



PRE-CONSTRUCTION AND DESIGN SERVICES PROPOSAL

Homeowner Information

Name:
Address:
City & State:
Phone Number:
Email:

Builder Information

16 Railroad Avenue
Bedford, MA 01730
(781) 275-3073
tom@htrconstruction.com

Salesperson: Tom Fernandes

Construction Supervisor: Tom Fernandes

Construction Supervisor License: #CS 66850

Home Improvement Contractor: #158304

Expiration Date: 3/24/26

Expiration Date: 1/7/26

PRELIMINARY DESIGN DELIVERABLES AND ESTIMATING

HTR Construction, Inc. will prepare a base scope of work to finish the existing attic with a new 3 fixture bathroom. Per Owner's email, the scope will include an approximately 16' Nantucket style dormer, centered on the post at the top of the stairway. The base estimate will presume an open floor plan, (plans or sketches for quantity takeoff purposes only), kneewalls with an access to enclose the mechanical equipment and provide budgets for engineering, structural floor wall and roof framing, plus other related structural costs. The interior and exterior finishes materials will be estimated to match the existing finishes as well as possible using stock materials. The scope presumes the existing stairway from the second floor will be permitted by right, and there will be no work on the second floor.

Options to upgrade the base price will include increasing the length of the dormer to 20', 24' and adding (2) "a" style dormers on the opposite side. Options to upgrade the finishes will include upgrading the existing windows, budgeting millwork for a closet system and upgrading the stairway millwork. A separate estimate to rebuild the stairway and stairwell into compliance. The scope of this proposal will be complete after the design and estimates are presented to the homeowners.

The design scope and cost can be estimated and updated when the building permit compliance documents are identified. Depending on the owner's priorities and decisions after reviewing the estimates and possibilities. An estimated design budget of 5-7% of the total estimated project price is typical, but unknown until the scope and specifics of the project are better defined. If the owners choose to go forward with HTR to design the project, these fees will be applied to the design cost.

Pre-Construction Services Fee	750
Design Fee	750

Owner's Signature _____

Date _____

Contractor's Signature _____

Date _____