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ESTIMATE

SCOPE

- Studio Build (Garage Conversion)

FOUNDATION / SUB FLOOR:----- \$ 3,500.00

- Install a moisture barrier sheathing between the existing garage floor and ceiling joists.
- Raise floor to match existing living space elevation with 2X8 Structural floor joists (16" OC)
- Install ¾" tongue and groove subfloor CDX plywood using construction adhesive.

FRAME & WALLS: ----- \$ 8,750.00

- Frame wall partitions as specified in customer provided drawings including a 2X6 exterior wall
- Install ceiling and wall insulation as required
- Install ½" drywall, tape and float, texture, prime and paint (customer selected colors)

CABINETS / TRIM: ----- \$ 4,550.00

- Supply install doors, casing, build and install cabinets as required by the customer.
- Cabinets: Lower drawers with upper doors (glass or solid panel)
- Cabinet and trim materials: White maple, walnut, with a clear polyurethane finish.
- Prep, prime, paint as necessary.

FLOORING: ----- \$ 2,800.00

- Provide and install customer selected laminate flooring

GLASS: ----- \$ 2,550.00

- Install double tempered safety glass between the drum room and studio
- Install double tempered safety glass between the vocal booth and studio
- Trim as necessary to match wood trim.

ELECTRICAL: ----- \$ 5,300.00

- Install an electrical subpanel in the garage in compliance with current electrical codes.
- Wire for lights, switches, HVAC equipment
- Provide and install switches, outlets, cover plates and light fixtures.
- Install audio and midi cables for connections between the isolation booth, drum room and main studio area.
- Install wall cover plates with end connectors
- Install light fixtures, switches, receptacles, cover plates as needed.

NOTE: All standard grade switches, receptacles and light fixtures are included.

Upgrades to dimmer switches, specialty fixtures can be provided at an additional cost

HVAC: ----- **\$ 6,800.00**

- Supply and install a 2 TON Trane Split central HVAC system to provide heating and cooling
- Includes: Condenser, air handler, refrigerant lines, ducts, grilles, Thermostat, Concrete slab.

JOB TOTAL: \$ 34,250.00

Estimate is valid for 120 days from 05/04/2015

The total price for this estimate includes **only** the items listed in the scope of work of this estimate

Time: This project requires approximately 30-40 working days.

We will work very diligently and will do our best to complete our work in a timely manner.

Be aware of unforeseen conditions which may affect our time frame and may extend the time it takes to complete the job.

- **Availability of necessary materials**
- **Weather conditions**

SAFETY DISCLAIMER:

- Safety hazards to homeowners, children, and pets may be present if the property is occupied during construction, please plan accordingly for safety.
- There will be construction equipment in use such as tools, saws, ladders, etc. and some level of noise should be expected.

SET UP AND CLEAN UP:

- All work related trash will be hauled away by the end of the job.
- Be aware that some trash may be piled up on a daily basis in a designated area between dump run intervals (plan for the safety of children and animals)

Draw Payment Schedule as follows:

Deposit to reserve time slot and cover initial expenses:

- Draw 1: \$ 10,000

Once the frame is completed

- Draw 2: \$ 10,000

Once the electrical, HVAC equipment is installed

- Draw 3: \$ 5,000

Once the walls and trim are installed and painted and electrical is complete

- Draw 4: \$ 5,000

Upon final inspection:

- Draw 5: \$ 4,250.00