

**ESTIMATE COST GUIDE**

EMILY LINDBERG DESIGN  
203 246 8802  
UPDATED: 2023 April 12

**GENERAL CONSTRUCTION**

ELD VERBAL ESTIMATION:	HIGH	\$400/SQFT
	LOW	\$250/SQFT

PROJECT	YEAR	DESCRIPTION	OVERALL COST	SQFT	PRICE/SQFT	INCLUDES	NOTE	SOURCES
CT	2019-2021	TOTAL						<a href="#">Square Footage Materials, CUBE OWNER SUPPLIED, CT MODERN SCHEDULE, Painting, Shop Drawings, Purchase Orders, Windows</a>
ST JAMES	2021-2022	TOTAL	\$374,048.15	2167.12	\$172.60		GC Estimate + Change orders, did overaching full square footage	<a href="#">Peta Sites</a>
		GC INITIAL ESTIMATE	\$181,452.50					
		CHANGE ORDER 2	\$26,387.50					
		CHANGE ORDER 3	\$15,435.01					
		CHANGE ORDER 4	\$136,955.26					
		CHANGE ORDER 6	\$13,828.88					
		EXTRACTED TOTALS: BATHROOM RENO	\$82,148.34	57.24	\$1,435.16	ALL LABOR & MATERIALS	Profit, Overhead (18%) + Insurance and General Conditions (7%) not included in overall cost or price/sqft. Add \$20,537.99 to overall to include	<a href="#">Peta Sites</a>
		EXTRACTED TOTAL: KITCHEN REFRESH	\$21,311.27	201.25	\$105.99	LABOR & MATERIALS (finishing not included)	See Paint for paint portion, 25% (described above) not included in overall cost or price/sqft, add \$5332.82 to overall to include	<a href="#">Peta Sites</a>
		EXTRACTED TOTAL: SELECTIVE DEMO	\$14,180.00	2163.6	\$6.55	ALL LABOR & MATERIALS	Included all 4 floors of square footage when coming to soft cost, 25% (described above) not included in overall cost or price/sqft, add \$3545 to overall to include	<a href="#">Peta Sites</a>
		EXTRACTED TOTAL: REFINISH FLOORING	\$25,000.00	2,000	\$12.51	ALL LABOR & MATERIALS	Existing floors strip, sand and refinish, 25% (described above) not included in overall cost or price/sqft, add \$6255 to overall to include	<a href="#">Peta Sites</a>
WASHINGTON	2021-2022	TOTAL						
DEVON INTERIORS	2020-2022	TOTAL						
SACKETT INTERIORS	2021-2023	TOTAL	\$935,957.00	4211.88	\$222.22		GC final total + Madera non millwork total	
		GC TOTAL FINAL BUDGET (INCL CHANGE ORDERS, PAINTING, MILLWORK, CREDITS)	\$849,968.00	4211.88	\$201.80	SOME MATERIALS & ALL LABOR	PAINTING AND MILLWORK MOVED TO DELEGATED AREAS, SQUARE FOOTAGE DOESNT INCLUDE BULK HEAD	
		CHANGE ORDER SPECIFICS						
		GC INITIAL BUDGET (INCL PAINTING + MILLWORK)	\$750,136.00	4211.88	\$178.10	SOME MATERIALS & ALL LABOR	PAINTING AND MILLWORK MOVED TO DELEGATED AREAS, SQUARE FOOTAGE DOESNT INCLUDE BULK HEAD	
		DEMO	\$28,474.00			ALL LABOR & MATERIALS		
		CONSTRUCTION	\$39,712.00			ALL LABOR & MATERIALS		
		DOORS + WINDOWS	\$21,200.00			ALL LABOR & MATERIALS		
		STAIRCASE	\$55,310.00			ALL LABOR & MATERIALS (BESIDES HANDRAIL HARDWARE)		
		WOOD FLOOR	\$30,038.00			INSTALLATION		
		PLUMBING	\$71,100.00			LABOR NOT FIXTURES		
		ELECTRICAL	\$13,550.00			ALL LABOR & MATERIALS DOESNT INCLUDE OWNER PROVIDED FIXTURES	ELD Purchased lighting fixtures, did not purchase recessed/architectural lighting	
		HVAC	\$68,000.00			ALL LABOR & MATERIALS		
		TELEWORK	\$10,850.00			LABOR, NOT MATERIALS	who purchased ckt?	
		STONE	\$11,135.00			LABOR, OWNER PROVIDED STONE	ELD purchased BAS Stone	
		MADERA	\$85,989.00			MATERIALS: FLOORS, TREADS, NOSING		
LOFT	2021-2023	TOTAL						
SLATER	2022-2023	TOTAL						
SCHERMERHORN	2022-2023	TOTAL						

**MILLWORK**

AVERAGES BASED ON BELOW DATA:	HIGH END	\$2000/LF
	MEDIUM	\$1500/LF
	LOW	\$700/LF

PROJECT	YEAR	LOCATION	OVERALL COST	LF	PRICE/LF	VENDOR/QUALITY	NOTE	SOURCES
CT	2019-2021	TOTAL						<a href="#">Square Footage Materials, CUBE OWNER SUPPLIED, CT MODERN SCHEDULE, Painting, Shop Drawings, Purchase Orders, Windows</a>
ST JAMES	2019-2021	TOTAL	\$32,739.40	19.75	\$1,662.69			
		BANQUETTE	\$32,739.40	19.75	\$1,662.69	OUT OF SQUARE, CUSTOM MILLWORK	Banquette includes wall of paneling, price excludes upholstery	<a href="#">Peta Sites</a>
		BANQUETTE UPHOLSTERY				PUMAS, CUSTOM UPHOLSTERY		
WASHINGTON	2021-2022	TOTAL						
DEVON INTERIORS	2020-2022	TOTAL						
SACKETT INTERIORS	2021-2023	TOTAL	\$296,523.14	600	\$494.21		Madera + Slitcrooms + Euro Art, doesn't include change orders	
		PANELS + BATTONS	\$126,541.00			MADERA, CUSTOM PANELS + BATTENS		<a href="#">2304208_Euro Art/Madera Pricing Details from Steven via Ido</a>
		BANQUETTE UPHOLSTERY	\$4,326.16			STITCHROOM, CUSTOM UPHOLSTERY PANELS	Doesnt include fabric	<a href="#">Slitcrooms</a>
		EUROART: CABINTRY/MILLWORK	\$165,650.00	600	\$2,760.83	LIND ART CUSTOM MILLWORK	Mix of oak, walnut, ash, and painted millwork	<a href="#">2304208_Euro Art/Madera Pricing Details from Steven via Ido</a>
		CELLAR CABINETS	\$25,000.00	21	\$1,190.47	PAINTED CABINTRY	Build + install	
		CELLAR SCREEN	\$4,550.00	13	\$350.00	MADERA OAK	Install	
		MUDROOM/LAUNDRY CABINETS	\$7,200.00	12	\$600.00	PAINTED CABINTRY	Build + install	
		GARDEN FLOOR: SCREEN, WALL/SOFTIT PANELING	\$10,740.00	178	\$60.34	MADERA OAK	Install	
		KIDS' OFFICE	\$8,400.00	14	\$600.00	WALNUT	Build + install	
		KITCHENETTE	\$3,600.00	6	\$600.00	WALNUT	Build + install	
		PORCH FLOOR: SCREEN + ATTACHED CABINETS, SOFTIT PANELING	\$13,860.00	225	\$61.60	MADERA OAK	Install	
		BANQUETTE + ATTACHED SCREEN	\$7,650.00	18	\$425.00	MADERA OAK	Build with Madera products + install	
		UPHOLSTERY INSTALL	780/CHANGE ORDER					
		KITCHEN CABINETS (TOP)	\$12,400.00	9	\$1,488.89	PAINTED CABINTRY	Build + install	
		KITCHEN CABINETS (BASE)	\$7,500.00	10	\$750.00	MADERA OAK	Build with Madera products + install	
		KITCHEN ISLAND	\$6,000.00	8	\$750.00	MADERA OAK	Build with Madera products + install	
		PRIMARY BED	\$4,500.00	9	\$500.00	MADERA OAK	Build with Madera products + install	
		PRIMARY BEDROOM CABINET	\$3,825.00	9	\$425.00	MADERA OAK	Build with Madera products + install	
		PRIMARY BEDROOM CLOSET	\$7,200.00	12	\$600.00	PAINTED CABINTRY	Build + install	
		GUEST/OFFICE DESK	\$3,600.00	9	\$400.00	MADERA OAK	Build with Madera products + install	
		GUEST/OFFICE MURPHY BED	\$8,525.00	9	\$1,058.33	MIX OF PAINTED AND OAK	Hardware + Build (with some Madera) + install	
		LOUNGE	\$8,800.00	12	\$733.33	MADERA OAK		
		3RD FLOOR SCREEN	\$3,900.00	12	\$325.00	MADERA OAK		
		4TH FLOOR SCREEN	\$4,500.00	14	\$321.43	MADERA OAK		
		SHOP DRAWINGS	\$7,200.00			N/A	1 Revision each, additional revisions = 2500	
		STARCASE TREAD	\$13,800.00			MADERA OAK	Install	
		LIKEY OTHER CHANGE ORDERS	780/CHANGE ORDER				Shop drawing revisions, adding Flord's desk, etc	
LOFT	2021-2023	TOTAL						
SLATER	2022-2023	TOTAL	\$200,627.14	204.145	\$982.77			
		KITCHEN + PANTRY	\$79,972.00	26.25	\$3,048.14	AUTRAL, CUSTOM MILLWORK	Full height range hood wall of cabinets, island, full height single wall in pantry	<a href="#">20230123 MILLWORK OPTIONS - Libby Kitchen Pantry</a>
		MUDROOM	\$16,982.60	10.27	\$1,653.88	IWS, CUSTOM MILLWORK	Full wall of cabinets with doors	<a href="#">2 - Libby Schedule - Add on Slitc Rooms Proposal 04 JAN 24 2023 305 SLATER MUDROOM</a>
		FAMILY ROOM	\$29,832.78	18.35	\$1,628.76	IWS, CUSTOM MILLWORK	Media niche + wall of cabinets/shelves	<a href="#">Proposal 05 JAN 24 2023 305 SLATER Family room - 2 - Libby Residence Millwork Shop</a>
		PRIMARY BATH	\$30,622.68	22	\$1,391.94	IWS, CUSTOM MILLWORK	Floating vanity + full height cabinets/Tiffany zone	<a href="#">Proposal 06 JAN 16 2023 305 SLATER bath.pdf - 2 - Libby Residence Millwork Shop</a>
		LOUNGE	\$8,800.00	15.17	\$580.00	IWS, CUSTOM MILLWORK	2 sets of small base cabinets	<a href="#">2023056 305 Slater 2Construct Millwork Query - 04 11 2023</a>
		LAUNDRY ROOM	\$7,649.97	7.5	\$1,020.00	NEA/SEM HANDMADE, PREFAB + 12 INSTALL	1 tall shelf, 3 base cabinets ranging in size	<a href="#">20230123 MILLWORK OPTIONS - 20230123 MILLWORK VISUALS</a>
		BILLY'S OFFICE	\$8,187.11	13	\$629.78	NEA/SEM HANDMADE, PREFAB + 12 INSTALL	Full wall of base cabinets	<a href="#">20230123 MILLWORK OPTIONS - 20230123 MILLWORK VISUALS</a>
		PRIMARY CLOSETS	\$18,480.00	77.21	\$241.87	CALIFORNIA CLOSETS, PREFAB	4 bedroom closets, primary closet suite (1 niched, 1 island), 2 other closets (hall+office); mixed shelves, hanging, some drawers	
SCHERMERHORN	2022-2023	TOTAL						

**WALL FINISHES**

AVERAGES:		OVERALL	\$35/SF						
PROJECT	YEAR	LOCATION	OVERALL COST	SQFT	PRICE/SQFT	INCLUDES	NOTE	SOURCES	
CT	2019-2021	TOTAL						<a href="#">Square Footage Materials, CLIENT OWNER SUPPLIED, CT MINUSION, SCOTTSVILLE, Dumbag, Stone, No-naps, Purchase Orders, Windows</a>	
ST JAMES	2021-2022	TOTAL: ALL ROOMS + MILLWORK	\$83,624.00	2163.6	\$38.65	PAINT + WALLPAPER + CORK	Kitchen cabinet painting included in this price	<a href="#">Data Series</a>	
WASHINGTON	2021-2022	TOTAL							
DEVON INTERIORS	2020-2022	TOTAL							
SACKETT INTERIORS	2021-2023	TOTAL: ALL WALLS	\$41,190.00	2884.89	\$17.27		Square footage includes de wall tile, cork wall tile, linewash, & wallpaper areas	<a href="#">230218_Furn Act/Medica Pricing Details from Steven via Jan</a>	
		GC INITIAL ESTIMATE	\$41,190.00						
		GC CHANGE ORDER							
LOFT	2021-2023	TOTAL							
SLATER	2022-2023	TOTAL					include 1500 for millwork painting		
SCHERMERHORN	2022-2023	TOTAL: ALL ROOMS (MINUS CLOSETS)	\$41,490.90	1337.15	\$31.83	PAINT + WALLPAPER		<a href="#">VENUE - #1 Paint, To SCHERMERHORN, BEVELO OPTION 1</a>	
		PAINTER INITIAL ESTIMATE	\$41,490.90						
		PAINTER CHANGE ORDER							
CONGRESS	2021-2023	TOTAL							

**ESTIMATE COST GUIDE**

EMILY LINDBERG DESIGN  
203 - 246 - 8802  
UPDATED: 2023 April 12

COLOR KEY	ESTIMATES/AVERAGES CALL OUT
	PROJECT TOTAL
	SEPARATE ENTRY
	SUB CATEGORY
	EXTRACTED EXAMPLES
WORK IN PROGRESS	

**FURNITURE**

PROJECT	YEAR	LOCATION	OVERALL COST	SQUARE FOOTAGE	PRICE/SQFT	NOTE
CT	2019-2021					HIGH END LOW END QUANTITY ETC. GIVE CONTEXT
WASHINGTON	2021-2022	TOTAL LIVING ROOM PRIMARY BEDROOM	\$8,745.36	293.27	\$29.82	<a href="https://docs.google.com/presentation/d/110UB-Gf7p7UjUg_2w_C4m1abH7_wBj0t3uq_2W/edit#slide=id.g">https://docs.google.com/presentation/d/110UB-Gf7p7UjUg_2w_C4m1abH7_wBj0t3uq_2W/edit#slide=id.g</a>
DEVON INTERIORS	2020-2022	TOTAL KITCHEN LIVING ROOM DINING ROOM DEN ALL BEDROOMS BED BREAKDOWN: PRIMARY BEDROOM BED BREAKDOWN: GUEST BEDROOM BED BREAKDOWN: BUNK ROOM GUEST BATH OUTDOOR	\$123,132.62 \$3,044.46 \$21,526.34 \$8,989.06 \$29,246.20 \$40,829.32 \$30,382.36 \$5,394.17 \$5,043.79 \$713.82 \$16,626.00	2187.91 173.87 282.19 119.91 176.58 400.58 191.62 108.72 100.24 40 598.86	\$56.28 \$17.51 \$76.28 \$75.03 \$175.84 \$103.90 \$158.56 \$48.62 \$50.92 \$17.85 \$27.76	Combined with some accessories Combined with some accessories. Excludes island Combined with some accessories. Excludes unit behind couch Combined with some accessories. Excludes dining table, banquette upholstery, banquette fabric. Includes pendant Combined with some accessories. Excludes existing vitsoe Combined with some accessories. Excludes mattresses Combined with some accessories. Excludes mattress. Combined with some accessories. Excludes mattress, millwork bunk bed Combined with some accessories Doesnt include outdoor dining set or pool or stair cushions
SACKETT INTERIORS	2021-2023	TOTAL FLORA ROOM BOYS ROOM STEVEN OFFICE PRIMARY BEDROOM PARLOR FLOOR ENTRY SITTING DINING KITCHEN GARDEN FLOOR LIVING KITCHENETTE KIDS OFFICE POWDER ROOM MUDROOM/ENTRY CELLAR	\$274,201.80 \$4,071.00 \$3,092.00 \$17,674.81 \$9,457.17 \$97,213.60 \$5,520.00 \$34,466.59 \$48,254.32 \$10,992.69 \$94,285.35 \$86,542.17 \$0.00 \$4,477.18 \$0.00 \$3,267.00 \$48,386.87	2254.28 158.76 158.34 170.5 203.38 635.74 32.72 126.76 188.22 265.6 613.2 270.86 12.06 62 32.83 145.47 314.36	\$121.64 \$25.65 \$19.53 \$103.66 \$46.50 \$152.95 \$107.58 \$277.80 \$256.37 \$41.39 \$153.76 \$100.85 \$0.00 \$72.21 \$0.00 \$22.46 \$153.92	Square footage excludes stairs
LOFT	2021-2023					
SLATER	2022-2023					
SCHIRMERHORN	2022-2023					

**LIGHTING**

PROJECT	YEAR	LOCATION	OVERALL COST	# LIGHTS	LIGHT TYPE[S]	# ROOMS	PRICE / ROOM	NOTE
CT	2019-2021							
WASHINGTON	2021-2022	TOTAL ROOM GROUPING : BATHROOM ROOM GROUPING: PRIMARY SPACES ROOM GROUPING: SECONDARY SPACES HALL LIVING/DINING PRIMARY BEDROOM BATHROOMS KITCHEN	\$3,127.67 \$1,303.62 \$523.55 \$1,300.30 \$893.82 \$100.00 \$486.48 \$1,303.62 \$423.55	14 4 5 5 3 4 2 4 1	SURFACE MOUNTS, SCONCES, PENDANTS SCONCES SURFACE MOUNT, SCONCE, PENDANT SURFACE MOUNT, SCONCE, PENDANT SURFACE MOUNTS PENDANTS, SCONCES PENDANT, SCONCE SCONCES SURFACE MOUNT	6 2 2 2 1 1 2 1 1	\$521.28 \$651.81 \$261.78 \$650.15 See Overall Cost See Overall Cost See Overall Cost See Overall Cost See Overall Cost	All new lighting
DEVON INTERIORS	2020-2022	TOTAL						
SACKETT INTERIORS	2021-2023	TOTAL ROOM GROUPING : BATHROOM ROOM GROUPING: PRIMARY SPACES ROOM GROUPING: SECONDARY SPACES FLORA ROOM BOYS ROOM STEVEN OFFICE PRIMARY BEDROOM ENTRY SITTING DINING KITCHEN LIVING KITCHENETTE KIDS OFFICE POWDER ROOM MUDROOM/ENTRY CELLAR	\$36,992.28 \$1,497.33 \$21,929.77 \$13,495.13 \$837.50 \$837.50 \$486.48 \$4,731.08 \$5,008.45 \$7,540.19 \$0.00 \$2,285.00 \$4,018.45 \$0.00 \$0.00 \$1,497.33 \$4,097.68 \$4,128.99	22 3 8 11 1 1 4 3 2 1 1 2 1 1 0 3 2 1	SURFACE MOUNTS, SCONCES, PENDANTS SCONCES SURFACE MOUNTS, SCONCES, PENDANTS SURFACE MOUNTS, SCONCES, PENDANTS SURFACE MOUNT SURFACE MOUNT PENDANT, SCONCE SURFACE MOUNT, SCONCES SURFACE MOUNT, SCONCE PENDANT PENDANT PENDANT SURFACE MOUNT N/A N/A SCONCE PENDANT, SURFACE MOUNT PENDANT, SURFACE MOUNT	14 1 6 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1	\$2,637.30 \$1,497.33 \$3,654.96 \$1,927.88 See Overall Cost See Overall Cost See Overall Cost See Overall Cost See Overall Cost See Overall Cost See Overall Cost See Overall Cost See Overall Cost See Overall Cost See Overall Cost See Overall Cost See Overall Cost See Overall Cost See Overall Cost	All new lighting Secondary Space Secondary Space Living/Sitting/Dining/Kitchen/Entries Bedrooms/Offices/Hallways/Playroom Secondary Space Primary Space Secondary Space Primary Space Primary Space Primary Space Secondary Space Bathroom Primary Space Secondary Space
LOFT	2021-2023							
SLATER	2022-2023							
SCHIRMERHORN	2022-2023	TOTAL ROOM GROUPING: SECONDARY SPACES FLUOR'S OFFICE BEDROOM, BUNK BEDROOM, MIDDLE BEDROOM, PRIMARY	\$13,180.48 \$13,180.44 \$2,625.06 \$3,785.94 \$4,276.39 \$2,493.05	8 8 1 3 2 2	TRACK LIGHTING SYSTEM + SCONCES TRACK LIGHTING SYSTEM TRACK LIGHTING SYSTEM + SCONCES TRACK LIGHTING SYSTEM + SCONCE SCONCES	4 4 1 1 1 1	\$3,296.11 \$3,295.11 See Overall Cost See Overall Cost See Overall Cost See Overall Cost	Lots of legs existing lighting Bedrooms/Offices/Hallways/Playroom Secondary Space Secondary Space Secondary Space Secondary Space

**ACCESSORIES**

PROJECT	YEAR	LOCATION	OVERALL COST	SQUARE FOOTAGE	PRICE/SQFT	NOTE
CT	2019-2021					HIGH END LOW END QUANTITY ETC. GIVE CONTEXT
WASHINGTON	2021-2022					



**ESTIMATE COST GUIDE**

EMILY LINDBERG DESIGN

203 - 246 - 8802

UPDATED: 2023 April 12

**DECORTIVE HARDWARE [PULLS/KNOBS/DOOR]**

PROJECT	YEAR	LOCATION	OVERALL COST	SQUARE FOOTAGE	PRICE/SQFT	NOTE

**PLUMBING**

PROJECT	YEAR	LOCATION	OVERALL COST	SQUARE FOOTAGE	PRICE/SQFT	NOTE

**APPLIANCES**

PROJECT	YEAR	LOCATION	OVERALL COST	SQUARE FOOTAGE	PRICE/SQFT	NOTE

**ARCHITECTURAL LIGHTING/ELECTRICAL**

PROJECT	YEAR	LOCATION	OVERALL COST	SQUARE FOOTAGE	PRICE/SQFT	NOTE
---------	------	----------	--------------	----------------	------------	------

**HANCOCK ST PROJECT**

EMILY LINDBERG DESIGN  
 203 - 246 - 8802  
 UPDATED: 2023 April 17

**EMILY LINDBERG DESIGN : ESTIMATE**

PHASE	HOURLY RATE	DESCRIPTION OF WORK	HOURS ESTIMATED	TOTAL ESTIMATED	NOTE
SCHEMATIC DESIGN	\$150.00	# Design Assistant, # Principal	120	\$18,000.00	Initial ideation: bringing together initial visuals and products based on client's interests
DESIGN DEVELOPMENT	\$150.00	# Design Assistant, # Principal	100	\$15,000.00	Development of ideation once direction approved: specifying, researching
CONSTRUCTION ADMIN/DOCUMENTATION	\$150.00	# Design Assistant, # Principal	100	\$15,000.00	Purchasing, tracking orders, contractor &/or vendor coordination/corespondance, installation of
<b>EMILY LINDBERG DESIGN TOTAL</b>			<b>=</b>	<b>\$48,000.00</b>	

**EXTERNAL COSTS : BREAKDOWN / ESTIMATE**

PROJECT SQUARE FOOTAGE/LAYOUT					
800 SQFT/FLOOR	2 FLOORS	1600 SQFT TOTAL			

ESTIMATED MILLWORK	AVERAGE COST/LF	LOCATION	LF	TOTAL ESTIMATED	NOTE
HIGH	\$2,000	TOTAL MILLWORK	59.92	\$119,840	Custom millwork: fine finishes, quality wood. [Shaped millwork as shown interest in would likely fall in this category, TBD based on quote]
		BREAKDOWN: KITCHEN ISLAND	5.5	\$11,000	
		BREAKDOWN: KITCHEN COUNTER	11.5	\$23,000	
		BREAKDOWN: DINING BENCH	11.5	\$23,000	
		BREAKDOWN: BATHROOM VANITY	4	\$8,000	
		BREAKDOWN: BEDROOM 1 CLOSET	14.42	\$28,840	
		BREAKDOWN: BEDROOM 2 CLOSET	13	\$26,000	
MID	\$1,300	TOTAL MILLWORK	59.92	\$77,896	Hybrid off the shelf/custom options: Semi Handmade, California Closets
		BREAKDOWN: KITCHEN ISLAND	5.5	\$7,150	
		BREAKDOWN: KITCHEN COUNTER	11.5	\$14,950	
		BREAKDOWN: DINING BENCH	11.5	\$14,950	
		BREAKDOWN: BATHROOM VANITY	4	\$5,200	
		BREAKDOWN: BEDROOM 1 CLOSET	14.42	\$18,746	
		BREAKDOWN: BEDROOM 2 CLOSET	13	\$16,900	
LOW	\$700	TOTAL MILLWORK	59.92	\$41,944	Off the shelf: ie IKEA
		BREAKDOWN: KITCHEN ISLAND	5.5	\$3,850	
		BREAKDOWN: KITCHEN COUNTER	11.5	\$8,050	
		BREAKDOWN: DINING BENCH	11.5	\$8,050	
		BREAKDOWN: BATHROOM VANITY	4	\$2,800	
		BREAKDOWN: BEDROOM 1 CLOSET	14.42	\$10,094	
		BREAKDOWN: BEDROOM 2 CLOSET	13	\$9,100	

ESTIMATED LIGHTING: BY ROOM TYPE	AVERAGE COST/ROOM	LOCATION	# ROOMS	TOTAL ESTIMATED	NOTE
HIGH	\$1,000.00	TOTAL LIGHTING	11	\$23,000.00	[1 Half Bath, 2 Full Baths] [Living, Dining, Kitchen, Foyer] [Bedrooms and Hall Areas]
		ROOM GROUPING : BATHROOM	3	\$3,000.00	
		ROOM GROUPING : PRIMARY SPACES	4	\$12,000.00	
		ROOM GROUPING : SECONDARY SPACES	4	\$8,000.00	
MID	\$900.00	TOTAL LIGHTING	11	\$12,700.00	
		ROOM GROUPING : BATHROOM	3	\$2,700.00	
		ROOM GROUPING : PRIMARY SPACES	4	\$5,600.00	
		ROOM GROUPING : SECONDARY SPACES	4	\$4,400.00	
LOW	\$650.00	TOTAL LIGHTING	11	\$7,150.00	

ESTIMATED PAINT	AVERAGE COST / SQFT	DESCRIPTION OF WORK	TOTAL ESTIMATED	NOTE
TYPICAL	\$35	PATCH/PRIME/PAINT	\$56,000.00	Average number also includes use of special finishes such as wallpaper, limewash, cork, etc

ESTIMATED FURNITURE +/- ACCESSORIES	AVERAGE COST/SQFT	QUALITY/TYPE	TOTAL ESTIMATED	NOTE
HIGH	\$125.00	HIGH QUALITY: MIX OF VINTAGE, MADE TO ORDER, OFF THE SHELF, & CUSTOM PIECES	\$200,000.00	Based off of our Sackett St Project
MID	\$60.00	HIGH QUALITY: MIX OF VINTAGE, MADE TO ORDER & OFF THE SHELF	\$96,000.00	Based off of our Devon Rd Project
LOW	\$30.00	MID QUALITY, OFF THE SHELF PIECES	\$48,000.00	Based off of our Washington Ave Project

ESTIMATED GC FEE	AVERAGE FEE / SQFT	DESCRIPTION OF WORK	TOTAL ESTIMATED	NOTE
HIGH	\$400	ENCOMPASSES AVERAGE CHARGE FOR GENERAL CONTRACTORS AND ALL GC HIRED VENDORS INCLUDING PLUMBING & ELECTRICAL	\$640,000	Fee will vary based on timeline, scope, and vendors
MID	\$275		\$440,000	
LOW	\$170		\$272,000	

RENOVATION CASE STUDY	PROJECT REFERENCED	DESCRIPTION OF WORK	TOTAL COST	NOTE
BATHROOM	SAINT JAMES	FULL BATHROOM REMODEL: BARREL VAULTED CEILING FEATURE, NEARLY FULLY TILED WALLS/FLOORS, & CUSTOM NICHE, SHELVING, SHOWER DOOR, AND MIRROR	\$82,148.34	Includes all materials, plumbing fixtures, cabinet work. Doesnt include lighting products or GC fee
KITCHEN	SAINT JAMES	REFRESH OF EXISTING KITCHEN: EXPANDED EXISTING CABINETRY, SWAPPED OUT PLUMBING AND HARDWARE, NEW SURFACE MATERIAL	\$21,331.27	Includes altering cabinet work, purchasing/installing plumbing fixtures & materials. Doesnt include painting or GC fee.
<b>EXTERNAL TOTAL HIGH</b>			<b>=</b>	<b>\$1,038,840</b>
<b>EXTERNAL TOTAL MID</b>			<b>=</b>	<b>\$682,596</b>
<b>EXTERNAL TOTAL LOW</b>			<b>=</b>	<b>\$425,094</b>

**UPPER EAST SIDE**

EMILY LINDBERG DESIGN  
 203 - 246 - 8802  
 UPDATED: 2023 April 17

**EMILY LINDBERG DESIGN : ESTIMATE**

PHASE	HOURLY RATE	DESCRIPTION OF WORK	HOURS ESTIMATED	TOTAL ESTIMATED	NOTE
SCHEMATIC DESIGN	\$0.00	# Design Assistant, # Principal	0	#DIV/0!	Initial ideation: bringing together initial visuals and products based on client's interests
DESIGN DEVELOPMENT	\$0.00	# Design Assistant, # Principal	0	#DIV/0!	Development of ideation once direction approved: specifying, researching
CONSTRUCTION ADMIN/DOCUMENTATION	\$0.00	# Design Assistant, # Principal	0	#DIV/0!	Purchasing, tracking orders, contractor &/or vendor coordination/coorespondance, installation of
<b>EMILY LINDBERG DESIGN TOTAL</b>			<b>=</b>	<b>#DIV/0!</b>	

**EXTERNAL COSTS : BREAKDOWN / ESTIMATE**

PROJECT SQUARE FOOTAGE/LAYOUT					
800 SQFT/FLOOR	2 FLOORS	1600 SQFT TOTAL			

ESTIMATED MILLWORK	AVERAGE COST/LF	LOCATION	LF	TOTAL ESTIMATED	NOTE
HIGH	\$2,000	TOTAL MILLWORK	0	\$0	Custom millwork: fine finishes, quality wood. [Shaped millwork as shown interest in would likely fall in this category, TBD based on quote]
				\$0	
				\$0	
				\$0	
				\$0	
MID	\$1,300	TOTAL MILLWORK	0	\$0	Hybrid off the shelf/custom options: Semi Handmade, California Closets
		KITCHEN COUTNERS		\$0	
				\$0	
				\$0	
				\$0	
				\$0	
LOW	\$700	TOTAL MILLWORK	0	\$0	Off the shelf: ie IKEA
				\$0	
				\$0	
				\$0	
				\$0	
				\$0	

ESTIMATED LIGHTING: BY ROOM TYPE	AVERAGE COST/ROOM	LOCATION	# ROOMS	TOTAL ESTIMATED	
HIGH		TOTAL LIGHTING	0	\$0.00	
	\$1,000.00	ROOM GROUPING : BATHROOM		\$0.00	
	\$3,000.00	ROOM GROUPING: PRIMARY SPACES		\$0.00	
	\$2,000.00	ROOM GROUPING: SECONDARY SPACES		\$0.00	
MID		TOTAL LIGHTING	0	\$0.00	
	\$900.00	ROOM GROUPING : BATHROOM		\$0.00	
	\$1,400.00	ROOM GROUPING: PRIMARY SPACES		\$0.00	
	\$1,100.00	ROOM GROUPING: SECONDARY SPACES		\$0.00	
LOW		TOTAL LIGHTING		\$0.00	

ESTIMATED PAINT	AVERAGE COST / SQFT	DESCRIPTION OF WORK	TOTAL ESTIMATED	NOTE
TYPICAL	\$35	PATCH/PRIME/PAINT	\$56,000.00	Average number also includes use of special finishes such as wallpaper, limewash, cork, etc

ESTIMATED FURNITURE +/- ACCESSORIES	AVERAGE COST/SQFT	QUALITY/TYPE	TOTAL ESTIMATED	NOTE
HIGH	\$125.00	HIGH QUALITY: MIX OF VINTAGE, MADE TO ORDER, OFF THE SHELF, & CUSTOM PIECES	\$200,000.00	Based off of our Sackett St Project
MID	\$60.00	HIGH QUALITY: MIX OF VINTAGE, MADE TO ORDER & OFF THE SHELF	\$96,000.00	Based off of our Devon Rd Project
LOW	\$30.00	MID QUALITY, OFF THE SHELF PIECES	\$48,000.00	Based off of our Washington Ave Project

ESTIMATED GC FEE	AVERAGE FEE / SQFT	DESCRIPTION OF WORK	TOTAL ESTIMATED	NOTE
HIGH	\$400	ENCOMPASSES AVERAGE CHARGE FOR GENERAL CONTRACTORS AND ALL GC	\$640,000	Fee will vary based on timeline, scope, and vendors
MID	\$275	HIRED VENDORS INCLUDING PLUMBING & ELECTRICAL	\$440,000	
LOW	\$170		\$272,000	

RENOVATION CASE STUDY	PROJECT REFERENCED	DESCRIPTION OF WORK	TOTAL COST	NOTE
BATHROOM	SAINT JAMES	FULL BATHROOM REMODEL: BARREL VAULTED CEILING FEATURE, NEARLY FULLY TILED WALLS/FLOORS, & CUSTOM NICHES, SHELVING, SHOWER DOOR, AND MIRROR	\$82,148.34	Includes all materials, plumbing fixtures, cabinet work. Doesnt include lighting products or GC fee
KITCHEN	SAINT JAMES	REFRESH OF EXISTING KITCHEN: EXPANDED EXISTING CABINETRY, SWAPPED OUT PLUMBING AND HARDWARE, NEW SURFACE MATERIAL	\$21,331.27	Includes altering cabinet work, purchasing/installing plumbing fixtures & materials. Doesnt include painting or GC fee.
<b>EXTERNAL TOTAL HIGH</b>			<b>=</b>	<b>\$896,000</b>
<b>EXTERNAL TOTAL MID</b>			<b>=</b>	<b>\$592,000</b>
<b>EXTERNAL TOTAL LOW</b>			<b>=</b>	<b>\$376,000</b>