

# Quick KITCHEN ESTIMATES

by JLC Staff

*This good/better/best approach to unit-pricing will help keep rough kitchen estimates in the ballpark*

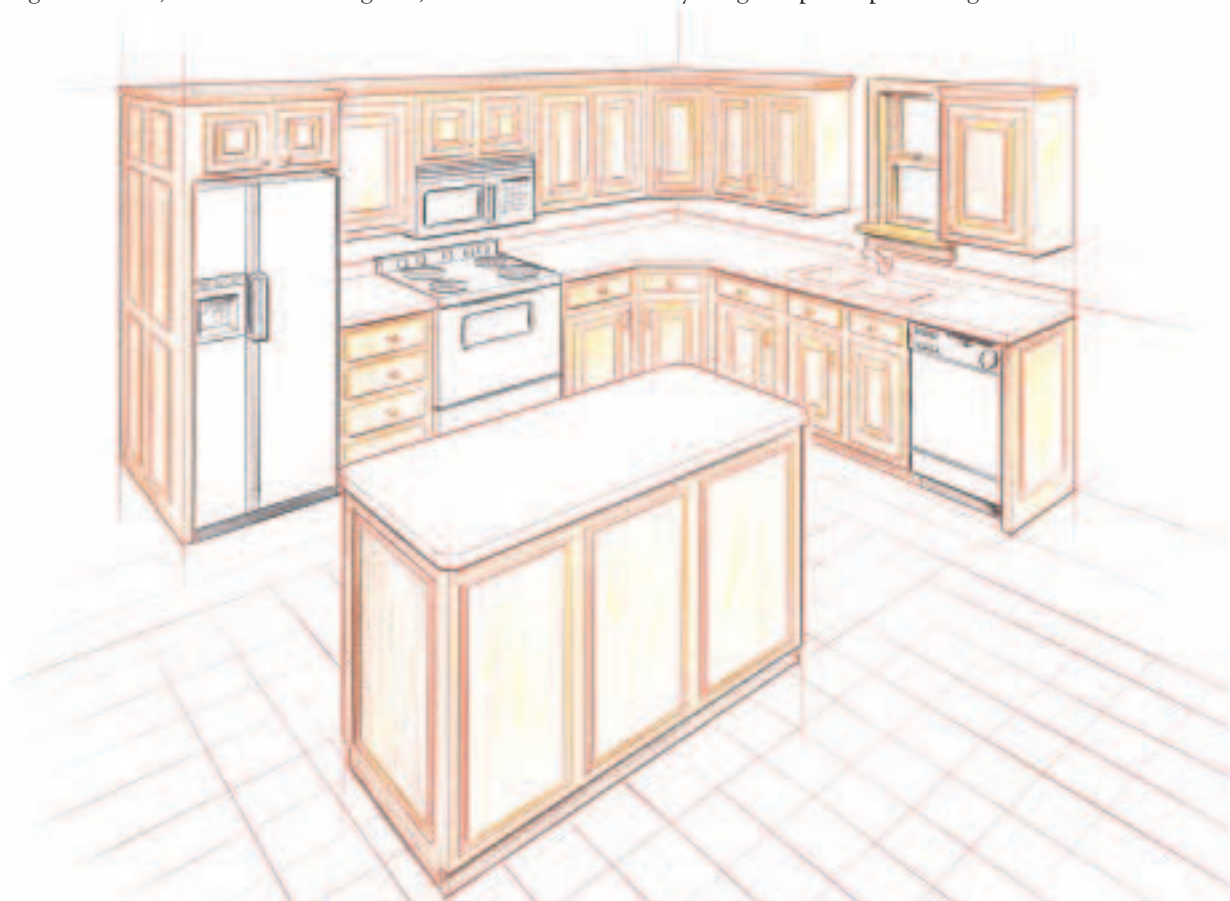
**I**n both new construction and remodeling, setting the budget for a kitchen involves selecting and pricing a long list of materials, fixtures, appliances, and accessories. Few homeowners know what it costs to build a kitchen, so most look to their contractor for guidance. But the number of unknowns in the early design stages can make it difficult to prepare a realistic price.

In the pages that follow, we've tried to address this problem using a "good/better/best" approach to pricing all of the required elements in a typical kitchen. Whenever possible, we have provided unit prices, a range of costs, or man-hour figures, which should

make it possible to come up with a ballpark price regardless of the final kitchen design.

None of the prices include demolition, framing, dry-wall, surface preparation, or flooring, since these costs will be similar to those for the same work in other rooms in the house. And remember: The material, labor, and subcontractor prices given here are rough estimates for typical kitchens. They do not take into account unique features, such as a custom island vent hood, that may add to the cost of a particular kitchen.

Finally, while the installed costs for subcontracted work include the sub's gross profit, you will need to add your gross profit percentage to the total estimate.



# Table A: Cabinets & Countertops

(All quality levels apply to both framed and frameless cabinets)

	Good	Better	Best	Luxury
<b>BASE (34½"Hx24"D)</b>				
Drawer & door	\$200	\$300	\$400	\$500
3-Drawer base	225	340	450	575
4-Drawer base	325	375	500	625
Sink/Range base	250	375	500	625
Corner base	500	750	1,000	1,250
Island/Peninsula	300	450	600	750
Revolving corner	440	650	875	1,100
<b>WALL (30"Hx12"D)</b>				
Single-door	\$100	\$150	\$200	\$1,100
Double-door	155	235	310	1,100
Half-height	140	210	275	1,100
Blind corner	50	Add 75	Add 100	Add 125
Curved corner	N/A	1,050-1,950	1,400-2,600	2,000-4,000
Sq./Diag. corner	170-395	285-595	380-790	475-900
Hood/Island hood	N/A	750-1,200	1,000-1,600	1,250-2,000
<b>SPECIALTY</b>				
Single-door pantry	\$700-\$900	\$1,050-\$1,250	\$1,400-\$1,800	\$2,000-\$3,000
Double-door pantry	1,000-1,300	1,500-1,950	2,000-2,600	2,500-4,000
Oven cabinet	440-540	650-790	875-1,075	1,000-1,500
<b>ACCESSORIES &amp; TRIM</b>				
End panel	\$70	\$100	\$135	\$175
Tall panel	150	225	300	375
Finish panel	15/SF	20/SF	25/SF	30/SF
Filler strip	15-30	20-50	25-60	50-125
Spice-rack insert	N/A	135	180	225
Knife-block insert	N/A	115	150	200
Cutting board	N/A	55	70	125
Sliding shelf/tray	N/A	100	135	170
Pull-out bins (set of 3)	N/A	150	200	250
Vent hood	75-125	125-200	200-275	275-500
<b>COUNTERTOPS (PRICE PER LINEAR FOOT, INSTALLED)</b>				
Laminate	\$20-\$25 post-formed	\$35-\$40 custom square edge	\$45-\$50 color-core	\$60-\$65 same as Better, plus custom edge
Solid surfacing	N/A	\$100 square edge	\$150-\$200 custom edge, integral sink & splash	\$200-\$300 same as Better, plus inlay
Tile	N/A	\$12-\$16 plain edge	\$16-\$24 bullnose edge, one-tile-high splash	\$24-\$36 designer tile, full height splash
Wood	N/A	\$40 wide-board maple, nominal 1-inch-thick	\$45-\$55 narrow maple, nominal 2-inch-thick	\$60-\$80 true butcher block, mixed hardwoods
Stone	N/A	\$75-\$150 sealed limestone or soapstone	\$150-\$200 marble	\$150-\$300 granite, depending on type
Stainless	N/A	N/A	N/A	\$150-\$800/depending on gauge & finish

### Good

Particle-board box, 2-mil vinyl interior & vinyl edge-banding, limited selection of melamine/wood doors/drawers, fixed shelves, few accessories, limited hardware options, stock sizes only.

### Better

Plywood/particleboard box, 4-mil vinyl/wood interior, wider selection of wood or HPDL door/drawer fronts, adjustable shelves, more accessories & hardware options, some custom sizes.

### Best

MDF/plywood box, wood veneer interior (wood edge on frameless), solid top on base, full selection of wood or laminate door/drawer fronts, adjustable shelves, full line of accessories, unlimited hardware choices (included in price), full custom sizes.

### Luxury

Same as Best, plus custom door/drawer configurations (extra drawers/no drawers), extra depth, custom heights, sliding shelves standard, custom-angled cabinets, etc.

## CABINETS AND COUNTERTOPS

Most of the money in a kitchen project goes into cabinets and countertops (see Table A at left). Note that the cost of accessories, such as pull-out drawers and storage bins, and the cost of trim (filler panels and such) need to be added to the cost of base and wall cabinets. Also, cabinet prices do not reflect contractor discounts, which will vary from vendor to vendor.

When a range of prices is provided for cabinets or countertops, use the higher price when other cabinet details are more expensive, or — for counters — when edge details or overall shape are unusual. For example, an ell-shaped top will be more expensive than a straight counter of the same linear footage. And a double-door pantry should be priced higher if the client also plans to use top-of-the-line appliances.

While the cost of specific cabinets and countertops may be higher or lower than those in Table A, the figures represent an average that will put your cost estimate in the ballpark. Your clients should choose cabinets and countertops early, however, to permit accurate pricing and adequate delivery time.

## Table B. Subcontractors

### PLUMBING (INSTALLED)

Cost	Description
\$400	Rough-in DWV (main sink)
75	DWV for second sink
175	Rough-in water supply (per sink)
150	Sink hookup (incl. faucet & shutoffs)
120	Disposer hookup
275	Dishwasher hookup
75	Icemaker hookup (includes extra piping)
200	Hydronic toe-space heater/FHA duct

### ELECTRICAL (INSTALLED)

Cost	Description
\$130	Recessed housings and trim (per fixture)
60	GFCI circuit
130	Range or Wall Oven circuit and receptacle
40	Refrigerator circuit and receptacle
55	Disposer/Dishwasher circuit and hookup
40	Microwave circuit and receptacle
40	Compactor circuit and hookup
70	Under-cabinet lighting (per fixture set)
150	Low-voltage lighting (per fixture)
25	Receptacles/switches (each)
35	3-Way switches

### PLUMBING AND ELECTRICAL

A kitchen project requires at least two subs: a plumber and an electrician. The extent of the plumber's work will depend on the number and kind of appliances and fixtures planned for the kitchen, but will almost always include installing the main sink, a garbage disposer, and a dishwasher. The electrician's work also varies, depending on the number and kind of appliances and light fixtures. At a minimum, however, the kitchen will require two outlet circuits, a circuit for each major appliance, and a circuit for general lighting.

The prices included in Table B are installed costs, including subcontractor gross profit. (As with all other pricing tables, you'll need to add your gross profit to the final estimate totals.)

# Table C: Labor to Install

## QUICK METHODS (TWO-PERSON CREW)

Hours per LF	1 hr./LF	Count appliance width if spanned by cabinets/countertop or if finished with end panel.
Percentage of Cost	20%	For Good & Better cabinets; 15% for Best and Luxury cabinets.

## DETAILED METHOD

### CABINETS

(ASSUMES TWO-PERSON CREW. INCLUDES LAYOUT, UNPACK, REMOVE/REINSTALL DOORS, LEVEL, FASTEN.)

1.0 hr./ea.	Typical base or wall cabinet; end panel
1.5 hr./ea.	Tall cabinet/panel
1.0 hr./ea.	Add for each island/peninsula cabinet

### COUNTERTOPS (HRS./LF)

(HOURS FOR TWO-PERSON CREW. INCLUDES DRY FIT, TRIM, FASTEN, CUT SINK HOLE, APPLY BACKSPLASH. SOLID SURFACING AND STONE SHOW TIME REQUIRED TO ASSIST A SUBCONTRACTOR.)

	Post Form	Custom Laminate	Wood	Solid Surfacing	Tile Prep	Stone
Straight run	0.10	0.15	0.20	0.10	0.10	0.10
Ell-shaped	0.20	0.25	0.25	0.20	0.20	0.20
U-Shaped	0.30	0.30	0.30	0.25	0.20	0.25
Island/Peninsula	0.10	0.20	0.20	0.10	0.10	0.10

### ACCESSORIES (ONE-PERSON CREW)

0.1 hr./LF	Toe-kick trim (clip-on or custom, nailed)
0.2 hr./LF	Toe-kick trim (custom, screwed and plugged)
0.5 hr./ea.	Toe-space heater cutout and grille
0.5 hr./cab.	Finish panels at island or peninsula cabinets
0.1 hr./LF	Under-cabinet lighting valance
1.0 hr./ea.	Down-draft vent (cut hole, run pipe, set cap)
0.1 hr./cab.	Apply door and drawer hardware; adjust doors and drawers
0.2 hr./LF	Soffit molding

### APPLIANCES (TWO-PERSON CREW. ASSUMES HOOKUP BY SUBCONTRACTOR.)

0.5 hr.	Slide-in Range, Refrigerator, Dishwasher, Compactor
1-1.5 hr.	Drop-in Range, Built-in Microwave, Vent Hood
2.0 hr.	Wall Oven
1-1.5 hr.	Trim Kit (oven, refrigerator, dishwasher, or compactor)

## LABOR

The installation costs in Table C begin with two quick methods for estimating labor to install a kitchen. The linear-foot method assumes a two-person crew. Increase the hours-per-linear-foot figures if your client is fussy or if the kitchen has a lot of tricky details.

The percentage method is one used by many cabinet showrooms to arrive at a quick estimate. Like the linear-foot methods, you can use the per-

centage method to come up with a very rough labor estimate, or as a check against your detailed labor estimate. Base the percentage on the cost of the cabinets and countertops only. Do not include prep or finish work, subcontractor costs, or appliances — these need to be estimated separately.

The detailed labor method shows the amount of time, on average, required for a two-person crew to install specific

items. Countertop figures assume in some cases, such as for solid surfacing and stone, that a subcontractor will fabricate and install but that the GC will almost always need to provide help with loading and unloading, touching up details, and so on. Similarly, appliance figures assume that the appropriate subcontractor will make the actual hookup but that your crew will need to assist.

# Sample Estimate

## (using Better-grade cabinets)

BASE CABINETS & COUNTERTOP					SUBCONTRACTORS		
Qty.	Description	Material	Labor		PLUMBING		
		Cost	Hr.	Cost (\$40/hr.)	Qty.	Description	Cost
1	Revolving corner	\$650	1	\$40	1	Rough DWV	\$400
2	Sink/Range	750	2	80	1	Rough water supply	175
1	3-Drawer	375	1	40	1	Sink hookup	150
2	Door/Drawer	600	2	80	1	Disposer hookup	120
3	Island/Peninsula	1,350	4	160	1	Dishwasher hookup	275
21	LF Laminate countertop, Ell	735	5.25	210	1	Toe-space heater	200
7	LF Laminate countertop, Island	245	1.4	56	Total Plumbing, installed		\$1,320
WALL CABINETS					ELECTRICAL		
1	Diagonal corner	400	1	40	7	Recessed fixtures (\$130 ea.)	\$840
2	Half-height	420	2	80	2	GFCI circuits	120
2	Single-door	300	2	80	8	Receptacles/Switches	200
2	Double-door	470	2	80	2	3-Way switches	70
TRIM					1	Range	130
					1	Refrigerator	40
1	Tall panel	225	1.5	60	2	Disposer/Dishwasher	110
1	End panel	100	1	40	1	Microwave	40
1	Finish panel (21 SF)	420	1.5	60	Total Electrical, installed		\$1,550
1	Toe-kick trim (clip-on)	(included)	2.8	112	SUMMARY		
1	Spice rack	135	N/A	N/A			
1	Cutting board	55	N/A	N/A	Description		Subtotal
1	Pull-out bins (set of 3)	150	N/A	N/A	Cabinets & countertops		\$7,580
					Labor		1,378
MISCELLANEOUS					Plumbing		1,320
15	Hardware (pulls & knobs)	(included)	1.5	60	Electrical		1,550
3	Appliances (Frig., D.W., Range)	(by others)	1.5	60	Total		\$11,828
1	Vent hood	200	1	40			
Total Cabinets, Countertop, Labor		\$7,580	34.45	\$1,378			
Labor Check: Hrs./LF Method: 28LF x 1 hr/LF x \$40/hr=\$1,120							
Percentage Method: 7,580 x20% = \$1,516							

### SAMPLE ESTIMATE

This sample estimate is for a typical kitchen (see the sketch). The material and installation costs for base and wall cabinets are determined simply by counting cabinets and applying the appropriate figures from Table A, depending on cabinet type. Don't worry about the actual width of individual cabinets — for the purposes of rough pricing, the sizes average out. (The sample assumes the use of cabi-

nets and countertops from the "Better" category in Table A.)

To find the total linear footage of countertop, count any appliance covered by the countertop (like the dishwasher) or bordered by a finish panel (as at the refrigerator). Count the length at the corner cabinet only once.

For plumbing and electrical work, count fixtures and appliances, and allow for two GFCI-protected small-appliance

circuits. The number of light fixtures, receptacles, and switches will vary, but you can make a reasonable guess based on past jobs and code requirements. ■

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