



Company Info

Company Name:	JBF Real Property
Contact:	James Keating
Phone:	940 535 8118

Renovation Estimate

Property Address:	1143 Woodbridge St, St. Paul, MN		
Date:	4/22/2019		
PM:	James Keating		
		Total Contract Amount	\$89,558.00
		DAY TO COMPLETE	75

Property Details

Lot Dimensions		Property Notes	
Square Ft. Incl. Basement :			
Square Ft. Detached Garage:			
Bed/Bath			
Year Built:			
Lock Box Code			
Utility Status	Please confirm all utility status.	Off/On	UTILITY COMPANY
Gas		OFF	
Electric		ON	
Water		OFF	

PERMITTING

PERMIT REQUIRED	Does this Job require a permit YES/NO	YES
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HOA

IS THERE AN HOA	NO	HOA INFO
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EXTERIOR

Necessary Repairs	Unit	QTY	MATERIAL	LABOR	Price
Landscaping	1	1.00	\$0.00	\$2,000.00	\$ 2,000.00
Power Washing	SQ FT			\$0.25	\$ -
Chimney Repair	Concrete/Brick Repair	1.00	\$250.00	\$500.00	\$ 750.00
Siding					\$ -
Exterior Railings					\$ -
Gutters/ Downspouts					\$ -
Railings & Steps					\$ -
Roofing List total Squares	SQ FT				\$ -
Deck					\$ -
Landscaping for slope work	Dirt	3.00	\$50.00	\$100.00	\$ 450.00
Removal of brick landscaping	Bricks	1.00	\$15.00	\$290.00	\$ 305.00
Demo	Demo Rear Deck and replace with structure similar to existing. Same size and steps - to include permit and drawings.	1.00	\$4,000.00	\$4,000.00	\$ 8,000.00
Windows	Plywood removal and fills holes from screws	23.00	\$5.00	\$30.00	\$ 805.00
Window Treatments (Removal and Replacement)	Window Wraps after plywood is removed	12.00	\$30.00	\$175.00	\$ 2,460.00
Garage Door Opener					\$ -
Garage Door					\$ -
Misc.	Numbers on house	1.00	\$60.00	\$90.00	\$ 150.00
Misc.	Facia replacement/install on garage	88.00	\$2.50	\$6.00	\$ 748.00

MECHANICALS and APPLIANCES

MECHANICALS	Unit	QTY	MATERIAL	LABOR	Price
New Electrical Panel					\$ -
Re-wire Home					\$ -
Plumbing					\$ -
Septic System					\$ -
Well					\$ -
Water Heater					\$ -
Thermostat					\$ -
HVAC Vents					\$ -
HVAC					\$ -
HVAC INSPECTION					\$ -

Appliances Must list Brand, color & model #'s	Appliance Package - Top/bottom Fridge, Gas Range (smooth top - island ranges are more expensive), and Microwave. (SS Package)	1.00	\$2,500.00		\$ 2,500.00
PAINT AND PREP					
Paint	Unit	QTY	MATERIAL	LABOR	Price
Exterior Paint List SF					\$ -
Interior Paint -- List SF (WHOLE HOME SQ FT not WALL SQ FT)	SQ FT SW Olympus White or SW Summit Grey (3 tone)	1,400.00	\$1.95	\$0.05	\$ 2,800.00
Paint Prep (Including additional priming if needed)	Paint Fascia on exterior of garage	1.00	\$110.00	\$475.00	\$ 585.00
Drywall Repair	SQ FT				\$ -
FLOORING					
Flooring	Unit	QTY	MATERIAL	LABOR	Price
Hardwood Refinish	Per SQ FT		\$0.00	\$3.50	\$ -
Vinyl Sheet List SF	Grey Wood Grain Style Sheet				\$ -
Floor Tile Kitchen and Bathroom	SQ FT: Mare Bianco 12 in. x 24 in. Glazed Polished Porcelain Floor MSI				\$ -
Vinly Plank List SQ	Grey Wood Grain Style Plank				\$ -
Carpet in Bedrooms, Hallways, and family/living room. Incl 10% waste	Simple Grey Color 25oz 6LB Padding	1000.00	\$1.00	\$1.00	\$ 2,000.00
Manufactured Hardwood Pre-Stained	SQ FT				\$ -
CLEANING and PRESERVATION					
Misc.	UNIT	QTY	MATERIAL	LABOR	PRICE
Light Bulbs					\$0.00
Cover Plates					\$ -
Smoke Detector	Smoke Detector	6.00	\$25.00	\$30.00	\$ 330.00
Carbon MONOXIDE Detector	CO Dets	3.00	\$75.00	\$30.00	\$ 315.00
Trash Out	25 cubic yards-matresses,DVD-TV's	1.00	\$600.00	\$1,200.00	\$ 1,800.00
Final Clean	Final Clean	1.00	\$0.00	\$300.00	\$ 300.00
LIGHTING and ELECTRICAL					
ITEM	UNIT	QTY	MATERIAL	LABOR	PRICE
Ceiling Fan	BRUSHED NICKEL				\$ -
Chandelier	Brushed Nickel Chandelier				\$ -
Electrical Switches	WHITE IN COLOR				\$ -
Electrical Outlets	WHITE IN COLOR				\$ -
Electrical Insepection					
Flushmounts	Brushed Nickel Ceiling Flush Mount (Smooth Glass Globe no end nut)				\$ -
TRIM					
ITEM	Unit	QTY	MATERIAL	LABOR	Price
Interior Demo	Demo Paneling in basement	1.00	\$20.00	\$295.00	\$ 315.00
Base/Trim					\$ -
Upgraded Trim (CROWN MOULDING)					
Door/Window Casing & Trim					\$ -
DOORS CABINETS and HARDWARE					
ITEM	Unit	QTY	MATERIAL	LABOR	Price
Interior Doors					\$ -
BI Fold Closet Doors					\$ -

Exterior Door	4 exterior doors per report	4.00	\$250.00	\$400.00	\$ 2,600.00
Door Hinges	BRUSHED NICKEL				\$ -
Interior Door Knob	BRUSHED NICKEL				\$ -
Exterior Knob and Deadbold	BRUSHED NICKEL	3.00	\$75.00	\$40.00	\$ 345.00
Cabinets List LF	WHITE SOLID WOOD				\$ -
Countertops List SF	GRANITE, LAMINATE, QUARTZ WHITE IN COLOR				\$ -
Cabinet Hardware	BRUSHED NICKEL				\$ -
PLUMBING and BATHROOM					
ITEM	Unit	QTY	MATERIAL	LABOR	Price
Plumbing Inspection					\$0.00
Sink Double Bowl Stainless					\$ -
Kitchen Faucet	Single-Handle Pull-Down Sprayer Kitchen Faucet in Stainless Steel				\$ -
Bathroom Accessories	3 Piece Brushed Nickel				\$ -
Bath Faucet	Centerset 2-Handle Bathroom Faucet in Brushed Nickel				\$ -
Tub / Shower					\$ -
Toilet					\$ -
Mirror					\$ -
Bathroom Lighting	3,4 or 6 LIGHT VANITY BAR				\$ -
Bathroom Vanities	36inch , 48inch or 60 inch vanity in White with AB Engineered Composite Vanity Top in White				\$ -
PERMITS, DRAWINGS, PLANS and TAX					
Permit Cost - Building Permit and Fees	PERMIT COSTS	1.00	\$1,000.00	\$0.00	\$ 1,000.00
DRAWINGS/PLANS	PLANS				\$ -
Material Tax	TAX FOR ALL MATERIALS				\$ -
Supplemental Items - Add Justification					
ADDITIONAL REPAIRS	Unit	QTY	MATERIAL	LABOR	Price
ELECTRIC: 1. Repair the electrical service grounding conductor to the metallic water piping system. Install a conductor sized to Table 250.66 (NEC) from the electrical service to within 5' of the entrance point of the water service, and bond around the water meter. Article 250, NEC 2. Provide access to all electrical devices for inspection. 3. No access to garage at time of insp. Insure garage is wired to NEC standards. 4. Remove/rewire all exposed NM cable in side entryway to current NEC. 5. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC 6. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC 7. Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers. Article 110.12 (A), NEC 8. Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC 9. Repair/replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code. 10. Check all receptacles for proper polarity (including 2-prong) and verify ground on 3-prong receptacles. Ensure all GFCI receptacles are functioning properly. Rewire and/or replace receptacles that are improperly wired or not functioning 11. Properly support/wire exterior luminaire (light fixture) at entry door. 12. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. 13. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.	Elec	1.00	\$8,000.00	\$16,000.00	\$ 24,000.00
Plumbing - Basement - Laundry Tub (MPC .0100 & 901) 1. Install a proper fixture vent to code. 2. Basement -Laundry Tub -(MPC 701) Install the waste piping to code. 3. Basement -Laundry Tub -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing. 4. Basement -Plumbing - General -(MPC .0101 Subp. 6) Remove all unused waste, vent, water and gas piping to the main and cap or plug to code. 5. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out. 6. Basement -Soil and Waste Piping -(MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping. 7. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage. 8. Basement -Water Heater -(MPC 504.4 & 504.5 & 504.6) A pressure and temperature relief valve is required.	Plumbing	1.00	\$10,000.00	\$15,000.00	\$ 25,000.00
HVAC: 1. Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe. 2. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required). 3. Provide adequate combustion air and support duct to code. 4. Provide support for gas lines to code. 5. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves. 6. Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation is required from a licensed duct-cleaning contractor that the duct system has been cleaned.	HVAC	1.00	\$5,000.00	\$5,000.00	\$ 10,000.00
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TOTAL					\$ 89,558.00

Includes: Vendor screening, bid procurement, bid analysis, licensing & insurance verification, construction management, quality control, full documentation of communication, record keeping, lien waiver procurement, draw inspection fees.
Exclusions: Drawings, permits, fees, reports, inspections and testing. Any and all structural repairs unless noted otherwise. This proposal represents the basic terms and conditions, actual contract for work shall follow.
Terms: General conditions and overhead are included in quote and Final Payment is due 30 days after completion.

Contractor Bid Form

This is your authorization to perform services and repairs to the property as identified above. Cost to perform each item may not exceed the amount confirmed without prior authorization.

You must submit the following documents upon completing of approved repairs:

- 1.) Bid form with below certificate of completion signed. 2.) Subcontractor Sign off. 3.) Lien Waiver 4.) Completed Photo's. 5.) Itemized invoice**

Certificate of Completion

I certify that the property has been inspected and have found the services and repairs have been completed in a satisfactory manner. I certify that the following list identifies the names of all subcontractors that furnished services or materials and labor. I further certify that each party has been paid in full and that there are no mechanics liens associated with these services or repairs.

(General Contractor Signature)

Date

(Subcontractor's Signature) (Print Name)

Date

(Subcontractor's Signature) (Print Name)

Date