

TIMBER CREEK CONSTRUCTION L. L. C.

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TIMBER CREEK CONSTRUCTION

Mark of Excellence

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PROPOSAL

Project #1912678

TO: Jane Smith

RE: Room Addition

FOR: Jane Smith

AT: 1234 7th St. Timbuktu, KS 67156

Timber Creek Construction L.L.C., proposes to furnish all labor, services, equipment, and material to complete the following work:

PROJECT OVERVIEW:

Build a 14' x 14' laundry / sewing room on the south east corner of the home. Remove a portion of the existing concrete patio and sidewalk as needed. Pour new concrete patio, sidewalk and steps at new entry of addition. Make misc. repairs to exterior window and door trim.

01 SITEWORK

01.02 Excavation

Remove vegetation from where addition is to be located extending further east for new concrete patio and sidewalk. Store dirt on site for backfilling. Spread or remove any remaining unused dirt after all backfilling is complete.

\$240.00

01.03 Trenching

Dig 16" x 36" ditch for concrete foundation on west and south sides of new addition.

\$441.60

01.04 Landscaping

Backfill around the perimeter of the new foundation with dirt piled on site from excavation and trenching. Rough graded only, no landscaping or seeding included.

\$140.00

Section Total \$821.60

02 FOUNDATION / CONCRETE

02.01 Demolition

Cut and remove existing concrete slab from area where addition is to be located.

\$800.00

02.02 Footing

Pour 16" x 8" steel reinforced bank formed concrete footing.

\$432.00

02.03 Foundation wall

Form and pour 8" x 36" steel reinforced concrete foundation walls.

\$1,232.00

02.07 Patio

Form and pour new wire mesh reinforced concrete patio south of existing concrete and east of new addition.
Form and pour steel reinforced concrete steps and landing at new entry door on the south side of the addition.

\$720.00

Section Total \$3,184.00

03 FRAMING**03.01 Demolition**

Remove framing from around window in existing south wall of office as needed for a door opening into the addition. Remove existing boxing from south and east walls down to studs. Remove roof sheathing as needed to connect new construction.

\$65.92

03.02 Floor

Install treated 2x6 sill plate, standard 2x12 rim joist and 2x12 floor joists 16" on center. Glue and nail ¾" tongue and groove subfloor over the floor joists.

\$1,478.40

03.03 Walls

Build exterior 2x4 walls to match the height of the existing walls. Wall construction will be single 2x4 bottom plate, double 2x4 top plates and studs 16" on center. Frame wall where window was removed as needed for new door opening. Fasten 7/16" wafer board to the exterior of stud wall.

\$1,090.56

03.04 Roof

Install 2x6 rafters to existing roof framing and new walls, match existing overhangs. Install 7/16" wafer board sheathing to the top of new rafters.

\$1,690.56

03.05 Ceilings

Install 2x6 ceiling joists 16" on center for ceiling of addition. Build a 2x4 framed soffit above location of tall and wall cabinetry.

\$672.00

Section Total \$4,997.44

04 EXTERIOR WALLS**04.01 Demolition**

Remove siding from south and east wall of the back of the house as needed for addition.

\$428.80

Remove damaged and rotten trim from windows, overhead garage door, two entry doors and gable vents.

\$188.00

04.04 Wood / hardboard siding

Install fiber cement siding to walls of the addition and to the existing south walls of house as needed to blend, match size and style as close as possible. Install vinyl brick molding to windows and door in addition.

\$2,801.28

Install vinyl brick molding to existing windows, overhead garage door, two entry doors and gable vents where damaged and rotten trim was removed.

\$996.40

04.07 Painting

Caulk prime and paint new siding and any remaining siding on south wall to blend. Match existing color as close as possible. Caulk new vinyl brick molding at windows, doors and vents.

\$2,526.72

Section Total \$6,941.20

05 ROOFING

05.01 Demolition

Remove shingles from the east slope of the roof where the addition is going as needed for new roof framing. Remove guttering and downspouts as needed for addition. Remove fascia and soffit from south gables and east eave. Salvage guttering, fascia and soffit if possible, for use in blending with existing.

\$304.00

05.02 Shingles

Install new dimensional shingles to the roof of the addition. Match the existing shingles on the house as close as possible. Install all necessary metal flashings and trims.

\$1,766.40

05.06 Soffit / Fascia

Install vinyl soffit and aluminum wrapped wood fascia to addition, matching existing as close as possible.

\$776.80

05.07 Gutter / downspouts

Install new seamless guttering and downspouts to east eave of new addition.

\$264.00

Section Total \$3,111.20

06 INSULATION

06.01 Demolition

Remove insulation from existing outside walls that will be inside once addition is built.

\$74.24

06.02 Ceiling

Install R-30 fiberglass blown in insulation in ceiling of addition.

\$537.60

06.03 Wall

Install R-19 fiberglass batt insulation in walls. Insulate around the perimeter of the windows and new entry door in addition with minimal expanding foam and foil tape.

\$440.00

Section Total \$1,051.84

07 DOORS & WINDOWS

07.01 Demolition

Remove two existing windows, salvage both for reuse.

\$64.00

07.02 Entrance

Install a new Pella insulated pre-finished steel entry door with raised panels in lower portion and glass in the upper portion, in east wall of new addition.

\$1,040.00

07.05 Interior

Install a new 3'-0"x6'-8" hollow core, pre hung wood door in new opening between office and new room.

\$208.00

07.06 Hardware

Install medium grade passage lockset to new interior door, install new entry lock and deadbolt to new entry door and install a new entry lock set to existing east entry door.

\$584.00

07.07 Windows

Install one (1) new Anderson standard size window (approximately 2'x4', match existing style and color as close as possible) and two (2) salvaged windows in addition.

\$992.00

Section Total \$2,888.00

08 WALLS & CEILINGS**08.01 Demolition**

Cut and remove sheetrock from existing south wall of office as needed to make a new door opening into addition.

\$64.00

08.02 Sheetrock walls

Install new sheetrock to south wall of office around new door opening, east wall of bathroom where window was removed and to walls of addition. Install sheetrock to enclosed soffit area above cabinets.

\$1,140.00

08.03 Sheetrock ceilings

Install new sheetrock to ceiling of addition

\$420.00

08.04 Texture

Apply drywall tape and compound to joints and fasteners of new sheetrock on walls, ceiling and cabinet soffit, match existing wall and ceiling finish, walls ready for paint.

\$918.40

08.06 Tile

Install 16 square feet of basic 4"x4" ceramic tile and 2' of bullnose border to the west wall above the cabinets (allowance for tile is \$250.00)

\$587.20

Section Total \$3,129.60

09 MILLWORK**09.01 Demolition**

Remove existing base from south wall in office. Remove casing from window in office and window in bathroom. Salvage base and casing for reuse.

\$48.00

09.02 Base

Install salvaged wood base to south wall in existing office. Install new wood base in addition, match style and wood of existing base as close as possible.

\$272.64

09.03 Casing

Install new wood casing to new and salvaged windows and to new doors.

\$352.00

Section Total \$672.64

10 CABINETRY**10.04 Special cabinets**

Install new Bridgewood Custom Cabinetry brand, Advantage series cabinets on the west wall in the new addition, 7' of base, 7' of wall and 2' of tall cabinets as per drawing and cabinet list.

\$4,160.00

10.05 Countertops

Install 14 square feet of plastic laminate countertop with ½" beveled oak edge stained to match stained woodwork.

\$896.00

10.06 Hardware

Install new cabinet hardware to doors and drawers of cabinets (allowance for 16 knobs or pulls at \$10.00 each).

\$307.20

10.07 Closets

Build and install two (2) Melamine shelves with an oak front stile on west wall of new addition, one (1) narrow shelf just above the washer and dryer and one (1) 12" wide shelf located higher. Install a wood closet rod in closet where washer and dryer are currently located.

\$192.00

Section Total \$5,555.20

11 INTERIOR FINISH**11.02 Painting**

Prime and paint walls in addition including wall of office where door opening is made and in bathroom where widow was removed, match and blend existing colors and sheens where repairs are done.

\$1,960.00

11.03 Stain / finish

Sand, stain, fill and finish wood trim, wood shelf edges, new wood interior door and new wood window.

\$1,276.80

Section Total \$3,236.80

12 FLOOR COVERING**12.03 Vinyl**

Install wood underlayment and medium quality sheet vinyl in addition (allowance for vinyl is 250 square feet @ \$1.80 per square foot \$450.00).

\$1,372.00

Section Total \$1,372.00

13 PLUMBING

13.01 Demolition

Disconnect and remove existing pipes and valves from existing washing machine location as needed to relocate to new location.

\$108.00

13.02 Piping

Install supply and drain piping to connect existing piping to new sink and new washer location.

\$444.00

13.03 Fixtures

Install new 33"x22" Swanstone brand composite single bowl drop in sink and a chrome American Standard pull down faucet in new countertop in addition (sink allowance is \$250.00, faucet allowance is \$160.00). Install built in wall washing machine valve box at new washer location.

\$960.00

Section Total \$1,512.00

14 HEATING & AIR CONDITIONING**14.01 Demolition**

Disconnect and/or remove existing ductwork as needed to connect new HVAC ductwork.

\$64.00

14.02 Ductwork

Connect new insulated flexible HVAC ductwork and/or salvaged ductwork to existing ductwork and install and/or reroute into addition.

\$796.00

14.04 Condenser

Disconnect, relocate and reconnect the existing AC condenser to the east of the new construction to be set on existing concrete slab that is to remain.

\$640.00

Section Total \$1,500.00

15 ELECTRICAL**15.01 Demolition**

Remove existing wiring and/or electrical receptacles, switches and fixtures to allow for opening to addition.

\$134.51

15.02 Wiring

Run wiring as needed to connect existing electrical circuits to new receptacles, switches and fixtures.

\$584.00

15.03 Receptacles

Install eleven (11) new receptacles; eight (8) duplex, one (1) GFCI, one (1) dryer and one (1) exterior.

\$647.36

15.04 Switches

Install three (3) new single pole switches; one (1) for the surface mounted ceiling fixtures in the addition, one (1) for low voltage work lights over the countertop and one (1) for the new outside light. Install two (2) 3-way switches for the light fixture on the ceiling fan.

\$260.32

15.11 Fixtures

Install ceiling fan with light fixture to ceiling of addition (fixture allowance \$175.00). Install LED strip lighting to bottom of wall cabinets or shelving (fixture allowance 12' of double strip \$175.00). Install four (4) surface mounted 2 bulb 4' fluorescent fixtures on ceiling (fixture allowance \$70.00 each, total \$300.00). Install a new surface wall mounted exterior light fixture on east wall of addition (fixture allowance \$65).

\$1,368.00

15.12 Electrical service

Disconnect, relocate and reconnect the existing electrical service, AC disconnect as needed to make clearance for new construction.

\$1,120.00

Section Total \$4,114.19**17 SPECIALTIES****17.01 Demolition**

Remove existing dryer vent and duct as needed for relocation of dryer.

\$25.60

17.04 Appliances

Install dryer vent and duct for relocated dryer. Remove existing clothes washer and dryer and relocate them into new addition. Remove and reinstall existing wood casing and jamb from existing washer dryer closet to allow for removal of appliances.

\$201.44

17.07 Rental / special equipment

Use of skid loader and mini excavator for removal of concrete and dirt work.

\$768.00

17.08 Travel / boarding

Traveling to and from the project and boarding as needed for the duration of the project.

\$4,448.00

17.10 Clean up

Keep job site clean and construction material organized during project as needed to maintain a safe and orderly work area. Remove all demolition and construction debris and excess construction material from premises as needed and at completion of project.

\$1,120.00

17.12 Temporary utilities

Electricity will be provided for the duration of construction project by allowing Contractor to plug in 110-volt electrical cords as needed to operate power tools and/or provide power to job trailers.

Provided by Customer

17.13 Permits

As required by the City of Timbuktu.

\$120.00

17.14 Design/Project Consultation

Provide design insight and consultation. Prepare paperwork as needed for comprehensive detailed communication.

\$672.00

Section Total \$7,355.04

Proposal Subtotal \$51,442.75

Sales Tax on material \$2,051.45

FOR THE SUM OF: Fifty-Three Thousand Four Hundred Ninety-Four Dollars and Twenty Cents **(\$53,494.20)**

PAYABLE: Customer will pay Contractor **\$672.00** upon acceptance of proposal, 10% **(\$5,027.08)** prior to starting the project and the balance **(\$47,795.12)** in weekly progress payments.

This proposal expires 12:00 PM on October 01, 2019

TIMBER CREEK CONSTRUCTION L.L.C.

By: Mark Eastman, Timber Creek Construction LLC

Date: September 01, 2019

By: **Jane Smith**
(Please sign and return one copy upon accepting this proposal)

Date: **September 01, 2019**

Time for Completion of Work: Contractor shall complete the project Forty **(40)** working days after commencement of work, commencement date shall be determined after execution of this agreement.