

JPK DEVELOPMENT

RESIDENTIAL AND COMMERCIAL CONSTRUCTION

[REDACTED] ST THOMAS 00802

EMAIL [REDACTED]

TO: LSJ

FOR: CONSTRUCTION COSTS TO EXPAND COTTAGE ON GSJ

SCOPE:

1. Demo remaining flooring, windows, and kitchen
2. Site cistern and supervise excavation
3. Excavation to be performed by LSJ
4. Form and pour cistern 16' x 20' x 8' deep with footings, 6" slab, 8" walls, 6" slab on top of cistern with ½ rebar 8" oc each way.
5. Concrete to be provided by JPK apx 35 yards
6. JPK to provide forming materials and rebar
7. JPK to provide labor to construct and pour, seal and clean up site
8. LSJ to provide dumpster for trash
9. Waterproofing with hydrolic cement over snap-tie holes, coving at base of wall where cold joint exists and 2 coats of Throseal cementitious sealer
10. Install ½ " layer of cement board to existing sub floor
11. Install new tile purchased by JPK \$3.00 allowance ----625 SF
12. Install new windows and sliders non impact rated
13. Dig and pour 11 footings for new expanded construction
14. Construct new open porch with flat roof between living and bedroom pod
15. Construct new bed room pod out of pressure treated framing 16' x 20' with porch 7' x 16' with shed roof
16. Construct new hip roof on bedroom pod with 3x8 rafters, 1x6 T+G decking, ice and water shield, 2x4 purlins and galvanized roof to match
17. Finish interior of bedroom cottage with 5/8 green board
18. Create out door shower
19. Kitchen 12 LF with solid surface counter top
20. Create new bath and closet at rear of new pod
21. All materials to be sourced by JPK and purchased by JPK

- 22. Painting by JPK painters
- 23. Electrical and plumbing by JPK
- 24. LSJ to provide dumpster and disposal
- 25. Maintain a clean work site
- 26. Adhere to all OSHA safety regulations and local building codes

Total cost	\$170,004.77
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