



September 15, 2025

Jenny Stoner
Senior Vice President
Thalhimer
600 E Water St
Charlottesville, VA 22902-5241

RE: Thomas Jefferson Planning District Office Renovation

Dear Jenny:

Thank you for the opportunity to present you with this pricing proposal for the above-referenced project.

Our proposal includes work as described in the plan view schematic provided and our site visit. Based on this information and the clarifications included below our proposed cost for the work is **Two Hundred and Twenty-One Thousand Six Hundred and Ninety-Three dollars (\$221,693.00).**

Clarifications:

- The project's construction duration will be approximately 6 weeks once materials are in hand.
- Building and trades permit costs are included.
- Scope of Work:
 - Flooring:
 - Selection Samples: Vendor to provide flooring samples for client review and selection prior to installation.
 - Luxury Vinyl Plank (LVP): Supply and install Dal-Tile glue-down LVP with a 20-mil wear layer.
 - Material Allowance: \$2.25 per square foot (material only).
 - Carpet Tile: Provide and install Tarkett carpet tile, glue-down type.
 - Material Allowance: \$20.00 per square yard (material only).
 - Accessories and finishes: Supply and install the following components to ensure a complete and coordinated flooring system:
 - Johnsonite wall base primed white ¼" (color and profile to be selected by client)
 - Walk off carpet tile at entrance.
 - Stair nosing and edge protection as required by code and design intent.
 - Flooring transitions between material types and at thresholds.
 - Any additional accessories necessary to deliver a fully finished and code-compliant flooring installation.
 - Paint:
 - Sand walls and wood trim and repair minor defects with putty.
 - Spot prime patched areas.
 - Caulk trim as necessary to provide smooth transition between substrates.



- Remove fabric material from one side of hallway near stairwell, skim and sand walls to provide smooth, paintable surface.
 - Install two (2) coats of Sherwin Williams Pro-Mar 200 on walls,
 - Install one (1) coat of Sherwin Williams Pro-Mar 200 semi-gloss on wood trim to match existing white.
 - Minor touch-up only on metal store partitions.
 - The large conference room and two adjacent offices will be included.
 - Refinish of wood handrails.
- Window treatments:
 - Provide and install (10) Hunter Douglas RB Basics Single Manual Roller Shades with small fascia, in solar fabric series E-Screen (1%), in one standard *color to be picked by client from provided samples*.

Allowances (Included in Price):

- Kitchen Renovation - Includes demolition of the existing bulkhead and installation of a new drywall ceiling. Scope covers up to 13 linear feet (LF) of custom plastic laminate (P-Lam) kitchen cabinets with stone countertops, custom undermount sink, garbage disposal, kitchen faucet, and associated electrical and plumbing work. *Design and color selections to be made by the client from provided samples*
.....\$24,497
- Appliances – Allowance for kitchen appliances..... \$ 4,000
- Quarter Round Base Trim - Provide and install up to 500 LF of quarter round as base \$ 1,500
- Frosted Film Installation - Provide and install up to 480 SF of frosted film by 3M in interior glass partitions \$ 5760

Exclusions:

- Any price increases resulting from imposed tariffs or material surcharges.
- Furniture, Fixtures and Equipment (FF&E)
- Sound attenuation system in the large conference room.
- Any work not explicitly described in the scope of work above.

We are prepared to engage in the execution of your project immediately.

Please contact me with any questions you may have.

Sincerely,

Ryan Roman

Ryan Roman
Vice President

Attachments:
Pricing Summary



PROJECT NAME: Thomas Jefferson
Planning District
Office Renovation

ESTIMATE STAGE: Final
DATE: 8/28/25

CONST. START:
CONST. SUB. COMPL.:

GSF: 8,094

DIVISION	DESCRIPTION	COST	COST/GSF
DIVISION 0	PRECONSTRUCTION SERVICES	\$ -	\$ -
DIVISION 0	DESIGN	\$ -	\$ -
DIVISION 1	GENERAL REQUIREMENTS	\$ 21,038	\$ 2.60
DIVISION 2	SITE WORK AND EXISTING CONDITIONS	\$ 1,600	\$ 0.20
DIVISION 3	CONCRETE	\$ -	\$ -
DIVISION 4	MASONRY	\$ -	\$ -
DIVISION 5	METALS	\$ -	\$ -
DIVISION 6	WOODS AND PLASTICS	\$ 15,830	\$ 1.96
DIVISION 7	THERMAL AND MOISTURE PROTECTION	\$ 450	\$ 0.06
DIVISION 8	DOORS AND WINDOWS	\$ 5,760	\$ 0.71
DIVISION 9	FINISHES	\$ 102,792	\$ 12.70
DIVISION 10	SPECIALTIES	\$ -	\$ -
DIVISION 11	EQUIPMENT	\$ 4,000	\$ 0.49
DIVISION 12	FURNISHINGS	\$ 5,106	\$ 0.63
DIVISION 13	SPECIAL CONSTRUCTION	\$ -	\$ -
DIVISION 14	CONVEYING SYSTEMS	\$ -	\$ -
DIVISION 21	FIRE PROTECTION	\$ -	\$ -
DIVISION 22	PLUMBING	\$ 2,100	\$ 0.26
DIVISION 23	HVAC	\$ -	\$ -
DIVISION 26	ELECTRICAL	\$ 2,800	\$ 0.35
DIVISION 27	AUDIO VISUAL SYSTEMS	\$ -	\$ -
DIVISION 28	ELECTRONIC SAFETY AND SECURITY	\$ -	\$ -
DIVISION 40	CONTINGENCY	\$ -	\$ -
DIVISION 50	GENERAL CONDITIONS	\$ 28,622	\$ 3.54
DIVISION 75	TAXES, INSURANCES, AND BONDS	\$ 2,679	\$ 0.33
SUBTOTAL		\$ 192,777	\$ 23.82
OHP	OVERHEAD AND PROFIT	\$ 28,916	
TOTAL ESTIMATE VALUE		\$ 221,693	\$ 27.39