Construction estimate

Two-story addition at 1218 Calle del Sol NE: a primary suite upstairs and a family room below, 800 sq ft in all.

PREPARED BY

Mesa Verde Homebuilders
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PREPARED FOR

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1218 Calle del Sol NE, Albuquerque, NM 87112

Cover letter

Dear Hannah and Marco,

Thank you for walking me through the house and the plans from Ortiz Design. This estimate prices the addition as drawn: a family room that opens from the kitchen, and a primary suite above it with a walk-in closet and a bathroom with a double vanity.

Every line is priced from the plans and from what I measured on site. Where you still have choices to make, the flooring and the bathroom tile and fixtures, I have used allowances, so you can see the budget for each and choose within it or above it.

I have also set aside a 5% contingency for what we will only find when the rear wall is opened. If we do not need it, you do not pay it. I would be glad to go through any line with you.

Kind regards,



Luis Carrillo
Estimator, Mesa Verde Homebuilders

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The project

What this estimate covers, at a glance.

ADDITION	ROOMS	SCHEDULE
800 sq ft	**4**	**16 weeks**
Two floors on a 20 × 20 ft footprint	Family room, suite, closet, bath	From permit to final inspection

ESTIMATED TOTAL	ALLOWANCES	VALID UNTIL
$229,631.93	**2**	**Oct 23, 2026**
Including gross receipts tax	Flooring, bath tile and fixtures	Materials prices are held to then

ASSUMPTIONS

The estimate assumes the following. If any of them proves wrong, we price the difference before doing the work.

- The existing main panel has capacity for a 100 A subpanel, as checked on site.
- The soil supports standard footings, as the soils letter states.
- The house's existing roof framing can carry the tie-in without reinforcement.

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Scope of work

What we build, and what stays with you or with others.

Included

- Foundation, framing, roof and stucco shell, matched to the house
- Opening the rear wall and joining the addition to the kitchen
- Electrical, plumbing and a 2-zone ductless heat pump
- Insulation, drywall, paint, doors and trim
- Flooring and bath finishes, within the allowances
- Permits, inspections, engineering and cleanup

Not included

- Furniture, window coverings and appliances
- Landscaping and the new patio outside the family room
- Asbestos or lead testing and abatement, if needed
- Changes to the plans after this estimate is accepted

Anything excluded can be priced on request.

Rooms in the addition

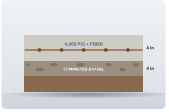
ROOM	FLOOR	SIZE	NOTES
Family room	First	18 × 19 ft	Opens to the kitchen; door to the yard
Primary bedroom	Second	16 × 13 ft	Three windows facing the Sandias
Walk-in closet	Second	7 × 6 ft	Shelving by others
Primary bath	Second	10 × 8 ft	Double vanity, walk-in shower

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Estimate

Priced from the plans, rev. C. Quantities are measured; unit prices include labor and materials.

#	ITEM	QTY	PRICE	DISC.	TAX	TOTAL
	Site and foundation					
1	**Excavation and grading** Code: 01-EXC Remove the existing patio, excavate for footings and regrade away from the house.	1 lot	$6,800.00	–	7.63%	$7,318.50
2	**Footings and stem wall** Code: 01-FTG Engineered footings with a CMU stem wall, tied to the existing foundation with dowels.	96 LF	$68.00	–	7.63%	$7,025.76
3	**Slab on grade with vapor barrier** Code: 01-SLB 	400 sq ft	$9.50	–	7.63%	$4,089.75
4	**Termite pretreatment** Code: 01-TRM	1 lot	$450.00	–	7.63%	$484.31
					Subtotal: Site and foundation	**$18,918.32**
	Framing and structure					
5	**Floor system, engineered joists** Code: 02-FLR	400 sq ft	$14.00	–	7.63%	$6,027.00
6	**Wall framing, 2×6, both floors** Code: 02-WAL Labor and lumber, including headers and the shear wall the engineer calls for. 	800 sq ft	$34.00	–	7.63%	$29,274.00
7	**Roof trusses and sheathing** Code: 02-ROF 	460 sq ft	$16.00	–	7.63%	$7,921.20
8	**Tie-in to the existing house** Code: 02-TIE Open the rear wall, install a beam over the new opening and weather the joint.	1 lot	$4,800.00	–	7.63%	$5,166.00
					Subtotal: Framing and structure	**$48,388.20**

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#	ITEM	QTY	PRICE	DISC.	TAX	TOTAL
	Roof and exterior					
9	**Roofing to match the house** Code: 03-RFG	5 squares	$640.00	–	7.63%	$3,444.00
10	**Three-coat stucco, color matched** Code: 03-STC	1,150 sq ft	$11.50	–	7.63%	$14,233.41
11	**Windows, vinyl, low-E** Code: 03-WIN	7 ea	$920.00	–	7.63%	$6,931.05
12	**Exterior door to the yard** Code: 03-DOR	1 ea	$1,850.00	–	7.63%	$1,991.06
				Subtotal: Roof and exterior		**$26,599.52**
	Mechanical, electrical, plumbing					
13	**Electrical: circuits, lighting, outlets** Code: 04-ELE A new 100 A subpanel fed from the main panel, which has the capacity.	800 sq ft	$14.00	–	7.63%	$12,054.00
14	**Primary bath plumbing** Code: 04-PLB Supply and drain lines, shower valve, two sinks and a toilet; tie-in to the existing main.	1 lot	$14,800.00	–	7.63%	$15,928.50
15	**Ductless heat pump, 2 zones** Code: 04-HVC	1 system	$9,600.00	–	7.63%	$10,332.00
				Subtotal: Mechanical, electrical, plumbing		**$38,314.50**
	Interior					
16	**Insulation: walls R-21, ceiling R-49** Code: 05-INS	1 lot	$6,400.00	–	7.63%	$6,888.00
17	**Drywall, hung and finished** Code: 05-DRY	3,200 sq ft	$3.10	–	7.63%	$10,676.40
18	**Interior paint, two coats** Code: 05-PNT	3,200 sq ft	$1.60	–	7.63%	$5,510.40

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#	ITEM	QTY	PRICE	DISC.	TAX	TOTAL
	Interior, continued					
19	**Flooring allowance** Code: 05-FLA Installed price per square foot for flooring you choose. See the allowances after the totals.	800 sq ft	$9.00	–	7.63%	$7,749.00
20	**Bath tile and fixtures allowance** Code: 05-BTH	1 allowance	$12,500.00	–	7.63%	$13,453.13
21	**Interior doors and trim** Code: 05-TRM	1 lot	$6,200.00	–	7.63%	$6,672.75
					Subtotal: Interior	**$50,949.68**
	General conditions and fees					
22	**Supervision and site costs** Code: 06-SUP Project manager, portable toilet, temporary power, fencing and protection of the house.	16 weeks	$1,450.00	–	7.63%	$24,969.00
23	**Permits and plan review** Code: 06-PRM City of Albuquerque building, electrical, plumbing and mechanical permits.	1 lot	$3,850.00	–	7.63%	$4,143.56
24	**Dumpsters and cleanup** Code: 06-DMP	6 hauls	$560.00	–	7.63%	$3,616.20
25	**Structural engineering** Code: 06-ENG	1 lot	$2,600.00	–	7.63%	$2,798.25
26	**Contingency, 5% of the work** Code: 06-CON Held for conditions we cannot see yet, such as what is inside the rear wall. Unused contingency is not billed.	1 lot	$10,160.00	–	7.63%	$10,934.70
					Subtotal: General conditions and fees	**$46,461.71**

Subtotal	$213,363.00
NM gross receipts tax (Albuquerque 7.625%)	$16,268.93
Estimated total	**$229,631.93**

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Allowances

Budgets for the finishes you have not chosen yet. You pay the actual cost of what you choose: less if it costs less, more if it costs more.

ALLOWANCE	BUDGET	WHAT IT COVERS
Flooring	$9.00 per sq ft	Material and installation for 800 sq ft, for example engineered oak downstairs and carpet upstairs
Bath tile and fixtures	$12,500.00	Floor and shower tile, vanity, two faucets, shower trim, toilet and mirror

We give you a written change order for any difference before ordering.

Alternates

Covered patio A 12 × 18 ft covered patio outside the family room.	concrete slab and posts, roof to match the addition	**$14,600** added to the total
Heated bath floor Electric radiant heat under the bathroom tile.	thermostat with a timer, on its own circuit	**$2,450** added to the total
Solar-ready conduit Conduit from the roof to the panel for future panels.	no roof penetrations later, permitted with the addition	**$880** added to the total

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Estimated schedule

Sixteen weeks from the permit to the final inspection, if the plans do not change.

Weeks 1–2 ○ **Site and foundation**

Patio removed, footings poured and inspected.

Weeks 3–5 ○ **Framing and roof**

Framing inspection, then roof and windows.

Weeks 6–8 ○ **Rough-ins and tie-in**

Electrical, plumbing and heat pump; rear wall opened.

Weeks 9–12 ○ **Insulation, drywall, stucco**

Insulation inspection; stucco in three coats.

Weeks 13–16 ○ **Finishes and final**

Flooring, tile, paint and trim; final inspection.

Questions you asked

Is this a fixed price?

It becomes one in the contract, except for the allowances and the contingency, which follow actual cost.

Who pulls the permits?

We do, and we meet every inspector on site.

Can we live in the house during the work?

Yes. The rear wall stays closed until week 6, and the opening is sealed with dust walls.

How long is the price good for?

Until Oct 23, 2026. Lumber and windows are the prices most likely to move after that.

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Terms of this estimate

1. Estimate, not contract

1.1 This is an estimate. Accepting it lets us prepare a construction contract on these prices; work starts only when the contract is signed.

2. Changes

2.1 Changes to the plans, the scope or the allowances are priced in writing before the work is done.

3. Payments under the contract

3.1 10% deposit on signing, progress payments every two weeks for work completed, and the balance at the final inspection.

4. License and insurance

4.1 New Mexico GB-98 license 409117. General liability and workers' compensation certificates are available on request.

Accept this estimate

Sign to accept the estimate and ask us to prepare the construction contract on these prices.

CUSTOMER SIGNATURE

_____

DATE

_____

FULL NAME

_____

POSITION

_____

Prepared by Luis Carrillo, Mesa Verde Homebuilders.

Next steps

1. **Choose your alternates.** Tell us which, if any, to include.
2. **Contract and deposit.** We send the contract within a week.
3. **Permit application.** Filed the day the contract is signed.

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