JGC CONSTRUCTION AND HVAC INC.

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SAMPLE QUOTE — EXCERPT FOR ILLUSTRATION ONLY

COMBINED QUOTE | BUDGET ESTIMATE FROM APPROVED DRAWINGS

Two-Story Extension and Full Gut Renovation

Private residence — Queens, NY (sample project; client name and address withheld). Excerpted from a real quote prepared by JGC from DOB-approved drawings: a 2-story extension of 1,631 SF plus a full gut renovation of the existing 2,194 SF house.

PREPARED FOR (OWNER)
Private Client — Queens, NY

PROJECT
Extension + Gut Renovation, 3,825 SF total

TOTAL INCL. NYC SALES TAX
$ —

Blended rate per SF
— withheld in this sample

Itemised Schedule — Excerpt: New Extension

#	WORK ITEM	QTY	UNIT	RATE	AMOUNT
1	General conditions — site protection, temp. fence, dumpsters, supervision, layout (42-week programme)	42	WK	$1,000	$42,000
2	Selective demolition & carting — structural removals per the removal plans, incl. carting of all debris	2,194	SF	$12.99	$28,500
3	Excavation, shoring & sheeting, backfill (approx. 600 CY incl. overdig; adjusted by field measure)	600	CY	$80	$48,000
4	Concrete foundations & cellar slab	40	CY	$1,425	$57,000
6	Structural steel & misc metals — W10x33 beams, LVL beams, lally columns (by the ton, certified weights)	3	TN	$9,250	$27,750
8	Wood framing (on new area)	1,631	SF	$117	$190,827
11	Windows — Andersen 400 / Pella, per plan marks, counted from the drawings	18	EA	$2,150	$38,700
12	Doors — per plan schedule marks, counted from the drawings	22	EA	$1,150	$25,300

Excerpt only — the full quote prices all 44 lines of the project the same way: a measured quantity and a fixed unit price for every part of the work, so the cost is certain and controllable before you sign.

Itemised Schedule — Excerpt: Premium Finishes

#	WORK ITEM	QTY	UNIT	RATE	AMOUNT
16	Kitchen incl. pantry — premium level (priced per LF of cabinet run, 30 LF measured; high-gloss cabinets, stone slab backsplash & counters)	30	LF	$3,600	$108,000
17	Master bathroom — premium level, full height tile, fixtures per allowance schedule	1	EA	$38,000	$38,000
18	Bathroom 2 — premium level	1	EA	$26,000	$26,000
35	Windows — replace all windows in existing house	12	EA	$2,150	$25,800
36	Interior doors — existing house, all new (allowance)	10	EA	$1,150	$11,500
43	Custom built-ins package — bedroom bed/desk/cabinet units, closets, media wall	1	LS	$111,000	$111,000

SUBTOTAL — all 44 lines of the full quote	—
NYC SALES TAX 8.875%	—
TOTAL	**—**
RECOMMENDED CONTINGENCY (10%) — shown separately, not taxed, drawn only on your approval	—

Payment Schedule

- **1st payment — 30% on agreement** (amount per the full quote)
- **Following payments:** on completion of each item in the schedule — you pay for finished work, item by item
- Credit card payments add 2.7% on the pre-tax subtotal

Finish Materials Allowances — Excerpt

Every finish material carries a stated coverage price, so you know exactly what quality your price includes. Two of the six groups shown.

FINISH ITEM	UNIT	COVERAGE PRICE
FLOORING		
Engineered white oak flooring, wide plank	SF	$9.50
Porcelain floor tile, large format	SF	$5.25
KITCHEN		
Custom cabinets — premium high-gloss	LF	$750
Kitchen sink & faucet set	EA	$1,150

What the full package adds: all 44 quote lines, the complete allowances schedule and full contract terms — plus a narrated video walkthrough of your finished home, from your plans, before any work begins. **For illustration only — not a contract or a price for your project.**

SAMPLE