

Harbor Ridge — Whole-House Renovation

Preliminary estimate — Harbor Ridge, Lot 12

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PRELIMINARY ESTIMATE	→	LETTER OF INTENT	→	DESIGN AGREEMENT	→	CONSTRUCTION AGREEMENT
PROPERTY Anytown, ST	DATE August 21, 2026	VALID 60 days	PREPARED BY The Contractor			

This is a preliminary estimate, not a bid or a binding offer. It is built from the scope of work as described to date and from The Bid Room's experience with comparable work. Quantities have been assumed where drawings and field measurements are not yet in hand. No signature is requested and none is implied — the letter of intent follows once the open items on the final page are resolved.

This estimate covers the work walked on site on August 14. Drawings are not yet in hand, so the figures below are built from measured room sizes and the finish level discussed on the walkthrough — not from a permit set.

Scope Summary

1	Main residence Work can begin March 2027	\$1,640,000
- Kitchen, pantry and adjoining service areas, taken back to the frame. - Primary suite, including a new bath layout and closet system. - Weather-tightening the west and south elevations. - Insulation, drywall, trim and finish throughout the renovated areas. Appliances are supplied by the Owners and installed by the Contractor.		
2	Carriage house Follows the main residence	\$210,000
- Two-bay carriage house with an unfinished second floor. - Slab, framing, roof and exterior finishes.		

- Rough electrical and a single hose bib; no plumbing fixtures.

The second floor is framed and roofed only. Finishing it is priced as an alternate below.

Estimated Investment

Scope	Estimated Investment
1. Main residence · Work can begin March 2027	\$1,640,000
2. Carriage house · Follows the main residence	\$210,000
Estimated Package Total	\$1,850,000

WORKING RANGE AT THIS STAGE OF INFORMATION

\$1,655,000 – \$2,045,000

The package total above sits at the center of this range. It will tighten to a firm number as the items in **“What We Need to Firm This Up”** are resolved.

Alternates & Options

Priced separately so they can be added or declined without reworking the rest of the estimate.

Alternate	Adjustment
Screened porch off the south elevation, 14×16	+ \$52,000
Finish the carriage-house second floor	+ \$86,000
Owners self-perform interior painting	- \$14,000

Allowances

These items are not yet selected or specified. Each carries an allowance below; the final price adjusts up or down against the actual selection, with no markup on the difference.

Allowance item	Carried
Plumbing fixtures and vanities	\$18,000
Cabinetry and countertops	\$55,000
Lighting fixtures	\$12,000
Tile and stone	\$16,000

Assumptions

- The existing foundation is sound and stays.
- Town water and sewer are at the street and have capacity for the added fixtures.
- Work proceeds in one continuous mobilisation rather than in stages.
- The Owners have access to the property throughout construction.

Not Included

- Furniture, furnishings, window treatments and decor.
- Design fees, engineering, survey and legal costs.
- Site work beyond the immediate building envelope, including drives and plantings.
- Hazardous-material testing or abatement of any kind.

What We Need to Firm This Up

1. **Measured drawings.** Nothing tightens a number faster than a set we can take off.
2. **Fixture and finish selections.** Every allowance above becomes a real figure.
3. **A structural opinion on the west elevation.** It sets whether the envelope work is repair or rebuild.
4. **Confirmation of the construction window.** The March 2027 start reserves crew that is otherwise committed.

What Happens Next

When the items above are answered, this estimate becomes a firm number and moves to the **letter of intent** — the first document anyone signs, and the point at which preconstruction work can begin.



We would be glad to walk through any part of this with you in person.

Thank you for the opportunity to price this work.

Prepared by **The Contractor** · The Bid Room
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