

Larkins Construction, INC

3001 Thomas Ave N
 Minneapolis
 Minnesota
 BC664390

Proposal

Date	Estimate #
11/25/2019	378
Customer	Job
Asha Hassan Hassan Mohamud	Home Remodel

Customer Information
Asha Hassan Hassan Mohamud 489 Sherburne Ave St. Paul , MN

Description	Qty	Rate	Amount
<p>To : Hassan Mohamud and Asha Hassan Date : Nov. 22, 2019, 489 Sherburne Ave. St. Paul MN. 55103 Job Name : 489 Sherburn</p> <p>Contractor: Larkins Construction, Inc. Estimator: Demetrius. Regarding : Remodelling</p> <p>We propose to remodel above mentioned property for \$ 100,000. Following is the scope of work</p> <p>Subcontract, per unit</p> <p>Roof:.. Clean all garbage and debris, Replace damaged roof decking at the house and garages. Install new shingles at the house and garages. Blow new Attic insulation</p> <p>2nd floor:.. demo all plaster from 2nd floor. Install new sheet rock / paint. Refinish all floors 2nd and main levels. Replace toilet fixtures on 2nd floor (Allowance \$ 1500). Install sheet vinyl floor in bath room. Replace damaged doors with hollow core prefinished doors.</p> <p>Main level:.. Repair all plaster on main level and paint walls. Replace all damaged doors with a hollow core prefinished doors. Refinish hardwood floor. Install sheet vinyl floor in kitchen and new bathroom. Replace damaged floor decking in back porche, convert back storage into full bath. (Fixture allowance \$ 1500)</p> <p>Others. Install new locks on all doors. Replace all windows. Light fixture allowance \$ 500. Bring all electrical to code. replace electrical panel. Bring all plumbing to code. Bring all heating to code. Cut three big trees. 2 in front yard and 1 in the back yard. Clean basement</p> <p>Added items from the code compliance report that was not in the original scope of work:</p> <p>1. Insure basement cellar floor is even, is cleanable and all holes are filled.</p> <p>Subcontract, per unit</p>	1	100,000.00	100,000.00
<p>Subcontract, per unit</p>	1	1,000.00	1,000.00

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12. Install plinth blocks as needed under posts in basement and ensure adequate footing for load imposed. Subcontract, per unit	1	1,500.00	1,500.00
14. Repair siding, soffit fascia, trim, etc. as necessary Subcontract, per unit	1	6,000.00	6,000.00
15, and 16. Provide proper drainage around house to direct water away from foundation of house and garage. Subcontract, per unit	1	1,000.00	1,000.00
17. Install downspouts and a complete gutter system. Subcontract, per unit	1	1,200.00	1,200.00
20. Provide general rehabilitation of garage, Included with siding.			
21. Install address numbers visible from the street and on the alley side of garage Subcontract, per unit	1	100.00	100.00
23. Tuck point interior and exterior of foundation wall as necessary. Subcontract, per unit	1	500.00	500.00
26. Repair front step Subcontract, per unit	1	200.00	200.00
27. Included with siding cost			
28. Included with demo cost			
32. Repair brick work over front porch roof at decayed wall framing and sheathing. Subcontract, per unit	1	2,000.00	2,000.00
30. Replace west garage siding at grade with decay resistant materials, slope grade away from buliding. (Included in siding cost)			
33. Remove walls, floors and ceiling covering in whole house. Subcontract, per unit	1	1,200.00	1,200.00
36. Remove all wall and ceiling covering in basement. Also remove fuel oil tank. (permit required from fire inspections) Subcontract, per unit	1	1,500.00	1,500.00

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38. Permanently secure top and of support posts in an approved manner. Subcontract, per unit	1	1,200.00	1,200.00
39. Install handrail and guardrails at all stairways, and return lhand rail ends into a newel post or wall. Subcontract, per unit	1	100.00	100.00
<p>Clarifications and or Exclusions : None. owner pays for the building permit cost. Price does not include any bond or insurance cost. Price include dumpsters cost. Price include Code compliance line item # 8. Price include Code compliance line item # 9</p> <p>Note: When the walls and ceilings covering is completed and if the walls and ceilings needs no work done to them, we will credit home owner \$2,500.00. If the walls and ceilings needs work then there will not be a credit issued and the total coost will be \$117,500.00</p>			
*Project Subtotal			117,500.00
*Project Total			117,500.00
Total			117,500.00