

Lorie Miller's General Contractor Bid

Lorie Miller
1769 Lexington Ave N
Roseville, MN 55113
BC# TBA

1. Repair of the tuck point interior and exterior foundation. Materials to complete this process will cost approximately \$300.
2. The removal of the construction debris and molded materials will cost approximately \$200.
3. The installation of a LAM LVL Beam between the living room and the dining room will cost approximately \$400.
4. The Reframing of 5 windows on main level, Replacing the glass in the 3 porch storms, repairing, scraping, painting, sashing and ensuring that windows function properly and replacing up to two windows will collectively cost \$800.
5. To weather seal exterior, weather-strip, and install functional hardware on the doors and windows will cost approximately \$500.
6. Installing floor covering in bathroom and kitchen that is impervious to water will cost approximately \$500.
7. I plan to use all materials that are already on site, to insulate and Sheetrock all open walls and ceilings. Any additional repairs to bring the walls up to code.
8. Paint all interior walls and ceilings to code.
9. Installing vinyl siding on the exterior will cost approximately \$3000.
10. Installing seal chases in basement ceiling and fire block. \$200
11. Air sealing and insulating the attic access will cost approximately \$100.
12. Install smoke and carbon monoxide detectors.
13. Dry out basement.
14. Regrade yard as necessary to prevent water in the basement.
15. Installing downspouts on the gutters will cost approximately \$250.
16. Installing kitchen cabinets will cost approximately \$1500.
17. Installing tub surround will cost \$350.
18. Install maintenance free soffits and fascia will cost \$900.
19. Repairing subfloor and installing carpet or other finished flooring materials will cost approximately \$1200.

Total for all renovations: \$10,200



EarlyBird Electric

EA004778

1200 Centre Pointe Curve

Suite # 250

Saint Paul, MN 55120

651-687-9100

Estimate 364932
Estimate Date 03/29/2022
Technician davidm

Estimate Total
\$0.00

Estimate To

Lorie Miller

975 Hudson Road
St. Paul, MN 55106
612-594-1226

Location Details

Lorie Miller

975 Hudson Road
St. Paul, MN 55106
612-594-1226

Work Suggested Notes

~Whole house electrical Rewire Proposal for 975 Hudson Road, St Paul~

Main Floor Living Room:

- Rewire one overhead light opening and install new switch leg
- Install five new receptacle openings

Main Floor Dining Room:

- Rewire one overhead light and install new switch leg
- Install five new outlet receptacle openings
- Install new hardwired smoke/co detector

Main Floor Kitchen:

- Rewire one overhead light opening and install new switch leg
- Install new countertop outlet receptacle openings per code
- Install two new 20amp kitchen appliance circuits

Entry:

- Rewire one overhead light and install new switch leg
- Install new outlet receptacle
- Rewire one overhead porch light and install new switch leg
- Rewire one porch receptacle

Upper Staircase:

- Install new light opening and install new 3-way switch leg

Second Floor:

Bedroom #1:

- Rewire one overhead light and install new switch leg
- Rewire two closet lights
- Rewire six outlet receptacles
- Install new hardwired smoke detector

Bedroom #2:

- Rewire one overhead light and install new switch leg
- Rewire five outlet receptacles
- Rewire one closet light
- Install new hardwired smoke detector

Bedroom #3:

- Rewire one overhead light and install new switch leg
- Rewire five outlet receptacles
- Rewire two closet lights
- Install new hardwired smoke detector

Hallway Second Floor:

- Install new hardwired smoke/co detector

Bathroom:

- Rewire one wall mounted vanity sconce and install new switch leg
- Rewire one bathroom exhaust fan and install new switch leg
- Rewire one outlet receptacle
- Install new 20amp circuit

Basement:

- Install new 240volt circuit water heater circuit
- Install new 20amp laundry circuit
- Install new 15amp furnace circuit
- Install new hardwired smoke/co detector

General:

- Install two new general 15amp lighting circuits
- Install two new general 15amp receptacle circuits
- Install new 100amp Square D main electrical panel and new overcurrent protection devices per code
- Install new 100amp main grounding system
- Remove hazardous wiring in basement
- Install basement staircase light opening and new 3-way switch leg
- Install Service Panel light opening and lamp holder

- Redevice all new and rewired openings with tamper resistant receptacles where required per code, new light switches and face plates
- Install Arc Fault, Ground Fault and dual function protection on all circuits where required per 210.8 and 210.12
- Pull all required electrical permits: rough-in and final, and schedule all required electrical inspections

Total investment includes all labor, material, warranties, taxes and electrical permit fees

\$17,924.00

Item Description	Qty	Total
Estimate	1x	\$0.00
Subtotal:		\$0.00
Discount:		\$0.00
Tax:		\$0.00
Estimate Total:		\$0.00

SERVICE TERMS AND SCOPE OF SERVICES: EarlyBird Electrician and You, the customer identified on this invoice, have agreed upon the services, terms and conditions described and set forth in this agreement, and shall be deemed accepted if you do not provide written notice of objection within 3 days of completion of the services. You represent that you own the property where work is performed.

PAYMENT TERMS AND COLLECTION COSTS: The amount stated on the invoice is due upon completion of our services. You are responsible for paying all expenses related to collection of any past due amounts, including all attorney's fees and expenses, court costs, bank fees and any other costs incurred by EarlyBird Electrician to collect overdue balances and interest.

OUR LIABILITY: UNLESS SPECIFIED IN THE LIMITED WARRANTY BELOW, THE SERVICES ARE PROVIDED "AS IS" WITHOUT ANY EXPRESS OR IMPLIED WARRANTY. OUR LIABILITY UNDER THIS AGREEMENT SHALL NOT EXCEED THE TOTAL FEES RECEIVED FROM YOU FOR THE SERVICES. IN NO EVENT WILL WE BE LIABLE FOR ANY CONSEQUENTIAL OR INCIDENTAL DAMAGES.

LIMITED WARRANTY: All parts and labor provided in connection with the services shall be warrantied for up to 1 year from the date of service, and made effective upon receipt of payment in full for the services, unless otherwise specified in writing. Warranty work is performed during normal business hours Monday through Friday; a service fee shall be charged outside of these hours.

WARRANTY DISCLAIMERS: In no event will the Limited Warranty cover (i) customer supplied products or parts; (ii) repaired, altered or tampered products or parts (other than by our employees); (iii) improperly maintained products and/or parts. The Limited Warranty is provided only to the Customer listed herein and shall not be transferable under any circumstance.

>Smoke Alarms: require annual maintenance to ensure they are working properly including, but not limited to, replacing the batteries, cleaning the sensing devices and using simulated smoke for proper testing. Smoke alarms may go off if they are not working properly; the primary reason for this is due to lack of maintenance which is not covered in the warranty unless You are a Club member.

>ARC Fault Breakers and ARC Fault Outlets are designed to monitor the circuit for any arcing or unbalanced current, and should there be any, breaks the circuit. Existing circuits that were not installed by EarlyBird Electric are not covered under warranty; therefore, any travel charges, trouble shooting or repair work on existing circuits will be additional cost to You.

RESTRICTION OF THE PERIOD LIMITATION OF ACTION: Any legal action relates to this Agreement or breach thereof shall be commenced within one (1) year from the date of service.

CODE CORRECTIONS: Code corrections for anything not explicitly stated in the agreement, as part of the work to be performed, will be additional cost to You.

LIEN NOTICE: WE ARE REQUIRED BY LAW TO PROVIDE YOU WITH THIS NOTICE. YOU ARE, THEREFORE, HEREBY NOTIFIED THAT: (A) ANY PERSON OR COMPANY SUPPLYING LABOR OR MATERIALS FOR THIS IMPROVEMENT TO YOUR PROPERTY MAY FILE A LIEN AGAINST YOUR PROPERTY IF THAT PERSON OR COMPANY IS NOT PAID FOR THE CONTRIBUTIONS ; (B) UNDER MINNESOTA LAW, YOU HAVE THE RIGHT TO PAY PERSON WHO SUPPLIED LABOR OF MATERIAL FOR THIS IMPROVEMENT DIRECTLY AND DEDUCT THIS AMOUNT FROM OUR CONTRACT PRICE, OR WITHHOLD THE AMOUNTS DUE THEM FROM US UNTIL 120 DAYS AFTER COMPLETION OF THE IMPROVEMENT, UNLESS WE GIVE YOU A LIEN WAIVER SIGNED BY PERSONS WHO SUPPLIED ANY LABOR OR MATERIAL FOR THE IMPROVEMENT AND WHO GAVE YOU TIMELY NOTICE.

Authorization Signature

I authorize the above work to be completed and I agree to pay the above total.

A handwritten signature in black ink, appearing to be the initials 'NM' with a stylized flourish.

Proposal: For 975 Hudson Rd, St. Paul, MN 55106

Replace Furnace \$4500.00

Replace exhaust duct from the furnace to the exterior \$800.00

Total: \$5300.00

Kevin Johnson

Sunburst Heating and A/C

1556 Oakways St

Wayzata, MN 55391

952-476-0351

MB# 003398

PipeRIGHT Plumbing, Inc
 3920 Foss Rd
 St. Anthony, MN 55421 US
 +1 6125988103
 info@piperightmn.com
 http://piperightmn.com



Quote

ADDRESS

Lorie Miller
 1769 Lexington Ave N
 Unit #389
 Roseville, MN 55113

QUOTE # 3828

DATE 02/22/2022

SALES REP

GT

JOB ADDRESS

975 Hudson Rd, 55106

ACTIVITY	QTY	RATE	AMOUNT
P1 Code Compliance 1.) Correct all waste and vent for the basement laundry tub. 2.) Tie capped basement bath vent into plumbing system. 3.) Correct kitchen waste and vent. Waste and vent will have to run through cabinets and ceiling soffit. Recomend coordinating a plan between cabinet installers and plumber. 4.) Correct waste and vent for the 2nd floor bathroom. We should flip the bathtub location 180 degrees so that the faucet is not on an exterior wall and the vent then can be hidden in a wall instead of a false wall to hide it being built. 5.) Replace the main 4' stack from the basement to the roof. (This is cheaper and easier than trying to save sections). 6.) Raise basement lav vent height. 7.) Does not include any other work on the basement bath or work under the basement floor.	1	6,900.00	6,900.00
P1 9.) Correct / Replace water supply to code. Includes new outside spigots. No basement bath water replumbing included, We assume its ok.	1	2,200.00	2,200.00
P1 10.) Set a new bathtub without surround and install a new faucet. 11.) Set toilet. 12.) Set lav 13.) Kitchen sink: Assumes a solid surface top	1	2,025.00	2,025.00

ACTIVITY	QTY	RATE	AMOUNT
<p>and that the countertop people will mount the sink. We will hook up the faucet and drain. 14.) Set Laundry tub and install valves for a clothes washer. Does not include faucets or fixtures.</p>			
<p>P1 Supply and install a new 50 gallon electric water heater. Does not include wall , floor, or ceiling repair. We will have to open surfaces.</p>	1	1,190.00	1,190.00

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions, are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as specified. The owner(s) of the property represents and warrants that he is the true owner of this property and has full rights to order said improvements to be made. The individual who has signed this instrument represents and warrants that he or she is duly authorized to represent and bind the owner(s) of the property of which work is authorized or ordered and that he or she is acting within the limits of the authority given him or her by the owner(s) and understands that misrepresentation of such authority will subject him or her to civil and criminal penalties. I have read and understand all the terms contained in this document.

Estimate good for 30 days

TOTAL

\$12,315.00

Accepted By

Accepted Date