

**GUY CHIPMAN CONSTRUCTION, L.P.**

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CONSTRUCTION ESTIMATE / INVOICE

Invoice No. 2216-02

Client Information

Name	Benjamin "Ben" & Melissa Stendahl	Date	Aug.30, 2022
Address	224 Carolina Street	Job No.	2216
City	San Antonio, TX 78210	Job Name	Porch Restoration New Columns
Phone:	(210) 367-2904 Cell	Job Address	224 Carolina Street

email: melissa.stendahl@gmail.com**Scope of Work**

Item No.	Title	Materials, Labor and Subcontractor Expense Description	Material	Labor	Sub Contractor amt./ Unit Price	Contractor's Fee on Mtl. and Sub	TOTAL
1	Front Porch Repairs						
2		Hauling and disposal of reclaimed columns.			\$200.00	\$40.00	\$240.00
3		Demo column bases. Excludes repairs to porch floor after demo.			\$650.00	\$130.00	\$780.00
3.1	Added	High strength grout repairs to level porch for bases. Cut and grind high spots as necessary.	\$92.48	\$280.00		\$74.50	\$446.98
4		3 Tuscan Column Capitals including tax. Cost included below. Column Doric. Capitals freight included.				\$0.00	\$0.00
5		3 column bases per bid from Pacific Columns. Cost included below. Column base freight included.				\$0.00	\$0.00
6		3 New Smooth Column 18" x 20' Tuscan (Doric) Base Not included. Column freight allowance. Included.			\$10,994.61	\$2,198.92	\$13,193.53
7		Column unloading and dry storage on site		\$250.00		\$50.00	\$300.00
8		Debris Disposal, 1 mini dumpster. May be located off site due to parking constraints.	\$325.00			\$65.00	\$390.00

9		Porch Beam Framing Materials. Screw 2 x 10 yellow Pine to existing beam to limit deflection and widen the beam to better match the columns. 11 pieces & Framing Materials.	\$936.33	\$75.00		\$202.27	\$1,213.60
10		1x12x16 @ \$93.10 Each x 2. Amount includes tax.	\$186.20			\$37.24	\$223.44
11		1x12x12 @ \$52.32 Each x 2. Amount includes tax.	\$162.94			\$32.59	\$195.53
12		1x8x16 @ \$74.48 Each x 2. Amount includes tax.	\$148.96			\$29.79	\$178.75
13		Wrap upper beams. Labor		\$1,850.00		\$370.00	\$2,220.00
14		Railings, detach and reinstall. Cut to fit around fluted columns.		\$850.00		\$170.00	\$1,020.00
15		Baluster repair allowance, Cedar Spindle. TBD	\$122.30	\$200.00		\$64.46	\$386.76
16		Cove Mold.	\$152.00			\$30.40	\$182.40
17		Floor Joists, 2x8x12 @ \$48.58 Each x 7. Amount includes tax.	\$340.08			\$68.02	\$408.10
18		Plywood Deck allowance, 4x8x3/4 CDX @ \$95.07 Each x 0. Amount includes tax. \$85 for delivery per load. TBD if needed. Reclaimed plywood used as temp infill to support tarp till flooring could be installed. .	\$120.00			\$24.00	\$144.00
19		Lower Beam Materials.	\$835.05			\$167.01	\$1,002.06
20		Joist Hangers and Nails.	\$275.00			\$55.00	\$330.00
21		Jacking and Shoring including delivery and pick up of framing materials needed to lift and stabilize the house when columns are installed.			\$2,400.21	\$480.04	\$2,880.25

22		Hoisting Equipment. Bid amt. \$200. Note this was based on the weight of wood columns. We had to rent the forklift due to weight of fiberglass columns. Revised cost for rental. Note: they gave us the weekend at no extra charge. No Charge on Delivery or pick-up. A \$375 savings.	\$479.93			\$95.99	\$575.92
22		Hoisting Equipment Fuel.	\$26.44			\$5.29	\$31.73
23		Scaffold Planks.	\$125.00			\$25.00	\$150.00
24		Shoring Braces.	\$250.00			\$50.00	\$300.00
25		Shoring Material	\$450.00			\$90.00	\$540.00
26		Existing Column Disassembly.		\$600.00		\$120.00	\$720.00
27		Column, Base and Capital Installation.		\$3,000.00		\$600.00	\$3,600.00
28		Estimate excludes replacement of rotted or improperly installed framing. If damaged structure is uncovered, the cost of repairs will be an addition to the Cost of Work.				\$0.00	\$0.00
29	Added Work					\$0.00	\$0.00
29.1		Replacement of rotted and undersized front beams between columns	\$337.45	\$400.00		\$147.49	\$884.94
29.2		Additional framing at upper beams to limit deflection of beams between columns.		\$480.00		\$96.00	\$576.00
29.3		Replacement rotted 1xs and dentil molding on 3 sides	\$498.10	\$384.00		\$176.42	\$1,058.52
29.4		Addition of crown molding below flooring and cap trim.	\$311.76	\$192.00		\$100.75	\$604.51
29.5		Requested Add due to supplier's late email, Thread rod anchor system materials and installation.	\$317.11	\$220.00		\$107.42	\$644.53
29.6		Re attach porch soffit on first floor	\$12.12	\$110.00		\$24.42	\$146.54
29.7		Fabricate and Install Custom Column Cap Flashing	\$120.00	\$160.00		\$56.00	\$336.00

29	Porch Floor Replacement					\$0.00	\$0.00
30		Carpentry: Floor Demo.		\$500.00		\$100.00	\$600.00
31		Tongue and groove to 3/4" x 3-1/4" Pine Floor to match historic porch floor materials. Revised amt. Per Allen and Allen bid. \$1,748.00	\$0.00			\$0.00	\$0.00
31.1	Composite Floor Option	Tongue and groove to 3/4" x 3-1/4" Aeratis Floor to match historic porch floor sizes. Per bid. \$7,174.75	\$7,174.75			\$1,434.95	\$8,609.70
31.2	Caulk joints as floor is installed option	Add Caulk floor joints as floor is installed.	\$48.20	\$250.00		\$59.64	\$357.84
32		Carpentry: Floor Installation.		\$1,184.00		\$236.80	\$1,420.80
33		Carpentry: Ceiling Repairs, First floor. Will depend on extent of modifications needed. Allowance for 15 pieces of bead board.	\$230.00	\$400.00		\$126.00	\$756.00
34		Carpentry: Floor Framing, Reframing/Replacement where beams attach to columns.	\$328.00	\$1,200.00		\$305.60	\$1,833.60
35		Painting of column body, base and Corinthian capitals, upper beam and lower beam . Excludes painting of second floor porch ceiling.			\$1,200.00	\$240.00	\$1,440.00
36		Priming of Flooring Material prior to installation to prevent warping and water damage. \$400.00. Not Needed with Composite.			\$0.00	\$0.00	\$0.00
37		Primer. \$138.00. Not Needed with Composite.	\$0.00			\$0.00	\$0.00
38		Floor Painting 2 coats (must be done at time of installation to preserve warranty). \$800.00. Not Needed with Composite.			\$0.00	\$0.00	\$0.00

39		1st floor Ceiling Painting. Included in scope. Bid amount, \$800 not including contractor's fee. Touch-ups to second floor ceiling may be needed, not included.			\$800.00	\$160.00	\$960.00
40		Rail Painting, entire rail system and spindles.			\$1,500.00	\$300.00	\$1,800.00
41	Floor recoating option	Within 6 months, the porch floor may shrink. Trip to seal cracks and repaint, \$450 not including contractor's fee. This amt is not included in the total cost of work. Not Needed with Composite.				\$0.00	\$0.00
42	Added Items	Added painting of fascia around house.			\$800.00	\$160.00	\$960.00
42.1		Added priming and addional coat painting of new wood on rails.			\$800.00	\$160.00	\$960.00
42.2	Treated wood for rail repairs	2 x 6 x 10' treated 2 x 6 x 12' treated 2 x 6 x 16' treated 2 x 4 x 16' treated 2 x 4 x 12' treated 2 x 4 x 10' treated trim screws for rails.	\$700.43			\$140.09	\$840.52
42.3		Replacement of warped rails and 2 x 6 caps on second floor railings.		\$245.00		\$49.00	\$294.00
42.4		Delivery of materials for railing replacement, trips to 3 lumber suppliers		\$150.00		\$30.00	\$180.00
42.5	Floor framing adjustments	Cut level and add blocking to floor framing to minimize dips in floor as much as allowed by existing structure.		\$150.00		\$30.00	\$180.00
42.6		Raise up framing for first floor ceiling and install hurricane clips with screws to support the framing.	\$36.18	\$262.50		\$59.74	\$358.42
43	Miscellaneous					\$0.00	\$0.00
44		Fasteners.	\$345.00			\$69.00	\$414.00
45		Peel and Stick, \$135.80/Roll x 1 Rolls.	\$135.80			\$27.16	\$162.96
46		Peel and Stick Installation.		\$125.00		\$25.00	\$150.00

47		Custom Flashing @ Fluted Columns. \$1,050.00, Not Needed with treated beams, Fiberglass columns and composite flooring.		\$0.00		\$0.00	\$0.00
48		Base Flashing @ Wall. Note: 1 row of siding and door trim may need to be removed to install flashing. Paint touch-ups are not included in flashing installation. Several rotted pieces were replaced and birds were evicted.	\$105.00		\$250.00	\$71.00	\$426.00
49		Tarps / sheathing.	\$129.00			\$25.80	\$154.80
50		On site Supervision. Material, Deliveries, Safety and Quality Control.		\$2,160.00		\$432.00	\$2,592.00
51	Added	Excludes cost of building permit.	\$159.00			\$31.80	\$190.80
52		Note: due to recent events and extreme fluctuations in material pricing, this bid is good for ten days only. To lock in these prices, we will need to have a deposit and signed contract.				\$0.00	\$0.00
Totals			\$16,015.61	\$15,677.50	\$19,594.82	\$10,257.59	
Prior Estimated Cost of Work.			\$57,532.58	Revised Cost of Work			\$61,545.52
Change in Cost of Work			\$4,012.94	Down Payment Received 5/6/22, Ck #1989			\$15,000.00
				Down Payment Received 5/6/22, Ck #1150			\$9,063.89
				Progress Draw Received 7/8/22, Part of Ck #1990 due after column installation			\$12,000.00
				Aeratis Flooring Material draw Received 7/8/22, Part of Ck #1990			\$6,330.00
				Balance Due if Paid by Cash or Check			\$19,151.63

Project Time

Contract Start Date

Estimated Project Time in Work Days

6/14/2022

Estimate 6 - 8 weeks for column
delivery, 48 wk days from receipt of
ColumnsEstimated Number of Rain Days and Added Days
During PeriodTo be determined by composite
flooring ship time**Estimated Completion Date**

Aug. 28, 2022

Signed: Guy W. Chipman, III**Date:** Aug. 31, 2022**Owner's Signature:****Date:****Owner's Signature:****Date:**