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Budget Proposal

Briggs Project
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Date: 30/08/2018

1.0 Project Proposal

- 1) Project Description
- 2) Design Phase
- 3) Scope of work

1.1 Project Description

Restoration project front porch and second story balcony of a 1920 two story home.

Each section is approximately 130 sq. ft. (Annex-1).

The budget proposal is divided into two sections; first a Design phase which will include research & design. The second phase is of the work required for project completion this has been separated into two scope of work (millwork & site work), giving options to accommodate budget.

2.0 Design phase budget proposal

Options & cost for production of drawing & report, these can be combined as package (to be discussed)

Research Phase

Preparation of Architectural report & reference

- Research archive & Information
- Architectural style & Era construction facts
- Architectural feature

\$1,200.00

Restoration Drawing

Drawing, compiling data of as found and repair requirement

- Required permit application (combined with architectural report)
- Designate required repair components
- Specification on repair procedure
- structure to original condition
- Scope of work & material list

\$1,800.00

\$1,000.00

Drawing contract

Drawing set which include working drawings set completed work requirements

Including Scope of Work & material list

\$3,800.00

Shop Drawing

Detailed drawing of particular components for reproduction

- Specific to detail (ex.: baluster / battered post)

\$1,000.00

Note: Restoration drawing work procedure can be a costly process for labour & material specs, We have not created a budget proposal for this procedure, this can only be created when drawings are produce and specs are defined.

3.0 Work phase budget proposal

Option to have material mill work as required (shop Drawing) to specs and match the existing material.

3.1 Millwork scope of work

Div.06. Finished carpentry: Reproduction of era style of wood components

- Shop Drawing
- Railing & Baluster
- Step, railing & baluster
- Decorative Battered post (6 (12" x12"))
- Deck board replacement (40 sq. ft.) \$15,320.00

3.2 Site Work Require set of working drawing

We have create a budget for installing the required components by division of work, these include all procedure for start to completion of the project. That would be within the building code requirements & city permit application

1. Site Requirements

- Site safety/Project Administration
- Permit Application (customer Responsibility)
- Mobilization of work space
- Clean up & disposal of construction debris

2. Site Condition

Temporary support for front deck & balcony

- Temporary enclosure (site Safety)
- Post & beam support
- Solidifying Existing Elements

Deconstruction

- Deconstruction
 - Deck Board
 - Railing System
 - Front Step & Railing
 - Wood Soffit (Ceiling @ porch & Balcony)
 - Wood Soffit @ Eaves
- Deconstruction of structural component
 - Support Post
 - Support Beam
- Masonry Brick column (set aside)
- Verify roof structure
 - structural components & stability
 - if work is required to be changed a work order is (not included in proposal)

4. Masonry

Brick work Column

- Level & reset brick column (left side)
 - Replace damaged brick (match Existing)
- Re-point & replace Damaged Brick (right side)

-Masonry cleaning

6.0 Rough Carpentry

Front Porch

- Secure Beam into Brick column*
- Secure ledger to home*
- Replace 2"x 8" @ 16" O.C. floor joist C/W Joist hanger*
- Secure Post (6"x 6") to brick column (anchor System)*
- Secured Post (6"x 6") to Beam (structural anchor system) Second story balcony*
- Note: New LVL beam 3"x 10" Minimum C/W finish pine board*

Balcony

- Secure beam C/W anchor system*
- Secure ledger to home*
- Replace 2"x 8" @ 16" O.C. floor joist C/W Joist hanger*
- Secured Post (6"x 6") to Beam (structural anchor system) Balcony Roof*

6.1 Finish Carpentry

Front Porch

- Secure & Install front step (step / rail / baluster & hardware)*
- Secure & Install 4 decorative Battered post cover*
- Secure & Install railing & baluster C/W hardware*
- Secure deck board (replace damaged board approx. 20 Sq.Ft.)*
- Re-instate ceiling board*

Balcony

- Secure & Install railing & baluster C/W hardware*
- Secure deck board (replace damage board approx. 20 Sq.Ft.)*
- Secure & Install 2 decorative Battered post cover*
- Re-instate ceiling board*
- Re-instate eave components*

9. Finishing

Prepare surface & prime

Sand & resurface as required

Paint 2 coats

\$61,195.00

Price does not include Taxes

Engineering Fee's to be determined

Additional Work

Additional work to be performed outside this estimate will be by change order.

Quote is valid until the 30/09/2018

Further information or question please contact:

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