

Nilles Builders Inc

Building • Roofing • Renovations
Remodeling • General Contracting
INSURED • BONDED • LICENSED



3/20/20

Tony Basset
Construction Funding LLC

Contract for renovations for 975 Marshall Ave in St. Paul

Scope of work to include the following:

- Removal and disposal of front porch short wall framing and sheathing and front porch flooring down to the floor joists
- Removal and disposal of board-up materials at overhead garage door, and of original overhead doors and door hardware
- Removal and disposal of sidewalk at east side of house
- Removing of flooring and underlayment materials at kitchen and bathroom floors
- Removal and disposal of railroad ties from rear yard, and also weed trees and branches
- Completion of siding and trim covering application at exterior of house and garage
- Installation of treated wood steps and landing to Code at rear entrance
- Installation of new front porch tongue-and-groove 1x4 flooring, and new turned spindle railing system to Code
- Tuck-pointing as needed of the exterior foundation above grade as needed
- Adding fill soil and reseeding as needed around the house perimeter to achieve positive drainage
- Repairs as needed to the east masonry window well
- Extending brick chimney up through the roof to Code, and adding metal chimney liner to Code
- New custom metal handrail at front porch steps
- New steel panel overhead doors for garage
- New electrical service to garage, and garage wiring to Code
- Tuck-pointing as needed of all interior foundation wall areas, including repairs around windows
- New concrete plinth blocks at bases of each basement support column
- Enclosing open side of basement stairs to Code
- Securing and/or modifying all interior stairs' handrails to Code
- Two new 40-gallon water heaters
- Two new medium-efficiency boilers
- Painting of all basement walls, ceilings, and floor
- Cutting out all defective hardwood flooring throughout first and second floors, and replacing with matching flooring
- Sanding and refinishing all hardwood flooring at first and second floors
- Jumping all first and second floor ceilings with new sheetrock
- Insulating any open exterior wall areas to Code
- Repairing existing wall surfaces to smooth condition, or adding new sheetrock as needed, throughout first and second floors
- New dry-laid composite plank flooring at both kitchens
- New ceramic tile at bathroom floors
- New bathroom vent fans to Code
- New kitchen cabinetry and laminate countertops
- New kitchen appliances
- We include \$3,000 in repairs to radiators and heat piping as needed
- New water piping to Code throughout house
- New basement laundry tub and faucet

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- New electrical services for house common areas and for each apartment (3 total) with wiring of all areas to Code
- New front and rear house entry doors
- New front and rear entry doors to each apartment
- Repairs as needed and new hardware as needed for interior doors, and replacement of 4 interior doors with 5-panel doors.
- Repairs or replacing of baseboards and casings as needed throughout, including missing window stops
- Full painting of walls, ceilings, and painted woodwork, and cleaning of all natural woodwork
- Third floor knee walls, raising of collar ties, and floor leveling, with new partition walls for three quarter bath
- Third floor wiring to Code, and with 3 new cast iron radiators
- Third floor one operating skylight and one fixed skylight
- Third floor insulation to Code
- Third floor sheetrocking throughout
- Third floor one-piece painted trim woodwork throughout
- Third floor final painting
- Third floor carpeting throughout
- New carpeting at rear and front entry stairs, and at stairs to third floor
- City permits and inspections included

Material cost allowances as follows:

- Fixtures and accessories for 3 bathrooms	\$ 1,650
- Sinks, faucets, and garbage disposals for two kitchens	720
- Appliances for 2 kitchens	3,600
- Kitchen cabinets and counter tops for 2 kitchens	7,500
- 6 entry doors and door hardware	1,680
- Light fixtures	600

Full cost, all work: \$224,421

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Terms of payment:

- At signing of contract
- At obtaining of City permits, and substantial completion of clean-out, demo, and removal work
- At substantial completion of front porch flooring installation, rear entry steps and landing, foundation, tuckpointing east window well repair, and grading around foundation
- At substantial completion of miscellaneous framing on all levels including 3rd floor bathroom, and plinth block installation in the basement
- At substantial completion of rough-in electrical work and plumbing work throughout
- At substantial completion of radiator repairs and third floor radiator installation and new boiler installation
- At substantial completion of door repairs and replacement and hardwood flooring replacement and kitchen cabinetry installation
- At substantial completion of wall surface repairs, ceiling drywall installation, new drywall installation at all floors, and prime painting
- At substantial completion of final painting and woodwork cleaning
- At substantial completion of all exterior repairs, new garage doors, handrails, porch railings, and interior trim woodwork
- At substantial completion of hardwood floor sanding and refinishing, carpeting, and bath tile flooring
- At final completion of all work, including punch list work and final City inspections

\$10,000	←	pd 11/9/20
12,000	←	pd 12,900 12/9/20
18,000	←	pd 1/8/21
8,400	←	pd 1/21/21
38,400	←	pd 2/26/21
18,000	←	pd 4/2/21
25,500		
36,000		
15,000		
16,500		
17,100		
8,921		
		← Amount left to pay is \$119,021
Total, all scheduled payments:		\$224,421

Thanks again for choosing us for this work, Tony

Brad Nilles

Accepted by owner

10/30/20

Date of acceptance