

Proposal

Name / Address
Rob Carlson 10 Gander Lane Mansfield, MA 02048

Date	Estimate #
7/6/2016	1046

Item	Description	Total
Framing	Frame in the existing unfinished basement, creating 722 s.f. of finished space, consisting of a 505 s.f. media room with a finished closet under the stairway and a 217 s.f. band room. Two unfinished storage areas will be created as well, all as shown on the attached floor plan. Framing will consist of 2 x 4 k.d. studs spaced 16" on-center, with pressure treated floor plates. 1 x 3 strapping will be applied to the ceilings, also 16" on-center, and all low hanging pipes and beams will be framed around to create ceiling soffits.	1.00
Electrical	Perform the rough and finish electrical necessary to install the following: The existing 200 amp panel is completely full, so a 60 amp sub-panel will be installed to allow for the additional circuits needed for this project. Install 4 zones of recessed lights - Zone 1 will consist of 1 recessed light at the bottom of the stairs on a 3 way switch (top and bottom of stairs), Zone 2 will consist of 6 recessed lights on the front side of the media room, Zone 3 will consist of 6 recessed lights on the back side of the media room. Both Zone 2 and Zone 3 will be on 3-way dimmable switches (switches at bottom of the stairs and next to bulkhead entrance). Zone 4 will consist of 6 recessed lights in the band room on a dimmable switch. Install a flourescent puck light in the finished closet on a wall switch, install 2 keyless lights on a wall switch in the unfinished room where the electrical panel is located, install 2 keyless lights on a wall switch in the unfinished utility/storage room. Install 2 cable tv outlets, one in the media room, one in the band room, location to be determined. Install an upper outlet and media cable box in the media room where the flatscreen will be located, customer to provide any hdmi or game cables needed. Install outlets in all finished areas per code, install an outlet in the utility room for the dehumidifier and condensate pump. Install 2 zones of electric baseboard heat. Zone 1 will consist of 2 - 6' strips on the front and back walls of the media room, Zone 2 will consist of 2 - 4' strips in the band room on the two exterior walls. Each zone will be controlled by a wall mounted digital programmable thermostat. All new circuits will be on arc-fault protected breakers. Customer to handle replacing the two missing smoke/c.o. units, the ceiling boxes and feeds are in place.	1.00

Fully Licensed and Insured
 Construction Supervisor License #105496
 Mass Home Improvement Contractor #170001

M D England and Sons, LLC
47 Fram Drive
Mansfield, MA 02048

Total

Email - mde4166@verizon.net
 Telephone- 774-266-6236

Check Out Our Website:
WWW.MDENGLANDANDSONS.COM

Proposal

Name / Address
Rob Carlson 10 Gander Lane Mansfield, MA 02048

Date	Estimate #
7/6/2016	1046

Item	Description	Total
Mechanical	Remove the existing 4" flex dryer duct, install a new 4" rigid duct running from the dryer to the exterior of the home.	1.00
insulation	Install 3/4" extruded polystyrene foam panels directly on all foundation walls in all finished areas using PL adhesive, tape all seams with metallic tape. Install R-19 kraft faced fiberglass insulation in all exterior stud wall cavities, leaving a 1" air gap for ventilation. Install vertical draft stopping every 10' behind the exterior walls, install fireblocking on the sides of the stairway, install fire rated foam in all top plate stud wall penetrations.	1.00
blueboard	Install 1/2" blueboard to all walls and ceilings in the finished spaces, tape all seams and apply a base coat of plaster to all seams. Apply a skim coat of plaster to all walls and ceilings, smooth on the walls, textured on the ceilings and inside the closet.	1.00
Trim	Install 4 interior doors as shown on the floor plan, the exterior door will remain in place. All doors will be 6 panel hollow core pre-hung split jam units, with 2 1/2" primed pine trim, knobs and hinges will be brushed nickel. Install 5 1/4" primed pine baseboard to all walls in the finished spaces. Wrap two lally columns in primed pine, install band or crown moulding on top of each column, install baseboard on the bottom of each. Trim in two existing hopper windows, the existing exterior door, and the existing double hung window. Install a primed pine cap over the 25' long halfwall along the back of the media room and band room, install colonial trim underneath the cap. Install 1/2" plywood risers to each step on the stairway, install 2 x 2 nosing to the front of each stair tread. Remove existing non-code compliant hand rails, install 2 new pine rails with returns at top and bottom (see below for optional upgrade to oak). Install approximately 5 spring loaded access panels in the ceilings where access is needed for cleanouts and shutoff valves.	1.00

Fully Licensed and Insured
 Construction Supervisor License #105496
 Mass Home Improvement Contractor #170001

M D England and Sons, LLC
47 Fram Drive
Mansfield, MA 02048

Total

Email - mde4166@verizon.net
 Telephone- 774-266-6236

Check Out Our Website:
WWW.MDENGLANDANDSONS.COM

Proposal

Name / Address
Rob Carlson 10 Gander Lane Mansfield, MA 02048

Date	Estimate #
7/6/2016	1046

Item	Description	Total
Dehumidifier	Frame in an opening in the utility room wall for a dehumidifier, install a stand in the utility room for the dehumidifier to sit on. Install the dehumidifier with the front of the unit flush to the finished side of the wall, trim out the finished side with primed pine jam extensions and colonial moulding. Install a condensate pump on the floor below the dehumidifier, connect a drain line from the dehumidifier to the condensate pump, run a discharge line from the condensate pump to the exterior of the home. Contractor provides all materials, allowance for the dehumidifier is \$300.	1.00
Paint	Paint the ceilings with two coats ceiling paint. Prime all walls, apply two coats eggshell latex paint. Paint all doors and trim with two coats semi-gloss latex. Contractor provides Behr paint, customer to choose wall colors. Darker colors requiring more than two coats will be priced separately.	1.00
Carpeting	Install a moisture resistant pad to the slab in the finished spaces, install carpeting to the finished areas and the stairway, approximately 800 s.f.. Allowance for the carpet and underpad is \$3.00/s.f..	1.00
Permits/Inspections	Contractor will prepare and submit the building and electrical permit applications, pay both fees and schedule all rough and final inspections.	1.00
Optional	Optional - Install blueboard (only, no plaster) on the two insulated walls in the unfinished panel room, and on the one insulated wall in the unfinished utility/storage room. Labor and materials - \$550	0.00
Optional	Optional - Remove a portion of the wall on the lower left side of the stairway (looking down from landing), creating a half wall. Install a primed pine cap and trim under the cap with colonial trim, paint cap and trim with two coats semi-gloss latex. Labor and materials - \$350	0.00
Optional	Optional - Upgrade the pine hand rails on the stairs to oak rails, change out the brass rail brackets to brushed nickel, apply two coats polyurethane to the oak rails. Labor and materials - \$325	0.00
Optional	Optional - Apply a coat of bonding agent to the textured walls in the stairwell, apply a smooth coat of plaster over the walls. Labor and materials - \$650	0.00

Fully Licensed and Insured
 Construction Supervisor License #105496
 Mass Home Improvement Contractor #170001

M D England and Sons, LLC
47 Fram Drive
Mansfield, MA 02048

Total

Email - mde4166@verizon.net
 Telephone- 774-266-6236

Check Out Our Website:
WWW.MDENGLANDANDSONS.COM

Proposal

Name / Address
Rob Carlson 10 Gander Lane Mansfield, MA 02048

Date	Estimate #
7/6/2016	1046

Item	Description	Total
Optional	Optional - Remove and dispose of the existing door at the top of the stairway, install a 15 lite french door with brushed nickel handle, trim out door on both sides, paint with two coats semi-gloss latex. Labor and materials - \$825	0.00
Optional	Optional - Remove and dispose of the existing double hung window, install a new white vinyl double hung window, trim the exterior (interior trim already included in base quote). Allowance for window is \$300. Labor and materials - \$600.	0.00
Optional	Optional - Add an additional double hung window in the space, framing a rough opening and header, installing the window and trimming interior and exterior, painting trim. \$300 allowance for the window. Labor and materials - \$850.	0.00
Optional	Optional - Remove and dispose of the 3 existing hopper windows, install vinyl sliding windows. Trim is already included in the base quote. Labor and materials - \$250 each, \$750 total.	0.00
Optional	Optional - Create built-in open faced shelving on the utility room wall directly opposite the end of the stairway, approximately 5' wide x 6' tall. Shelving will be finished grade 3/4" plywood with primed pine face trim. Apply two coats semi-gloss latex paint to shelving. Labor and materials - \$780	0.00
Optional	Optional - Delete the wall, door and baseboard trim for the band room, making it part of the media room. Delete the second zone of baseboard heat, delete the dimmable switch (we'll just add the 6 cans in that area to Zone 3, the back half of the media room). Reduction in labor and materials - (\$1,975).	0.00

Fully Licensed and Insured
 Construction Supervisor License #105496
 Mass Home Improvement Contractor #170001

M D England and Sons, LLC
47 Fram Drive
Mansfield, MA 02048

Total	\$10.00
--------------	---------

Email - mde4166@verizon.net
 Telephone- 774-266-6236

Check Out Our Website: WWW.MDENGLANDANDSONS.COM
--