



DESIGN/BUILD/REMODEL

Our Family Working Together with Yours

2243 Rock Spring Road • Forest Hill, MD 21050 • Phone: 410.420.0740 • Fax: 410.420.0102
tim@twellis.com • www.twellis.com • MHBR#3599 • MHIC#49977
Veteran Owned Small Business

Client: Mr. and Mrs. Smith

Address: 1234 Anywhere Street

Contact #: 410-555-1212

Date of Estimate: 2/2/20

Project: Remodel existing Basement per design by T.W. Ellis Design/Build/Remodel

Inclusion:

Permit: Yes

County Inspections: Yes

We hereby propose to furnish labor, material, equipment, and supervision complete in accordance with below.

Division 2 Site Work/Removal, Division 04 Masonry, and Division 3 concrete:

1. Remove existing interior walls per drawing to include base moulding, drywall, and crown.
2. Remove existing Carpet in existing Bedroom #1, Room #2, and Main Basement Area
3. Remove existing Ceramic tile floor in existing Basement Bathroom
4. Remove existing Ceramic tile floor in New Bar Area
5. Remove existing interior door into existing bedroom #1
6. Remove existing Shower Faucet, Shower base, Toilet, Sink faucet, Sink, and Vanity in Basement Bathroom.
7. Remove existing Ceramic tile on wall of Basement Bathroom and on wall where new Bar will be installed.
8. Remove existing Crown Moulding in existing Bedroom#1, Room#2, and Main Basement Area in order to install new 1/4" drywall over existing drywall/plaster ceiling.
9. Remove existing Bathroom exhaust fan, save and utilize existing venting
10. Remove existing Plaster/Drywall Ceiling as needed in order to remove existing lighting and to add additional lighting for new Layout/design per drawing.
11. Remove existing (2) Gliding Doors (1) Main Basement area and (1) Rear back Bedroom
12. Remove existing Vinyl Flooring in New Office Area
13. Protect existing Area as best as possible during remodel with drop cloths and Plastic with Daily Cleanup
14. Dumpster to be provided by Contractor for Construction and Removal debris Only
15. Port-o-Potty provided by contractor for Employees and Trade Associates

Division 6 Carpentry:

1. Rough Carpentry
 - a. 2x4 interior walls with single bottom plate and 2x4 top plate with studs 16" on center for new interior partitions per drawing
 - b. Framing Hardware
2. Finish Carpentry
 - a. Flooring:
 1. Ceramic Tile Floor: New Basement Bathroom Floor with a material allowance for Tile and Grout of \$5.00 a square foot.



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2. Laminate Flooring: Main Basement Area, Bar Area, Bedroom#1, and Office Area with a material allowance of \$3.50 a square foot.
- b. 1/2" Drywall on any existing walls where drywall was removed during Demo/Removal as needed to accomplish new layout/design per drawings and on new interior walls per design/layout. Drywall installed on existing walls will blend in with existing finished drywall on adjacent walls as best as possible. Drywall on walls and ceiling in Bathrooms will be moisture resistant drywall. All newly installed Drywall mudded, taped, and spackled and sanded ready for paint.
- c. 1/4" Drywall over existing Ceiling Drywall/Plaster in Main Basement Area, Bathroom, and Bedroom #1.
- d. Base trim on newly constructed walls and any disturbed walls to blend with existing as best as possible.
- e. Casing on new Interior doors installed to blend with existing as best as possible.
- f. Crown Moulding around perimeter exterior walls of Basement Area, New Bedroom#1, and Bathroom
- g. Paint newly dry walled interior walls; new dry walled ceilings; new casing, new base trim and new crown moulding with (1) coat prime and (1) coat base, one color, color to be determined. Paint any existing disturbed walls, any disturbed ceiling area, base trim area, or casing trim area in existing Basement with paint to blend with existing painted area as best as possible.
- h. Ceramic Tile (3) walls of Shower walls from vinyl shower pan to ceiling with a material allowance of \$6.00 a square foot. 1/2" Cement Fiber board behind Tile.
- i. Ceramic Tile Backsplash at Bar between Countertop and wall cabinets with a material allowance of \$10.00 a square foot.
- j. (1) Vanity faucet with a material allowance of \$ 225.00
- k. (1) Bar faucet with a material allowance of \$450.00
- l. (1) Toilet with a material allowance of \$300.00
- m. (1) 36" x21" Vanity, Vanity Top and Sink and with a material allowance of \$ 775.00
- n. (1) Linin Cabinet with a material allowance of \$750.00
- o. (1) Mirror with a material allowance of \$125.00
- p. (1) Towel bar and (1) Toilet paper holder with a material allowance of \$ 25.00
- q. (1) 32"x48" White Acrylic Shower pan with Drain
- r. (1) Shower faucet with a material allowance of \$375.00
- s. (3) light Fixtures with a material allowance of \$125.00 each
- t. 14' of 3/4" x 11 1/4" Pine Board with metal brackets for Shelving in Closets
- u. Cabinet Material allowance of \$7,500.00 for Bar Cabinets per drawings---Curved
- v. Countertop for Bar with Furnish and Install Allowance of \$5,800.00---Curved
- w. Appliances for Bar with a material allowance of \$3,000.00
- x. Curved Glass Block wall for bar (see drawing)
- y. 18'x12' Shoreline White Vinyl West Port Style Pergola attached to House.

Division 8 Doors, Windows and Glazing:

1. Interior Doors: Flush Panel Pre-Hung Hollow Core Doors to Blend with existing as best as possible.
 - a. (1) 6068 Bedroom Closet Door



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- b. (1) 2668 Pocket Door---Side Entrance
- c. (1) 3068 Closet Door
- d. (1) 30" Pocket Door---Side Bedroom Entrance
- d. Hardware for Interior doors with a material allowance of \$ 25.00 each
- 2. Exterior Doors:
 - a. (2) FWG8068 (LS) Anderson 400 Series Frame, RS Handing, White/Oak, Stationary Panel, White/Oak, High performance Low-E Tempered Glass, Operating Panel, White Oak, High Performance Low -E Tempered Glass, Gliding Insect Screen, White, Hardware Trim set, GD, 2 Panel, Albany White, Energy Star Certified.

Division 15 mechanical:

- a. Plumbing:
 - 1. Trade allowance for Labor and Material of \$6,800.00
 - 2. All Water and sanitary will be PVC and CPVC
 - 3. Plumbing Permit
 - 4. New Exhaust Fan to existing Venting
 - 5. (2) Instahots
 - 6. (1) 24" Laundry Tub and faucet
 - 7. (1) Sump Pump Cover for existing Sump pump Pit

Division 16 Electrical:

- a. Electrical:
 - 1. Trade allowance for Labor and Material of \$9,800.00
 - 2. Electrical Permit
 - 3. Electrical Inspections from County

Total estimated amount for above Scope: \$143,969.00

Exclusions:

** Our Proposal includes only services that are specifically noted above. Any additional work outside of the specifications above will be additional and charged as such. All work will be to the standards of the Residential Construction Performance Guidelines, Consumer Reference, 5th Edition from the National Association of Home Builders.

*Tim Ellis CMR CAPS CGR GMR
Master Certified Green Professional (MCGP)
NADRA Master Deck Professional
2009 HBAM Remodeler of the Year
2012 HBAM Builder of the Year
2014 NAHB Remodeler of the Year
President/Owner
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T.W. ELLIS LLC
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SAMPLE