



BEN DAILEY & SON, LLC

CUSTOM HOME BUILDERS
ATLANTA, GEORGIA

CONSTRUCTION PROPOSAL

THE RESIDENCE

 Margaret Mitchell Court
Atlanta, Georgia 30327



PREPARED BY:

Ben Dailey & Son, LLC

710 Windsor Parkway

Atlanta, GA 30342

(404) 626-8856

daileytp@gmail.com

PROPOSAL DETAILS:

Date: March 10, 2026

Project: Custom Residence

Valid for: 30 Days

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1. PROJECT INTRODUCTION

Dear [REDACTED]

With years of dedication to your growing business affords your forever home. Our mission is to deliver a home where your first impression is so impactful you will never want to move. A home that is done on budget and on time. The scope of your home mirrors who we are as a builder. Our company has a long history of adhering to budget and timeframes.

We look forward to the opportunity to become a construction partner with you. Should you have any questions, feel free to call me at (404) 396-8877. On behalf of my team, we thank you for your consideration and look forward to delivering your vision.

Warm regards,



T. Patrick Dailey

3rd Generation Owner

Total Base Bid:
\$837,900

Construction
Duration: 8.5 Months

Estimated Start
Date: To Be
Determined



2. PROJECT RENDERINGS

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Left Image: Elevation View, Top Right: Overhead View, and Bottom Right: Watercolor Drawing



Image Description: Hyper Realistic Rendering

Images created with generative models and may contain errors. Please consult blueprints for exact plans.

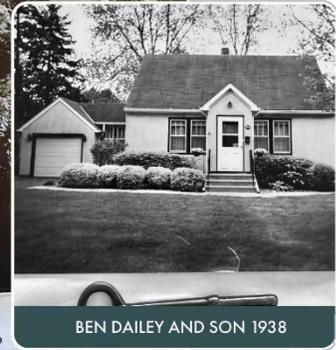


3. FIRM PROFILE

BEN DAILEY AND SON COMPANY PROFILE

My Great Grandfather originally founded Ben Dailey & Son in 1901. He was highly regarded for doing all of the trim work in the State Capital. In 1996, we recognized the need to restructure the common “cost overruns” that plagued the industry. Ben Dailey and Sons became the 1st Flat Fee Builder in Atlanta! Our unique approach virtually eliminates cost overruns and guarantees the projects to finish on time. Written estimates from subcontractors are obtained initially to ensure that the project is within your budget and finishes on time.

Flat fee building bases our fees on the time to complete the project rather than the standard practice of marking up the subcontracts’ fee 30% or more. There is no other contractor in Atlanta that will tell you his fees up front, and guarantee that project’s timely completion. With Ben Dailey and Sons, there is no additional fee if the project should run over schedule.



Testimonials

“Ben Dailey & Son did an excellent job on my bathtub re-tiling. They were on-time every day and kept me informed of progress every step of the way. The end result is fantastic.”

-Erick from 30306, GA

“Patrick and his team were always on time, very professional and clean. They worked within my budget (which was very important to me) and identified problems when they arose and fixed them before I had to ask. I would definitely use them again and highly recommend them.”

-Shannon from Atlanta, GA

“Patrick was amazing! When he came to do an estimate, he explained everything to me in detail. Then he quoted me and I ended up paying the exact price after the job was complete. He called me on the day of while I was at work to explain a couple changes. He kept me very informed. My job may have been considered small but his guys work morning until night and had my fencing completed in one day! I plan on hiring him again within the next couple months for a patio and deck extension.”

-Ashley from Atlanta, GA

Scan QR Code to Explore Past Projects



4. SCOPE OF WORK

Ben Dailey & Son, LLC shall furnish all labor, materials, equipment, and supervision necessary for the complete construction of The  Residence in accordance with the project drawings and specifications. The scope of work includes but is not limited to the following:

Site Work & Demolition

Removal of existing porch structure (443 SF); site excavation and backfill (60 CYD); survey verification and foundation layout.

Foundation & Concrete

Crawlspace encapsulation at 3-foot and 5-foot heights (1,207 SF combined); 4-inch gravel bed and concrete slab on grade (500 SF); 24-inch by 12-inch strip footings (14.42 CYD); 12-inch concrete stem walls with 4-inch brick ledge at varying heights of 2, 3, and 5 feet (29.31 CYD combined).

Masonry

8-inch CMU wall construction (1,386 SF); brick veneer exterior cladding (1,270 SF); natural stone veneer accents (61 SF); decorative brick corbels, sills, and soldier courses; stone seat wall at 1-foot-6-inch height (75 SF); brick-veneered fireplace chimney; 4-by-10 band course in brick and stone (550 SF).

Structural & Metals

5-5/8-inch and 3-5/8-inch metal stud wall framing throughout; 14-inch I-joists at 16 inches on center; 7-by-7 and 6-by-6 structural beams; 2-by-8 roof rafters (2,009 SF); 8-by-8 exterior columns; Tudor trim gable details.

Roofing & Waterproofing

Standing seam metal roofing (2,455 SF); metal standing seam cricket (179 SF); complete flashing, ridge, valley, sealant, and transition details; seamless gutters (129 LF); closed-cell spray foam insulation on all wall assemblies (approximately 3,982 SF combined).

Windows, Doors & Openings

Fourteen windows of various sizes and configurations including casement, mulled units, and gable units; fourteen doors including double-hinged glass panels, steel screen doors, and hinged interior doors; two 4-foot by 2-foot skylights; all door hardware (14 sets).

Interior Finishes

Gypsum board and moisture-resistant gypsum board on all interior walls and ceilings; vaulted ceiling construction (2,081 SF); hardwood flooring (1,150 SF); marble flooring (203 SF); 1-1/2-inch mudbed on bluestone (477 SF); wall tile (459 SF); stone countertops (72 SF); interior and exterior paint; wall base trim (295 LF); exterior soffit ceiling.

Cabinetry & Millwork

Custom closet systems (33 LF); base cabinetry (25 LF); upper cabinetry (3 LF); custom drawers (8 units); window trim (399 LF); door trim (280 LF); timber mantel; porch trim.

Specialties & Equipment

Two 42-inch Isokern fireplaces with gas log lighters; glass partition (5 LF); mirrors (2); bathroom accessories allowance; Kamado grill and 36-inch pellet grill; furniture (sofa) per plan.

Mechanical, Electrical & Plumbing

Complete HVAC system including ductwork and equipment (\$8.50/SF allowance); plumbing system including all fixtures, piping, valves, tees, and elbows (\$5.51/SF allowance); lavatories (2), water closet, shower, and shower/tub combination; complete electrical system including lighting fixtures, power outlets, wiring, and conduits (\$5.50/SF allowance); sconces (4) and smoke detectors (2).



5. COST SUMMARY

The following table summarizes the estimated cost by CSI division.

CATEGORY	SUBCATEGORY	LABOR	MATERIALS	TOTAL COST	ACTUAL	DESCRIPTION
General Conditions	Dumpsters/Waste Removal		\$2,750	\$2,750.00		5 Dumpsters
	Cleaning		\$500	\$500.00		Third party cleaning crew. This crew is trained for construction cleaning
MEP Trades	Mechanical	\$9,000	\$3,000	\$12,000.00		New HVAC system to cover 1277 sq ft of new addition
	Electrical	\$20,000	\$8,000	\$28,000.00		TBD... let's chat about this scenario and put together a quick electrical plan.
	Electrical Low Voltage					TBD
	Plumbing	\$4,000	\$500	\$4,500.00		5 fixtures in master bathroom
	Water Heater					Lets discuss... Tankless and or recirculating systems
	Gas Lines	\$3,200	\$4,000	\$7,200.00		Gas starters in fireplaces? Gas heaters in porch?
Site Work, Foundation, ETC	Construction Prep	\$1,000	\$500	\$1,500.00		Per the city of ATL tree save and erosion control
	Lot Clearing, Tree/Shrub Cut Back/Grading	\$1,000	\$5,000	\$6,000.00		TBD: NOTE need to review backyard for grading....etc.
	Foundation Footers	\$19,000	\$9,000	\$28,000.00		May require additional foundation supports
	Foundation Slab on Grade	\$11,000		\$11,000.00		Based off of 525 sq ft
	Foundation Waterproofing	\$3,000		\$3,000.00		
	Retaining Walls					Need to measure

	Stormwater Retainage System						City generally requires a stormwater system
	Bluestone	\$13,250		\$13,250.00			Materials and labor
	Back Fill	\$2,000		\$2,000.00			Possible around walls, porch etc..
Exterior	Exterior Demolition	\$8,000	\$300	\$8,300.00			
	Siding				\$3,657		
	Brick	\$40,000	\$8,400	\$48,400.00			
	Trim and Cornice	\$21,000	\$10,000	\$31,000.00			
	Exterior Doors & Hardware	\$10,000	\$30,000	\$40,000.00	\$23,467		Plug number for doors.
	New Windows				\$23,467		
	Metal Roof	\$8,000	\$2,000	\$10,000.00			Metal roof for outdoor cooking area and Cricket
	Roof	\$18,000		\$18,000.00	\$4,268		Materials and labor
	Porch	\$70,000		\$70,000.00			Plug number lets discuss all options
	Gutters	\$6,000		\$6,000.00			Half round? copper?
	Paint	\$18,000		\$18,000.00			Materials and labor
	Lighting	\$100	\$2,000	\$2,100.00			
Interior	Interior Demolition	\$5,000	\$200	\$5,200.00			
	Rough Carpentry	\$62,000	\$50,000	\$112,000.00	\$19,197		Framing only



	Insulation	\$13,000		\$13,000.00	Foam ceiling and walls
	Drywall	\$21,000		\$21,000.00	Materials and labor
	Interior Doors & Hardware				Numbers include above
	Finish Carpentry	\$15,000	\$10,000	\$25,000.00	
	Interior Painting	\$18,000		\$18,000.00	Materials and labor
	Closet Systems	\$20,000		\$20,000.00	Materials and labor
	Flooring Other	\$5,000	\$3,000	\$8,000.00	
	Interior Lighting		\$500	\$500.00	Budget
Bath	Plumbing Fixtures		\$8,000	\$8,000.00	Materials and labor
	Tub		\$4,000	\$4,000.00	
	Glass Enclosure		\$1,500	\$1,500.00	
	Tile	\$10,000	\$10,000	\$20,000.00	Budget: Materials and labor
	Vanity	\$11,000		\$11,000.00	Custom
	Countertops		\$8,000	\$8,000.00	
	Sink		\$500	\$500.00	
	Misc. Bath Accessories	\$100	\$3,000	\$3,100.00	
	Exhaust Fan	\$200	\$400	\$600.00	



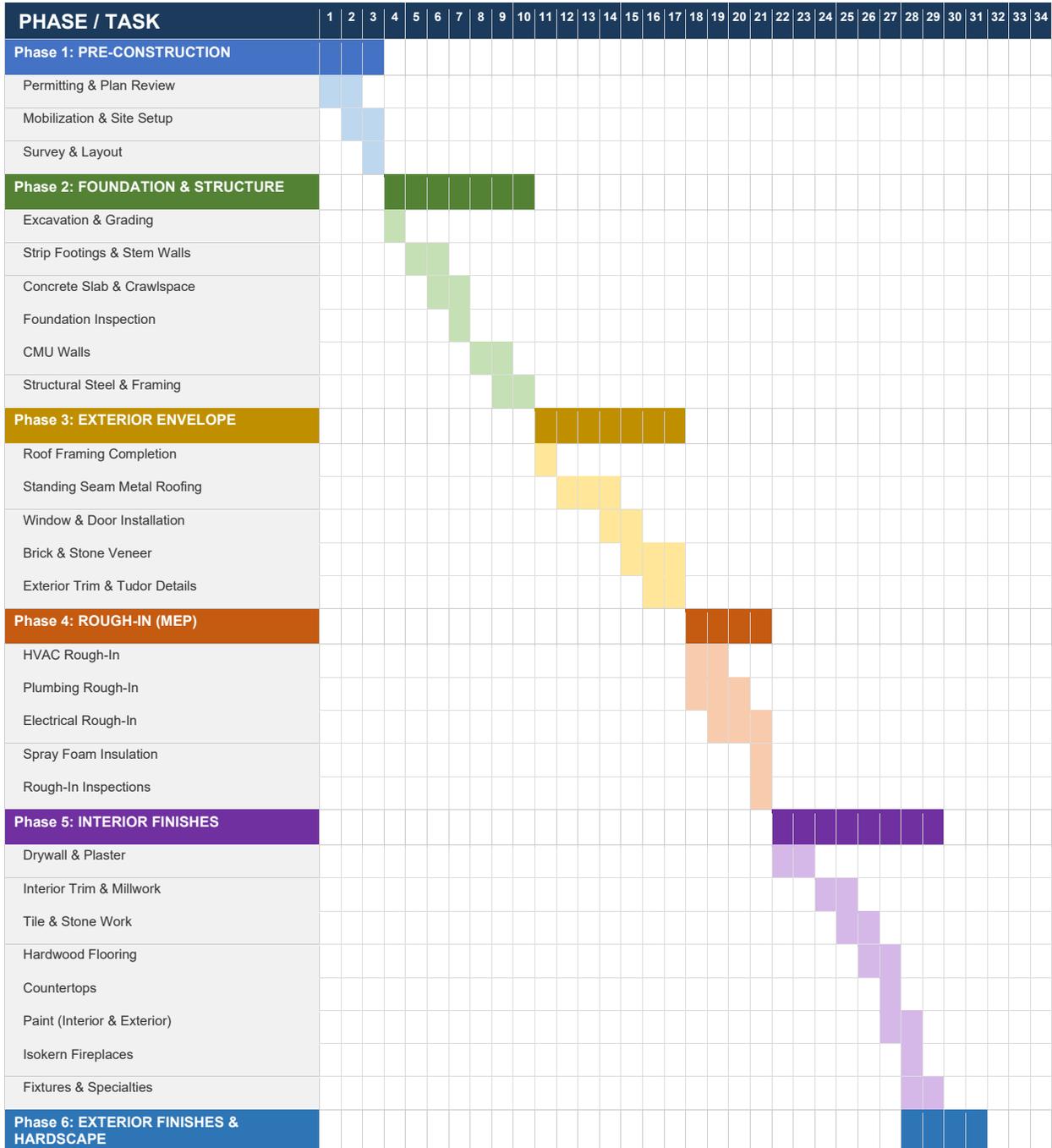
SUBTOTAL		\$465,850.00	\$185,050.00	\$650,900.00	\$74,056 .00	
Supervisory Fee				\$47,000		
Ben Dailey and Son				\$140,000		
TOTAL BASE BID				\$837,900.00		
Contingency (10%)				\$83,790.00		
Contingency Total				\$921,690.00		



6. PROJECT SCHEDULE

The project is planned for a 34-week construction duration organized across seven phases. The schedule assumes timely permit issuance, no unforeseen site conditions, standard weather allowances, and timely owner decisions on selections and change orders.

4.1 Gantt Chart Overview



4.2	Plumbing Rough-In	Wk 18-20	Supply/drain/vent piping, fixture rough-ins (1,995 SF allowance)
4.3	Electrical Rough-In	Wk 19-21	Wiring, panels, boxes, conduit (1,995 SF allowance)
4.4	Spray Foam Insulation	Wk 21	Closed-cell spray foam all walls (~3,982 SF combined)
4.5	Rough-In Inspections	Wk 21	Mechanical, plumbing, electrical, insulation inspections
PHASE 5: INTERIOR FINISHES (Weeks 22-29 8 Weeks)			
5.1	Drywall & Plaster	Wk 22-23	Gypsum board, MR board, vaulted ceilings (2,081 SF), taping & finish
5.2	Interior Trim & Millwork	Wk 24-25	Wall base, closets (33 LF), cabinetry (25 LF base + uppers), drawers
5.3	Tile & Stone Work	Wk 25-26	Wall tile (459 SF), marble flooring (203 SF), mudbed on bluestone (477 SF)
5.4	Hardwood Flooring	Wk 26-27	Hardwood floor installation (1,150 SF), sand & finish
5.5	Countertops	Wk 27	Stone countertop fabrication & install (72 SF)
5.6	Paint (Interior & Exterior)	Wk 27-28	Wall paint (4,233 SF), exterior paint (107 SF)
5.7	Isokern Fireplaces	Wk 28	Two 42" Isokern fireplaces with gas log lighters
5.8	Fixtures & Specialties	Wk 28-29	Plumbing fixtures, lighting, sconces, smoke detectors, mirrors, accessories
PHASE 6: EXTERIOR FINISHES & HARDSCAPE (Weeks 28-31 4 Weeks)			
6.1	Screen Porch Construction	Wk 28-29	12" screen porch walls @18' (241 SF), steel screen doors
6.2	Bluestone Walkway & Steps	Wk 29-30	Bluestone walkway (674 SF), stone steps (15 SF)
6.3	Outdoor Kitchen / Grills	Wk 30	Kamado grill, 36" pellet grill installation
6.4	Landscaping & Planting	Wk 30-31	Planting areas (148 SF), stone seat wall (75 SF), final grading
PHASE 7: PUNCH LIST & CLOSEOUT (Weeks 32-34 3 Weeks)			
7.1	Punch List Walk-Through	Wk 32	Owner/contractor joint inspection, deficiency list
7.2	Punch List Completion	Wk 32-33	All corrections, touch-ups, adjustments
7.3	Final Inspections	Wk 33	Final building inspection, Certificate of Occupancy
7.4	Final Cleaning & Turnover	Wk 33-34	Construction clean, O&M manuals, warranty documents, keys
7.5	Furniture Delivery	Wk 34	Sofa and furnishing placement per plan



7. PAYMENT SCHEDULE

We base our fees on the time to complete a project and nothing else. Whether you purchase affordable or high-end materials for your project, you will never be charged additional markup. This transparent approach saves you as much as 30% compared to other contractors' pricing model. We tell you our fees upfront, and guarantee the project's timely completion (there is no additional fee if the project should run over schedule). We will never ask for money upfront, and only bill when specific phases of the project are complete.



8. TERMS & CONDITIONS

6.1 Proposal Validity

This proposal is valid for ninety (90) calendar days from the date of issue. Note: pricing is subject to material cost fluctuations beyond this period.

6.2 Change Orders

Any modifications to the scope of work, materials, or specifications shall be documented through a written Change Order signed by both parties prior to the work being performed. Change orders will include a detailed cost breakdown with a markup of twenty percent (20%) for overhead and profit, consistent with the base bid.

6.3 Allowances

The HVAC, plumbing system, and electrical system costs are included as allowances based on square footage rates. Final costs will be reconciled against actual subcontractor proposals. Any difference (over or under) will be addressed via change order.

6.4 Exclusions

Unless specifically noted in this proposal, the following items are excluded from the base bid: architectural and engineering design fees; land acquisition costs; surveying beyond verification of existing survey; utility connection fees and impact fees; performance and payment bonds (available upon request at additional cost); landscaping beyond the planting areas specified; appliances not listed; window treatments, artwork, and decorative accessories; furniture beyond the sofa specified; and any work not specifically described in the scope of work.

6.5 Warranties

Ben Dailey & Son, LLC warrants all workmanship for a period of one (1) year from the date of substantial completion. Manufacturer warranties for materials, equipment, and systems shall be passed through to the Owner. Structural elements are warranted for ten (10) years.

6.6 Insurance

The Contractor shall maintain general liability insurance of no less than \$1,000,000 per occurrence and \$2,000,000 aggregate, workers compensation insurance as required by the State of Georgia, and builder's risk insurance for the full value of the project during construction.

6.7 Dispute Resolution

Any disputes arising from this contract shall first be addressed through good-faith negotiation. If unresolved, the parties agree to binding mediation in Fulton County, Georgia, under the rules of the American Arbitration Association.



9. Testimonials

"Patrick was amazing! When he came to do an estimate, he explained everything to me in detail. Then he quoted me and I ended up paying the exact price after the job was complete. He called me on the day of while I was at work to explain a couple changes. He kept me very informed. My job may have been considered small but his guys work morning until night and had my fencing completed in one day! I plan on hiring him again within the next couple months for a patio and deck extension."

-Ashley from Atlanta, GA

"Professional, trustworthy and neat work"

-Leigh from Atlanta, GA

"Patrick performed an outstanding service at our office. Our office is a rented suite and the care that is needed to perform re-construction, demolition in a rented suite can only be told by an office renter. Him and his team performed very well. A few noteworthy points: 1. ALWAYS came on time - I think punctuality is one of the strongest points for Patrick (Ben) and his team 2. Courteous - always followed up on any work and made sure we were all comfortable. 3. Great Workmanship - his team had excellent people and we got the job done very efficiently 4. Cutthroat prices - I do not believe anyone on the market can deliver a more efficiently done job in the time frame and cost that Patrick gave us. I am very happy with his work and in fact his final invoice was much lower than the estimate he gave before (NOTE to New customers: Do not get startled or annoyed by the initial estimates, as I have come to know they are only estimates and there is a lot more to be said about workmanship and efficiency than just numbers) - Imagine an electrical outlet broken up by workers and then management billing the tenants or worse yet, imagine it causing electrical surges on computers or a water line broke, causing havoc. I would highly recommend Patrick and his team and hope to stay in touch for all our future work. Great Job Patrick! Thank you"

-Jay from Atlanta, GA

"Patrick and his team were always on time, very professional and clean. They worked within my budget (which was very important to me) and identified problems when they arose and fixed them before I had to ask. I would definitely use them again and highly recommend them."

-Shannon from Atlanta, GA

"He was great - arrived on time for the quotation, for the work, kept us informed on everything, completed in time, cleaned up well, and in addition, very friendly. Very unusual to get a contractor this punctual!"

-Doron from Atlanta, GA

“Ben Dailey & Son did an excellent job on my bathtub re-tiling. They were on-time every day and kept me informed of progress every step of the way. The end result is fantastic.”

-Erick from 30306, GA

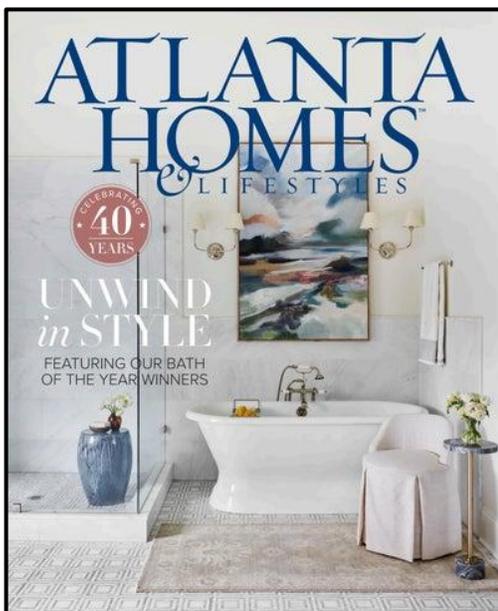
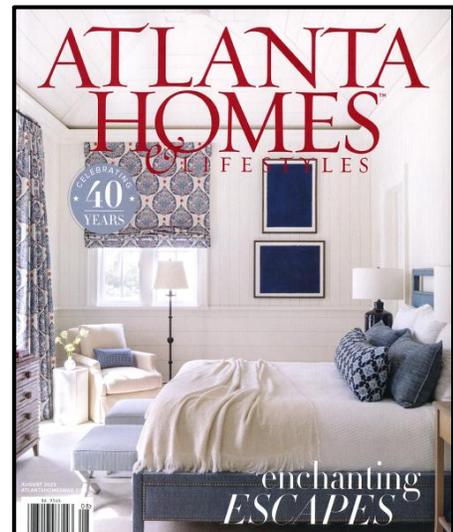
“Patrick was wonderful to work with! He showed up on time and was very flexible with our additional requests. His crew did an excellent job on my shed! I couldn't be happier. He admitted that he went over budget but honored his original estimate! I would recommend Ben Dailey & Son to anyone. We are discussing other home improvement projects already. Thanks Patrick!”

-Peter from Atlanta, GA

“Did a great job. Highly recommend!”

-Colby from Atlanta, GA

Past Projects



10. ACCEPTANCE & SIGNATURES

By signing below, both parties agree to the terms, conditions, scope of work, cost, and schedule set forth in this Construction Proposal for 

CONTRACTOR:

Ben Dailey & Son, LLC

Printed Name & Title

Signature

Date

OWNER:

 **Residence**

Printed Name & Title

Signature

Date