

# BERKELEY CONSTRUCTION LLC.

*37 Bissell Road, Lebanon, New Jersey 08833*

Lesley and Ike Goff

Dear Lesley and Ike,

I have enclosed the estimate for your new home. Things are starting to get exciting here! The numbers are coming in at about where I thought they would. The number can vary and you will probably add things not included in this estimate. I have however added over 72,000 in miscellaneous costs for underestimates and things you may want as we go along.

I have also added my fee. It is based on 10% percent of the total costs. Most contractors include 10% for profit and 10% for overhead. I appreciate you guys sticking with me.

The other way things could be done is hard money contract. This sometimes leads to the low bidder syndrome, which can make building a home like this a nightmare. There are a lot of ups and extras and the contractor has to add a lot of fluff in order to ensure himself a profit. A flat fee insures that I am going to make a profit and you guys get the house built for cost plus my fee. No fighting with the contractor over how much you pay for the library.

The way I propose to do this project is a flat fee based on the plans and specs I have laid out below. This would include a finished basement and Ikes office in mahogany. I propose to give you bills every two weeks for the work that has been done and you just pay them along with my fee. The fee will be broken up into a deposit and 20 bi-monthly payments.

The following is an over view of what I have included in the home. I understand that there is no gas in the road so we can use oil fired hot air units equivalent to the ones I have listed here.

## **GENERAL NOTES**

This proposal is based on architectural plans drawn by John Heyrich Architect.

Contractor is responsible for general liability Insurance of \$1,000,000 and insurance on his own vehicles used on the site.

**SCOPE OF WORK-** See plans drawn by John Heyrich

Owner to provide power and water connections throughout construction

Contractor will provide a site toilet for his employees and subcontractors.

Contractor to be responsible for all inspections

Owner to obtain certificate of occupancy

All areas to be kept broom clean

Temporary tarping of house by contractor, if needed

**DEMOLITION, EXCAVATION AND SITE WORK**

Demo existing home

Dumpsters and removal of debris off site

Clear construction areas of all brush, small boulders and debris all around within 5' of the building footprint.

Excavation and backfill, waterproofing (If necessary)

Stockpiling of excavated materials.

Erect silt fence if required by the town.

Rake and seed area 5' from the house

Concrete shall be capable of developing a minimum compressive strength of 3500 psi at 28 days.

Footings continuous 3500 PSI concrete keyed with rebar as per print. (If we go poured concrete.)

Poured concrete walls as per print. ( We may also want to look at using a precast product)

Crushed stone under 6 mil vapor barrier as needed under 4" thick poured concrete slab with welded wire as per plans.

Parge foundation and water proof with tar waterproofing coating below grade. If don't use Superior Walls

## **FRAMING**

Rough framing lumber shall be Douglas fir No.1 and 2 common having a min allowable bending stress of 1400 psi.

Lumber size and spacing as indicated on Working Drawings.

All framing lumber shall be kiln dried

Hangars, blocking and fire stopping to code

## **ROOFING AND FLASHING**

Simulated slate shingles

Soffit vents and attic fans for roof ventilation

Ice and snow shield or equivalent water barrier over the entire roof to extend 1 ft up the side walls.

## **EXTERIOR WALLS**

Stone and Stucco

## **PLUMBING**

Install all fixture and faucets.

Install rough plumbing as required to new bathrooms or additions to bathrooms as per plan.

New kitchen plumbing, one sink and supply for refrigerator ice maker, laundry room sink and two outside frost free water spigots as per print.

Water pipes to be flex pvc as per code. All drain lines shall be pvc as per code

Main drain shall be cast iron to alleviate noise

Gas piping to kitchen range, clothes dryer, gas fireplaces

All work done by licensed and insured plumbing contractor.

## **ELECTRIC**

Install owner supplied surface mounted lighting (Chandeliers, lighting fixtures) as indicated in the plan

Install recessed lights as per plan

Decora outlets and switches installed as per code.

Cable TV outlets installed as per plan.

All new phone outlets to be CAT 5 installed in new walls

Hard wire smoke detectors as per code and plan

## **HEATING AND COOLING SYSTEMS**

### ZONE 1 BASEMENT

1 high efficiency furnace with 70,000 BTUs indoor unit  
1 2.5 Ton AC coil type up-flow 13 seer indoor unit  
1 2.5 Ton AC Condensing unit 13 seer Outdoor unit  
1 Thermostat Digismart in Hallway area  
1 Air supply with R-8 insulated ductwork Wrap type only  
1 filtered return duct  
All diffusers, Filter Rack and Grills included  
Bryant equipment 5 year parts warranty  
2 years installation warranty  
ZONE 2 Attic

### FIRST FLOOR

1 High efficiency furnace with 90,000 BTU indoor unit  
1 3 ton AC Coil type H 13 Seer H.E. indoor unit  
1 3 Ton AC Condensing unit 13 Seer H.E. Outdoor unit  
1 Thermostat Digismart by Hallway area  
1 Air supply with R-8 insulated Ductwork wrap  
1 Filtered air return ducts Flexible included All diffusers, Filter Rack and grills included

## SECOND FLOOR

1 High efficiency furnace with 90,000 BTU indoor unit  
1 3 ton AC Coil type H 13 Seer H.E. indoor unit  
1 3 Ton AC Condensing unit 13 Seer H.E. Outdoor unit  
1 Thermostat Digismart by Hallway area  
1 Air supply with R-8 insulated Ductwork wrap  
1 Filtered air return ducts Flexible included All diffusers, Filter Rack and grills included

## **HOT WATER HEATERS**

1 50 Gallon Hot water heater  
1 75 Gallon Hot water heater

## **WINDOWS AND DOORS**

Anderson 400 series tilt wash simulated divided lite windows and doors as per print  
Screens and grills included.

## **INSULATION**

R-19 insulation in new first floor exterior walls (if walls are 2x6)  
R-30 insulation in 2nd floor ceilings and attic area  
Caulk top and bottom plates, foam all penetrations  
Expanding foam around the window or packed fiberglass  
Foam outlet insulators on outside wall outlets.  
Sound proof bedrooms and baths with R13 insulation

## **FRONT PORCH**

Doors, columns and steps as per print

## **GUTTERS AND LEADERS**

6 inch white Aluminum gutters or color matched as close as possible to exterior trim color  
All downspouts directed away from foundation.

## **INTERIOR TILE**

We install tile over approved durorock tile under layment. Enclosed showers to be all durorock.

## **HARDWOOD**

New hardwood flooring- 2.5 inch select red oak to match . \$5.50 Psf.

## **INTERIOR DOORS AND TRIM**

Casing 3.5 inch colonial

Base molding 5 inch colonial

8' Masonite Premcor or equivalent doors hung in jams

**EXTERIOR TRIM** will be Azek

## **SHEETROCK**

Glued and screwed as per print and code. Durorock in showers and Jacuzzi

## **COUNTERTOPS**

As per your selection

## **PAINT- INTERIOR AND EXTERIOR**

Interior walls- One coat of primer and two finish coats Benjamin Moore flat latex

Interior trim- One coat of primer and two finish coats of Benjamin Moore Semi-Gloss latex

Three color limit on walls, one color for the trim

Exterior trim to receive one coat of primer, two finish coats of Benjamin Moore exterior semi-gloss latex paint.

**ESTIMATED START DATE**

As soon as permits are available.

**PRICE QUOTATION**

Berkeley Construction LLC. proposes the estimated sum of **\$1,441,730**. The work will be completed within 9 to 12 month time window given no unforeseen conditions.

**DEPOSIT**

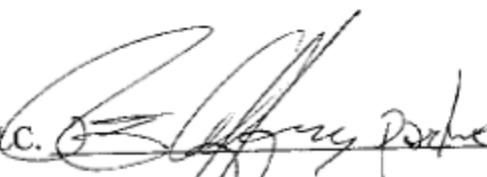
A \$20,000 dollar nonrefundable deposit upon signing

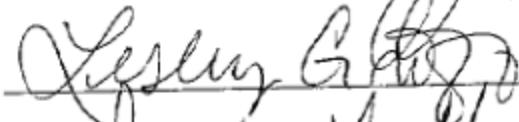
**PAYMENT SCHEDULE**

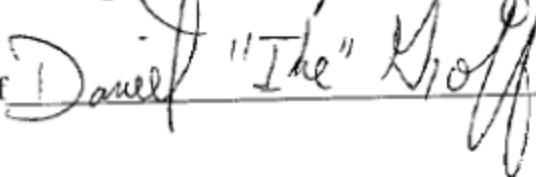
Every two weeks I will present bills for payment.

Thank you very much for this opportunity.

Sincerely,

Robert Caffrey  
Partner, Berkeley Construction LLC.  Date 7-9-2012

Mrs. Lesley Groff  Date 7-9-2012

Mr. Ike Groff  Date 7-9-2012