

ESTIMATE



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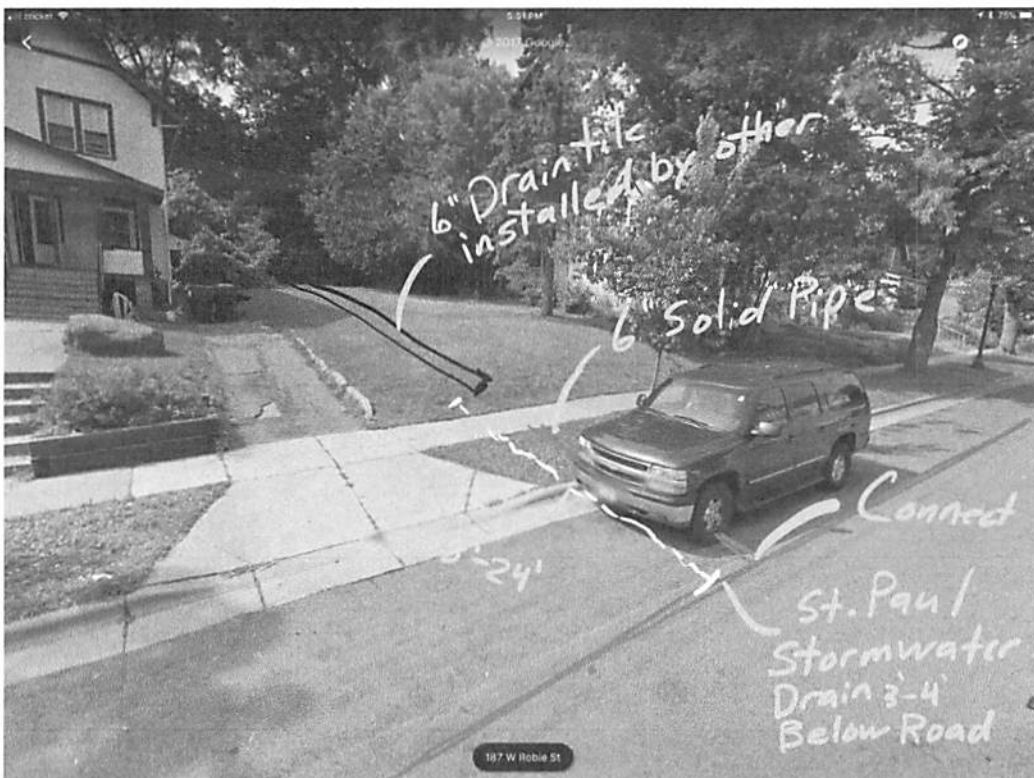
Estimate # 01898
Date 11/09/2017
PO # Project Address: 194 W. Robie
St. St. Paul, MN

Description	Quantity	Rate	Total
Install Drain Field and Plumbing Work	1.0	\$29,400.00	\$29,400.00
- Trench 150'x2'wide x 3'-6' deep drain trench - Line Trench with 6 oz. non-proven fabric - Put 6" perforated NDS Drain tile at bottom of trench running down hill to street. - Fill trench with 1.5" river rock to make an open-top French drain field. - Bottom of trench will be 2' lower than driveway level at 192 W. Robbie St. - Run a 28'piece of solid 6" Schedule 40 Pipe under street to reach stormwater drain pipe below street. - Connect pipe to storm water drain. Permits, repair asphalt etc. - Pipe will run under sidewalk, no concrete work needed. - Dirt will be mounded on vacant lot, smoothed out and seeded with erosion fabric. - Remove Tree roots and 1-3 small trees.			

Subtotal	\$29,400.00
Total	\$29,400.00

References:

Please see a complete list of references on our website on the "Resource" page. We also have many reviews online.



Please read and sign this estimate and send us a copy if you would like to proceed with your project.

(Remember to make a copy for yourself)

1. While we are working on your job the site may look messy. Rocks, dirt, and mud make for a poor appearance. We work fast so you won't need to look at this unsightly mess for very long. Please be patient.

2. When we use a bobcat, Unavoidable damage may happen to some of your landscaping or other hardscapes: (i.e. Broken asphalt from bobcat turning on it, smashed plants, ruts in the yard, broken sprinkler system, etc.) We are very careful to take care of everything on your property but some damage cannot be avoided. Most of our projects need some landscaping to be done after we leave; for things like sod repair, sprinkler system repair, added black dirt fill, spreading of mulch, etc. On some project we include the landscaping in the estimate. If we do not have the landscape repair in the estimate then we don't plan on replacing what gets damaged. i.e. tore up sod, uprooted plants, broken sprinklers, etc. We do however clean up all the material that we bring and we sweep the street and driveway and do a basic grading of the soil we disturbed. We also lay plywood down to lessen damage when we can. We work closely with a few very good landscapers and irrigation specialist that we can recommend. Large Damage (i.e. Bent pool cover, broken siding, damaged fence, etc) will be replaced or paid for by us. We cannot be held accountable for accidents that we could not see or were unavoidable, (i.e. Hitting a power line that was improperly installed or overlooked by the electric company when surveyed, steps falling into a pump house cavity because neither you or we knew it was there, cutting personal gas/cable/electric line [These are lines you have run to a detached garage, to an outbuilding, to landscape lighting, to a grill, etc. These are not marked by the utilities companies and are impossible to locate]) Rest assured, in cases of large damage we carry a 2 million dollar liability insurance policy and we are willing to use it in order to make our customers happy, but we have not needed to use it in 10 years because we have had zero disputes from customers in the past 10 years. We resolve almost every issue to the customers' liking. We are here to make life pleasant for our customers, not more stressful.

3. If you have chosen Bluestone here are some things that you should know: Bluestone is not only blue in color. It has gray, tan, rust and brown tones as well. We can lay bluestone in tight joints all the way up to ½ in. joints. If I have not specified tight joints on your estimate then the joints will be ¼"-½" apart. We fill the joints with a new product called Polymeric Sand which doesn't wash out over time.

4. We have a 3 Year Warrantee on all our work. We cannot be responsible for manmade damage to your project, (i.e. Snow plow running into a wall, someone backing car into steps, person spilling paint on the patio, landscaper pushing wall out with his machine, etc.) These people should be responsible for the repair of the project. Salt or Ice Melt causes massive decay to mortar and cement. We strongly recommend that you do not use salt or ice melt on masonry steps, walkways or patios. Sand is a good substitute along with several of the Pet Safe Ice Melt products. We do not warrantee against salt or ice melt damage. Most masonry steps, walkways and patios that have mortar or concrete joints should be sealed. We can do this but if it is not in the bid then we do not plan on doing it. Many people choose to do the sealing themselves. We recommend Salt Guard Sealer from Brock White. Let's talk about this; you may want us to seal your project for an additional cost.

5. At any time before or during a project you have the right to end your working relationship with us and we have the right to end our working relationship with you. At the point where our working relationship ends we will calculate everything. We will send you an invoice if you owe us money or send you a refund if we owe you money.

6. Payment Process: We receive 50% down payment with this agreement to secure the project

on our calendar. If you cancel the project for any reason (other than family death, illness, loss of job or moving homes) then we will refund everything except for 10% of your project cost plus any money spent on your project for such things as materials, drawings, permits, etc... these things will be given to you. If we cancel the project or you need to cancel because of family death, illness, loss of job or moving homes; then we will issue a 100% refund minus any materials or products that we have bought for your project...these will be given to you. We receive the remaining 50% of the project cost upon completion. Please Make Checks Payable to English Stone. You may also pay by Paypal to joel@englishstonellc.com. We also accept all major credit cards and can process over the phone.

7. "My desire is that you and I have a clear understanding of what you want. I don't mind working for picky people, I am one myself. Let's talk it through in detail. Please look over the progress every day. If we complete the project and you decide you want to make changes, we can do that, but we will need to charge for the changes so please ask us to make the changes before we do the work. When we are done, I want you to be overjoyed with your new project and I want you to feel that it has been money well spent." Sincerely, Joel Forsberg, Owner

City Of St. Paul