

ProCoast Coastal Home Services

John Maegerle
Business Number 302-381-2746
16928 kansas ct lewes del. 19958
3023812746
Joey@procoast.net

TO
Cheikin
34820 Capstan Lane, Lewes, DE.
☎ +16106396035
patti.cheikin@gmail.com

DATE
03/25/2023

TOTAL
USD \$203,879.56

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. All electrical trims to be white decor. Inspect existing Dimmer's lg fan-1 each \$800 Sm fan-1- 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.	\$2,290.00	1	\$2,290.00
Drywall repairs throughout Repair and patch all drywall: 1/2 drywall	\$4,100.00	1	\$4,100.00
Painting Remove and reinstall vinyl coated closet shelving. Primer as needed . Paint all ceilings flat white ceiling paint. Paint all baseboards and trim semi gloss color TBD. Paint all walls color TBD.	\$2,155.00	8	\$17,240.00
Flooring install labor Installation of new coretec vinyl plank flooring. Includes installation of vapor barrier.	\$5.50	2,030	\$11,165.00
Trim package materials 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 Door knobs. Bathroom hardware accessories, E.g. Towel rings, towel bars, toilet paper holders and robe hooks. Kitchen 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	\$640.00	1	\$640.00

allowance each			
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, and 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 Master bathroom double and guest bathroom vanity top	\$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.	\$950.00	1	\$950.00
Mantel Material and installation of mantle	\$860.00	1	\$860.00
Management	\$68.50	24	\$1,644.00
Protection Materials to protect newly installed cabinets, countertops, flooring, tile, etc.	\$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 Coretec high grade vinyl plank flooring. Vapor barrier.	\$10.80	2,030	\$21,924.00
Copper sink Supply and install	\$1,400.00	1	\$1,400.00
Dumpster Remove all construction debris	\$800.00	1	\$800.00
Porta John	\$98.00	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	\$3,200.00	1	\$3,200.00
Kohler -k1259-0 Maripose drop in.	\$1,400.00	1	\$1,400.00
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
SUBTOTAL			\$172,779.29
PROFIT AND OVERHEAD (18%)			\$31,100.27
TOTAL			USD \$203,879.56

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 2022.

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/ CADD operator	\$ 65.00
Administrative Assistant	\$ 55.00

316 Brook Road
Towson, MD 21286

21126 Fiskehall Avenue
Bethesda, MD 20814

442.799.0458
shd@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 in...		Filters			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