

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 existing flooring, windows, and kitchen
2. Install ½ " layer of cement board to existing sub floor
3. Install new tile purchased by LSJ ----625 SF
4. Install new windows and sliders
5. Dig and pour 11 footings for new expanded construction
6. Construct new open porch with flat roof between living and bedroom pod
7. Construct new bed room pod out of pressure treated framing 16' x 20' with porch 7' x16' with shed roof
8. 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
9. Finish interior of bedroom cottage with 5/8 green board
10. Reconstruct ½ bath in existing building moving wall 2' to expand kitchen
11. Create out door shower (price to be determined based on design)
12. Kitchen (price to be determined)
13. Create new bath and closet at rear of new pod
14. All materials to be sourced by JPK and purchased by LSJ
15. Drawing created by JPK for LSJ approval before construction
16. Painting by LSJ painters
17. Electrical and plumbing by LSJ
18. LSJ to provide dumpster and disposal
19. Maintain a clean work site
20. Adhere to all OSHA safety regulations and local building codes

Sub-total	\$63,637.50
Overhead and profit	\$9,545.62
GRT	\$3,659.15
Total cost	\$76,842.27