

PROPERTY ADDRESS:	598 Dayton St			REHAB STATUS	status of utility	CONTRACTOR/COMPANY NAME:	
PROP CITY	IDAUR CORPORATION Saint Paul Better Solutions	PROP STATE	MN	POWER	-	BID PROPOSAL COMPLETED BY:	
PROP COUNTY	Ramsey	PROP ZIP	55130	WATER	-	PHONE NUMBER:	
JOB REFERENCE NUMBER	2125015	PROPERTY TYPE	SFR	GAS	-	DATE COMPLETED:	
GITSIT LOCK BOX CODE:	OCN	ESTIMATED YEAR BUILT	1884			EMAIL ADDRESS:	
AGENTS NAME:	Ed Dropps					**TO BE FILLED BY CONTRACTOR**	
AGENTS CELL:	763-238-0696	Email:					
APPROX SQUARE FOOTAGE:	806	GAR	1 Car Detached				
BEDROOMS:	3	BATHS:	1.5	REHAB GRADE	\$\$	GITSIT CONTACT /TEL NUMBER	Joe Chan 714.640.2516 jchan@gitsitusa.com

SPECIAL INSTRUCTIONS: *MUST PROVIDE PHOTO FOR EACH ITEM BID*	Enter Quantity Here	Enter your costs per unit here	\$114,963.00	TEST <u>ALL</u> MECHANICALS AT THE PROPERTY. THIS INCLUDES THE HVAC UNIT, FURNACE, STOVE, DISHWASHER, VENT HOOD AND VERIFY IF THEY ARE OPERATIONAL OR NON-OPERATIONAL OR IN NEED OF REPAIRS.
---	---------------------	--------------------------------	--------------	--

DESCRIPTION	Quantity	Unit Cost	Total Cost	CONTRACTOR BID DETAILS
				IMPORTANT: Provide clear descriptions of the work you are doing in the spaces below. Include # of units, linear feet, or square yards when applicable.
EXTERIOR:	1		\$0.00	
EXTERIOR DOORS/HARDWARE	1	\$1,700.00	\$1,700.00	replace front and side metal doors and primed wood jambs. Replace door to basement, includes new hardware
EXTERIOR PAINT	1	\$7,150.00	\$7,150.00	scrape and paint (1) color damaged siding on house and garage \$6900, remove the 3 dark color bars on the siding located under window at the front \$250
POWER WASH EXTERIOR	1	\$675.00	\$675.00	pressure wash metal siding, soffit, and fascia
EXTERIOR TRIM/SIDING/FASCIA/SOFFITS	1	\$4,650.00	\$4,650.00	repair any rotted, damaged wood, Scrape and paint eaves and soffits (1) color, replace (4) vinyl window units on garage
ENTRY and/or REAR PORCH/STEPS/RAILING	1	\$650.00	\$650.00	remove small ramp at entrance door at the left side of the house
ROOF <i>If replacement is required enter total roofing Squares here</i>	1	\$15,555.00	\$15,555.00	Remove and replace roofing with 30 yr architectural shingles on house and garage \$15,555
WINDOWS	1	\$3,985.00	\$3,985.00	replace (2) vinyl window units; (1) rear and (1) large left side, custom size andersen windows
SCREENS	1	\$1,210.00	\$1,210.00	replace damaged screens on (2) windows on house, replace (2) storm doors on house
YARD CLEAN UP NEEDED	1		\$0.00	
LANDSCAPE/POST-REHAB YARD CLEAN-UP	1		\$0.00	
FENCE/GATE	1		\$0.00	
GUTTERS/DOWNSPOUTS	1		\$0.00	
HVAC CONDENSER/DISCONNECT FOUNDATION	1	\$3,500.00	\$3,500.00	Tuck point interior/exterior of foundation as necessary
FOUNDATION	1	\$2,215.00	\$2,215.00	scrape and paint foundation (1) white color on house and garage foundation
FOUNDATION	1	\$2,680.00	\$2,680.00	install plinth blocks as needed under posts in basement ad ensure adequate footing for load imposed
SEPTIC / CESSPOOL WELL/PUMP/MAIN LINE			\$0.00	
BREAKER OR WIRING	1	\$9,150.00	\$9,150.00	obtain electrical permit, upgrade electrical 100 panel, repair any unsafe wiring in home, install (8) box extensions on outlet boxes in wood paneling
SPRINKLER VALVES/TIMER			\$0.00	
EXTERIOR LIGHTING	1		\$0.00	see line 51
DRIVEWAY/CONCRETE FLATWORK/GARAGE FLOOR	1		\$0.00	
REAR DECK/PATIO COVER/ POOL DECK/RAILING	1		\$0.00	
SPIGOT	1	\$985.00	\$985.00	move and install frost free spigot
OUTBUILDING/SHED	1		\$0.00	
MAILBOX AND HOUSE NUMBERS	1	\$100.00	\$100.00	install house numbers
INTERIOR:	1		\$0.00	
PAINT THROUGHOUT ENTIRE HOUSE	1	\$7,040.00	\$7,040.00	paint walls, ceilings, trim and doors in main level and upper level. Up to (2) colors
CARPET FLOORING	1	\$3,873.00	\$3,873.00	Install carpet and pad in main level bedroom, stairs, (2) upper level bedrooms and hall (\$23 per sq. yd. allowance)
HARDWOOD or LAMINATE FLOORS	1	\$7,410.00	\$7,410.00	Install luxury vinyl plank flooring in main level porch, kitchen, main level dining room, main level living room, bath and upper level bath(\$4 per sq. ft. LVP allowance) Note:Any unforeseen floor prep will be an additional cost



DESCRIPTION

R

1/6/2023

CONTRACTOR BID DETAILS

IMPORTANT: Provide clear descriptions of the work you are doing in the spaces below. Include # of units, linear feet, or square yards when applicable.

DESCRIPTION	Quantity	Unit Cost	Total Cost	
SHEET VINYL or TILE FLOORS	1		\$0.00	
DRYWALL REPAIRS (Above and beyond prep. for paint - Specity rooms)	1	\$4,860.00	\$4,860.00	repair sheetrock where needed. Acoustic texture ceilings on main level and upper level \$3,510. remove discolored non structural material in lower level and haul away, treat with antimicrobial, repair sheetrock ceiling in lower level laundry \$1,350, cost includes removing wall tiles in the half bath and repair/replace drywall
INTERIOR DOORS / HARDWARE	1	\$4,700.00	\$4,700.00	install (11) primed interior prehung doors and jambs with nickel door knobs, install primed trim for doors. New 6 panel doors
LIGHTING	1	\$1,040.00	\$1,040.00	install (1) flush light in main level bedroom, install (1) flush light in upper level bedroom, install (1) flush light in upper level bedroom #2, install (1) flush light in upper level hall, install (6) flush mount lights on main level, install (2) exterior lights, install (6) keyless lights in lower level
KITCHEN:	1		\$0.00	
DISPOSAL	1		\$0.00	
RANGE/COOK TOP/OVEN	1	\$1,620.00	\$1,620.00	install stainless steel Whirlpool range
MICROWAVE / HOOD	1	\$465.00	\$465.00	install stainless steel whirlpool microwave/hood
DISHWASHER	1	\$1,575.00	\$1,575.00	Install plumbing for dishwasherInstall stainless steel Whirlpool dishwasher
COUNTERTOPS	1	\$3,520.00	\$3,520.00	Install up to 32 sq. ft. of MSI Salina White countertops (standard eased edge installation with (1) sink cut out; no backsplash or side splash included)
FAUCET & SINK	1	\$585.00	\$585.00	install stainless steel undermount sink and faucet
CABINETS / HARDWARE	1	\$6,625.00	\$6,625.00	install modular prefinished cabinets in kitchen 16' of 30" uppers and 10.5' of 36" lowers, includes new hardware
LIGHTING	1		\$0.00	
WINDOWS			\$0.00	
DOORS/REPAIR/REPLACE			\$0.00	
BACKSPLASH	1	\$1,250.00	\$1,250.00	install backsplash tile in kitchen (standard stacked or offset installation) (\$4 per sqft tile allowance)
ENTRY FOYER:	1		\$0.00	
BASEBOARDS/CASING	1		\$0.00	
LIGHTING	1		\$0.00	
DOORS			\$0.00	
			\$0.00	
LIVING ROOM:	1		\$0.00	
BASEBOARDS/CASING	1		\$0.00	
LIGHTING	1		\$0.00	
DOORS			\$0.00	
			\$0.00	
FAMILY ROOM:	1		\$0.00	
BASEBOARDS/CASING/REPAIR/REPLACE	1		\$0.00	
LIGHTING	1		\$0.00	
DOORS			\$0.00	
			\$0.00	
DINING ROOM:	1		\$0.00	
BASEBOARDS/CASING/REPAIR/REPLACE	1		\$0.00	
LIGHTING	1		\$0.00	
DOORS			\$0.00	
			\$0.00	
MASTER BATH 1: UPPER LEVEL BATH	1		\$0.00	
BASEBOARDS/CASING/REPAIR/REPLACE	1		\$0.00	
MEDICINE CABINET	1		\$0.00	
MIRRORS	1		\$0.00	
COUNTERTOPS	1		\$0.00	
FAUCET & SINK	1		\$0.00	

DESCRIPTION	Quantity	Unit Cost	Total Cost	
VANITY	1	\$1,445.00	\$1,445.00	install 2' prefinished vanity with cultured marble top, sink and delta faucet in main level bath
LIGHTING	1	\$100.00	\$100.00	install vanity light in upper level bath
DOORS			\$0.00	
TOILET & SEAT	1		\$0.00	
TUB & SHOWER	1		\$0.00	
ACCESSORIES	1		\$0.00	
BATH 2: MAIN LEVEL BATH	1		\$0.00	
BASEBOARDS/CASING/REPAIR/REPLACE	1		\$0.00	
MEDICINE CABINET	1		\$0.00	
MIRRORS			\$0.00	
COUNTERTOPS	1		\$0.00	
FAUCET & SINK	1		\$0.00	see line 102
CABINETS / HARDWARE	1	\$1,445.00	\$1,445.00	install 2' prefinished vanity with cultured marble top, sink and delta faucet in main level bath
LIGHTING	1	\$100.00	\$100.00	install vanity light in main level bath
DOORS			\$0.00	
TOILET & SEAT	1	\$400.00	\$400.00	install white round toilet in main level bath
TUB & SHOWER	1	\$2,180.00	\$2,180.00	install 4' tub with acrylic surround and tub/shower faucet in main level bath. Option: install 4' tub with subway tile surround (standard stacked or offset installation only) and tub/shower faucet in main level bath install 12"x12" tile niche \$4,435
ACCESSORIES	1		\$0.00	
BATH 3:			\$0.00	
BASEBOARDS/CASING/REPAIR/REPLACE			\$0.00	
MEDICINE CABINET			\$0.00	
MIRRORS			\$0.00	
COUNTERTOPS			\$0.00	
FAUCET & SINK			\$0.00	
CABINETS / HARDWARE			\$0.00	
LIGHTING			\$0.00	
DOORS			\$0.00	
TOILET & SEAT			\$0.00	
TUB & SHOWER			\$0.00	
ACCESSORIES			\$0.00	
MASTER BEDROOM:	1		\$0.00	
BASEBOARDS/CASING	1		\$0.00	
LIGHTING	1		\$0.00	
DOORS			\$0.00	
CLOSET DOORS AND SHELVING	1		\$0.00	
			\$0.00	
BEDROOM 2:	1		\$0.00	
BASEBOARDS/CASING	1		\$0.00	
LIGHTING	1		\$0.00	
DOORS			\$0.00	
CLOSET DOORS AND SHELVING	1		\$0.00	
			\$0.00	
BEDROOM 3:	1		\$0.00	
BASEBOARDS/CASING	1		\$0.00	
LIGHTING	1		\$0.00	
DOORS			\$0.00	
CLOSET DOORS AND SHELVING	1		\$0.00	
			\$0.00	
BEDROOM 4:			\$0.00	
BASEBOARDS/CASING			\$0.00	
LIGHTING			\$0.00	
DOORS			\$0.00	
CLOSET DOORS AND SHELVING	1		\$0.00	
			\$0.00	
BEDROOM 5:			\$0.00	
BASEBOARDS/CASING			\$0.00	



DESCRIPTION

R

1/6/2023

CONTRACTOR BID DETAILS

IMPORTANT: Provide clear descriptions of the work you are doing in the spaces below. Include # of units, linear feet, or square yards when applicable.

DESCRIPTION	Quantity	Unit Cost	Total Cost	
LIGHTING			\$0.00	
DOORS			\$0.00	
WINDOWS			\$0.00	
CLOSET DOORS AND SHELIVING			\$0.00	
HALLWAYS/Common Areas/Other:	1		\$0.00	
BASEBOARDS/CASING/REPAIR/REPLACE	1		\$0.00	
LIGHTING	1		\$0.00	
DOORS			\$0.00	
CLOSET DOORS AND SHELIVING			\$0.00	
STAIRS/LANDING/RAILING	1	\$650.00	\$650.00	install handrails and guardrails in lower level
ATTIC AREA	1		\$0.00	
CRAWL SPACE/INTERIOR ACCESS	1		\$0.00	
			\$0.00	
LAUNDRY:	1		\$0.00	
BASEBOARDS/CASING	1		\$0.00	
LIGHTING	1		\$0.00	
DOORS			\$0.00	
CLOSET DOORS AND SHELIVING	1		\$0.00	
			\$0.00	
GARAGE:	1		\$0.00	
CONCRETE FLOOR/SLAB	1		\$0.00	
PAINT/WALLS/CEILING/BASE/CASING/DOORS	1		\$0.00	
DRYWALL REPAIR/FIREWALL	1		\$0.00	
LIGHTING	1		\$0.00	
DOORS	1	\$225.00	\$225.00	replace 16' of weather stripping on door
OVERHEAD DOOR	1		\$0.00	
OPENER FOR OVERHEAD DOOR	1		\$0.00	
GARAGE ATTIC			\$0.00	
WINDOWS	1		\$0.00	
			\$0.00	
BASEMENT or BASEMENT CRAWLSPACE:	1		\$0.00	
SPECIFY TYPE OF FLOORING HERE	1		\$0.00	
PAINT/WALLS/CEILING/BASE/CASING/DOORS	1		\$0.00	
BASEBOARDS/CASING	1		\$0.00	
LIGHTING			\$0.00	
DOORS			\$0.00	
CLOSET DOORS AND SHELIVING			\$0.00	
CRAWL SPACE/INTERIOR ACCESS	1		\$0.00	
STAIRS/LANDING /RAILING	1		\$0.00	
SUMP PUMP	1		\$0.00	
MISCELLANEOUS:	1		\$0.00	
HVAC - COOLING	1		\$0.00	
HVAC - HEATING	1		\$0.00	
VENT COVERS	1	\$935.00	\$935.00	replace (18) supply/return vent covers, change furnace filter
WATER HEATER	1		\$0.00	see line 195
SMOKE DETECTORS/ CARBON MONOXIDE ALARMS	1	\$260.00	\$260.00	install (4) smoke and (2) CO detectors
OUTLETS AND SWITCHES	1	\$2,545.00	\$2,545.00	replace all switch covers \$180, install (4) GFCI outlets in kitchen, and install (2) GFCI outlets in bath \$1,315, replace all switches and outlets \$1050
PLUMBING	1	\$750.00	\$750.00	obtain necessary gas fitting permit, install shut off valve, connector and gas piping for the range



DESCRIPTION

1/6/2023

CONTRACTOR BID DETAILS

IMPORTANT: Provide clear descriptions of the work you are doing in the spaces below. Include # of units, linear feet, or square yards when applicable.

DESCRIPTION	Quantity	Unit Cost	Total Cost	
PLUMBING	1	\$3,210.00	\$3,210.00	obtain plumbing permit, repair up to (5) plumbing leaks, replace 40 gallon standard vent water heater
ELECTRICAL	1		\$0.00	
DEEP SALES CLEAN	1	\$350.00	\$350.00	sales clean
LIGHT BULBS THROUGHOUT	1		\$0.00	
ADDITIONAL/MISCELLANEOUS and GC RECOMMENDATIONS:	1		\$0.00	
MOLD REMEDIATION	1		\$0.00	
DEWINTERIZATION	1		\$0.00	
WINTERIZATION - POST-REHAB			\$0.00	
Permit	1	\$1,600.00	\$1,600.00	obtain building permit
			\$0.00	
			\$0.00	
			\$0.00	
			\$0.00	

Estimated lead time to start job
Estimated Work Duration

10 Days
153 Days

Please fill in these days

Total yds of carpet: **1**

Please fill in this total

\$114,963.00

Total Price for	CARPET FLOORING	\$3,873.00	\$ 3,873.00 per yard
Total Price for	VINYL/TILE FLOORING	\$0.00	0 per square foot
Total price for	Exterior Painting	\$7,150.00	8.870967742 per square foot
Total Price for	Interior Painting	\$7,040.00	8.734491315 per square foot

TOTAL REHAB \$ PSF 142.633995