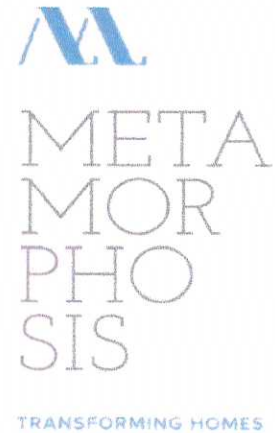


MN BC Lic # 20628624  
 3205 Hennepin Ave  
 Minneapolis, MN 55408  
 612.226.5775  
 www.morphmpls.com



**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**

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

**Rough-Ins**

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<b>Demolition / Interior Protection</b>	<b>\$5,050.00</b>
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)	

<b>Excavation, Foundation &amp; Masonry</b>	<b>\$18,500.00</b>
Per plan. Foundation, excavation, crawlspace rock, backfill and soil removal. Slab replacement and tuckpointing. (#1, #12, #23, #27)	
<b>Framing - Structural</b>	<b>\$7,200.00</b>
Labor and materials replace post and beams in basement. (#24)	
<b>Framing - Non Structural</b>	<b>\$1,200.00</b>
Labor and materials to frame interior partition walls, stairs, flooring, doors.	
<b>Insulation</b>	<b>\$1,400.00</b>
(#10, #11)	
<b>Window Install</b>	<b>\$920.00</b>
(#2, #3, #34)	
<b>Allowance: Windows</b>	<b>\$450.00</b>
Material/tax/delivery. (1) Double-hung window <i>Note: pending window selection</i>	
<b>Storm Windows</b>	<b>\$1,320.00</b>
Materials and labor to repair/replace 18 screens, install 10 screen adaptors, and install 2 new combination storms.	
<b>Plumbing</b>	<b>\$16,500.00</b>
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>	
<b>Allowance: Plumbing Fixtures</b>	<b>\$1,500.00</b>
Material/tax/delivery for fixtures. Includes shower fixture, toilet, sink, sink fixture for existing baths. <i>Note: pending plumbing fixture selections</i>	
<b>HVAC</b>	<b>\$1,450.00</b>
Per plan. Includes hvac for bath exhaust, dryer vent, furnace check.	
<b>Electrical</b>	<b>\$4,600.00</b>
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.)	
<b>Allowance: Electrical Fixtures</b>	<b>\$500.00</b>
Material/tax/delivery for lighting. Includes bathroom fixture, exterior fixture. <i>Note: pending electrical fixture selections</i>	
<b>Finishing</b>	
<b>Drywall and Prime</b>	<b>\$2,600.00</b>
Patch walls and ceilings per plan. (#8, #9)	
<b>Interior Paint</b>	<b>\$6,500.00</b>
Paint (2) coats on mudroom, bathroom and stair landing walls and ceilings. Stain new windows, doors to closely match existing trim.	
<b>Doors</b>	<b>\$1,050.00</b>
(#3, #4, #5, #6, #13, #32)	
<b>Allowance: Doors</b>	<b>\$2,100.00</b>
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>	
<b>Interior Millwork</b>	<b>\$3,100.00</b>
Materials and labor to install base molding and casing around windows and doors. Base trim and casing to closely match existing. Includes handrails.	

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

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**Exterior**

<b>Roofing</b>	<b>\$250.00</b>
Inspect existing condition of roof.	
<b>Siding</b>	<b>\$3,500.00</b>
Material and labor to patch existing trim and existing siding. (#17, #28)	
<b>Bulkhead</b>	<b>\$1,250.00</b>
Material and labor to replace existing basement access with weatherproof style.	
<b>Exterior Painting</b>	<b>\$7,200.00</b>
Includes painting of existing siding, cornice, window and door trim. Price based on (2) colors and (2) coats.	
<b>Gutters</b>	<b>\$1,350.00</b>
Install down spouts and complete existing gutters and leaders. (#19, #20)	
<b>Grading</b>	<b>\$820.00</b>
Remove rocks and contour soil so that it slopes away from house. (#18, #21, #22)	
<b>Final Site Clean Out</b>	<b>\$200.00</b>
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
	<b>TOTAL</b>		<b>143320</b>

**DRAW REQUESTS**

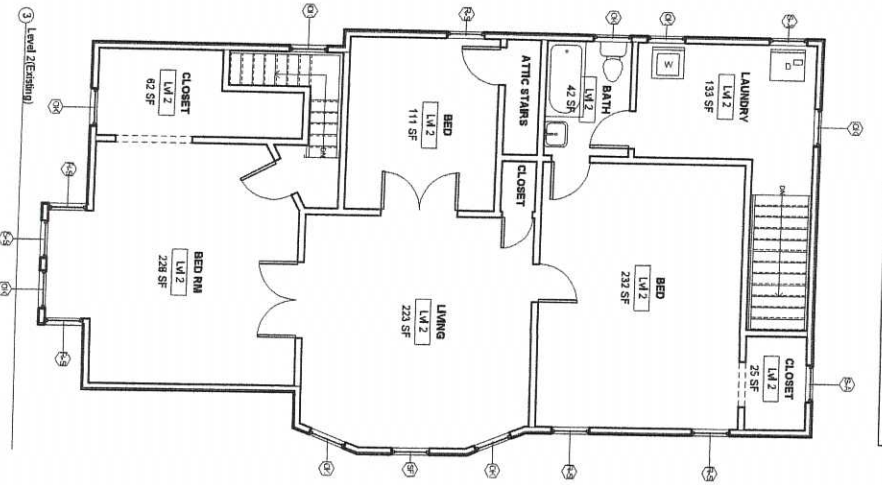
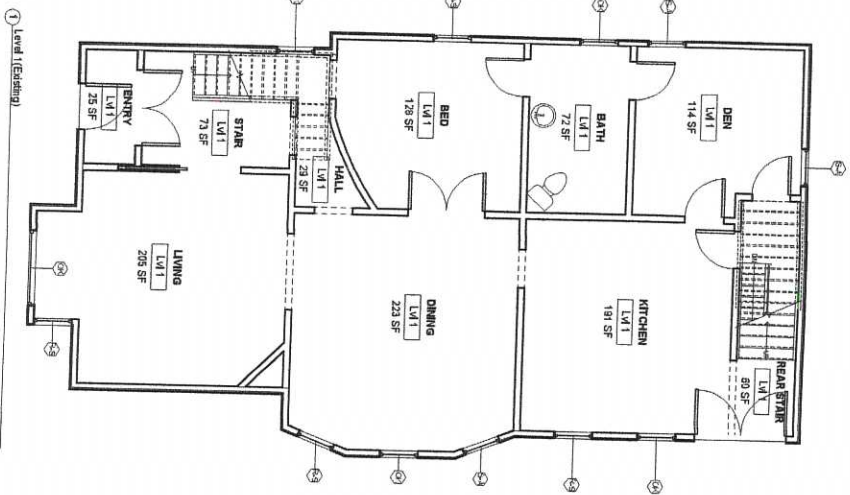
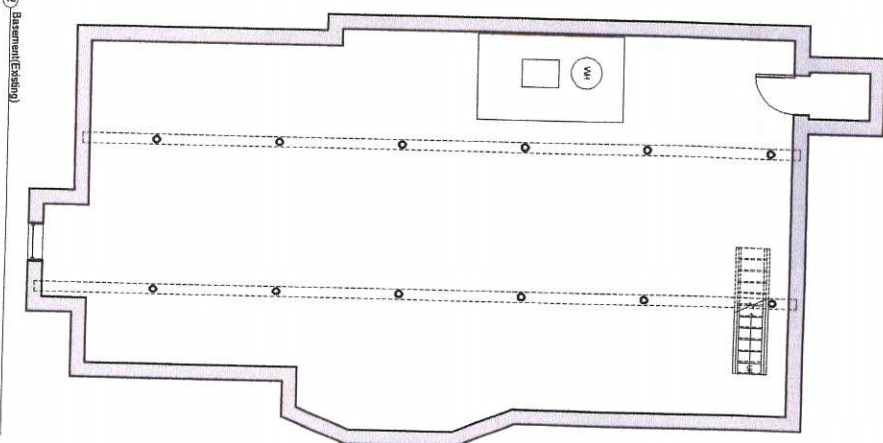
Draw #1	\$35,830.00	Signatures: _____	Date: _____
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Draw #3	\$35,830.00	Signatures: _____	Date: _____
Draw #4	\$35,830.00	Signatures: _____	Date: _____
FINAL			

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

**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-A	10	INSTALL SCREEN ADAPTOR
S-S	2	INSTALL NEW STORM + SCREEN
SF	2	REPAIR (2) BROKER PAINTS
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

**689 Conway**  
St. Paul, Minnesota 55106

t. 612.782.2000  
info@merphpls.com  
Contractor Lic#BC628624

Metamorphosis  
3205 Hennepin Ave.  
Minneapolis, Minn 55408

**NOT FOR CONSTRUCTION**  
HALF-SIZE SET

