

Client name
Client address



Toby Rapp Construction
Toby Rapp
503.740.4862
tobyrap@comcast.net
www.tobyrap.com
ccb 94829

updated May 2, 2010

what?	who?	days	25%	Mon, Apr 12	Tue, Apr 13	Wed, Apr 14	Thu, Apr 15	Fri, Apr 16	Sat, Apr 17	Sun, Apr 18	Mon, Apr 19	Tue, Apr 20	Wed, Apr 21	Thu, Apr 22	Fri, Apr 23	Sat, Apr 24	Sun, Apr 25	Mon, Apr 26	Tue, Apr 27	Wed, Apr 28	Thu, Apr 29	Fri, Apr 30	Sat, May 1	Sun, May 2	Mon, May 3	Tue, May 4	Wed, May 5	Thu, May 6	Fri, May 7	Sat, May 8	Sun, May 9	Mon, May 10	Tue, May 11	Wed, May 12	Thu, May 13	Fri, May 14	Sat, May 15	Sun, May 16	Mon, May 17	Tue, May 18	Wed, May 19	Thu, May 20	Fri, May 21	Sat, May 22	Sun, May 23	Mon, May 24	Tue, May 25	Wed, May 26	Thu, May 27	Fri, May 28				
0	sign paperwork	owner & TRC																																																				
0	permits	electrician to get plumber to get																																																				
0	identify fixture models, surfaces, & colors	owner																																																				
✓	3 piece neo angle shower, shower door, shower trim kit (this is the handle), valve and shower head																																																					
✓	Vanity with attached counter top, sink and faucets																																																					
✓	Wall cabinet or shelves																																																					
✓	Floor tile and cove base																																																					
✓	80 cfm fan																																																					
✓	Lighting																																																					
✓	Paint color (prefer paint from Sherwin Williams, but any brand will do)																																																					
✓	Paint grade louvered bi fold doors (forgot to measure, let TRC know if needed to stop by and do this)																																																					
✓	Any bath accessories you'd like TRC to install																																																					
1	Demo bath room/spray closet doors	TRC	1																																																			
A.1	Mold Found		1																																																			
2	Plumber and electrician x2 days	TRC	2																																																			
A.5/6	Re-Pipe and Complex Plumbing Required	TRC	2																																																			
3	Inspections/Closet work	TRC	1																																																			
4	Insulate/inspection/get closet ready for rock	TRC	1																																																			
B.1	Re-Pipe kitchen & main bath	TRC	1																																																			
B.1	Plumbing Inspection	TRC	1																																																			
5	Sheetrock x4 days & Closet Ceiling Alignment	TRC	5																																																			
A.2	Tile in Shower & Shower Tile Selection	TRC	7																																																			
C.1	Rise in concrete	TRC	1																																																			
6	Set trim (bath & closet), paint walls & tile bath	TRC	1																																																			
7	Set vanity cab	TRC	1																																																			
8	Grout floor/set closet door	TRC	1																																																			
9	Finish paint	TRC	1																																																			
10	Set finish plumbing	TRC	1																																																			
C.4	Set finish electrical	TRC	1																																																			
11	Install accessories	TRC	1																																																			
C.4	Touch up & clean up	TRC	4																																																			
	TRC vacation	TRC	5																																																			
D.1	Shower Door Install	TRC	1																																																			
12	Complete	TRC																																																				

original end date

% amounts correspond to the TRC payment schedule and amounts due

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Changes after initial bid signed

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T&M = Time & Materials

Item	Description	Resolution	Cost	Date Identified	
A.1	Mold Found	floor wasn't properly vented & caused mold in the walls	Removing the laundry room floor vent. Replacing the sheetrock.	TRC to provide by April 21 after sheetrocker reviews it	12-Apr
A.2	Tile in shower	switched from a fiberglass shower to tile in shower	Lorilee & Kent to pick tiles and include a 'layout map' if needed to TRC by April 20. Niche shelf will be included TRC to return the fiberglass shower.	T&M	13-Apr
A.3	Additional Light/Switch	light & light switch added to bathroom	Add it	T&M (electrical is already T&M)	13-Apr
A.4	Blowdryer Shelf	added blowdryer shelf	Lorilee & Kent to tell TRC final design by April 21	T&M	13-Apr
A.5	Re-Pipe	re-piped the main floor tub & hose bib	completed by plumber while pipes exposed	T&M (~2 hrs additional time)	13-Apr
A.6	Complex Plumbing Required	once walls were opened, the existing plumbing was much more complex then expected, so more time needed to complete it	plumber continued the plumbing until complete	T&M (~4 hrs additional time)	13-Apr
B.1	Re-Pipe kitchen & main bath	Replace existing galvanized pipe at kitchen, main bath, and master bath sink. New water line to interior filter. Done to improve water quality & pressure.	complete the change	approximately \$2350. The corresponding bid for this change has \$2200, but the master bath sink was added.	21-Apr
C.1	Shower Tile Selection	Tile selected wouldn't work for the project.	Caused a delay of 1-2 days. Hoping to have it complete Monday May 3rd which is a one day delay.	part of A.2, so will be part of that T&M. It did add to the 'time' component	27-Apr
C.2	Rise in concrete	Unexpected rise in the concrete which needs to be chipped down and filled.	complete the change	T&M (~4 hrs additional time)	30-Apr
C.3	Closet Ceiling Alignment	Closet ceiling didn't align between the old and new sections.	Sheetrocker to apply extra mud to make it level which requires more time to dry.	no extra cost, just an extra day in the schedule	30-Apr
C.4	Finish & Clean up	Finish & clean up	Due to the previous changes, need to shift out the finish electrical & allow time for proper clean up	no extra cost, just extra days in the schedule	30-Apr
D.1	Shower Door incorrect size	Shower Door was delivered the wrong size	TRC to work with George Morlan to get a correct one expedited	no extra cost, just extra days in the schedule	19-May

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Items marked as 'allowance' or estimate will change over from the time of signing the bid and the final bill. Please contact us if you have questions

DESCRIPTION	Qty	Cost	Total	Bid	Comments / Instructions
1 Demo existing bathroom as needed	1	\$ 480.00	\$ 480.00	\$ 480.00	
2 Plumb bathroom, new water lines and cleaned drain (no fixtures)	1	\$ 1,470.00	\$ 1,470.00	\$ 1,470.00	
3 Electrical supplies (plugs, switch, timer gfi and wire)	1	\$ 144.00	\$ 144.00	\$ 144.00	
4 Electrical as needed	6	\$ 101.67	\$ 610.00	\$ 610.00	
5 80 cfm fan (allowance)	1	\$ 120.00	\$ 120.00	\$ 120.00	estimate
6 Install new 80 cfm fan on timer (per code)	1	\$ 120.00	\$ 120.00	\$ 120.00	
7 Concrete repair as needed	1	\$ 90.00	\$ 90.00	\$ 90.00	
8 Insulation as needed	1	\$ 120.00	\$ 120.00	\$ 120.00	
9 Sheetrock bathroom (all new rock over bare studs)	1	\$ 840.00	\$ 840.00	\$ 840.00	
10 Paint bathroom	1	\$ 300.00	\$ 300.00	\$ 300.00	
11 Corner (neo angle) shower stall white (min)	1	\$ -	\$ -	\$ 609.00	removed because switched to tile in shower (A.2)
12 Neo-angle shower doors (min)	1	\$ 200.00	\$ 200.00	\$ 576.00	less due to tile in shower change (A.2)
13 shelving (allowance)	1	\$ 300.00	\$ 300.00	\$ 300.00	estimate
14 New vanity with molded countertop/sink (allowance)	1	\$ 540.00	\$ 540.00	\$ 540.00	estimate
15 Shower head/valve/trim kit and sink faucet (allowance)	1	\$ 600.00	\$ 600.00	\$ 600.00	estimate
16 Tile flooring (includes \$3 per sq ft tile allowance)	56	\$ 13.14	\$ 736.00	\$ 736.00	estimate
Closet					
17 Demo existing closet wall and move flush with bedroom wall	1	\$ 180.00	\$ 180.00	\$ 180.00	
18 BiFold closet doors (primed full louver, + 10 for half louver)	1	\$ 355.00	\$ 355.00	\$ 355.00	
19 Repair and/or replace trim at door	1	\$ 90.00	\$ 90.00	\$ 90.00	
20 Sheetrock	1	\$ 360.00	\$ 360.00	\$ 360.00	
21 New florescent light to meet code	1	\$ 90.00	\$ 90.00	\$ 90.00	
22 Electrical supplies (wire & switch)	1	\$ 54.00	\$ 54.00	\$ 54.00	
23 Electrical for new light (allowance)	2.5	\$ 101.00	\$ 252.50	\$ 252.50	
24 Repair floor	1	\$ 120.00	\$ 120.00	\$ 120.00	estimate
25 Paint	1	\$ 120.00	\$ 120.00	\$ 120.00	
26 Labor, clean up and waste disposal	1	\$ 780.00	\$ 780.00	\$ 780.00	
27 Permits \$150 - \$250	1	\$ 200.00	\$ 200.00	\$ 200.00	estimate
		subtotal of above costs	\$ 9,271.50	\$ 10,256.50	

Changes					
A.1 Mold Found	1	\$ 200.00	\$ 200.00		estimate
A.2 Tile in shower	1	\$ 1,500.00	\$ 1,500.00		estimate
A.3 Additional Light/Switch	1	\$ 180.00	\$ 180.00		estimate
A.4 Blowdryer Shelf	1		\$ -		do not know design
A.5 Re-Pipe	1	\$ 140.00	\$ 140.00		estimate (plumber to provide final)
A.6 Complex Plumbing Required	1	\$ 280.00	\$ 280.00	\$ 2,300.00	estimate
B.1 re-pipe kitchen	1	\$ 400.00	\$ 400.00		all managed and paid for under separate invoice/contract
B.1 re-pipe garage area	1	\$ 600.00	\$ 600.00		
B.1 demo for kitchen pipe	1	\$ 150.00	\$ 150.00		
B.1 demo garage area	1	\$ 200.00	\$ 200.00		
B.1 sheetrock for kitchen repipe	1	\$ 225.00	\$ 225.00		
B.1 sheetrock for garage area	1	\$ 150.00	\$ 150.00		
B.1 waste disposal and dump fee	1	\$ 100.00	\$ 100.00		
B.1 TRC markup	1	\$ 275.00	\$ 275.00		
B.1 approximate cost of permits	1	\$ 100.00	\$ 100.00		
B.1 re-pipe master bath sink	1	\$ 150.00	\$ 150.00	\$ 2,350.00	
C.1 Shower Tile Selection	1	\$ -	\$ -		part of A.2, but this item caused extra time
C.2 Rise in concrete	1	\$ 200.00	\$ 200.00		
C.3 Closet Ceiling Alignment	1	\$ -	\$ -		
C.4 Finish & Clean up	1	\$ -	\$ -	\$ 200.00	
		subtotal of above costs	\$ 4,850.00		

GRAND TOTAL to you	\$ 14,121.50
	\$ (2,350.00) deducting re-pipe work which was managed under separate invoice/contract
TOTAL (original contract)	\$ 11,771.50
	\$ 3,865.00 variance between bid and current estimated bid

Payments	est. date	actual date	est. amount	actual amount	approximate amount remaining
25% at bid signing	12-Mar	12-Mar	\$ 2,500.00	\$ 2,500.00	\$ 11,621.50
25% payment after inspections	20-Apr	20-Apr	\$ 2,500.00	\$ 2,500.00	\$ 9,121.50
B.1 Change	26-Apr	26-Apr	\$ 1,100.00	\$ 1,100.00	\$ 8,021.50
B.1 change balance after sheetrock	3-May	3-May	\$ 1,250.00	\$ 1,250.00	\$ 6,771.50
25% after sheetrock	3-May	3-May	\$ 2,500.00	\$ 2,500.00	\$ 4,271.50
20% after finish plumbing & electrical	17-May		\$ 2,000.00		\$ 2,271.50
final amount (5% + changes) after agreed complete	17-May		\$ 2,271.50		\$ -