

JPK DEVELOPMENT

RESIDENTIAL AND COMMERCIAL CONSTRUCTION

6501 RED HOOK PLAZA SUITE 201, ST THOMAS 00802

340 643 3245 EMAIL [REDACTED]

TO: LSJ

FOR: CONSTRUCTION COSTS TO REBUILD DOCK STRUCTURES

SCOPE: STRUCTURE AT DOCK/SHORE LANDING (SHELTER 2)

1. Clean out form and place rebar in 8 new footings dug buy LSJ equipment
2. Cast footings --- post bases and concrete provided by LSJ
3. Install 8 8x8 posts planed and prepped by JPK --- posts provided by LSJ
4. Install pressure treated 3 x12 beam through bolted to columns with 5/8 stainless rod
5. Install 3x10 hips and 3x12 ridge beam
6. Install 3x8 rafters 2' oc. through bolted to 3x12 ring beam
7. Install 2x12 fascia
8. Install collar ties as depicted in drawing
9. Roof to be 6:12 pitch constructed as planed with stainless fasteners
10. Lumber to be pressure treated lubber #1 quality provided by LSJ
11. JPK will provide invoice from supplier for LSJ to pay for items that are not in the island inventory
12. Install 1x6 pre varnished Cyprus (prepared by LSJ painters)
13. Install layer of ¾ treated ply with 3.5 " stainless fasteners 6" oc
14. Install ice and water shield
15. Install thatch roofing
16. Install 4 railing sections to match original
17. Maintain a clean work site
18. Adhere to all OSHA safety regulations and local building codes
19. JPK will provide labor only for this work
20. JPK will provide shop drawings as required by LSJ
21. Painting to be done by LSJ staff
22. Stone paving not included in price

Sub-total	\$35,200.00
Overhead and profit	\$5,280.00
GRT	\$2,024.00
Total cost	\$42,504.00

SCOPE: shelter 1 at far end of dock

1. Rebuild dock as depicted in pictures with LSJ provided materials
2. Set 8 8x8 posts in LSJ provided stainless brackets
3. Through bolt 3x12 ring beam to post with 5/8 stainless rod
4. Construct roof at LSJ desired pitch bolting 3x8 rafters through 3x12 ring beam
5. Install 1x6 TxG Cyprus over 3x8 rafters
6. Install ¼ ply wood over Cyprus 1x6
7. Install ice and water shield
8. Install thatch roof material over ice and water shield
9. Construct sundeck with 3x10 wood joist
10. Install 2x6 LSJ pre painted decking with stainless fasteners
11. Construct wood rail to match employee cottage
12. Spiral staircase TBD
13. Painting by LSJ painters
14. Materials provided by LSJ --- arranged for purchase by JPK as needed
15. Labor by JPK
16. Drawings created by JPK
17. JPK will maintain a clean work site
18. JPK will adhere to OSHA safety practices

Sub-total	\$48,500.00
Overhead and profit	\$7,275.00
GRT	\$2,788.75
TOTAL COST	\$58,563.75

- LSJ assumes any government fines associated with building if a permit is not attained
- Cost of permitting not included if LSJ desires to put in for one ----