

**The undersigned agree to the terms of the above contract**

**Client - Deirdre Nice, Mimimo**

**Client Signature -**

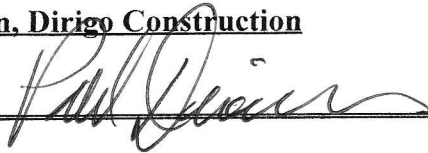


**Date**

9/14/15

**Contractor - Paul Drinan, Dirigo Construction**

**Contractor Signature -**



**Date**

9-14-15

# Minimo Proposal - Sept ???, 2015

Minimo

Contact: Deirdre Nice  
deidrenice@gmail.com  
207-332-9049

Dirigo Construction, LLC  
POB 17834, Portland, Me. 04112  
Contact: Paul Drinan  
pdrinan@gmail.com  
207-615-5202

## Project Outline

### 1. Demo & Repair 1st Floor Sheetrock (thru-bolt prep including plastic demo tenting, sheetrock demo, removal, disposal, replacement, 1st coat Durabond, mud & paper tape, clean up)

#### a. Materials

i.	Plastic tent sheeting -----	\$10.00
ii.	1/2"x4x8' Moldguard sheetrock -----	\$14.00
iii.	1 bag Durabond 90 -----	\$12.00
iv.	1 bucket heavyweight mud -----	\$15.00
v.	1 roll paper tape -----	\$8.00
vi.	1 circular saw blade @ \$7 -----	\$7.00
vii.	Trash bags -----	\$5.00
viii.	Hardware & peripherals -----	\$15.00
ix.	<b>Total materials -----</b>	<b>\$86.00</b>

#### b. Labor

i.	12 @ \$35 -----	\$420.00
ii.	4 @ \$25 -----	\$100.00

**c. Total ----- \$520.00**

### 2. Framing prep (copper flashing installation)

#### a. Materials

i.	Staging (fixed) -----	\$50.00
ii.	Staging (rolling) -----	\$150.00
iii.	Flashing (1 roll Yorkshield 8"x20') -----	\$45.00
iv.	Flashing (1 roll Yorkshield 12"x20') -----	\$60.00
v.	1 circular saw blade @ \$7 -----	\$7.00
vi.	Hardware -----	\$15.00
vii.	<b>Total materials -----</b>	<b>\$327.00</b>

#### b. Labor

i.	8 @ \$35 -----	\$280.00
ii.	8 @ \$25 -----	\$200.00

iii. Total labor ----- \$480.00

### 3. Framing

#### a. Materials

i. 26 2x8x16' PT joists @ \$15 ----- \$425.00  
ii. 2 2x6x8' PT blocking @ \$6 ----- \$14.00  
iii. 8 1/2"x6" galv carriage bolt sets @ \$5 ----- \$40.00  
iv. 1 4x4x12' PT braces @ \$17 ----- \$18.00  
v. 1 50 ct box 5/16"x5 1/8" GRK @ \$40 ----- \$40.00  
vi. 25 5/16"x3 1/8" GRK @.35 \$ (box of 50 is \$36) ----- \$21.00  
vii. 1 (100 ct GRK 2 1/2" exterior screws ----- \$15.00  
viii. 30 28JH Z single joist hangers @ \$1 ----- \$32.00  
ix. 3 LUC26 Z single concealed @ \$1 ----- \$3.00  
x. 4 HUSC28-2 Z double concealed @ \$9 ----- \$36.00  
xi. 3 LUC26 Z @ \$1.50 ----- \$4.50  
xii. 1 5# box joist hanger nails ----- \$16.00  
xiii. Peripherals ----- \$70.00  
xiv. Total ----- \$734.50

#### b. Labor

i. 24 @ \$35 ----- \$840.00  
ii. 24 @ \$25 ----- \$600.00

c. Total ----- \$1,440.00

### 4. Framing code improvements (adding hardware to existing framing)

#### a. Materials

i. 14 5/15x5" GRK TB added to first floor ledger @ \$1 ----- \$14.00  
ii. 4 L50 Z corner brace @\$2.50 ----- \$10.00  
iii. 4 LSC Z deck stringer connector @1.50 \$ ----- \$7.00  
iv. Hardware ----- \$50.00  
v. Peripherals ----- \$25.00  
vi. Total ----- \$106.00

#### b. Labor

i. 4 @ \$35 ----- \$140.00  
ii. 4 @ \$25 ----- \$100.00

iii. Total ----- \$240.00

### 4. New composite decking

#### a. Materials

i. 28 6x16' Moistershield Tigerwood @ \$ ----- \$1,458.00  
ii. 1 case 2.5" Splitstop brown deck screws ----- \$178.00  
iii. Hardware & peripherals ----- \$25.00  
iv. Total ----- \$1,661.00

b. Labor - 24 @ \$35 ----- \$840.00

c. Labor - 24 @ \$25 ----- \$600.00

d. Total ----- \$1,440.00

**5. New railings & balusters**

a. Materials

i.	3	2x6x12' PT railings @9 \$	-----	\$28.00
ii.	3	5/4x6x16 PT railing cross members @ \$17	-----	\$60.00
iii.	65	2x2x48" PT balusters @ \$1.75 (\$1.35 for 36")	-----	\$125.00
iv.		Hardware & peripherals	-----	\$25.00
v.		<b>Total</b>	-----	<b>\$238.00</b>

b. Labor

i.	12	@ \$35	-----	\$420.00
ii.	8	@ \$25	-----	\$200.00
iii.		<b>Total</b>	-----	<b>\$620.00</b>

**6. Trim**

a. Materials

i.	6	1 x10x10 #2 primed pine skirt trim	-----	\$170.00
ii.	5#	2-1/2" GRK trim head	-----	\$45.00
iii.		<b>Material total</b>	-----	<b>\$215.00</b>

b. Labor

i.	8	@ \$35	-----	\$280.00
ii.	8	@ \$25	-----	\$200.00
iii.		<b>Labor total</b>	-----	<b>\$480.00</b>

**7. Exterior Door Installation**

a. Materials

i.	2'-8"x6'-8"	9 lite insulated steel door with lockset	-----	\$315.00
ii.		Framing	-----	\$25.00
iii.		Trim	-----	\$40.00
iv.		Flashing	-----	\$20.00
v.		Hardware	-----	\$10.00
vi.		<b>Total</b>	-----	<b>\$410.00</b>

b. Labor

i.	16	@ \$35	-----	\$560.00
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**Total items 1 - 7** -----  
**\$9,557.50**

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**PLEASE NOTE:**

All rot, mold, etc. will be documented and repaired on a time and material (T&M) basis and will be invoiced separately after a change order of approval is signed by client or a designated representative.

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**Timeline**

**Week of 11/2 (pending permit and deposit)**

- Demo, flashing, sheetrock and mud

**Week of 11/9 (pending weather delays)**

- Deck framing and code improvements

**Week of 11/16 (pending weather delays)**

- Decking and trim installation

**Week of 11/23 (pending weather delays)**

- Railing system and exterior door installation

**Week of 11/30 (held for weather delays)**

**Payment Schedule**

Three payments to cover *only the "contract"* work outlined above. Any and all work not outlined in the above proposal or added to this proposal shall be on a time and material basis (IE: customer requests for additional work, mold, rot, etc.) and shall be approved by customer and contractor via signed change order. Please note that adding work will change the projected completion date.

1. First payment due week of 10/19/2015 -----	\$2,400.00
2. Second payment due week of 11/9/2015 -----	\$2,400.00
3. Third payment due week of 11/16/2015 -----	\$2,400.00
4. Final payment due upon completion (on or before 12/4/2015) -----	\$2,357.50