



REVISION DATE: 4/11/2024

To: Marty Golembiewski  
 Sherwood Meadows  
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From: Patriacca Construction, Inc.  
 Rick Patriacca  
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**We hereby propose to furnish the following labor and material for  
 Sherwood Meadows Townhomes Residing**

Building A (2 Buildings)	\$528,382
Building B (2 Buildings)	\$362,196
Site Superintendent	\$70,000
Site Project Manager (1/2 time)	\$35,000
General Labor	\$70,000
Dumpster	\$10,400
Portalet	\$2,160
Rental Equipment	\$20,000
Site Fencing & Signage	\$16,000
Safety	\$400
Trash Enclosure (Allowance for 2 )	\$40,000
GC Contingency & Fee (10%)	\$115,454
GL Insurance (1.3%)	\$16,510

**Totals: \$ 1,286,502**

**\*\*\* Estimate based on**

**\*\*\*Very old drawings. Site visit and exploratory demolition will need to happen before final bid.**

**\*\*\* Upon acceptance, this proposal shall become an Exhibit to the Subcontract**

**EXCLUDES:**

Material cost escalation, Liquidated Damages, Bond  
 Unforeseen issues with insulation  
 Window screens storing and installation  
 Door hardware installation  
 Exterior stairs, walkway framing, deck fascia, decking and railings

**Billing Rates for Personnel:**

\$65.00 per hour carpenter  
 \$85.00 per hour superintendent  
 Overtime rates will be 50% higher



## Sherwood Meadows Townhomes Residing (Building Type A)

SITE CONSTRUCTION				
Division 1 - General Conditions	Unit Cost	Qty	UOM	TOTAL
On Cover Sheet				
Division 6 - Framing				
Demo Existing Trim, Soffit. <b>LEAVE EXISTING SHEATHING</b>	1.00	6850	SF	\$6,850
Remove existing sheathing ( Rough sawn plywood )	2.00	0		\$0
Additional dumpsters needed if sheathing is removed	650.00	0		\$0
Material and labor to install 7/16" OSB at all exterior walls	3.00	0		\$0
Lap Siding and Trim Labor	10.00	6850	SF	\$68,500
Lap Siding and Trim Materials	8.50	6850	SF	\$58,225
Remove siding, install new sheathing on Chimneys	5.00	0	SF	\$0
Installation of new lap siding at chimneys	10.00	360	SF	\$3,600
Lap siding material at chimneys	8.50	360		\$3,060
Attic Vent Labor	0.00	0	EA	TBD
Attic Vent Materials	0.00	0	EA	TBD
Roof Fascia Replacement Labor (Bldg A)	10.00	440	LF	\$4,400
Roof Fascia material	8.00	440		\$3,520
Belly Band Material and Labor	12.00	770	LF	\$9,240
Roof Soffit Labor	10.00	1100	SF	\$11,000
Roof Soffit Materials	6.00	1100	SF	\$6,600
PFM Flashings	9.50	500	LF	\$4,750
Remove and reframe deck rails	6.50	980	sf	\$6,370
Installation of new lap siding at deck rails	10.00	980	sf	\$9,800
Lap siding material at deck rails	8.50	980		\$8,330
Exterior Deck Framing Labor ( TBD )		0	EA	\$0
Exterior Deck Framing Materials ( TBD )		0	EA	\$0
Division 7 - Moisture Protection				
Grade Flashing ( Flashing, self sealing membrane and labor )	20.00	300	LF	\$6,000
Weather Barrier	1.30	8200	SF	\$10,660
Division 8 - Doors and Windows				
Remove & Replace Window & Doors	280.00	0	EA	\$0
Pella Impervia series Windows & Sliding Doors	TBD	0	LS	TBD
Installation of New Windows and Sliding Doors	TBD	0	EA	TBD
Window and Door Installation Materials	30.00	36	EA	\$1,080
Remove & Replace Window Treatments ( By Owners )	0.00	36	EA	\$0
Entry Doors ( TBD )	0.00	4	EA	TBD

## Sherwood Meadows Townhomes Residing (Building Type A)

<b>Division 9 - Finishes</b>				
Interior Trim of New Windows & Doors ( Material TBD )	175.00	36	EA	\$6,300
Interior Paint Touch Up at Windows and Doors	50.00	36	EA	\$1,800
Exterior Caulking of Siding	1.33	8200	SF	\$10,906
Interior Protection	350.00	0	Units	\$0
Final Unit Cleaning	250.00	0	Units	\$0
<b>Division 23 - Mechanical</b>				
Boiler Flue Terminations ( TBD )		0	EA	\$0
Exhaust Fan Terminations ( Estimate only )	100.00	12	EA	\$1,200
<b>Division 26 - Electrical</b>				
Electrical Demo / Safe Off ( TBD )		0	Bldgs.	TBD
Installation of Exterior Electrical Fixtures ( TBD )		0	LS	TBD
<b>Misc. Other Items</b>				
Weather Conditions Allowance	5,000.00	1	ALL	\$5,000
Landscape / Irrigation / Site Restoration Allowance	12,000.00	1	ALL	\$12,000
Allowance for Rotten/Damaged framing, sheathing & insulation	5,000.00	1	ALL	\$5,000
Exterior Light Fixtures ( Need a count and a fixture to bid )		0	ALL	\$0
<b>SUBTOTAL SITE CONSTRUCTION</b>				<b>\$264,191</b>



## Sherwood Meadows Townhomes Residing (Building Type B)

SITE CONSTRUCTION				
Division 1 - General Conditions	Unit Cost	Qty	UOM	TOTAL
On Cover Sheet				
Division 6 - Framing				
Demo Existing Trim, Soffit. <b>LEAVE EXISTING SHEATHING</b>	1.00	4100	SF	\$4,100
Remove existing sheathing ( Rough sawn plywood )	2.00	0	SF	\$0
Additional dumpsters needed if sheathing is removed	650.00	0	EA	\$0
Material and labor to install 7/16" OSB at all exterior walls	3.00	0	SF	\$0
Lap Siding and Trim Labor	10.00	4100	SF	\$41,000
Lap Siding and Trim Materials	8.50	4100	SF	\$34,850
Remove siding, install new sheathing on Chimneys	5.00	0	SF	\$0
Installation of new lap siding at chimneys	10.00	220	SF	\$2,200
Lap siding material at chimneys	8.50	220	SF	\$1,870
Attic Vent Labor	0.00	0	EA	TBD
Attic Vent Materials	0.00	0	EA	TBD
Roof Fascia Replacement Labor	10.00	550	LF	\$5,500
Roof Fascia material	8.00	550	LF	\$4,400
Belly Band Material and Labor	12.00	450	LF	\$5,400
Roof Soffit Labor	10.00	1100	SF	\$11,000
Roof Soffit Materials	6.00	1100	SF	\$6,600
PFM Flashings	9.50	300	LF	\$2,850
Remove and reframe deck rails ( Material and Labor )	6.50	740	SF	\$4,810
Installation of new lap siding at deck rails	10.00	740	SF	\$7,400
Lap siding material at deck rails	8.50	740	SF	\$6,290
Exterior Deck Framing Labor ( TBD )	0.00	0	EA	TBD
Exterior Deck Framing Materials ( TBD )	0.00	0	EA	TBD
Division 7 - Moisture Protection				
Grade Flashing ( Flashing, self sealing membrane and labor)	20.00	280	LF	\$5,600
Weather Barrier	1.30	5060	SF	\$6,578
Division 8 - Doors and Windows				
Remove & Replace Window & Doors	280.00	0	EA	\$0
Pella Impervia series Windows & Sliding Doors		0	LS	TBD
Installation of New Windows and Sliding Doors		0	EA	TBD
Window and Door Installation Materials	30.00	24	EA	\$720
Remove & Replace Window Treatments ( By Owner )	0.00	360	EA	\$0
Entry Doors ( TBD )	0.00	6	EA	TBD

## Sherwood Meadows Townhomes Residing (Building Type B)

<b>Division 9 - Finishes</b>				
Interior Trim of Windows & Doors ( Material TBD )	175.00	0	EA	\$0
Interior Paint Touch Up at Windows and Doors	50.00	0	EA	\$0
Exterior Caulking of Siding	1.33	5060	SF	\$6,730
Interior Protection	350.00	0	Units	\$0
Final Unit Cleaning	250.00	0	Units	\$0
<b>Division 23 - Mechanical</b>				
Boiler Flue Terminations ( TBD )		0	EA	\$0
Exhaust Fan Terminations ( Estimate only )	100.00	12	EA	\$1,200
<b>Division 26 - Electrical</b>				
Electrical Demo / Safe Off ( TBD )		0	Bldgs.	TBD
Installation of Exterior Electrical Fixtures ( TBD )		0	LS	TBD
<b>Misc. Other Items</b>				
Weather Conditions Allowance	5,000.00	1	ALL	\$5,000
Landscape / Irrigation / Site Restoration Allowance	12,000.00	1	ALL	\$12,000
Allowance for Rotten/Damaged framing, sheathing & insulation	5,000.00	1	ALL	\$5,000
Exterior Light Fixtures ( Need a count and a fixture to bid )		0	ALL	\$0
<b>SUBTOTAL SITE CONSTRUCTION</b>				<b>\$181,098</b>