

Plus Construction Residential Quote
岂止建筑工程公司 | 新建住宅报价



Prepared for:

Engineer & Builder:

Jeff Tan, PE, PMP, CCM, LEED AP

Plus Construction

www.plusgc.com

E. jeff@plusgc.com

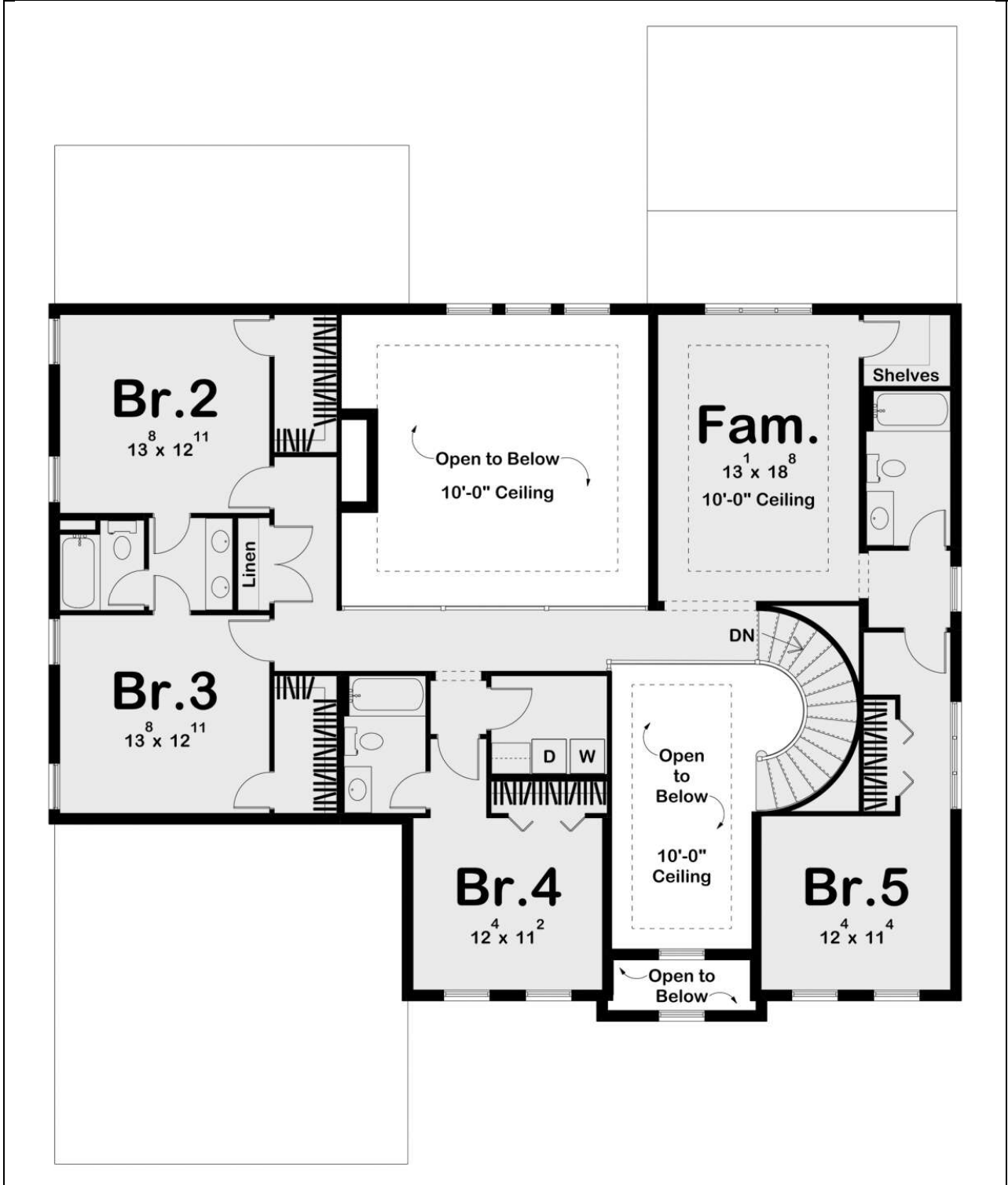
C. 703.919.0008

Virginia Class A Contractor #2705168091
Virginia Professional Engineer # 0402052555
Virginia Master Plumber # 2710068508
Virginia Master Electrician # 2710068508

















House Standard Spec 基本情况

DETAILS

总面积 TOTAL HEATED AREA:4,094 sq. ft.

一楼面积-- FIRST FLOOR:2,400 sq. ft.

地下室面积-- BASEMENT FLOOR:2,400 sq. ft.

二楼面积-- SECOND FLOOR:1,694 sq. ft.

车库面积-- GARAGE:828 sq. ft.

房间 BEDROOMS:5

厕所 BATHROOMS:4

半卫 HALF BATHS:1

车库 GARAGES:3 car

宽度 WIDTH:59ft.

深度 DEPTH:74ft.

基础 FOUNDATION: Basement Foundation/ Walkout Basement

屋顶 MAIN ROOF PITCH: 8:12

CEILING HEIGHTS 层高

地下室 BASEMENT:9 feet

一楼 FIRST FLOOR:10 feet

SECOND FLOOR:9 feet

FEATURES 特点

Hardwood Flooring all levels

Front Side Brick Veneers

BEDROOMS: Jack and Jill Bathroom; Master on Main Floor

GARAGE: Side Entry Garage

KITCHEN: Kitchen Island; Open Floor Plan

LAUNDRY: Laundry on Main Floor; Laundry Second Floor

OUTDOOR: Rear Porch

ROOMS: Formal Living Room; Mud Room

Construction Cost 工程造价

Description		Material	Labor	Total
Direct		材料	工	总和
Demo existing house	拆除已有房子	\$10,235.77	\$3,950.00	\$14,185.77
Site Work	开挖整地垃圾	\$18,904.00	\$12,483.00	\$31,387.00
Sewer, Water Gas	连接下水道	\$3,526.00	\$1,374.00	\$4,900.00
Building Concrete	混凝土基础和	\$33,879.00	\$25,555.00	\$59,434.00
Outside Concrete	混凝土台阶和	\$4,089.00	\$5,464.00	\$9,553.00
Rough Carpentry	木架子和屋顶	\$118,182.00	\$45,461.00	\$163,643.00
Cabinets and Countertops	橱柜台面	\$18,250.00	\$1,028.00	\$19,278.00
Finish Carpentry	内饰木条	\$8,576.00	\$20,931.00	\$29,507.00
Interior Doors	内门	\$9,565.00	\$5,773.00	\$15,338.00
Exterior Doors	外门和车库门	\$9,910.00	\$4,200.00	\$14,110.00
Insulation	保温棉	\$6,488.00	\$3,475.00	\$9,963.00
Exterior Siding	外墙和砖墙	\$26,080.00	\$29,861.00	\$55,941.00
Roofing	屋顶	\$9,245.00	\$2,773.00	\$12,018.00
Hardware	五金	\$1,845.00	\$972.00	\$2,817.00
Windows	窗户	\$22,333.00	\$3,269.00	\$25,602.00
Drywall	灰板	\$11,076.50	\$12,782.00	\$23,858.50
Painting	刷墙	\$8,446.00	\$14,610.00	\$23,056.00
Floor Covering	地板和瓷砖	\$27,106.00	\$24,458.00	\$51,564.00
Plumbing	水工	\$9,045.00	\$19,266.00	\$28,311.00
Tubs, Showers	浴室	\$4,972.00	\$6,505.00	\$11,477.00
Bath Acces. & Mirrors	厕所配件	\$1,676.00	\$663.00	\$2,339.00
Appliances	电器	\$10,319.00	\$0.00	\$10,319.00
HVAC System	空调系统	\$15,419.00	\$12,976.00	\$28,395.00
Fireplace	壁炉	\$3,825.00	\$343.00	\$4,168.00
Electrical	电工	\$11,252.00	\$15,481.00	\$26,733.00
Light Fixtures	灯具	\$3,905.00	\$1,591.00	\$5,496.00
Fire Protection	消防	\$0.00	\$0.00	\$0.00
Landscaping	景观铺草	\$5,000.00	\$0.00	\$5,000.00
Driveway Sidewalk	车道人行道	\$10,000.00	\$0.00	\$10,000.00
Direct Total		\$423,149.27	\$275,244.00	\$698,393.27
Indirect				
Final Cleanup	清理	\$0.00	\$1,500.00	\$1,500.00
Building Permit	政府费用	\$11,061.00	\$0.00	\$11,061.00
Utility Connection Fees	水电公司费用	\$10,000.00	\$0.00	\$10,000.00
Grading Plan	整地图纸	\$5,000.00	\$6,500.00	\$11,500.00
Construction Plans & Specifications	建造图纸	\$5,000.00	\$9,782.00	\$14,782.00
Indirect Total		\$31,061.00	\$17,782.00	\$48,843.00
Contractor Overhead & Profit	管理费	\$0.00	\$69,839.33	\$69,839.33
Contractor Overhead & Profit Total		\$0.00	\$69,839.33	\$69,839.33
Total	总价	\$454,210.27	\$362,865.33	\$817,075.60

Construction Spec 具体包含项目

• EXCAVATION

Excavation, Backfill around foundation walls

No other grading to be done by contractor after Backfill

Owner to provide fill dirt if short of dirt, or dispose of dirt if in excess

(If dirt at footing level is unsuitable and needs to be undercut and backfilled with suitable soil, or if additional concrete or steel is required to strengthen the foundations, Owner will pay Contractor cost of such work. If rock is encountered during excavation, Owner to pay Contractor cost of rock removal).

• FOUNDATIONS

Poured-in concrete footings

Poured-in concrete foundation walls per plan

Poured-in concrete basement slab per plan

Poured-in concrete garage slab per plan

(Contract price includes the cost of pouring concrete with a concrete pump. If, due to site conditions, concrete pump is required more than three times to pour concrete, Owner shall pay Contractor for each use afterwards.)

Waterproofing exterior foundation wall

Drain tile around buried exterior and interior foundation walls

Sump Pump, battery backup standard in finished basement (optional in unfinished basement)

Basement vinyl slider windows per plan

Egress window including window well if required

• EXTERIOR CONCRETE

Poured-in concrete front stoop per the plan

Concrete lead-walk from front stoop to garage entrance per plan

Rear Patio Concrete per plan

• FRAMING

Structural Framing Engineered wood beams or load bearing partition in basement per plan

Floor Framing Wood I Beam™ joists or other framing members per plan

Floor Underlayment ¾" T/G Plywood; Glued, nailed and screwed.

Wall Framing Exterior & Interior

2"x6" SPF 16" O.C. for load bearing or as directed by structural engineer

2"x4" SPF 24" O.C. for non-load bearing or as directed by structural engineer

Exterior Wall Sheathing 7/16" OSB or equivalent

Weather Barrier Tyvek® or equivalent house wrap

Roof Framing Pre-Engineered trusses and/or nominal wood Rafters (e.g. 2x8) per plan

Roof Sheathing 7/16" OSB or equivalent

Ceiling Height per plan

• ROOF SHINGLES

30-Year Architectural Shingles with Shingle Ridge Vent

15 lb felt roofing paper

90 lb ice and water shield damming paper on all valleys and eaves

Metal or Asphalt flashing on all valleys (based on manufacturer's recommendation)

Aluminum drip edge on the edge of all shingled roof areas

26-Gauge Metal Eyebrows on all returns per plan

Optional 26-gauge standing seam metal roof on all optional porches and bay windows per plan

Additional shingle color and metal roof color selections available

• **SIDING**

Front Side Brick Veneer

Other Sides Beaded 6" clapboard vinyl siding

Optional all sides for brick or plank fiber cement lap siding or fiber cement shingle siding

Additional color selections

5/4"x4" PVC corners

• **MASONRY**

BRICK Optional

Oversized Brick front elevation

Up to 2' Brick ledge for brick front elevations

STONE Optional

Optional Natural Thin Cut Stone

BRICK CLAY PAVERS Optional

Optional brick clay pavers on front stoop

Optional brick concrete pavers available

FLAGSTONE Optional

Optional 1" flagstone on front stoop

• **GUTTERS AND DOWNSPOUTS**

White seamless aluminum 5" gutters with 2"x3" downspouts and splash block

Optional upgraded white aluminum 6" gutters with 3"x4" downspouts.

• **EXTERIOR WINDOWS AND DOORS**

ENERGY STAR® Low E double pane, single hung, vinyl windows with sandwich grills and half screens

Insulated 6-panel single entrance door with side-lites and transom per plan dictated by elevation

Insulated 6-panel 20-min fire-rated steel door from garage to house per plan

Insulated fiberglass patio door with one panel operational in rear of house per plan

• **STAIRS AND RAILS**

Red oak stairs per plan

Hand-stained prefabricated red oak rails with oak newel posts and red oak balusters (option of hand-stained or primed white)

Unfinished pine wood boxed staircase with unfinished pine wood rail

Optional upgrade balusters and post by Appleway Stairs

(All stained stair systems, rails, and balusters will receive two coats of stain and polyurethane to match hardwood flooring finish. Stain will match hardwood color as closely as possible, however due to differences in wood species of rails, balusters, newel posts and hardwood flooring differences in color may remain due to staining differences in wood. Darker hardwood floors may require additional coats of stain and polyurethane to match and will be an additional charge to Owner.)

(Optional upgrades to exotic wood species for stairs and rails system will not match exactly with flooring hardwood in color and grade.)

• **HVAC**

ENERGY STAR® rated zones heat and air-conditioning (number of units determined per code)
AHRI certified 14.5 SEER rating A/C unit
90% efficiency gas furnace optional
Steel duct trunk in basement and insulated flex duct trunk in attic
Exhaust fan in baths
Optional By-Pass Humidifier
(All duct trunk lines installed per Manual J and heating and cooling requirements)
(Optional: Make up air system for the Kitchen hood over 400 CFM) and will be additional charged)

• **PLUMBING**

Electric hot water heaters, Gas optional
Hot water re-circulating pump optional
72" x42" oval drop-in soaking tub
White pedestal sink
White two-piece elongated toilet and seats all Baths
Double lever, polished chrome vanity faucets in all Baths
Double lever, polished chrome soaking tub faucet
Single lever, polished chrome shower/tub faucets in all full Baths
Polished chrome finish Kitchen faucet
10" deep Stainless steel double bowl kitchen sink
Washer/Dryer rough-in
Laundry tub
PVC waste lines
CPVC water lines
Exterior hose bib per plan
Hung Sewer as required by code.
(Costs for additional plumbing for ejector crock due to lot conditions are extra and the responsibility of Owner.)

• **ELECTRIC**

400 amp electric panel
Exterior electric outlets – one in front and one in rear (per code)
Electric outlets per plan
Ceiling fan outlet with light switch per plan
Electric outlets for washer and dryer
Electric outlet in garage and one in basement per plan
Electrical outlet for vehicle optional
Optional Door chime
Smoke detectors on each floor and required rooms as per code
Carbon monoxide detectors on each floor as per code
Standard fixtures per plan

• **FIREPLACE**

Pre-fabricated direct vent fireplace, gas optional
Choice of marble or granite hearth and fireplace surround optional

• INSULATION

R-49 fiberglass blown insulation in flat attic ceiling
R-38 fiberglass bat insulation or higher in sloping roof ceiling
R-21 fiberglass bat insulation in 2x6 exterior house walls
R-21 fiberglass bat insulation in 2x6 exterior garage walls
R-11 or higher per code, open face fiberglass insulation on basement wall above grade
R-19 fiberglass bat insulation with up to 5" spray foam open cell insulation in garage ceiling with living space above (applicable only to garage areas)
Caulk and foam window openings and penetrations
Optional Sound Insulation in interior walls and floors (Rockwool). Blown cellulose and spray foam insulation in exterior walls and floors and ceilings can be priced on request.
(Insulation values may change due to code requirements)

• SHEETROCK

1/2" Thick on walls and ceilings – nailed, screwed, taped and sanded
Greenboard around showers and tubs (Durarock board behind tiled areas)
5/8" Fire Board in Garages where required – taped and blocked

• INTERIOR TRIM

All interior trim is finger jointed paint grade except the stair rail which is stain grade
Casing on interior doors
Casing around all finished wall openings
5 1/4" O.G. combo baseboard
Optional 3 5/8" Two-piece crown molding
Optional 2 5/8" Two-piece chair rail and 1 3/8" ogee shadow boxes (Dining)
Wood trim jambs on finished wall openings
Primed WHITE Shoe mold on tile and matching shoe on hardwood floors.
Square 10" field framed columns with O.G. trim panels (per plan or as specified in Contract Summary)
Optional Tray Ceiling (Master Bedroom)
Two-panel with square-top hollow-core interior swing doors
Optional Composite board closet shelving
Attic pull-down ladder (location will vary per HVAC platform)
Per plan Mudroom bench – wood framed top, painted white
(Cubbies and bookcases are optional extras)
(Optional Coffered ceiling trimmed with 1x8 field framed box beam and crown painted white)

• EXTERIOR TRIM

1x10 Composite fascia (per plan)
Plywood soffit (per plan)
Plywood ceiling in optional Porches, portico ceilings.
1x6 Composite rake board (per plan)
Composite dentil molding (per plan)
(Maintenance-free vinyl soffit and aluminum wrap fascia and Gutter Protection are optional extras)

• **HARDWARE AND ACCESSORIES**

Exterior primary entry door hardware: satin nickel handle set with single cylinder deadbolt (Dummy handle set for double door) and interior entry lever

Exterior secondary entry door hardware: satin nickel keyed entry lever
(Exterior and interior door hardware color and finish to match color and finish of entry door hardware)

Interior door hardware: satin nickel privacy and passage door levers
(Privacy levers on all bedroom and bath interior doors and passage levers on all closet and hall doors)

Polished chrome towel bar (1) and paper holder (1) accessories in all powder room and baths

Standard shower rods in polished chrome in all secondary baths with shower tubs

Framed 70-15/16" height 3/16" tempered glass shower enclosure in master bath shower (panel and door design per plan)

Optional framed 70-15/16" height 3/16" tempered glass shower (panel and door design per plan)

Optional frameless 72" height 3/8" tempered glass shower enclosure (panel and door design per plan)

• **PAINT**

Low VOC Paint

Sheetrock walls and ceilings in finished areas painted with 2 coats of preselected flat paint

Interior doors and trim (except stair rail and stained components of stair system) painted with 2 coats of preselected semi-gloss paint

Painted front entry door per manufacturer specifications with exterior paint

Unpainted garage

Painted foundation (painted to match siding color)

(Custom paint is not available. Contractor will not touch up any area where custom colors, custom paint, and semi-gloss paint on walls have been used prior to 11 month warranty walk. It is recommended that custom paint be applied after the first year)

• **CABINETS, VANITIES, COUNTERTOPS**

42" flat or recess panel oak or maple wood door wall cabinets in Kitchen

Flat or recess panel oak or maple door full 34-1/2" height base cabinets in Kitchen

Flat or recess panel oak or maple door full 34-1/2" height vanity cabinets in Master Bath and Hall Bath

(No flooring installed under kitchen or vanity cabinets)

(Optional Dove tail drawers with soft close drawers and cabinet soft close doors are available)

Round cabinet knobs (choice of style and finish)

Granite countertop including island with 4" granite backsplash (where applicable)

(Granite is a natural product and will vary in color and pattern from slab to slab, and in some instances, will vary in the same piece. Granite countertops usually require seams. Slab sizes have no relationship to seam placement. Location and number of seams is a function of manufacturing and installation. Seam placement is at the sole discretion of granite contractor.)

[Tray ceiling in Kitchen with optional height]

• **APPLIANCES**

Stainless Steel 30" Free-Standing Electric Range, Gas optional

Stainless Steel 2.2 Cu. Ft. Countertop Microwave Oven with 30" Built-In Trim Kit

Stainless Steel Interior Dishwasher with Hidden Controls

Stainless Steel 24.7 Cu. Ft. Side-By-Side Refrigerator with Dispenser

Series Stainless Steel 36" Designer Hood

1/3 HP Insinkerator® Badger 1 Garbage Disposal –not recommended for septic lots, will remove upon request

Standard Appliance allowance per contract (based on above specifications, includes delivery and install)

(Rough-in for above listed 5 appliances are included in base house, additional appliances will incur additional cost. Model numbers and specifications are per manufacturer, subject to change, and may vary in availability. Wall ovens, downdraft cook tops, hoods, upgraded refrigerators and other appliances are optional extras.)

Optional Make-up air system for Kitchen hood over 400 CFM includes additional charge

• **TILE**

FULL BATHS (Standard Ceramic Tile)

Ceramic wall tiles to ceiling on all shower/tub walls

Ceramic floor tiles

Standard ceramic soap dish and tile threshold coordinating with tile selection in shower

LAUNDRY & MUD ROOM (Standard Ceramic Tile)

Ceramic floor tiles

(All grout colors selected by contractor per manufacturer specifications)

(Additional tile selections and upgrades are available at time of selections through flooring contractor and flooring programs)

(Optional heated floor system recommended for tiled areas located over unconditioned area such as a garage)

(All ceramic area will have standard wood base and primed shoe mould.)

• **HARDWOOD (Standard Hardwood)**

Pre-finished oak strip 2 ¼" hardwood flooring per contract

• **CARPET AND PAD (Standard Carpet and Pad)**

Carpet with 3/8" 5lb bonded urethane carpet pad flooring per plan

• **GARAGE**

Insulated metal garage doors per plan

16'x8' double door and 8'x8' single door (for three car garage)

16'x8' double door (for two car garage)

Belt driven ½ HP garage door opener with 2 remotes and 1 keypad

(Optional glass windows in garage dr available at additional cost)

Allowance 暂定金额		
Item	Material Cost	Selection
Cabinet & Countertop 橱柜和台面	\$18,250.00	Era Cabinet
Interior Door 室内门	\$9,565.00	Room Door & Closet Doors
Exterior Door 室外门	\$9,910.00	Garage Door Front Door
Hardware 五金	\$1,845.00	Door Handle Cabinet Knob
Windows 窗户	\$22,333.00	
Floor and Tile 地板和瓷砖	\$27,106.00	Carpet Inclu
Shower Tub and Glass 淋浴或者玻璃	\$4,972.00	
Appliances 家电	\$10,319.00	See Spec
Lighting Fixtures 灯具	\$3,905.00	Recess Inclu
Landscaping Package 景观	\$5,000.00	Labor and Materials
Bathroom Fixtures & Accessory 厕所配件	\$1000 Each Bath	Toilet Vanity Mirror
Driveway & Sidewalk 车道和人行道	\$10,000.00	Labor and Materials



Statement of Qualification

Service Description

Plus Construction LLC, previously named as Plus Contracting Inc. was founded in 2013, as an Artisan Contractor company specializing in building, carpentry, electrical, plumbing and HVAC for residential and commercial projects in Washington DC Metropolitan area. Our strategy of providing Concept to Completion service has enabled us to build relationships with our clients that have ensured our growth and capabilities.

Having great services that people talk about is a critical part of why Plus Construction is in continued business. We keep our commitments and provide our clients with exclusive services that cannot be found elsewhere. To help you make the best decisions, we are keen to provide solutions on how to put money to work more effectively and move toward the goals. All our tasks are performed by certified in-house employees therefore Plus Construction has a proven record of providing construction services to the satisfaction of our clients by meeting their objectives of schedule, budget, and quality. Plus Construction also work closely with architect, civil engineers, structural engineers, MEP engineers who is experienced and licensed in each area of design that will be required for success within the scope of work typically presented by the contracts we are awarded.

Company Information

Company Name **Plus Construction LLC**

Mail Address **12332 Towncenter Plaza #102**

City **Sterling**

State **Virginia**

Zip Code **20164**

Company Website **www.plusgc.com**

Year Founded **2013**

Federal ID # **824830011**

DUNS# **081182860**

License **VA Class A 2705168091 ; MHIC #420217000097; DC GC #410519000167**

Virginia Tradesman License # 2710068508 Master Plumber, Master Electrician, Master Gasfitter, Master HVAC

Maryland Master Electrician #13883; Maryland Master HVACR #106307; WSSC #PFG-80650

Service Area **VA – DC – MD**

Number of Employees **8**

Average Job Size **\$ 600,000**

Largest Job Size **\$ 1,000,000**

Value of Annual Revenue **\$ 3.5 Million**

MBE/DBE/SBE Non-Union

Bonding Capacity **\$ 1,000,000**

SureTec Insurance (888) 344-3362

General Liability **\$2,000,000**

Hiscox Inc. (888) 202-3007 / UDC-2139278-CGL-22

Other Information

Claims and Law Suits **None**

Bankruptcy **None**

Compliant OSHA and Environmental Policies and Procedures are implemented and represent a significant investment by the company for **Zero** Lost Time Injuries which has been achieved for the last **Five** years.

Key Team Member

Name	Specialty	Title
Jeff Tan	15 Yrs – Construction Management	President
Sam Ge	15 Yrs – Carpentry, Electric & Plumbing & Interior Finishes	Vice President
Alan Lin	3 Yrs – Project Management	Superintendent/ PM
Shin Ou	10 Yrs – Project Coordination	Associate/ Admin
Stephen Anthony	1 Yrs – Superintendent in Training	Superintendent