



## Preliminary Proposal

*April 29, 2007*

### **Submitted to:**

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### **BOILERPLATE: DEFINITION**

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### **GENERAL CONDITIONS**

**SAMPLE TEXT:** The contractor shall provide all necessary labor and materials, and perform all work of every nature on the proposed remodeling in accordance with this contract, the specifications, and the accompanying drawings. The Contractor shall obtain the building permit. All subcontractors will take out their own permits and pay for them. The owner, if necessary, will have the lot surveyed and will apply for all zoning, historic preservation or other related permits as necessary. Work for any of these are not included under this contract. All work is to be executed in a workman-like manner in accordance with the contract, plans, and specifications.

## **Project Specifications**

### *Kitchen Remodel*

#### **Remodel 12'x15' kitchen, premium quality.**

##### GENERAL DEMOLITION

- Remove gypsum drywall from ceiling.
- Remove resilient sheet flooring, adhesive set.
- Remove gypsum drywall from wall.
- Remove kitchen cabinet(s), base or wall.
- Remove laminate countertop.

##### KITCHEN AND LAUNDRY PLUMBING

- Remove sink and faucet.
- Remove disposer.
- Remove dishwasher.
- Remove gas range.
- Labor to install new sink and faucet in prepared location.
- Provide kitchen sink(s), enameled cast iron, 3 bowls, 48" x 22", premium grade.
- 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 range(s), commercial, gas, 36".

##### ELECTRICAL

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

##### APPLIANCES

- Remove refrigerator.
- Remove range hood.
- Provide and install built-in refrigerator, 36", premium grade.
- Provide and install range hood, ducted, 36", premium grade.

##### WALL COVERINGS

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

##### CEILING COVERINGS

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

##### INTERIOR TRIM, STAIRS AND ACCESSORIES

- Provide and install base shoe mould, oak, 3/8 x 3/4.
- Provide and install pine base, 1/2 x 3-1/2, plain.

##### CABINETS AND COUNTERTOPS

- Provide and install premium grade base cabinets.
- Provide and install premium grade wall cabinets.

- Provide and install granite countertop, premium grade.

**FLOOR COVERING**

- Labor to install 12 x 12 marble, granite, stone floor. No flooring materials included.
- Provide and install cement board/wonderboard/durock, 1/2".
- Provide granite tile flooring. Material costs only, labor not included.

**INTERIOR PAINTING AND WALLPAPER**

- Paint drywall or plaster wall.
- Paint drywall or plaster ceiling.
- Paint interior moulding.

**PROJECT FINALIZATION**

- Clean kitchen or bath project.

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***Project Cost is \$53, 600.00***

**PAYMENT SCHEDULE**

Kitchen Project Payment Schedule

- 20% ON FIRST DAY OF CONSTRUCTION
- 20% ON FIRST DAY OF DEMOLITION
- 20% ON FIRST DAY OF DRYWALL INSTALLATION
- 20% ON FIRST DAY OF CABINET INSTALLATION
- 20% UPON SUBSTANTIAL COMPLETION OF PROJECT

**THE FOLLOWING PROPOSAL IS SUBMITTED BY:**

Signature \_\_\_\_\_  
Date: \_\_\_\_\_