



CCB # 192730

Phone: 503.473.5253

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

CONTRACT SCOPE OF WORK

NAME	HIGH END KITCHEN
ADDRESS	
CITY	Portland
ZIP	97229
PROJECT DESCRIPTION:	Kitchen remodel

DIV. #	TITLE	ADDITION
1010	Design, Drawings	\$ 3,500.00
1043	Supervision & Admin	
	Job Site Supervision	\$ 6,000.00
	Includes daily supervision of the workers on site	
	Contract Admin	\$ 1,000.00
	Includes weekly review of all cost, creating the weekly invoice to the owner and making sure all subcontracts are paid as agreed	
	Materials Delivery	\$ 180.00
	Includes the delivery of materials to other site as needed	
	Pick Up Permits	\$ 300.00
1050	Field Engineering	N/A
1060	Reg. Required Permits	
ALLOWANCE	Building, plumbing, HVAC & electrical	\$ 800.00
1510	Temp. Sanitary Facility	\$ 300.00
	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.	
1560	Construction Cleaning	
	Progressive Clean Up	\$ 360.00
	Includes daily sweep up.	
1561	Debris Removal	
	Debris Removal Fees	\$ 800.00
1562	Property Protection & Dust Control	
	Dust control includes, temp doors going into entry & family room. Installing approximately 16 LF of temp wall @ family room, & building a temp door/wall from kitchen to dining.	
	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	Final Cleaning	
	Includes professional cleaning of the kitchen, family & bathroom room areas only.	\$ 650.00
2070	Demolition	
	Sink/Trap/Disposer/Faucet	\$ 50.00
	Countertop	\$ 90.00



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	Appliances	\$ 150.00
	Cabinets	\$ 150.00
	Flooring	Protect
6050	Fasteners / Adhesives	\$ 250.00
6100	Rough Carpentry Labor	
	Clean up various areas - ready for drywall	\$ 360.00
6110	Wood Framing-Mat.	
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	Finish Carpentry Labor	
	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
	Cabinet knobs supplied by owner	Excluded
	Install Window Casing	\$ 180.00
	Install sliding door trim	\$ 90.00
	Install Base Trim	\$ 360.00
6450	Standing & Running Trim	
ALLOWANCE	Door, window and base trim	\$ 300.00
6600	Misc Counter Tops	
ALLOWANCE	Kitchen main counters- 3cm thick mid range granite slab	\$ 7,500.00
9250	Gypsum Board	
	Kitchen walls & ceiling patching as needed	\$ 2,800.00
9300	Tile	
ALLOWANCE	Full tile backsplash-Materials	\$ 700.00
ALLOWANCE	Labor	\$ 720.00
9550	Wood Flooring	
	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	Painting	
	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	Residential Appliances	
	Appliance units supplied by owner	
	INSTALL LABOR	
	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	CABINETS	
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	Plumbing	\$ 900.00
	<i>Install new sink,faucet,disposer</i>	INCLUDED
	<i>Install new toilet</i>	INCLUDED
	<i>Install new sink, faucet & 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	Plumbing Fixtures	
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	HVAC	
	<i>Remove & replace downdraft ducting for new motor</i>	\$ 800.00
ALLOWANCE	<i>Install in line down draft motor</i>	\$ 300.00
16050	Basic Electrical	\$ 8,970.00
	KITCHEN	
	<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>	
	BUTLERS PANTRY	
	<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	
	POWDER ROOM	
	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	
	PROJECT HARD COSTS	\$ 82,445.00

MISCELANEOUS MARK UPS

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

CONTRACT AMOUNT	\$ 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

TOTAL APPLIANCE COSTS	\$ 14,200.00
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TOTAL COST OF KITCHEN REMODEL	\$ 118,905.15
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