

Bid Proposal Summary

Owner: UniverCity
 Property: 619 N Johnson St., Iowa City, IA 52240

	Internal Estimate	Armor Contracting LLC	Creative Improvements	Kingdom Construction Jason Zook dba	Pro Platinum Construction
Totals	76,270.00	74,300.00	63,375.00	92,535.00	69,351.80
1 Remove the fire escape ladder from the north side of the house and replace any siding that is damaged.	350.00	250.00	270.00	200.00	191.07
2 Remove the fence along the south and west property lines in the back corner of the house. Cut back.	6,000.00	5,000.00	6,210.00	10,500.00	5,514.00
3 Fix the hole in the floor of the front porch next to the corner post. Repair and reinstall the section.	400.00	350.00	245.00	300.00	541.80
4 Replace the damaged vinyl siding corner at the driveway.	125.00	200.00	135.00	650.00	159.23
5 Remove the existing and install new handrail on both sides of the front steps. Railings and balusters.	425.00	400.00	680.00	750.00	454.24
6 Power wash the vinyl siding around the entire home.	500.00	350.00	355.00	500.00	442.72
7 Remove the feed for the old hot tub from the panel to the back yard.	350.00	200.00	100.00	75.00	156.00
8 Trim trees with branches over the roof back. Work to be done by a certified arborist.	750.00	600.00	500.00	1,400.00	1,099.40
9 Tuckpoint chimney, ensure the flashing is in good condition, and install a new metal pan to cap the chimney.	1,000.00	450.00	860.00	450.00	1,670.40
10 Repair the roof as needed and prep for new elastomeric coating. Paint the entire standing seam steel roof.	10,000.00	15,000.00	0.00	8,700.00	7,568.00
11 Prep and paint the gables and front porch. Include all painted trim, columns, floor, etc. Colors to be determined.	2,500.00	1,100.00	1,520.00	2,950.00	1,774.80
12 Install a new air conditioner condenser.	1,000.00	1,000.00	3,325.00	3,660.00	2,846.41
13 Install a new freezeless, anti-siphon sillcock to replace the existing one on the south side of the house.	150.00	150.00	100.00	120.00	53.53
14 Investigate and eliminate any knob and tube wiring in the attic space.	1,100.00	500.00	550.00	475.00	1,500.00
15 Replace window glass in the top sash of the window.	65.00	100.00	75.00	75.00	201.00
16 Install new aluminum combination storm windows. Storm window to meet historic preservation guidelines.	200.00	250.00	285.00	370.00	270.71
17 Install new floating laminate floor in the closet. Include new base shoe.	75.00	200.00	100.00	175.00	155.90
18 Remove the shelves, cleats, nails, and screws from the closet. Patch the walls as needed and install new drywall.	125.00	250.00	80.00	260.00	0.00
19 Scrape the texture from entire ceiling, patch as needed, and spray new orange peel texture.	350.00	450.00	185.00	400.00	26.88
20 Wash, patch, and paint walls, ceiling, trim, closet, and window interior. The ceiling, closet window, and window interior.	600.00	400.00	350.00	400.00	532.44
21 Remove the existing door, jamb, and casing. Frame in the opening to close off the existing door into the wall.	750.00	900.00	410.00	1,550.00	541.80
22 Install new ceiling light fixture in the new laundry room area with a new switch located by the new door.	175.00	200.00	115.00	145.00	195.00
23 Install new single station smoke detector, battery.	55.00	50.00	55.00	55.00	30.01
24 Run a new rigid vent for the dryer to the exterior of the home.	65.00	150.00	135.00	75.00	147.89
25 Build new walls to allow for direct access to Southeast Bedroom from the existing hallway. Cut a new opening in the wall.	1,000.00	750.00	1,520.00	1,665.00	704.34
26 Remove the shelves, cleats, nails, and screws from the closet. Patch the walls as needed and install new drywall.	125.00	250.00	80.00	260.00	140.67
27 Install new floating laminate floor in the closet. Include new base shoe if needed.	75.00	200.00	100.00	175.00	141.20
28 Wash, patch, and paint walls, ceiling, trim, closet, and window interior. The ceiling, closet window, and window interior.	600.00	400.00	650.00	700.00	576.81
29 Install new single station smoke detector, battery.	55.00	50.00	55.00	55.00	30.01
30 Install a new two bulb light fixture for the bedroom. Install a new cover plate on the switch.	85.00	125.00	70.00	125.00	117.00
31 Remove the backset, handle, and rosette from one of the damaged doors being replaced and install on the new door.	25.00	50.00	55.00	75.00	85.17
32 Install new painted base shoe around the entire room.	175.00	200.00	150.00	175.00	184.76
33 Install new window and screen. Window to be a wood unit with white aluminum cladding on the exterior.	900.00	1,200.00	760.00	1,200.00	784.55
34 Wash, patch, and paint walls, ceiling, trim, closet, and window interior. The ceiling, closet window, and window interior.	600.00	400.00	650.00	600.00	576.81
35 Install new two bulb light fixture.	85.00	125.00	70.00	160.00	117.00
36 Install new single station smoke detector, battery.	55.00	50.00	55.00	55.00	30.01
37 Remove the shelves, cleats, nails, and screws from the closet. Patch the walls as needed and install new drywall.	125.00	250.00	80.00	260.00	140.67
38 Install new paneled closet door with hardware.	120.00	300.00	210.00	300.00	175.10

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39	Install new window and screen. Window to be a wood unit with white aluminum cladding on the exterior	900.00	1,200.00	760.00	1,200.00	784.55
40	Install new white painted picture rail molding around the entire room	350.00	250.00	210.00	275.00	135.72
41	Install new base and cap molding where missing along the south wall	150.00	125.00	85.00	125.00	96.80
42	Remove the existing door and frame between the two east bedrooms. Frame and sheetrock the opening. B	250.00	700.00	490.00	600.00	340.68
43	Install painted paneled door and hardware on the entrance to the room	175.00	550.00	210.00	450.00	265.00
44	Wash, patch, and paint walls, ceiling, trim, closet, and window interior. The ceiling, closet window	600.00	400.00	650.00	600.00	576.81
45	Install new single station smoke detector, battery.	55.00	50.00	55.00	55.00	30.01
46	Install new two bulb light fixture. Relocate the switch for the light to next to the new door locati	300.00	250.00	175.00	175.00	195.00
47	Remove the shelves, cleats, nails, and screws from the closet. Patch the walls as needed and install	125.00	250.00	80.00	260.00	140.67
48	Install new window and screen. Window to be a wood unit with white aluminum cladding on the exterior	900.00	1,200.00	760.00	1,200.00	784.55
49	Install two new outlet cover plates.	25.00	50.00	25.00	30.00	19.50
50	Scrape the loose texture from the ceiling. Replicate the existing texture as closely as possible to	350.00	400.00	270.00	300.00	271.32
51	Install new painted base shoe around the entire room.	200.00	200.00	150.00	175.00	106.60
52	Install a new light fixture at the end of the hallway near the entrance to the Northeast Bedroom. I i	150.00	250.00	175.00	185.00	234.00
53	Install new three bulb light fixture in the hallway at the top of the stairs	125.00	150.00	70.00	175.00	78.00
54	Install new battery operated dual sensor smoke detector/carbon monoxide detector in the hallway	125.00	100.00	65.00	55.00	121.63
55	Wash, patch, and paint walls, ceiling, and trim. The ceiling, and trim are to be painted white. The	600.00	400.00	800.00	900.00	443.70
56	Install new handrail on stairs. Remove the existing rail, cleats, and hardware. Patch the wall as ne	350.00	350.00	390.00	230.00	413.00
57	Remove the carpet from the stairs and paint the steps and risers with a floor and porch enamel. Colo	500.00	300.00	270.00	500.00	354.96
58	Remove the existing back door from the 1st floor landing. Frame in opening, insulate, and sheetrock	900.00	850.00	1,030.00	1,100.00	991.98
59	Get the existing bath to the plaster walls. Remove the wall between the bath and the NW bedroom comp	4,000.00	3,200.00	4,580.00	6,200.00	1,896.30
60	Level the floor in the new bathroom as much as possible.	550.00	350.00	345.00	150.00	203.36
61	Install a new tub shower unit, toilet, and a vanity with a cultured marble top. Include new Delta fa	3,500.00	2,750.00	2,395.00	3,300.00	3,400.00
62	Insulate the exterior walls as needed and sheetrock and finish room. Ceiling and walls all to be a l	600.00	600.00	1,130.00	1,500.00	633.08
63	Install new sheet vinyl floor covering and underlayment.	450.00	350.00	770.00	900.00	864.28
64	Prime and paint walls and ceiling. The wall color will be determined after the bid is awarded. All w	400.00	400.00	350.00	350.00	443.70
65	Install new white painted base molding and casing.	400.00	300.00	185.00	275.00	242.00
66	Install a new vent fan/light unit that vents to the exterior of the home. Install a new ceiling ligh	750.00	600.00	580.00	420.00	468.00
67	Wash, patch, and paint walls, ceiling, trim, and window interiors. The ceiling, window and trim are	700.00	400.00	650.00	600.00	709.92
68	Install two new sash locks on the windows and replace the broken glass in the top sash of the east w	200.00	175.00	160.00	175.00	228.62
69	Repiece the screen on the west storm window.	80.00	75.00	60.00	40.00	34.38
70	Remove the door and frame on the opening into the front room to restore the original opening	200.00	225.00	120.00	150.00	270.90
71	Install cover plates on two outlets and the duplex switch by the entrance door	35.00	25.00	25.00	20.00	27.67
72	Install new light fixture. Assume an allowance of \$150.00 for the cost of the fixture. The spec for	300.00	250.00	215.00	230.00	390.00
73	Sand and refinish the hardwood floor.	650.00	700.00	1,150.00	2,200.00	900.90
74	Remove the blinds and hardware from the windows.	50.00	50.00	30.00	25.00	41.54
75	Install new single station smoke detector, battery.	55.00	50.00	55.00	55.00	30.01
76	Install a new smooth fiberglass entrance door with a 3/4 clear glass lite and one panel below. Inclu	1,500.00	750.00	1,140.00	1,100.00	830.36
77	Wash, patch, and paint walls, ceiling, trim, and window interiors. The ceiling, window and trim are	600.00	400.00	650.00	800.00	709.92

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78	Remove the plaster from the transition between the chimney and the stud wall and re-plaster to stabi	250.00	350.00	320.00	250.00	532.44
79	Install new cover plate on the light switch.	10.00	25.00	25.00	20.00	27.67
80	Sand and refinish the hardwood floor.	500.00	700.00	790.00	2,200.00	900.90
81	Remove the blinds and hardware from the windows	50.00	50.00	30.00	25.00	41.54
82	Replace window glass in the bottom sash of the north window	125.00	100.00	85.00	40.00	228.62
83	Remove the trim and panel from the second front door opening. Ensure the opening is insulated. Insta	350.00	450.00	160.00	300.00	361.76
84	Install new ceiling light fixture. Assume an allowance of \$100.00 for the cost of the fixture.	150.00	200.00	165.00	200.00	234.00
85	Remodel the kitchen. Provide a proposed plan drawn by a kitchen designer. Plan should include space	14,000.00	10,500.00	12,310.00	12,200.00	9,200.00
86	Remove all fixtures, mirrors, flooring, hardware, etc... Remove the wall between the shower and the	650.00	550.00	465.00	400.00	450.90
87	Replumb the supply lines and drains to move the sink to the back wall where the shower is currently	600.00	1,000.00	400.00	450.00	680.00
88	Rewire the room to have a new fan/light combo unit wired on separate switches. A new GFCI outlet by	750.00	525.00	785.00	775.00	468.00
89	Patch walls where the shower stall, the wall, and medicine cabinet are removed. Blend patches with th	350.00	275.00	320.00	200.00	226.10
90	Wash, patch, and paint walls, ceiling, and trim. The ceiling and trim are to be painted white. The w	275.00	400.00	325.00	500.00	443.70
91	Install new painted base molding around the entire bathroom.	250.00	350.00	0.00	250.00	242.00
92	Install new sheet vinyl floor covering and underlayment.	200.00	350.00	345.00	450.00	762.60
93	Install new vanity with top, Delta faucet, and toilet. Vanity to match the kitchen cabinets	800.00	900.00	835.00	1,450.00	1,078.82
94	Remove the existing door and install a new painted wood paneled door with new trim and hardware that	350.00	400.00	360.00	450.00	265.10
95	Install new toilet.	250.00	325.00	250.00	350.00	0.00
96	Remove and dispose of the dropped ceiling and grid. Remove and dispose of the paneling on the walls	350.00	350.00	245.00	250.00	180.36
97	Fir the ceiling down to allow for the ceiling light wiring.	125.00	250.00	260.00	120.00	650.16
98	Install 5/8" drywall on ceiling. Tape, mud and finish.	250.00	475.00	170.00	400.00	452.20
99	Install 1/2" drywall on wall. Tape, mud, and finish.	400.00	900.00	540.00	450.00	361.76
100	Install new light fixture. Assume an allowance of \$50.00 for the cost of the fixture. Specification	100.00	150.00	95.00	185.00	234.00
101	Install new extension jambs on windows and door as needed. Install new white painted casing. Install	400.00	600.00	370.00	600.00	454.24
102	Install new underlayment and sheet vinyl floor covering to match the kitchen	300.00	300.00	470.00	1,150.00	725.76
103	Cleanup the entire basement. Discard anything not needed for the house and the remodel	200.00	325.00	120.00	400.00	456.28
104	Cap and remove the water and drain lines for the clothes washer	150.00	200.00	100.00	250.00	85.00
105	Remove the window sash with the dryer vent and replace.	250.00	225.00	135.00	250.00	216.72
106	Remove the drywall from the walls of the partially finished room and dispose of	250.00	150.00	120.00	400.00	360.72
107	Paint the entire room, walls, ceiling, door, windows, trim, etc	300.00	400.00	325.00	450.00	443.70