



14665 Buchanan St. NE #4 • Ham Lake, MN 55304 • Phone: 763-270-5058

Ed Dropps
Phone: 763-238-0696

Job Address:
523 Beaumont St.
St. Paul, MN 55130

Print Date: 12-9-2022

Estimate

Thank you for the opportunity to provide you with this proposal!

We have partnered with **Venture** so a portion of the proceeds are building safe-houses for children in Nepal who have been rescued from trafficking.

Thank you for making a difference!

Please review below and let us know if you have any questions or concerns.

Description	Price
Obtain building permit	\$1,600.00
Replace front and side metal doors and primed wood jambs Replace door to basement	\$1,700.00
Pressure wash metal siding, soffit and fascia	\$675.00
Paint walls, ceilings, trim and doors in main level and upper level up to (2) colors	\$7,040.00
Install luxury vinyl plank flooring in main level porch, kitchen, bath and upper level bath (\$4 per sq. ft. LVP allowance) Note: Any unforeseen floor prep will be an additional cost	\$4,150.00
Install carpet and pad in main level living room, dining room, bedroom, stairs, upper level bedrooms and hall (\$23 per sq. yd. allowance)	\$5,040.00
Repair sheetrock where needed Acoustic texture ceilings on main level and upper level	\$3,510.00
Remove discolored non structural material in lower level and haul away Repair sheetrock ceiling in lower level laundry	\$1,350.00

Treat with antimicrobial	
Install modular prefinished cabinets in kitchen 16' of 30" uppers and 10.5' of 36" lowers	\$6,625.00
Install stainless steel Whirlpool range	\$2,150.00
Install stainless steel Whirlpool microwave/hood	\$465.00
Install stainless steel Whirlpool dishwasher	\$950.00
Install stainless steel undermount sink and faucet	\$585.00
Install up to 32 sq. ft. of level 1 granite countertops (standard eased edge installation with (1) sink cut out; no backsplash or side splash included)	\$2,750.00
Install backsplash tile in kitchen (standard stacked or offset installation) (\$4 per sq. ft. tile allowance)	\$1,250.00
Install 2' prefinished vanity with cultured marble top, sink and Delta faucet in main level bath	\$1,445.00
Install vanity light in main level bath	\$100.00
Install white round toilet in main level bath	\$400.00
Install 4' tub with acrylic surround and tub/shower faucet in main level bath	\$2,180.00
Install 2' prefinished vanity with cultured marble top, sink and faucet in upper level bath	\$1,445.00
Install (11) primed interior prehung doors and jambs with nickel door knobs Install primed trim for doors	\$4,700.00
Obtain electrical permit Upgrade electrical 100 panel Repair any unsafe wiring in home Install (8) box extensions on outlet boxes in wood paneling	\$9,150.00
Install vanity light in upper level bath	\$100.00
Install (1) flush light in main level bedroom Install (1) flush light in upper level bedroom Install (1) flush light in upper level bedroom #2 Install (1) flush light in upper level hall	\$1,040.00

Install (10) surface mount lights	
Install (2) exterior lights	
Install (6) keyless lights	
Replace (18) supply/return vent covers	\$935.00
Change furnace filter	
Install (4) smoke and (2) CO detectors	\$260.00
Replace all switch covers	\$180.00
Obtain plumbing permit	\$3,210.00
Repair up to (5) plumbing leaks	
Replace 40 gallon standard vent water heater	
Install (4) GFCI outlets in kitchen	\$1,315.00
Install (2) GFCI outlets in bath	
Scrape and paint foundation (1) white color on house and garage foundation	\$2,215.00
Repair any rotted, damaged wood	\$4,650.00
Scrape and paint eaves and soffits (1) white color	
Replace (4) vinyl window units on garage	
Replace (2) vinyl window units; (1) rear and (1) large left side	\$3,985.00
Replace damaged screens on (2) windows on house	\$1,210.00
Replace (2) storm doors on house	
Scrape and paint (1) color damaged siding on house and garage	\$6,900.00
Install plinth blocks as needed under posts in basement and ensure adequate footing for load imposed	\$2,680.00
Install house numbers	\$100.00
Move and install frost free spigot	\$985.00
Tuck point interior/exterior of foundation as necessary	\$3,500.00
Install handrails and guardrails in lower level	\$650.00
Sales clean	\$350.00

OPTIONAL:	\$15,555.00
Remove and replace roofing with 30 yr. architectural shingles on house and garage	
Obtain necessary gas fitting permit	\$750.00
Install shut off valve, connector and gas piping for the range	

Total Price: \$109,830.00

The final estimated price reflects the entirety of the work. Alterations may change individual pricing. Quotes are subject to change after 15 days.

*** DUE TO COVID19 MATERIAL AND/OR LABOR CHARGES MAY BE SUBJECT TO CHANGE ***

Upon approval we request a non-refundable security deposit of 5% of your total project invoice.

At the time of your initial pre-construction project meeting a 30% down payment of your entire project invoice will be due to cover the order of materials, any permit and inspection fees, and the start of labor on your project.

The remaining balance of your total project invoice will be due upon completion of your project. Completion of your project is reviewed by you and a member of our Project Team, and agreed upon with a final walk through and/or project scope review call.

Signed and approved change orders during project implementation are due at the time of approval.

If your total project invoice exceeds \$10,000, Solid Rock Construction reserves the right to request an additional progress payment during project implementation. This additional progress payment would change the overall terms of the project agreement as follows:

5% security deposit due within 5 days of proposal approval

30% down payment due at the time of your pre-construction project meeting

30% first progress payment

30% second progress payment

5% or remaining balance due at agreed upon project completion

Any of these payments can be made via the online ACH payment option provided through our BuilderTrend system, a check can be placed in the mail, or a credit card processing option can be enabled upon request for an additional 3% fee.**

CUSTOMER SERVICE COMMITMENT: Our goal for your job is to provide the best customer experience possible from our professional, friendly, and courteous staff by doing things right the first time while respecting your home and property. We will also help you, the customer, feel part of the process with regular updates and excellent communication. Solid Rock Construction strives for excellence in all we do, however, construction is not a perfect process. If for some reasons our excellence does not meet your expectations, we still reserve the right to require full payment.

The customer assumes responsibility of any and all exterior damages to, but not limited to anything subsurface, fiber optics,

utility lines, driving surfaces, pavement, curbing, landscaping, sprinkler systems, grass, etc. that may occur as a result of heavy equipment, material deliveries, construction vehicles, dumpsters, chemicals, excavation, etc.

Customer assumes all risk and warranty associated with any materials and/or labor that is not within our scope of work and/or any work done by Solid Rock Construction whereas any part(s) are started or completed by someone other than Solid Rock Construction.

I confirm that my action here represents my electronic signature.

Signature: _____

Date: _____

Print Name: _____