



To: Irene Benevidez [igbenevidez@yahoo.com](mailto:igbenevidez@yahoo.com) Area(sf) N/A  
 Ref: Benavidez Garage Apartment (281) 785-4215  
 Location: 30 Veenstra  
 Houston, TX 77022

The line items below are to provide the supervision, labor, freight, material, equipment, tools, and insurances.


*****	ALL WORK AND MATERIALS NOT MENTIONED IN THE SCOPE OF WORK BELOW WILL BE PROVIDED ON A TIME AND MATERIAL BASIS IF NOT CLARIFIED BELOW. MATERIALS WILL BE MARKED UP COST PLUS 25% WITH LABOR RATES RANGING FROM \$65/HR TO \$120/HR DEPENDENT UPON SCOPE OF WORK AND ASSOCIATED OVERHEAD COSTS.	
1	Demo Existing Garage	\$10,000
2	Plans, Permits, Engineering, City Fees	\$6,000
3	Build garage apartment per preliminary plans.	\$75,600
4	We have included all concrete, framing, garage door, hardy siding, windows, paint, doors, and hardware, drywall, cabinets, sinks, faucets, bathroom vanity, tubs, shower fixtures, shower curtain, blinds, trim, lights, ceiling fans, AC unit, new electrical and plumbing services, all cleanup.	
<b>ESTIMATE TOTAL</b>		<b>\$91,600</b>

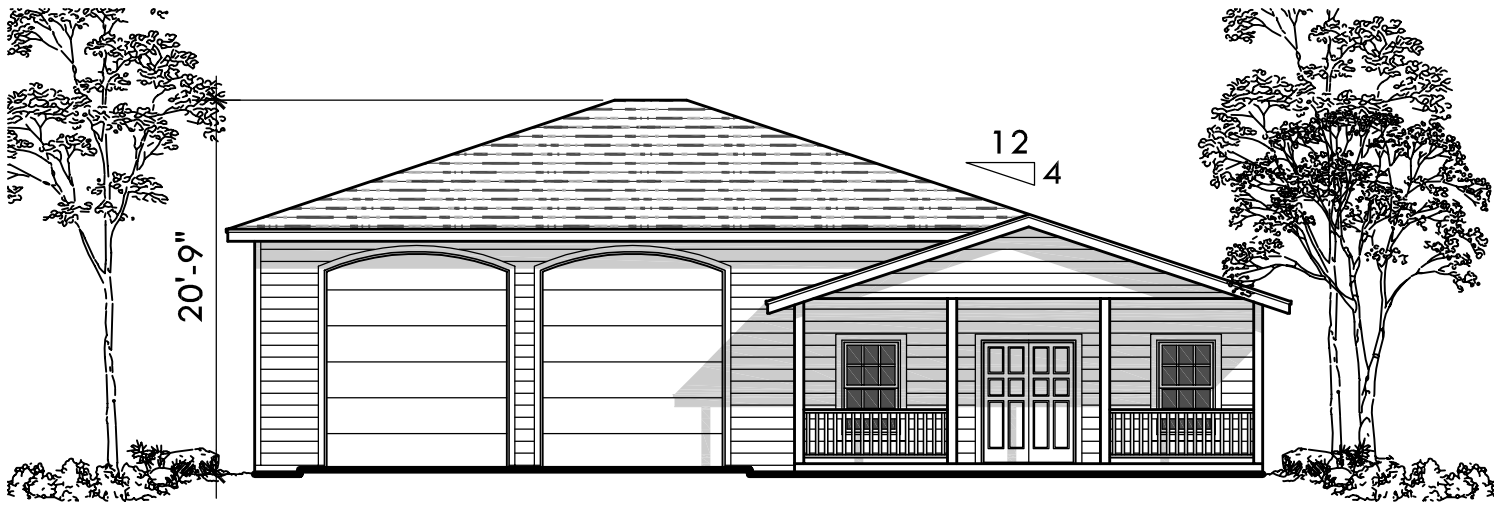
We appreciate this opportunity of submitting our budget estimate for your consideration and hope that we may be favored with your order. Our field expertise in conjunction with our management capabilities promotes an efficient and economically completed job. Should you have any questions or desire any additional information, please do not hesitate to contact us.

All State, County, and local taxes are included depending on individual state requirement

This quotation is offered for acceptance within 15 days, after which it is subject to confirmation by the Seller. This quotation shall become a Contract of Sale when accepted by the Buyer and countersigned by the Seller Below. All jobs when completed will be paid in full. If payment is not paid thirty days past invoice date, property will be subject to lien of property until bill is paid in full. All court cost, attorney fees, collection costs, and time lost is payable if taken to court. Signing of this invoice constitutes acceptance of quoted above price and all work performed. However acts of God, unforeseen damages or circumstances, may constitute additional labor/material that would add to the existing charges. Credit cards are accepted with client agreement to pay a 2.5% to 3% administration fee.

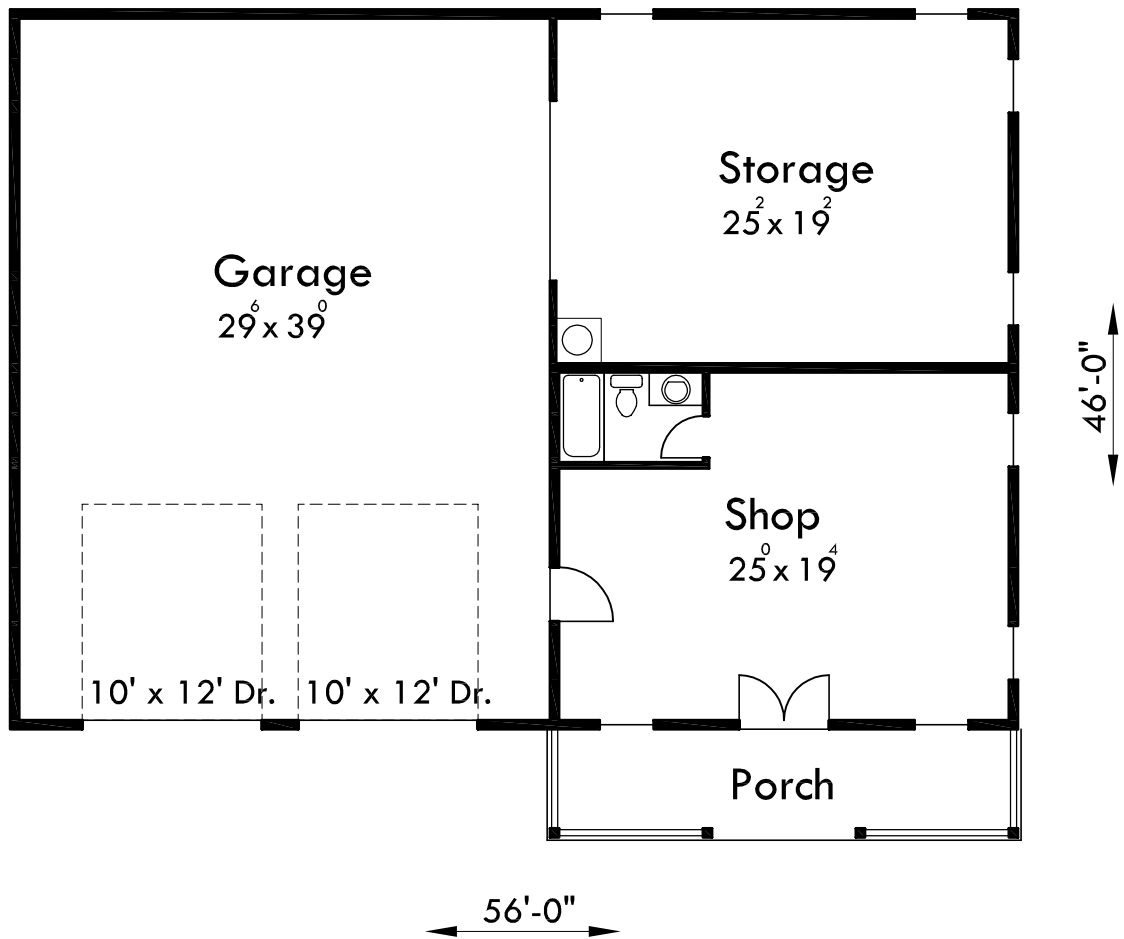
Accepted by buyer  
 Buyer's Name Irene Benevidez  
 Signature \_\_\_\_\_  
 Date \_\_\_\_\_

JEGAS Construction  
 Contact: Shane Elam  
  
 \_\_\_\_\_  
 5/19/2017  
 \_\_\_\_\_



**PLAN #CGA-94**

GARAGE: 1200 SQ. FT.  
 SHOP: 529 SQ. FT.  
 STORAGE: 511 SQ. FT.



**Bruinier & associates, inc. building designers**

503-246-3022 [www.bruinier.com](http://www.bruinier.com)

1304 SW BERTHA BLVD. PORTLAND OREGON 97219