



CCB # 192730

Phone: 503.473.5253

Email: larry@ccr-pdx.com / Web: www.ccr-pdx.com

## CONTRACT SCOPE OF WORK

<b>NAME</b>	HIGH END KITCHEN
<b>ADDRESS</b>	
<b>CITY</b>	Portland
<b>ZIP</b>	97229
<b>PROJECT DESCRIPTION:</b>	<b>Kitchen remodel</b>

DIV. #	TITLE	ADDITION
1010	<b>Design, Drawings</b>	\$ 3,500.00
1043	<b>Supervision &amp; Admin</b>	
	Job Site Supervision	\$ 6,000.00
	<b>Includes daily supervision of the workers on site</b>	
	Contract Admin	\$ 1,000.00
	<b>Includes weekly review of all cost, creating the weekly invoice to the owner and making sure all subcontracts are paid as agreed</b>	
	Materials Delivery	\$ 180.00
	<b>Includes the delivery of materials to other site as needed</b>	
	Pick Up Permits	\$ 300.00
1050	<b>Field Engineering</b>	N/A
1060	<b>Reg. Required Permits</b>	
ALLOWANCE	<b>Building, plumbing, HVAC &amp; electrical</b>	\$ 800.00
1510	<b>Temp. Sanitary Facility</b>	\$ 300.00
	<b>Includes one temporary toilet to be cleaned once a week on site for the duration of the project. Workers will be instructed to use only this toilet.</b>	
1560	<b>Construction Cleaning</b>	
	Progressive Clean Up	\$ 360.00
	<b>Includes daily sweep up.</b>	
1561	<b>Debris Removal</b>	
	Debris Removal Fees	\$ 800.00
1562	<b>Property Protection &amp; Dust Control</b>	
	<b>Dust control includes, temp doors going into entry &amp; family room. Installing approximately 16 LF of temp wall @ family room, &amp; building a temp door/wall from kitchen to dining.</b>	
	Materials for Dust Control (3 temp doors & 1 - 16' temp wall)	\$ 250.00
	Labor for install Dust Control	\$ 360.00
	Labor to remove dust control	\$ 90.00
	Materials for property protection	\$ 150.00
	Labor to install property protection	\$ 360.00
	Labor to remove property protection	\$ 45.00
1710	<b>Final Cleaning</b>	
	<b>Includes professional cleaning of the kitchen, family &amp; bathroom room areas only.</b>	\$ 650.00
2070	<b>Demolition</b>	
	Sink/Trap/Disposer/Faucet	\$ 50.00
	Countertop	\$ 90.00



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	Appliances	\$ 150.00
	Cabinets	\$ 150.00
	Flooring	Protect
6050	<b>Fasteners / Adhesives</b>	\$ 250.00
6100	<b>Rough Carpentry Labor</b>	
	Clean up various areas - ready for drywall	\$ 360.00
6110	<b>Wood Framing-Mat.</b>	
ALLOWANCE	Rough carpentry & siding materials	\$ 200.00
	Includes rough framing materials, shoring materials, deck materials, and siding and exterior trim materials	
	Stack excess and cut offs from new lumber in owner approved location	
6200	<b>Finish Carpentry Labor</b>	
	Install Cabinets	\$ 2,520.00
	Install bath cabinet	\$ 50.00
ALLOWANCE	Install Crown Molding	\$ 360.00
	Install Under Cabinet Light Molding	INCLUDED
	Install cabinet handles, single screw. Single hole	\$ 270.00
	<b>Cabinet knobs supplied by owner</b>	Excluded
	Install Window Casing	\$ 180.00
	Install sliding door trim	\$ 90.00
	Install Base Trim	\$ 360.00
6450	<b>Standing &amp; Running Trim</b>	
ALLOWANCE	Door, window and base trim	\$ 300.00
6600	<b>Misc Counter Tops</b>	
ALLOWANCE	Kitchen main counters- 3cm thick mid range granite slab	\$ 7,500.00
9250	<b>Gypsum Board</b>	
	Kitchen walls & ceiling patching as needed	\$ 2,800.00
9300	<b>Tile</b>	
ALLOWANCE	Full tile backsplash-Materials	\$ 700.00
ALLOWANCE	Labor	\$ 720.00
9550	<b>Wood Flooring</b>	
	New wood flooring to weave into existing	\$ 300.00
	3 new flush wood vents to match	\$ 210.00
	Stain floor	\$ 320.00
	Weave new with old and refinish	\$ 2,100.00
9900	<b>Painting</b>	
	Kitchen & family walls & ceiling	\$ 1,650.00
	Kit & family trim	\$ 950.00
	New base & trim	\$ 485.00
ALLOWANCE	Paint ceiling & walls in bathroom	\$ 800.00
11450	<b>Residential Appliances</b>	
	<b>Appliance units supplied by owner</b>	
	<b>INSTALL LABOR</b>	
	Broan down draft venting systems	\$ 125.00
	Built in micro	\$ 125.00
	Install double ovens	\$ 195.00
	Install cook top	\$ 115.00
	Install dishwasher	\$ 135.00
	Wine refer	\$ 95.00



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	<i>Install refrigerator</i>	\$ 125.00
12300	<b>CABINETS</b>	
ALLOWANCE	<i>Cabinets including butlers pantry</i>	\$ 30,000.00
ALLOWANCE	<i>OPTION FOR CHERRY W/ CLEAR VARNISH \$1950</i>	
ALLOWANCE	<i>OPTION FOR A GLAZE ON THE ISLAND = \$690</i>	
15400	<b>Plumbing</b>	\$ 900.00
	<i>Install new sink,faucet,disposer</i>	INCLUDED
	<i>Install new toilet</i>	INCLUDED
	<i>Install new sink, faucet &amp; drain</i>	INCLUDED
	<i>Rough in ice maker</i>	N/A
	<i>Provide one exterior frost free hose bib</i>	N/A
	<i>Permits</i>	INCLUDED
15440	<b>Plumbing Fixtures</b>	
ALLOWANCE	<i>New sink</i>	\$ 600.00
ALLOWANCE	<i>New faucet</i>	\$ 600.00
ALLOWANCE	<i>New 3/4 hp disposer</i>	\$ 300.00
15500	<b>HVAC</b>	
	<i>Remove &amp; replace downdraft ducting for new motor</i>	\$ 800.00
ALLOWANCE	<i>Install in line down draft motor</i>	\$ 300.00
16050	<b>Basic Electrical</b>	\$ 8,970.00
	<b>KITCHEN</b>	
	<i>Demo existing wiring as needed</i>	
	<i>Relocate switch for existing exterior wall light</i>	
	<i>Relocate speaker volume control for existing exterior speaker</i>	
	<i>Furnish and install (1) Type A recessed lights with (2) 3-way switches, (1) with 1000-watt dimmer</i>	
	<i>Furnish and install (4) Type A recessed lights with 600-watt dimmer (island)</i>	
	<i>Furnish and install 4' Type B under cabinet light with 600-watt dimmer (left of sink)</i>	
	<i>Furnish and install 4' Type B under cabinet light with 600-watt dimmer (desk)</i>	
	<i>Furnish and install (4) Type C cabinet lights with 300-watt dimmer (left of sink)</i>	
	<i>Furnish and install (2) Type C cabinet lights with 300-watt dimmer (desk)</i>	
	<i>*Wire for ceiling light with 600-watt dimmer (table)</i>	
	<i>Furnish and install (2) counter outlets to right of sink mounted horizontally in backsplash, (1) with GFCI</i>	
	<i>Furnish and install (2) outlets on island</i>	
	<i>Replace (2) existing outlets to left of sink, (1) with GFCI</i>	
	<i>Relocate existing phone jack at desk</i>	
	<i>Furnish and install dedicated 20-amp circuit for Wolf Gas Cook Top</i>	
	<i>Furnish and install dedicated 15-amp circuit for Broan Down Draft Fan with in line fan</i>	
	<i>Furnish and install weatherproof GFCI outlet</i>	
	<i>Furnish and install dedicated 20-amp microwave outlet</i>	
	<i>Furnish and install 40-amp 120/240 volt circuit for dual wall oven</i>	
	<i>Reconnect dishwasher to existing circuit</i>	
	<i>Rewire disposal for air switch</i>	
	<i>Furnish and install outlet for under cabinet wine refrigerator</i>	
	<b>BUTLERS PANTRY</b>	
	<i>Furnish and install Type A recessed light wired to existing recessed light</i>	



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	Replace (2) existing hall way recessed lights to Type A trim	
	Furnish and install 3' Type B under cabinet light wired to existing switch and add 600-watt dimmer	
	<b>POWDER ROOM</b>	
	Demo (3) existing recessed lights	
	Furnish and install (2) Type A recessed lights wired to existing switch and add 600-watt dimmer	
	*Wire for wall light with 600-watt dimmer	
	Replace existing exhaust fan with 80-CFM Panasonic Fan and replace existing switch with 30-minute timer	
	Replace existing outlet with GFCI	
	<b>PROJECT HARD COSTS</b>	\$ 82,445.00

**MISCELANEOUS MARK UPS**

LIABILITY & WORKER'S COMP INSURANCE	\$ 1,648.90
OVERHEAD	\$ 12,366.75
PROFIT	\$ 8,244.50

<b>CONTRACT AMOUNT</b>	\$ 104,705.15
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**APPLIANCE UNITS NOT IN CONTRACT BUT OWNER CAN USE CONTRACTORS ACCT AT EASTBANK APPLIANCES**

Hood	\$ 800.00
Micro oven	\$ 500.00
Double oven	\$ 1,800.00
Cook top	\$ 2,000.00
Down draft motor & venting	\$ 1,500.00
Refer	\$ 5,500.00
Dishwasher	\$ 1,100.00
Wine refer	\$ 1,000.00

<b>TOTAL APPLIANCE COSTS</b>	\$ 14,200.00
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<b>TOTAL COST OF KITCHEN REMODEL</b>	\$ 118,905.15
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