



ProCoast Coastal Home Services

ESTIMATE
EST0117

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DATE
03/25/2023

TOTAL
USD \$201,967.62

TO

Cheikanm

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DESCRIPTION	RATE	QTY	AMOUNT
Electrical Inspect all electric. Electrical modifications where walls are being moved and pocket doors are being added. Replacement of all ceiling fans. Install under cabinet lighting. All electrical trims, white decor. Dimmer's per homeowners's request. lg-1@800 Sm-3@\$400 each	\$6,860.00	1	\$6,860.00
Plumbing Inspect plumbing throughout. Relocation of shower drains that will be tile. Relocation of shower faucets to center with shower enclosure. All plumbing trim out. Shower drains-2 Shower fixtures-2 toilets-2 Kitchen faucet Bathroom sinks-3-kohler Utility sink-1	\$6,500.00	1	\$6,500.00
Masonry Patch kitchen floor	\$650.00	1	\$650.00
Insulation Install insulation throughout per Delaware code	\$2,290.00	1	\$2,290.00
Level 5 drywall finish Flatten all textured areas	\$2,900.00	1	\$2,900.00

DESCRIPTION	RATE	QTY	AMOUNT
Drywall repairs throughout Repair and patch all drywall	\$4,100.00	1	\$4,100.00
Painting Paint entire interior of residence. Flat ceilings, wall color to be determined by homeowner and semi gloss trim.	\$2,144.00	8	\$17,152.00
Match texture drywall finish 1900	\$0.00	1	\$0.00
Flooring install labor	\$5.50	2,030	\$11,165.00
Interior pocket door material All interior hollow core doors. Two pocket doors. Two pocket door kits.	\$800.00	1	\$800.00
Interior door installation labor Install all interior doors, closet doors, specialty barn door and pocket doors. Swing per homeowner.	\$2,200.00	1	\$2,200.00
Trim package materials Colonial window and door trim. Window sills. Colonial base 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
Framing modifications Frame door jam to accept pocket doors. master bathroom wall to be removed. Frame pocket door at entry. Enclose bathroom door at main entry.	\$1,175.00	1	\$1,175.00
Framing materials Materials needed to create pocket doors and remove walls	\$310.00	1	\$310.00
Demo Remove cabinets at entry. Remove all ceiling fans. Remove all hollow core interior doors. Remove gas fireplace insert. Kitchen backsplash	\$1,840.00	1	\$1,840.00
Hardware Door knobs. Bathroom hardware, E.g. Towel rings, towel bars, toilet paper holders and robe hooks. Kitchen hardware. Closet hardware.	\$2,100.00	1	\$2,100.00
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	\$2,400.00	1	\$2,400.00

DESCRIPTION	RATE	QTY	AMOUNT
Tile allowance Kitchen floor, kitchen backsplash, bathroom floors, shower walls, and shower floors to be determined by homeowners.	\$16,000.00	1	\$16,000.00
Tile install labor Includes kurdi/Schluter waterproofing membranes. Shower walls, shower floor, bathroom floors, kitchen backsplash in kitchen floor. Flooring \$1987 Shower floors \$670 Shower walls \$6525 Kitchen backsplash \$1400	\$10,582.00	1	\$10,582.00
Kitchen cabinet installation	\$45.00	56	\$2,520.00
Kitchen cabinet, master vanity, Guest vanity and mud room cabinet allowance	\$28,882.00	1	\$28,882.00
Countertop install labor Install counter tops	\$850.00	1	\$850.00
Gas fireplace insert Allowance includes inserts, modifications, and gas/electric.	\$3,800.00	1	\$3,800.00
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
Hardware installation labor Includes kitchen hardware, bathroom hardware and door knobs/doorstops	\$65.00	16	\$1,040.00
Mud room cabinet installation	\$650.00	1	\$650.00
Post construction cleaning	\$0.65	2,100	\$1,365.00
Appliance install labor	\$950.00	1	\$950.00
Mantel Material and installation of mantle	\$550.00	1	\$550.00
Management	\$68.50	24	\$1,644.00
Protection Materials to protect newly installed cabinets, countertops, flooring, tile, etc.	\$400.00	1	\$400.00

DESCRIPTION	RATE	QTY	AMOUNT
Shower doors Tempered glass shower doors. Hardware 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 Cortex LVP	\$10.00	2,063	\$20,630.00
Copper sink	\$1,400.00	1	\$1,400.00
Dumpster	\$800.00	1	\$800.00
Porta John	\$98.00	3	\$294.00
Tile waterproofing membranes and backer boards	\$2,600.00	1	\$2,600.00
	SUBTOTAL		\$171,159.00
	PROFIT AND OVERHEAD (18%)		\$30,808.62
	TOTAL		USD \$201,967.62

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.



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	\$ 110.00
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

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