

ProCoast Coastal Home Services

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TO
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DATE
 05/01/2023

TOTAL
 USD \$207,196.54

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 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 |

| | | | |
|---|------------|-------|-------------|
| 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 Repair and patch all drywall: 1/2 drywall throughout. Repair damage from deconstruction. | \$4,100.00 | 1 | \$4,100.00 |
| 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 removed during remediation. Finish all misc incomplete demolition. Dispose of all items placed in garage during remediation. | \$55.50 | 24 | \$1,332.00 |

| | | | |
|---|-------------|----|-------------|
| 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 |
| 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 Tempered glass shower doors. Hardware finish to be determined by homeowner. | \$3,300.00 | 1 | \$3,300.00 |

| | | | |
|--|------------|-------|-------------|
| 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 |
| 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 | | | \$175,590.29 |
| PROFIT AND OVERHEAD (18%) | | | \$31,606.25 |
| TOTAL | | | USD \$207,196.54 |

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
- 5% Due at completion of punch list.



BEHRENS HOME DESIGN
Landscape Architecture + Interior Design

Hourly Rate Schedule 2023

The following rates are used for all projects and duties performed by Behrens Home Design that are referenced in contracts as "hourly" tasks. These figures are also used in determining professional fees and are valid under contracts signed and dated within the year 2023.

| | |
|--------------------------------------|-----------|
| Landscape Architect/ Principal | \$ 115.00 |
| Interior Design/ Principal | \$ 110.00 |
| Landscape Architect/ Project Manager | \$ 95.00 |
| Associate Landscape Architect | \$ 85.00 |
| Associate Interior Designer | \$ 75.00 |
| Draftsperson/ CAD operator | \$ 65.00 |
| Administrative Assistant | \$ 55.00 |

416 Brook Road
Towson, MD 21286

31106 Elinor's Avenue
Bethesda Beach, DE 19971

403.996.0658
www@behrenshomedesign.com

Move Jun 2023

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|-----------------------------|------------------|------------------|--------------------------------|-----|--------|---------------|
| 28 No work | 29 | 30 | 31 | 1 | 2 | 3 No work |
| | Tile substrat... | | Tile installation | | | |
| 4 No work | 5 | 6 | 7 | 8 | 9 | 10 No work |
| Tile installation | | | | | | |
| | | | | | Sit... | |
| 11 No work | 12 | 13 | 14 | 15 | 16 | 17 No work |
| Tile installation | | | Kitchen Cabinet/vanity install | | | |
| 18 No work | 19 | 20 | 21 | 22 | 23 | 24 No work |
| Kitchen Cabi... | | Flooring install | | | | |
| 25 No work | 26 | 27 | 28 | 29 | 30 | 1 No work |
| Trim/doors/Shelving install | | | | | Sit... | |

Move May 2023

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|------------------|--------|-------------------|-------------------|--------|-----|--------------------|
| 30 No work | 1 | 2 | 3 | 4 | 5 | 6 No work |
| 7 No work | 8 | 9 | 10 | 11 | 12 | 13 No work |
| 14 No work | 15 | 16 | 17 | 18 | 19 | 20 No work |
| | De... | Plu... | Electrical ins... | Ins... | | |
| 21 No work | 22 | 23 | 24 | 25 | 26 | 27 Memorial Day |
| | Plu... | Drywall repairs | | Pri... | | |
| 28 No work | 29 | 30 | 31 | 1 | 2 | 3 No work |
| Tile substrat... | | Tile installation | | | | |

Move Jul 2023

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|-------------------|-----------------------------|-----------------------|-----------------|-----|--------|---------------|
| 25 No work | 26 | 27 | 28 | 29 | 30 | 1 No work |
| | Trim/doors/Shelving install | | | | Sit... | |
| 2 No work | 3 | 4 Independence Day | 5 | 6 | 7 | 8 No work |
| Painting | | | | | | |
| 9 No work | 10 | 11 | 12 | 13 | 14 | 15 No work |
| Painting | | | | | | |
| 16 No work | 17 | 18 | 19 | 20 | 21 | 22 No work |
| Painting | | | | | Sit... | |
| 23 No work | 24 | 25 | 26 | 27 | 28 | 29 No work |
| Plumbing trim out | | | Electrical trim | | | |
| 30 No work | 31 | 1 | 2 | 3 | 4 | 5 No work |
| Hardware install | | Contingency/final out | | | | |

Move

Aug 2023

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|-----------------------|----------------|-----|--------|-----------------------|-----|---------------|
| 30 No work | 31 | 1 | 2 | 3 | 4 | 5 No work |
| | Hardware in... | | Wi... | Contingency/final out | | |
| 6 No work | 7 | 8 | 9 | 10 | 11 | 12 No work |
| Contingency/final out | | | Pos... | | | |
| 13 No work | 14 | 15 | 16 | 17 | 18 | 19 No work |
| 20 No work | 21 | 22 | 23 | 24 | 25 | 26 No work |
| 27 No work | 28 | 29 | 30 | 31 | 1 | 2 No work |