



Preliminary Proposal

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Submitted to:

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Submitted by:

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Retainer Agreement

Hammer Contractors of GB Companies Group, Inc. ("Company" or "Contractor") hereby proposes to furnish design and build services to include elements as indicated or specified otherwise in this agreement, for the completion of remodeling at address shown.

Services Include

Full set of Construction Documents:

- Completion of architectural plans ready for permit application (if required)
- Completion of construction scope of work and specifications
- Completion of interior design services to include all materials and finishes to be furnished and installed by Contractor within "build" services

Project cost analysis and budgeting to be provided during course of services.

Application of building permit(s).

Presentation and approval of final construction documents package with associated scope of work and client-selections before material purchasing and commencement of "Build" services.

Engineering fees recommended or required for build and/or building permit are an additional cost and shall be billed separately to the home-owner if not included here-in.

Terms

Homeowner will be presented with final construction package (plans, selection approval, final scope of work) for approval to proceed with ordering of materials and construction.

Initial design agreement fee and/or down payment (retainer) to be fully credited towards the final cost of construction (build).

The costs shown in the cost analysis pertain to a specific design and scope of work, include allowance budgets. Changes required by plan reviewers or as requested by the Homeowner that differ from this scope of work will result in an additional charge or credit to the Homeowner.

The plans and specifications described in this proposal are intended for use by Hammer Contractors. No liability or responsibility is assumed for construction by any other person or company using these plans and specifications.

Project Specifications

Whole Apartment Renovation

C00: General Construction

PROJECT PREPARATION

- Permit application, permit fees, and inspections fees. 3rd party inspection certified by DCRA
- Cover contents with plastic sheeting.
- Load, haul & dump clean construction debris.

FRAMING DEMOLITION

- Demolish subfloor, 1" x 8" strips, laid diagonally.

GENERAL DEMOLITION

- Remove plaster and metal lath from ceiling.
- Remove solid wood strip flooring, nailed.
- Remove metal lath and plaster from wall.
- Demolish existing bathroom as necessary.
- Demolish existing kitchen as necessary.

FLOOR FRAMING

- Provide and install plywood subfloor, 3/4"

WALL FRAMING

- Provide and install wood wall framing, 2" x 4", 16"oc.

ELECTRICAL

- Provide and install box and duplex outlet set(s), open walls.
- Install 2.00 box & low voltage RG6 outlet.
- Provide and install box and switch set(s), open walls.
- Wiring and install 6" recessed light housing with Eco Smart 2500k LED kit
- Wiring of new circuits and breakers to main panel

INSULATION

- Provide and install insulation, Roxul ComfortBatt, in walls, R-15.

WALL COVERINGS

- Provide and install drywall, taped and finished, 1/2".

INTERIOR DOORS

- Provide and install interior pre-hung hardboard solid core door unit(s), 2-6 x 6-8.

INTERIOR TRIM, STAIRS AND ACCESSORIES

- Provide and install pine casing, 1/2 x 3-1/4, decorative.
- Provide and install pine base, 9/16 x 5-1/4, decorative.

FLOOR COVERING

- Provide and install shoe mould, fir/pine, prefinished, 1/2"x3/4".
- Provide and install wide plank, hardwood flooring

INTERIOR PAINTING AND WALLPAPER

- Paint interior panel door(s).
- Paint drywall or plaster walls/ceilings/casings, roller, 2 coats, smooth finish

C01: Kitchen Renovation - Main

KITCHEN AND LAUNDRY PLUMBING

- Supply line and wall outlet installation of refrigerator location.
- Supply line and drain alteration for location of gas range, sink, and dishwasher.
- Labor to install new sink and faucet in prepared location.
- Provide kitchen sink(s), stainless steel.
- Provide sink faucet(s), kitchen, premium grade.
- Provide and install disposer(s), 3/4 HP, premium grade.
- Provide and install dishwasher(s), premium grade.
- Provide and install slide-in range, gas, 30".

ELECTRICAL

- Provide and install GFIC outlet(s)
- Provide and install under-cabinet light(s).
- Provide and install hanging light in new box(es), premium grade.

APPLIANCES

- Provide and install built-in refrigerator, 36", premium grade.
- Provide and install over range microwave hood. Use existing duct location.

WALL COVERINGS

- Labor to install medium ceramic tile wall and grout (up to 4-1/4") backsplash, in adhesive, grout & seal. Labor only, ceramic tile not included.
- Provide backsplash ceramic tile and grout wall covering.

CABINETS AND COUNTERTOPS

- Provide and install stone countertop, no backsplash, premium edge, premium grade.

- Provide cabinetry and hardware.
- Installation of cabinetry, trim, moldings, and hardware. Main boxes.
- Installation of cabinetry, trim, moldings, and hardware. Panels.

C02: Master Bathroom

WALL FRAMING

- Framing of recessed medicine cabinets, does not include relocation of hidden utilities.
- Framing of shower base and corner bench
- Framing of recessed niche at shower

BATHROOM PLUMBING

- Relocation (from existing) of new PVC drain, PVC vent, and copper water supply lines to service new bath layout
- Installation of mortar shower base with Schluter integrated square drain and waterproofing membrane
- Installation of vanity cabinetry, trim and hardware.
- Installation of shower system: wall mount shower head, hand shower on hook with supply elbow, pressure balance valve, and transfer valve.
- Installation of vanity sink faucets with new PVC p-trap drain, 1/4 turn supply valves, and supply hoses.
- Installation of toilet with new 1/4 turn supply valve and supply hose. Use of existing rough-in and flange.
- Provide shower control set
- Provide vanity sinks
- Provide vanity cabinetry and hardware.
- Provide vanity stone counter top with backsplash and undermount bowl cutouts.
- Fabrication and installation of custom, frameless shower door system and hardware.

HEATING, VENTILATION, AIR CONDITIONING

- Installation of new vent fan, extend from existing power and ducting.

WALL COVERINGS

- Installation of tile floor, tile base, and tile shower wall systems with grout per design
- Provide tile and grout for main floor, floor base, shower base, and shower walls.

INTERIOR TRIM, STAIRS AND ACCESSORIES

- Installation of wall accessories: (1) recessed med. cabinets, toiletry holder, (1) towel bars, (1) robe hooks, and (1) towel rings.

FLOOR COVERING

- Installation of Schluter Ditra membrane with Kerdi band at seams and base at floor; and 1/2 cement board with moisture membrane at tiled shower walls

C03: Main Panel Heavy Up

ELECTRICAL

- Provide and install heavy up service with new circuit breaker panel and service entry.

C04: Heating Contingency Budget

GENERAL PLUMBING

- Contingency budget for new hot water heaters. Final scope and cost to be determined with approved design.