

SEA OTTER; LLC

39 COVESIDE LANE
YARMOUTH, ME 04096
(207) 846-0422

258-262 DANFORTH REMODELING CONTRACT/ DEMO & CONSTRUCTION

1. CONTRACT TO INCLUDE SET PRICE OF LABOR COSTS FOR ENTIRE SCOPE OF WORK AS LISTED BELOW, WITH ALL WORK IN FULL COMPLIANCE TO ARCHITECT'S PLANS, CITY OF PORTLAND CODE, I.B.C. & BOCA CODE.

2. ALL SUPPLIES FOR REMODELING WILL BE PAID BY SEA OTTER LLC

3. ANY SCOPE OF WORK NOT LISTED/ OR ADDED FROM THE ORIGINAL SCOPE OF WORK BELOW WILL CONSIST OF FILING A WRITTEN CHANGE ORDER WITH WORK TO BE COMPLETED AT A PRICE OF **\$25.00** PER MAN, PER HOUR

SCOPE OF WORK (4 PARTS):

1.) REPLACE 6 EXISTING BRICK REAR PIERS **WITH** REINFORCED RE-BAR & CONCRETE STRUCTURAL, PIERS ACCORDING TO ENGINEER'S PLANS:

BID LABOR (JEFF DARLING INC. , MASON) \$1,400.00 LABOR

2.) CONVERT (3) FRONT HALL ROOMS INTO (3) DEN STUDY ROOMS: DEMO STAIRWAYS & FRAME NEW LANDINGS AS DEFINED IN ARCHITECTS PLANS:

- A DEMO STAIRWAYS & EXPOSE STUDS FOR **NEW** LEDGER PLATE
- B PREPARE 2" X 10" LEDGER PLATE TO BE LAG SCREWED INTO EXISTING 2" X 4" STUDS LEVEL WITH EXISTING LANDING
- C INSTALL SIMPSON STRONG TIES 16" O C & HANG 2" X 10" FLOOR JOISTS
- D INSTALL 3/4 CDX SUB-FLOOR
- E INSTALL NEW 3/4" T&G MAPLE FLOORING IN DEN AREA
- F FRAME DEN SEPARATION WALL & DOOR R O.
- G FRAME NEW HEADER & INSTALL **NEW** FIRE DOOR TO FRONT EGRESS HALL
- H FRAME IN ARCHITECT'S SPECIFIED LVL HEADER OVER OLD ENTRY
- I. INSULATE & HANG 5/8' SHEETROCK OVER COMPLETED CEILING & WALLS, TAPE & MUD & SAND (3 COATS) AFTER INSPECTIONS
- F. INSTALL DEN DOOR & SPECIFIED FINISH TRIM SET.

TIME : 180 MAN HOUR UNITS (2 MEN AT 2+WEEKS) \$4,500.00 LABOR
