barn doors	\$370.00	1	\$370.00
Install closet systems throughout Materials included approximately-46 Lf 1x10 110 Lf 1x4 Rods-16 Lf	\$3,200.00	1	\$3,200.00
Jacuzzi tub (Master Bathroom)	\$6,075.00	1	\$6,075.00

CG

Master bathroom under cabinet kickspace heater	\$550.00	1	\$550.00
High grade wood window blinds	\$7,198.62	1	\$7,198.62
Blind install	\$1,150.00	1	\$1,150.00
Bathroom vanity(Guest) 30"	\$800.00	1	\$800.00
Master bathroom vanity 72"	\$1,800.00	1	\$1,800.00
Mud room cabinets	\$4,500.00	1	\$4,500.00
Jacuzzi tub install	\$720.00	1	\$720.00
Doors damaged during deconstruction/remediation Interior-10-\$150 each Garage Man door-1-\$500	\$2,000.00	1	\$2,000.00
Interior door removal and installation	\$1,100.00	1	\$1,100.00

SUBTOTAL	\$179,490.29
PROFIT AND OVERHEAD (18%)	\$32,308.25
TOTAL	USD \$211,798.54

All selection time spent between homeowners and Behrens design(Stewart Ortell) will be billed at the hourly rates attached.

Estimate is based off information provided by homeowners. Prices are subject to change due to market fluctuations, Design changes and unforeseen challenges. All Change orders and unforeseen work will be approved by the homeowner prior to any price adjustments.

Draw Schedule

- 15% Due at Contract signing.
- 30% Due at Drywall completion.
- 30% Due at Kitchen cabinet install.
- 20% Due at trim completion

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5% Due at completion of punch list.



SE-RENE

Hourly Rate Schedule 2023

The following rates are used for all projects and sites performed by Seirene Home Design that are categorized as "work" jobs. These figures are also used on general site professional fees and are valid under contract signed and dated within the year 2023.

Leadship Architect/Principal	\$ 115.00
Senior Designer/Free bid	\$ 110.00
Leadship Architect/Project Manager	\$ 95.00
Associate Landscape Architect	\$ 85.00
Associate Interior Designer	\$ 75.00
Draftsman/CADD operator	\$ 60.00
Administrative Assistant	\$ 50.00

Move

Jun 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
No work	28	29	30	1	2	3
	Industrial		E. P. ...			
No work	4	5	6	7	8	9
	Sit...					
No work	11	12	13	14	15	16
	Kitchen Cabinet/vanity install					
No work	18	19	20	21	22	23
	Kitchen Cabl...		Flooring install			
No work	25	26	27	28	29	30
	Vinyl Doors/Windows Install				Sit...	

