

# **PALMER**

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RESIDENTIAL LLC

## **PROPOSAL**

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November 18, 2017

Valued Customer  
XXX S. XXXX Drive  
Seattle, WA. 981XX  
#XXX-XXX-XXXX  
[ron@palmerresidential.com](mailto:ron@palmerresidential.com)

**RE: Kitchen Remodel – French Doors.**

I am pleased to present this proposal to Anna and Daniel Sebree based on a site visit, meeting/interview with the customer, and cabinet drawings and design by Eric at Hampton Hill dated 9/14/16 regarding a kitchen remodel project and other updates to the home.

### **Scope of Work:**

#### **\*General requirements:**

##### Project management:

-Meetings with customer to discuss project details, design time (if details are not submitted by customer or changes are made to existing plans), research of products and materials, accounting, and communications. Also includes on-site subcontractor supervision and inspection meetings.

**\*Note:** Labor allowance for design, production selection, and customer meetings: (12) hrs. Any additional project management/design will be billed at a rate of \$110.00 per hour with written change order.

##### Material sourcing/management:

-Purchase, deliver, stage, organize, confirm, inspect for defect, and unpackage materials described in the following items of this scope of work.

##### Site protection:

-Supply and install temporary floor protection, wall protection, and mask off areas as needed to ensure protection of non-project areas and personal belongings.  
-Supply and install protection material as needed to protect previously finished work from possible damage (walls, doors, cabinets, trims, fixtures, etc.).

**Note:** We do request that our customers work with us to move personal belongings near the area of the home being remodeled as well as the path in which materials will be transferred to and from the project area.

**\*\*Palmer Construction and Remodel, LLC. shall not be held responsible for damage to furniture or other personal belongings that are moved by our staff.\*\***

**\*Please make sure these items are moved prior to the project start date.**

#### **\*General requirements: (continued)**

Site clean-up:

- Vacuum and sweep the project area and pathway to and from the project area as needed.
- Arrange tools and materials in an orderly fashion and in convenient locations for the customer.

Temp. Toilet:

\*Note: If arrangements cannot be made to use onsite restroom, add \$100.00 per week to proposal.

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**Kitchen Remodel:**

\*The current plan is to remove the existing finishes down to existing framing as needed in the kitchen area to relocate/ update electrical, remove existing soffits in the kitchen area, and install double doors on the west kitchen wall to the exterior. The details of the project and new installations / finishes are listed in the following scope of work.

\*\*\*Many product choices will be labeled *customer selected* and will be given an allowance based on preliminary product selections. The allowance amounts will be listed under each inclusion. Items labeled *customer supplied* shall be purchased and delivered by the customer and shall not carry any warranty provided by Palmer Construction and Remodel LLC. other than installation or workmanship.

Demolition/Disposal:

General:

- Remove and dispose of existing range top, double oven, refrigerator, dishwasher, and exhaust hood.
- Remove and dispose of existing sink, faucet, kitchen lighting, and disposal.
- Remove and dispose of existing countertops and cabinetry.
- Remove and dispose of existing base trim, garage door/jamb/trim, and window trim/casing/sill.
- Remove and dispose of existing ceiling exhaust and ducting. Terminate in attic. Roof vent to remain.
- Remove and dispose of drywall across north and south kitchen walls as needed for electrical installations.
- Remove and dispose of existing soffits within the kitchen ceiling envelope.
- Remove and dispose of existing vinyl flooring and underlayment in kitchen area.

\*Note: Assumes vinyl underlayment can be removed without removing original subfloor. Glued down underlayment may require subfloor replacement and is not included.

\*Note: Removal of devices and lighting to be performed throughout stages of project as needed. Modifications to electrical or plumbing will be included in each specific inclusion.

Double doors:

- Remove and salvage exterior siding *if possible*.
- Remove (2) existing windows in proximity of double door location.
- Remove and dispose of drywall to R/O for new 6'0 x 6'8 exterior double doors in specified location.

\*Note: Excludes the relocation of any electrical wiring or other installations running through this section of wall.

**Kitchen Remodel: (continued)**

Framing:

Double doors:

- Install shoring as needed to support existing structure.
- Remove and dispose of existing wood framing as needed to create the new RO for 6'0x6'8 double doors.
- Install wood framing as needed to support header at load points in walls and install properly sized header across opening.
- \*Note: Excludes any permitting, engineering, or architectural drawings.*
- Remove shoring and install wood blocking, framing, and furring strips for new drywall installation.

General:

- Install wood blocking as needed for drywall installation from soffit removal and repairs from electrical installations.
  - Cut away plywood subfloor as needed for heat register relocation and install new ice-maker line.
  - Install blocking and new plywood repair after HVAC-rough.
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*\*\*The following electrical, plumbing, and HVAC installations will be run from existing services at the point in which they enter the project area or are easily accessible in unfinished basements or crawl spaces. Does not include any service installations beyond the walls or subfloor of the project area unless otherwise specifically stated within the scope of work. This includes the repair of walls, ceilings, and finishes if required for installations beyond the project area.*

Plumbing-rough:

- \*Verify use of existing waste and hot/cold water supply locations with the new installations outlined.*
- Install (1) new ice-maker 1/4" cold water supply line to refrigerator location.
- Remove existing valves and cap water lines.
- \*Note: Sink, ice-maker line, and dishwasher will be connected during the trim-out stage of the project.*
- \*Relocation/Repair of drain or water supply is TBD.*

HVAC-rough:

- \*Determine the use of rectangular or round ducting prior to installation.*
- Install new proper sized rigid ducting in floor at existing register location and relocate for toe-kick installation in new cabinetry (stub-up from subfloor until cabinet installation / finalize during cabinet installation).
- Install new properly sized rigid ducting for new free-standing range hood exhaust location and connect to existing roof vent.
- \*Note: Assumes the use of existing roof vent and excludes any vent installation or roofing repairs.*

Electrical-rough:

- \*Verify locations of fixtures and devices with customer prior to installation.*
- \*Installations for kitchen shall be assumed to come from existing circuits within the project area. Access to the breaker panel will be assessed after demolition if new circuits are needed and space in panel is available.*
- Remove and relocate switches and outlets as needed for new cabinet layout and appliances.
- Relocate power supply: (1) range hood exhaust, refrigerator, range, micro-wave, and disposal.
- Relocate: (3) switch locations and (6) outlet locations for new cabinet layout and double door install.
- Remove and terminate existing lighting locations and install (8) 5" recessed can fixtures and (1) surface-mount fixture over sink.

**Kitchen Remodel: (continued)**

Documentation of rough-in:

-Prior to installation of insulation, photograph and record locations of plumbing runs, wiring, hydronic piping, and HVAC ducting/gas lines.

Insulation:

\*Note: Blown-in attic insulation may be disturbed during installation of beam and recessed can lighting. Assessment of attic insulation will be communicated to customer after installations are completed.

\*Note: Blown-in insulation for attic shall be performed by others (*can be scheduled during drywall stage of the project*) and is not included. New batt insulation can be installed with written change order.

Drywall: (approx. 450 sq. ft. total new)

-Install proper blocking as needed for wall and ceiling repairs from service installation.

-Install new proper sized drywall for repairs and for new installations to kitchen north, south, and west walls / kitchen ceiling.

-Tape and float corners and seams to smooth finish. Match texture as needed.

-Apply (1) coat PVA primer to new drywall areas.

\*Note: Drywall repairs needed beyond the kitchen envelope are TBD and excluded.

Flooring: (Approx. 215 sq. ft. total)

*\*Flooring to be installed to specific line breaks for finishing. Refinishing of existing hardwood floors is TBD and is not included.*

-Secure existing subfloor and install proper vapor barrier underlayment as needed.

-Install new matching oak hardwood flooring for kitchen area. A “threshold-break” will be installed across the east side as an alternative to “laced in” installation.

-Fill and sand new flooring to smooth finish.

-Apply (2) coats of Swedish finish.

\*Note: Allowance for hardwood flooring installation: \$ 2,600.00.

*\*Install proper floor protection after sufficient drying time.*

\*Note: Matching wood type, grade, and size will be matched as close as possible but may vary.

\*Note: Does not include any replacement of existing hardwood flooring.

\*Note: Excludes any leveling of existing subfloor.

Doors:

-Install (1) customer supplied exterior double door in new opening created.

-Install (1) customer selected primed hollow-core door in existing opening to garage.

-Install locksets for both doors.

\*Note: Allowance for new door and door hardware: \$ 300.00.

**\*Note:** Exterior trims, siding installations, and painting for exterior double doors is TBD and is not included.

**Kitchen Remodel: (continued)**

Cabinets:

*\*Unpack and inspect cabinet package upon arrival for damage and defects. Remove doors and drawers for installation of boxes and re-install thereafter.*

-Install *customer selected* cabinetry as shown in supplied drawings.

-Install matching crown and starter, light rail, and trims supplied.

- Install supplied shelving and accessories.
  - Install *customer supplied* standard cabinet knobs/pulls as needed.
- Allowance for cabinet package: \$ 11,500.00.

Floor base / Trims:

- Install new *customer selected* 3 1/4" or smaller MDF base trim and door trim as needed in kitchen area (*minimal assumed*).

Paint: (Approx. 650 sq. ft. total)

- Apply (2) coats premium latex paint to walls in kitchen.
  - Apply (2) coats premium latex paint to ceiling.
  - Apply (2) coats premium waterborne alkyd paint to trims.
- \*Note:* Allow for (1) color/sheen ceiling, (1) color/sheen walls, and (1) color/sheen trims. Excludes dark colors.

Countertops / sink: (Approx. 35 sq. ft. total)

- \*Verify edge profile, sink/faucet location, and overhang lengths with customer prior to templating.*
  - Install *customer selected* 3cm slab Pental Quartz atop base cabinets as shown in cabinet layout.
- \*Note:* Slab sink behind sink is TBD.
- \*Note:* Allowance for countertops: \$ 2,500.00.
- Install (1) *customer selected* under-mount stainless steel sink.
- \*Note:* Allowance for sink: \$ 250.00.

Backsplash: (Approx. 25 sq. ft. total)

- \*Verify tile layout and edging with customer prior to installation.*
  - Install border / edging tile or schluter strip at exposed breakpoints.
  - Install *customer selected* 3x6 glass subway set backsplash tile.
  - Install standard grout and sealer.
- \*Note:* Set and detail around window TBD and is not included.
- \*Note:* Allowance for tile and edging: \$500.00.

Electrical trims:

- \*Verify the use of dimmers, timers, or specialty devices with customer for specified locations.*
  - Install new standard: GFI outlets, outlets, switches, and wall plates to rough-in locations.
  - Install (1) *customer supplied* fixture above sink.
  - Install (8) *customer selected* recessed can trims w/ LEB bulbs.
- \*Note:* Allowance for electrical trims: \$ 350.00.

**Kitchen Remodel: (continued)**

Plumbing trims:

- Install (2) 1/4 turn supply valves.
  - Install (1) *customer selected* kitchen faucet.
  - Install (1) *customer selected* garbage disposal.
- \*Note:* Ice-maker line to be installed with appliances.
- Note:* Allowance for faucet and disposal: \$ 350.00.

Appliances:

*\*Unpack and inspect new appliances for damage and defects.*

-Install new *customer supplied*: (1) electric range, (1) built-in microwave, (1) refrigerator, (1) dishwasher, and (1) free-standing range hood.

*\*Note: Excludes any installation parts needed other than refrigerator ice-maker line, and dishwasher drain kit.*

Detailing/Close out:

-Touch up paint and finalize detail finishes. Re-install salvaged doors as needed.

-Provide final cleaning of construction dust and debris.

-Demobilize tools and equipment.

Cost Summary:

**\*General Requirements:**

*\*Variable based upon total scope of work.*

<u>Inclusions</u>	<u>Materials</u>	<u>Labor</u>	<u>Subcontractor</u>	<u>Total</u>
Project management		\$ 2,080.00	\$	\$ 2,080.00
Material sourcing		\$ 1,820.00	\$	\$ 1,820.00
Site protection	\$ 150.00	\$ 520.00	\$	\$ 670.00
Site clean-up	\$ 50.00	\$ 780.00	\$	\$ 830.00
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Total General Requirements:	\$ 200.00	\$ 5,200.00	\$	\$ 5,400.00

Cost Summary: (continued)

**\* Kitchen Remodel:**

<u>Inclusions</u>	<u>Materials</u>	<u>Labor</u>	<u>Subcontractor</u>	<u>Total</u>
Demolition/Disposal	\$ 600.00	\$ 2,860.00	\$	\$ 3,460.00

	Proposal #0846			
Framing	\$ 200.00	\$ 2,080.00	\$	\$ 2,280.00
Plumbing-rough	\$ 75.00	\$ 390.00	\$	\$ 465.00
HVAC-rough	\$ 100.00	\$ 520.00	\$	\$ 620.00
Electrical-rough	\$	\$	\$ 6,000.00	\$ 6,000.00
Drywall	\$	\$	\$ 2,500.00	\$ 2,500.00
Flooring	\$	\$ 260.00	\$ 3,200.00	\$ 3,460.00
Doors	\$ 360.00	\$ 910.00	\$	\$ 1,270.00
Cabinets	\$ 13,800.00	\$ 3,900.00	\$	\$ 17,700.00
Floor base / Trims	\$ 150.00	\$ 520.00	\$	\$ 670.00
Paint	\$	\$	\$ 3,800.00	\$ 3,800.00
Countertops/ sink	\$ 350.00	\$ 260.00	\$ 3,000.00	\$ 3,610.00
Backsplash	\$ 600.00	\$	\$ 1,600.00	\$ 2,200.00
Electrical trims	\$	\$	\$ 1,720.00	\$ 1,720.00
Plumbing trims	\$ 450.00	\$ 390.00	\$	\$ 840.00
Appliances	\$ 50.00	\$ 1,300.00	\$	\$ 1,350.00
Detailing / close out	\$	\$ 780.00	\$	\$ 780.00
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Totals:	\$ 16,735.00	\$ 14,170.00	\$ 21,820.00	\$ 52,725.00
Summary Total:				\$ 58,125.00
Sales Tax:				\$ 5,580.00
<b>Proposed Total:</b>				<b>\$ 63,705.00</b>

#### Clarifications:

-Any Change Orders performed by Palmer Residential, LLC. will be billed at a rate of \$75.00 per man hour plus the cost of materials and sub-contractors provided. Materials, subcontractors, and labor provided by Palmer Residential, LLC. will be marked up at a rate of 25% for overhead (excludes unforeseen conditions which will be honored at \$65.00 per man hour and 20% for overhead). The unforeseen conditions change order rate shall apply for allowance overages.

-All changes to scope of work, drawings, and design, must be confirmed in writing. This includes clarifications on design that are not clear in any form of written documentation for the project including e-mails. Any verbal communications must be verified with written documentation or otherwise shall be disregarded and costs incurred for changes to completed work may apply.

-Palmer Residential, LLC. shall have unrestricted access to the project area during specified work hours after the commencement date ongoing until the project is completed. All project areas shall have restricted access to unauthorized personal until substantial completion. Palmer Residential, LLC. management shall have sole control of scheduling of labor, material deliveries, and subcontractor access to restricted project areas. Customer shall assume sole liability for any 3<sup>rd</sup> party subcontractor claims if

scheduled during project dates and Palmer Residential, LLC. shall be held harmless and indemnified by customer in the event of a 3<sup>rd</sup> party subcontractor claim.

-It shall be the sole responsibility of the customer to pay any costs associated with discrepancies in permitting deemed necessary by local government, including fines, cost of permits, drawings and engineering, license requirements, design changes, removal and re-installation of previous work, and administrative costs.

-Palmer Residential, LLC. shall be held harmless and indemnified by the customer of any liquidated damages caused by circumstances beyond the control of the contractor.

**Exclusions:**

-Any procedures required under the lead –based paint laws or RRP rule or WAC 365-230 for homes built prior to 1978.

-Any unforeseen conditions.

-Any correction of work or upgrades to existing home and any additional work mandated by local government not specifically included in scope of work.

-Any floor leveling or rot repair.

-The disposal of any debris or material other than waste from supplied materials unless stated in scope of work.

-Anything not specifically included in scope of work.

-Any permitting, architectural drawings, engineering, or other costs associated with permits.

**Payment terms:**

30% non-refundable deposit – (2) 30% progress payments - 10% upon substantial completion.

\*Late payments will be a charged an additional 10% per month fee unless prior arrangements have been made. All costs accrued in the collection of any delinquent debt will be the sole responsibility of the customer.

\*Project time estimate: 10-12 regular work weeks.

*I have read the scope, inclusions for pricing, and conditions outlined in this contract and I hereby authorize Palmer Residential, LLC. to do the work and I will make the payments as outlined above.*

Acceptance of contract terms: \_\_\_\_\_ . Date \_\_\_\_\_

Prepared by Ron Palmer: \_\_\_\_\_ . Date \_\_\_\_\_

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