

MN BC Lic # 20628624
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Minneapolis, MN 55408
612.226.5775
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Name: Dantuma/ Larson/ Historic St. Paul
Street 689 Conway Street
City St.Paul, MN 55106

Bid Date: 6.19.16 rev 6.23.16 rev 6.26.16
Construction Start Date: Summer 2016
Construction Duration: 10-12 weeks

Base Estimate & Allowances: Code Compliance Repairs

Site and Services

Profit & Overhead	\$14,760.00
Project Management	\$5,000.00
Supervisory hours. 2 hrs/ day for duration of project.	
Construction Documents / Permit Drawings	\$650.00
Development of buildable plans.	
Permit	\$2,200.00
Permit fee based on a project cost of \$100,000 (#35)	
Dumpster	\$1,350.00
Dumpster for the duration of the project. Assumes dumpster to be placed on the street.	
Clean-up	N/A
Professional cleaning at project completion (#15)	
Temp Services	\$560.00
Portable services on site.	
Lead-Based Paint Removal	N/A
Testing necessary in pre-1978 built homes. EPA Lead Certified Practices	
Radon Testing & Mitigation	\$200.00
Recommend testing for any projects incorporating below-grade work.	

Rough-Ins

Demolition / Interior Protection	\$5,050.00
Demo pathways as needed for electrical, plumbing and HVAC work. Remove existing post and "beams" in basement. Remove dining room laminate flooring and interior doors as necessary (# 30)	

Excavation, Foundation & Masonry	\$18,500.00
Per plan. Foundation, excavation, crawlspace rock, backfill and soil removal. Slab replacement and tuckpointing. (#1, #12, #23, #27)	
Framing - Structural	\$7,200.00
Labor and materials replace post and beams in basement. (#24)	
Framing - Non Structural	\$1,200.00
Labor and materials to frame interior partition walls, stairs, flooring, doors.	
Insulation	\$1,400.00
(#10, #11)	
Window Install	\$920.00
(#2, #3, #34)	
Allowance: Windows	\$450.00
Material/tax/delivery. (1) Double-hung window <i>Note: pending window selection</i>	
Storm Windows	\$1,320.00
Materials and labor to repair/replace 18 screens, install 10 screen adaptors, and install 2 new combination storms.	
Plumbing	\$16,500.00
Per plan/compliance. Includes removal and replacement of all plumbing drains and supplies. Supply and install one new 50 gallon Rheem power vent water heater. <i>Note: 2nd floor new bath option will not change plumbing prices</i>	
Allowance: Plumbing Fixtures	\$1,500.00
Material/tax/delivery for fixtures. Includes shower fixture, toilet, sink, sink fixture for existing baths. <i>Note: pending plumbing fixture selections</i>	
HVAC	\$1,450.00
Per plan. Includes hvac for bath exhaust, dryer vent, furnace check.	
Electrical	\$4,600.00
Labor and material estimate consisting of 48 hours and \$1,000 in materials. Any additional materials and hours (\$90 per hour) to be billed to client (#14 of building Inspector list and all of electrical inspector list.)	
Allowance: Electrical Fixtures	\$500.00
Material/tax/delivery for lighting. Includes bathroom fixture, exterior fixture. <i>Note: pending electrical fixture selections</i>	
Finishing	
Drywall and Prime	\$2,600.00
Patch walls and ceilings per plan. (#8, #9)	
Interior Paint	\$6,500.00
Paint (2) coats on mudroom, bathroom and stair landing walls and ceilings. Stain new windows, doors to closely match existing trim.	
Doors	\$1,050.00
(#3, #4, #5, #6, #13, #32)	
Allowance: Doors	\$2,100.00
Material/tax/delivery. (2) entry doors, (2) solid core pre-hung doors and (1) closet bypass door. Includes hardware. <i>Note: pending door selections</i>	
Interior Millwork	\$3,100.00
Materials and labor to install base molding and casing around windows and doors. Base trim and casing to closely match existing. Includes handrails.	

Flooring	\$850.00
Material/tax/delivery/Installation. Assumes sheet product in Laundry. (#7)	
Flooring- Living Room/ Dining	\$2,200.00
Material/tax/delivery/Installation. Assumes laminate.	
Flooring - Tile installation	\$1,300.00
Labor to install bathroom floor tile. Includes underlayment. Assumes a 12" x 12" or larger tile.	
Allowance: Floor tile	\$650.00
Material/tax/delivery. Price based on a tile cost of \$5/ft. Includes grout and thinset. <i>Note: Does not include accent tile. Pending tile selection.</i>	
Shower - Tile Installation	\$1,200.00
Price based on (1) shower with prefab shower pan. Includes installation of cement board.	
Allowance: Shower tile	\$450.00
Material/tax/delivery. Price based on a tile cost of \$5/ft. Includes grout and thinset. <i>Note: Does not include accent tile. Pending tile selection.</i>	
Shower Door	N/A
Assumes shower curtain.	
Bathroom accessories install	N/A
Owner to provide.	
Allowance: Bathroom accessories	N/A
Owner to provide.	

Exterior

Roofing	\$250.00
Inspect existing condition of roof.	
Siding	\$3,500.00
Material and labor to patch existing trim and existing siding. (#17, #28)	
Bulkhead	\$1,250.00
Material and labor to replace existing basement access with weatherproof style.	
Exterior Painting	\$7,200.00
Includes painting of existing siding, cornice, window and door trim. Price based on (2) colors and (2) coats.	
Gutters	\$1,350.00
Install down spouts and complete existing gutters and leaders. (#19, #20)	
Grading	\$820.00
Remove rocks and contour soil so that it slopes away from house. (#18, #21, #22)	
Final Site Clean Out	\$200.00
Remove floor protection, zip wall, shopvac, sweep, place homeowners extra materials in basement.	

Total:

\$121,880.00

SWORN CONSTRUCTION STATEMENT

Owner's Name: TBD

Property At: 689 Conway



	Items	Furnished By	Total Cost
1	Building Permit	Metamorphosis	3000
2	Demo	Metamorphosis	5050
3	Roofing	n/a	250
4	Foundation	n/a	18500
5	Waterproofing	n/a	0
6	Lumber & Millwork	Lyman Lumber	2700
7	Carpentry Labor	Metamorphosis	6800
8	Windows & Doors	Metamorphosis	5840
9	Insulation	Lewis Insulation	1400
10	Electrical	Apollo Electric	4600
11	Plumbing & Fixtures	Madetzke & Gust	18000
12	Heating	Super Heating	1450
13	Low Voltage	n/a	0
14	Drywall	Fillipi	2600
15	Trim Labor	Metamorphosis	2000
16	Painting/Staining	E&P	6500
17	Cabinetry	n/a	0
18	Light Fixtures	Metamorphosis	500
19	Carpet/Vinyl	Trade Direct	850
20	Ceramic Tile	Tickner Tile	3600
21	Laminate Floors	Trade Direct	2200
22	Appliances	n/a	0
23	Concrete Flat Work	n/a	0
24	Siding	Metamorphosis	22500
25	Exterior Painting	E&P	9400
26	Bulkhead	Metamorphosis	1250
27	Gutters	Hannan Exteriors	1350
28	Driveway	n/a	0
29	Sod/Landscape/Grading	Metamorphosis	820
30	Design, survey, ins, closing costs, warranty	Metamorphosis	5850
31	Shower door, mirrors	n/a	0
32	Final, dumpster, clean, silt fence	Metamorphosis	1550
33	Change Orders/Contingency	n/a	0
34	Lot/Land	n/a	0
35	Contractor Fee	Metamorphosis	14760
TOTAL			143320

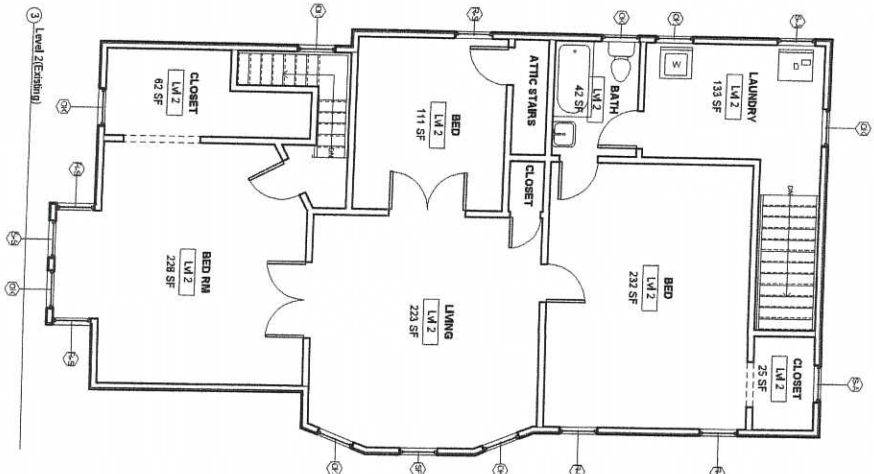
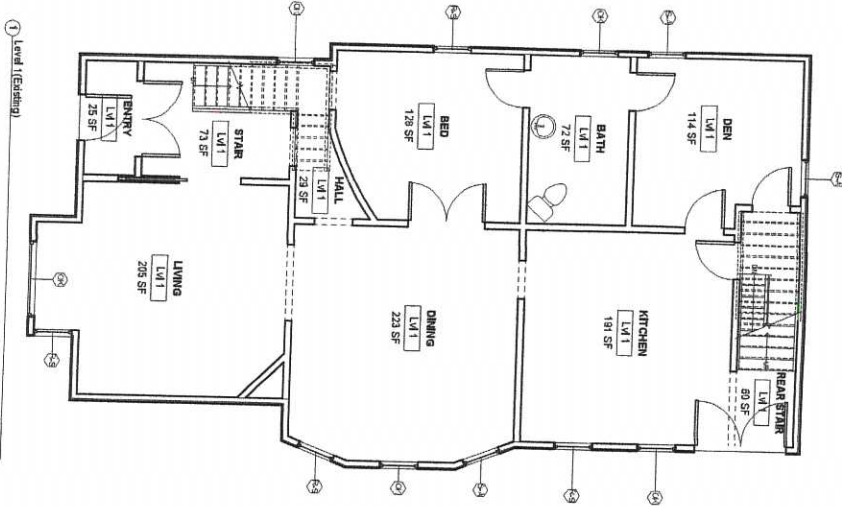
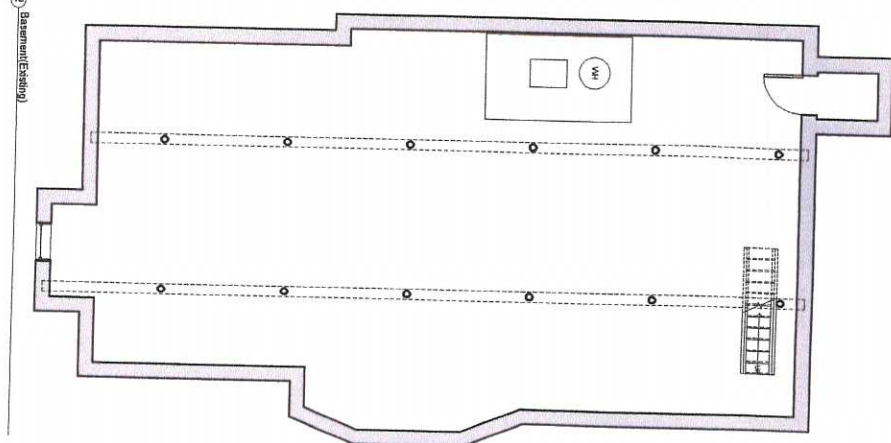
DRAW REQUESTS

Draw #1	<u>\$35,830.00</u>	Signatures: _____	Date: _____
Draw #2	<u>\$35,830.00</u>	Signatures: _____	Date: _____
Draw #3	<u>\$35,830.00</u>	Signatures: _____	Date: _____
Draw #4	<u>\$35,830.00</u>	Signatures: _____	Date: _____
FINAL			

Sheet Index		
A001	Existing Conditions	
A100	Basement (Proposed)	
A101	1st Floor (Proposed)	
A102	2nd Floor (Proposed)	
A103	2nd Floor (Option)	

- BID NOTES CONCERNING ENTIRE HOUSE:**
- PROVIDE STORMS/SCREEN UPDATES FOR ALL WINDOWS, AS INDICATED PER PLAN
 - ENSURE WINDOWS OPERATE PROPERLY
 - REPAIR SHEETROCK PER MIN. REQUIREMENTS
 - REPAIR CEILING PER MIN. REQUIREMENTS
 - REPAIR FLOORING PER MIN. REQUIREMENTS, IN INDICATED AREAS

Window Schedule	
Mark, Count	Comments
R-5 18	REPAIR/REPLACE SCREEN
S-4 10	INSTALL SCREEN ADAPTOR
S-5 2	INSTALL NEW STORM + SCREEN
SF 2	REPAIR (2) BROKEN PANES
Grand Total: 32	



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The information, specifications and plans contained on these sheets are a result of job site measurements, sub-contractor recommendations, and client consultations. Any unforeseen pre-existing conditions after demolition may require change orders and the alteration of the proposed construction practices and procedures. If any such changes occur, Metamorphosis Group must be notified immediately and a change order must be signed by the customer for work to continue.

The Carpenters and Sub-Contractors will be responsible to inform Metamorphosis Group, of any discrepancies between the plans and actual job site dimensions that will effect the construction or materials.

SHEET Existing Conditions

A001

6/1/2016 10:44:42 AM

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Contractor Lic#BC628624

Metamorphosis
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NOT FOR
CONSTRUCTION

HALF-SIZE SET

TRANSFORMING HOMES

