

2005-057 Mold Remediation, Foundation Repair and Rehabilitation of Residence Competitive Sealed Bid Bid Opening 6-23-2020 2:00 PM CDT			Iron Lock Construction Services, LLC PO Box 515 Wylie, TX 75098 214-687-7675 Joseph Siragusa joseph@ironlocks.com				JMR Construction PO Box 3603 McKinney, TX 75070 972-896-8573 Jeff Robertson jeff@jmrconstruction.net			
Item	Description	Units	Estimated Qty.	Unit Cost	Total Cost	Delivery (in days)	Unit Cost	Total Cost	Delivery (in days)	
1	INTERIOR: Must comply with attached report from the Mold Assessment Consultant in properly removing and disposing of all mold growth. Work shall include; removal of all drywall (walls and ceilings), flooring, Cabinets, (EXCEPT KITCHEN ISLAND CABINET) trims, fixtures, appliances, sinks, toilet, shower and tub in kitchen/breakfast area (include 2 pantries/closets and laundry area), master bedroom and master bath. To include flooring only in den, entry way and hall. All studs must be exposed for treatment.	Lot	1	\$ 16,278.02	\$ 16,278.02	5	\$ 11,250.00	\$ 11,250.00	7	
2	INTERIOR: Must comply with attached report from the Mold Assessment Consultant in properly treating all effective areas and procedures for clearance. Areas to treat; kitchen/breakfast area, master bedroom and master bath	Lot	1	\$ 4,069.50	\$ 4,069.50	5	\$ 12,500.00	\$ 12,500.00	7	
3	FOUNDATION: Install 17 reinforced concrete piers: 12" diameter, 12" deep to foundation per attached Engineer's Report. Place excess fill dirt at low areas around perimeter, sloping away from foundation. To include; pressure test on fresh water and hydrostatic test on sewer.	Each	17	\$ 298.00	\$ 5,066.00	5	\$ 460.00	\$ 7,820.00	4	
4	EXTERIOR: Remove existing windows (except Master bath). Install new vinyl single hung windows. No Grids. Must be low-E insulated glass for energy efficient. Work shall include all hardware, caulk and any minor repairs. Homeowner to select color. Must comply with the City of Frisco's building codes.	Each	15	\$ 460.00	\$ 6,900.00	5	\$ 450.00	\$ 6,750.00	3	
5	EXTERIOR: Remove existing front door and replace with new pre-hung 4 panel 1/4 lite fan door. Use Model# 84133 or approved equal. Work shall include peep hole, new hardware, (smart key locks) paint, weather strip and any minor repairs. Use Kwikset Montara Satin Nickel Smartkey Handleset or approved equal	Each	1	\$ 647.00	\$ 647.00	1	\$ 1,065.00	\$ 1,065.00	2	
6	EXTERIOR: Install new heavy-duty White Aluminum Full View Storm Door at front entrance. Work shall include hardware and any minor repairs.	Each	1	\$ 400.00	\$ 400.00	1	\$ 800.00	\$ 800.00	1	
7	EXTERIOR: Remove debris from gutters. Repair/replace any damaged or missing down spouts.	Lot	1	\$ 400.00	\$ 400.00	1	\$ 400.00	\$ 400.00	1	
8	EXTERIOR: Paint all exterior fascia, soffits, trim, chimney, gutters, entry and garage doors. Two coats. Use Latex Low Sheen paint or approved equal. Work shall include any minor Repairs. Homeowner to select color.	Each	1	\$ 3,000.00	\$ 3,000.00	5	\$ 2,300.00	\$ 2,300.00	2	
9	EXTERIOR: Service/Repair garage door opener	Each	1	\$ 150.00	\$ 150.00	1	\$ 375.00	\$ 375.00	1	
10	INTERIOR: Remove existing flooring (if any) in Kitchen (includes 2 pantries/closets and laundry area), Den, Entry/Hall and Master Bath and closet. Prep for new flooring.	Each	1	\$ 1,420.00	\$ 1,420.00	1	\$ 2,110.00	\$ 2,110.00	1	
11	INTERIOR: Install new R13 insulation batts or approved equal per code to exterior open cavities in walls and ceilings. Kitchen Areas, Master Bedroom and Master Bath. Ceiling may be blown from attic if desired. All penetrations in studs must be properly sealed before installing insulation. Must comply with the City of Frisco's building codes.	Lot	1	\$ 3,200.00	\$ 3,200.00	10	\$ 700.00	\$ 700.00	1	
12	INTERIOR: Install new drywall on walls and ceilings in Kitchen (includes 2 pantries/closets and laundry area), Master Bedroom/Bath and repair small area in garage ceiling near entry door. To include; moisture barrier and fire rated where applies to code, tape, bed and texture (texture to match existing walls/ceilings). Must comply with the City of Frisco's building codes.	Lot	1	\$ 9,500.00	\$ 9,500.00	10	\$ 5,400.00	\$ 5,400.00	7	
13	INTERIOR: Install new wood window ledge to windows in Kitchen, Master Bedroom and Master Bath. Repair/Replace all damaged interior door trims.	Each	5	\$ 50.00	\$ 250.00	3	\$ 200.00	\$ 1,000.00	5	

14	INTERIOR: Paint all walls, ceilings, doors and trim in Kitchen (includes 2 pantries/closets and laundry area), Den, Hall, Entry, Master Bedroom and Master Bath. Homeowner to select wall color. Trim and ceiling shall be white.	Lot	1	\$ 8,375.00	\$ 8,375.00	5	\$ 4,500.00	\$ 4,500.00	5
15	INTERIOR: Install new flooring with underlay in Kitchen (includes 2 pantries/closets and laundry area), Den, Hall Entry, 2 Hall Bedrooms, Master Bedroom, Master Bath and Master Closet. Use Smartcore Underlayment Model# LX50100001 or approved equal. Use Smartcore Lexington Oak Model # 50SLVF601 or approved equal. To include; all floor prep, underlayment, trim and transitions.	Lot	1	\$ 5,680.00	\$ 5,680.00	4	\$ 7,515.00	\$ 7,515.00	3
16	KITCHEN: Install new custom wood cabinets in kitchen. Base (36") and Wall (36"), shaker style and paint white. To include; shelves, drawers at least 1 corner lazy susan base and 1 sink base. Also to include; all prep paint existing island cabinet white, 2 coats of paint and sealer on all. See attached pictures for kitchen layout.	Lot	1	\$ 5,000.00	\$ 5,000.00	5	\$ 4,700.00	\$ 4,700.00	1
17	KITCHEN: Install new granite counter tops in kitchen. To include existing island cabinet. Homeowner to select color. To include; all prep, supplies and sealer for proper installment.	Lot	1	\$ 2,900.00	\$ 2,900.00	3	\$ 2,500.00	\$ 2,500.00	1
18	KITCHEN: Install new subway tile as backsplash between base and wall cabinets in kitchen. To include; all wall prep and supplies for proper installment. Homeowner to select color	Lot	1	\$ 1,575.00	\$ 1,575.00	3	\$ 750.00	\$ 750.00	1
19	KITCHEN: Install kitchen ceiling light fixtures. Over sink and laundry hall Use Model # LED-JR002LINKL Over island install 2 Lights Use Model# P500211-141 Over breakfast area install ceiling fan with light kit Use Model # BTH44BNK5L or approved equal on each. To include; all supplies for proper installment.	Lot	1	\$ 566.00	\$ 566.00	1	\$ 1,000.00	\$ 1,000.00	1
20	KITCHEN: Install new double sink in kitchen. Use Kohler Toccata 18-gauge 4-hole stainless steel or approved equal. To include; all supplies for proper installment.	Each	1	\$ 350.00	\$ 350.00	1	\$ 460.00	\$ 460.00	1
21	KITCHEN: Install new kitchen sink faucet. Use Delta Model # 2497LF-PN or approved equal. To include; new water lines and shut off valves.	Each	1	\$ 439.00	\$ 439.00	1	\$ 515.00	\$ 515.00	1
22	KITCHEN: Install new garbage disposal at kitchen sink. Use Badger 5 Series 1/2-HP or approved equal. To include; all supplies for proper installment.	Each	1	\$ 214.00	\$ 214.00	1	\$ 220.00	\$ 220.00	1
23	KITCHEN: Install new dishwasher in kitchen. Use Whirlpool # WDT750SAHZ or approved equal. To include; all supplies for proper installment and air gap.	Each	1	\$ 869.00	\$ 869.00	1	\$ 1,165.00	\$ 1,165.00	1
24	KITCHEN: Install new electric range in kitchen. Use Whirlpool# WFE525SOJZ or approved equal. To include; all supplies for proper installment.	Each	1	\$ 990.00	\$ 990.00	1	\$ 1,230.00	\$ 1,230.00	1
25	KITCHEN: Install new over the range microwave. Use Model Whirlpool# WMH32519HZ or approved equal. To include; all supplies for proper installment and exhaust.	Each	1	\$ 549.00	\$ 549.00	1	\$ 625.00	\$ 625.00	1
26	KITCHEN: Install shelves in pantries/closets and utility area. To include support/brackets and paint. 2 coats.	Each	10	\$ 150.00	\$ 1,500.00	3	\$ 50.00	\$ 500.00	1
27	KITCHEN: Install new wall light/GFCI switch plates and ceiling registers in kitchen areas.	Lot	1	\$ 250.00	\$ 250.00	1	\$ 125.00	\$ 125.00	1
28	KITCHEN: Install new washing machine outlet box with faceplate cover.	Each	1	\$ 150.00	\$ 150.00	1	\$ 35.00	\$ 35.00	1
29	Install 4 new hardwired smoke detectors and 1 combo detector. (1 story 3 bedroom)	Lot	1	\$ 999.23	\$ 999.23	1	\$ 235.00	\$ 235.00	1
30	MASTER BEDROOM: Install new ceiling fan with light kit. Use Harbor Breeze Model# 40654 or approved equal. To include; all supplies for proper installment.	Each	1	\$ 250.00	\$ 250.00	1	\$ 350.00	\$ 350.00	1
31	MASTER BEDROOM AND BATH: Install new wall/light UGFCI switch plates and ceiling registers in Master Bedroom and Master Bath.	Lot	1	\$ 150.00	\$ 150.00	1	\$ 75.00	\$ 75.00	1

32	MASTER BATH: Remove and Install new chair height 2-piece white toilet. Use Kohler Cimarron Model # 22908-0 or approved equal. To include; new water line, shut off valve and supplies for proper installation.	Each	1	\$ 349.00	\$ 349.00	1	\$ 425.00	\$ 425.00	1
33	MASTER BATH: Install new standalone shower. To include; shower pan (center drain), moisture barrier, tile walls (2) Use Anatolia Tile Model # 1001-0232-0 or approve equal, corner shelves (2), frameless shower enclosure/door (2 sides), 1' grab bar and Delta 1-handle shower faucet head Model# 142710C-SS-120 or brushed nickel if available. To include; valve/lines if needed and all supplies/connections for proper installation.	Each	1	\$ 2,500.00	\$ 2,500.00	5	\$ 3,465.00	\$ 3,465.00	3
34	MASTER BATH: Install new white jetted garden tub (approx 40x60) with skirt. To include; all supplies, drains and connections for proper installation.	Each	1	\$ 2,050.00	\$ 2,050.00	5	\$ 1,750.00	\$ 1,750.00	1
35	MASTER BATH: Install new Deck Mount Roman Style 2 handle complete faucet drain set for garden tub. To include; drain closure, new supply lines and connections for proper installation. Use brushed nickel to match vanity faucets.	Each	1	\$ 350.00	\$ 350.00	1	\$ 225.00	\$ 225.00	1
36	MASTER BATH: Install backsplash above tub and below window. Use Anatolia Tile Model# 1001-0232-0 or approved equal. To include; all supplies for proper installation	Each	1	\$ 800.00	\$ 800.00	3	\$ 150.00	\$ 150.00	2
37	MASTER BATH: Install new custom wood cabinets in Master Bathroom. Double vanity base, shaker style (painted white to match kitchen cabinets) and separate recessed wood front medicine cabinet. To include; all prep, paint (2 coats) and sealer. See attached pictures for master bath lay out)	Each	1	\$ 700.00	\$ 700.00	2	\$ 815.00	\$ 815.00	1
38	MASTER BATH: Install new granite vanity top with backsplash in master bathroom. Color and style of granite shall be same as kitchen. To include; all supplies, prep and sealer for proper installation.	Each	1	\$ 275.00	\$ 275.00	1	\$ 900.00	\$ 900.00	1
39	MASTER BATH: Install 2 new oval white porcelain drop-in vanity sinks in master bathroom. Use Kohler Model # 2699-8- 0 or approve equal. To include; all supplies for proper installation.	Each	2	\$ 175.00	\$ 350.00	1	\$ 95.00	\$ 190.00	1
40	MASTER BATH: Install 2 new vanity faucets in master bathroom. Use Delta Dulcet Brushed Nickel Model # P99137LF-BN. To include; supplies, water lines and shut off valves for proper installation	Each	2	\$ 400.00	\$ 800.00	1	\$ 132.50	\$ 265.00	1
41	MASTER BATH: Install new frameless rectangular polished edge mirror over double vanity. Approximately 60" x 40" To include anchors and supplies for proper installation.	Each	1	\$ 150.00	\$ 150.00	1	\$ 125.00	\$ 125.00	1
42	MASTER BATH: Install 2 new vanity lights. Use Delta Sandover 3 Light Brushed Nickel Model# 37462 or approved equal.	Each	2	\$ 190.00	\$ 380.00	1	\$ 145.00	\$ 290.00	1
43	MASTER BATH: Install new can light covers on existing lights (3) and exhaust fan cover in master bathroom.	Each	1	\$ 75.00	\$ 75.00	1	\$ 100.00	\$ 100.00	1
44	MASTER BATH: Install new 5-piece hardware bath set. Use Kingston Brushed Nickel Model# WLBAHK2612478SN or approved equal.	Each	1	\$ 107.00	\$ 107.00	1	\$ 160.00	\$ 160.00	1
45	Removal of all debris, waste and unwanted material from job site. (If dumpster rental is needed, please see City of Frisco Environmental Services for quotes per City code)	Each	1	\$ 800.00	\$ 800.00	1	\$ 500.00	\$ 500.00	1
46	Clean all HVAC ducts to include supply plenum, cold air return connections, ductworks and air vents	Each	1	\$ 400.00	\$ 400.00	5	\$ 550.00	\$ 550.00	1
47	Payment bond if necessary (only if bid exceeds \$50,000)	Each	1		\$ -		\$ 830.00	\$ 830.00	
48	Performance Bond (only if bid exceeds \$100,000)		1	\$ 3,237.56	\$ 3,237.56		\$ -	\$ -	
49	General Conditions	Each	1	\$ 18,260.78	\$ 18,260.78		\$ -	\$ -	
				Total Cost/# of Days	\$ 113,671.09	60		\$ 89,710.00	80

Labor per hour for additional work by contractor	HR	\$ 35.00	\$ 25.00
Labor per hour for additional work by subcontractor	HR	\$ 25.00	\$ 45.00
Markup percentage over cost for additional parts	Percentage	10%	20%