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

- 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

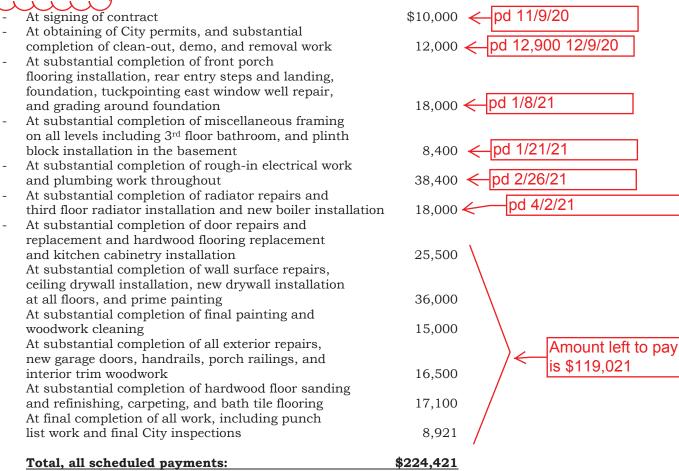
Full cost, all work: \$224,421

Nilles Builders Inc



Building • Roofing • Renovations Remodeling • General Contracting Insured • Bonded • Licensed

Terms of payment:



Brad Nilles

10/30/20

Accepted by owner

Date of acceptance

Thanks again for choosing us for this work, Tony