



Harmony Design LLC
MN RESIDENTIAL BLDG CONTRACTOR #-BC753023
3513 Elmo Road
Minnetonka, Minnesota 55305
United States

6129987207
harmonydesign@comcast.net

Estimate

1117 Jenks Ave., St. Paul, MN 55106

BILL TO
PICKLES PROPERTIES LLC
LISA PROECHEL
897 ST. PAUL AVE.
ST. PAUL, Minnesota
United States

651-231-5303
lisaproechel@kw.com

Estimate Number: 67
Estimate Date: March 13, 2023
Expires On: April 2, 2023

Grand Total (USD): \$152,595.00

Items	Quantity	Price	Amount
GARAGE	1	\$7,000.00	\$7,000.00
Replace Double Garage Door-\$2250 Reinforce roof trusses as per building official.- Allocation / \$2000 If building officials remedy is less than anticipated, a refund will be deducted from contract. Garage Roof Option: Tear off and replace garage roof shingles-\$2750			
EXTERIOR	1	\$15,210.00	\$15,210.00
Provide Positive grade away from building foundation-\$4100 Add downspout extensions-\$260 Power Wash around door frames, gutters and soffits and where needed on exterior of home- \$925 Paint Exterior Trim-\$3600 Replace front and rear doors-\$1850 Replace front and rear storm doors-\$1650 Repair fascia, trim and siding on house and garage-\$825 Paint front metal Railing-\$475 Front steps and sidewalk repair-\$1450			



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Items	Quantity	Price	Amount
FLOORING	1	\$10,530.00	\$10,530.00
Luxury vinyl plank flooring in living room, kitchen, and bathroom (\$3.25 per sq. ft. allocation)-\$7450 Carpet in 2 bedrooms and upstairs attic area (32oz.carpet with 6lb or better carpet padding)-\$1980 Replace front porch interior flooring with suitable indoor/outdoor product-\$1100			
PAINTING AND FINISHING	1	\$16,595.00	\$16,595.00
Remove all wall paper products-\$2600 Mold remediation-\$895 Repair all walls and trim as needed to paint interior-\$650 Paint full interior of home, walls and ceilings-\$5200 Sand, prime and paint 2 coats all interior trim and doors-\$5800 Paint pantry cabinets in hallway-\$1450			
KITCHEN	1	\$16,795.00	\$16,795.00
Replace Kitchen Cabinets with Menard's Klearvue or similar. (4 double upper cabinets, a sink cabinet, and 2 lower cabinets)-\$7200 Install new high-end laminate cabinets or similar-\$2795 Install stainless steel sink and gooseneck faucet (allocation \$250 each)-\$1400 Appliance Package Allocations (including tax and shipping): Refrigerator \$1400, Stove \$900, Dishwasher \$700, Microwave \$300-Total cost with profit and overhead-\$4200 Appliance Installation-\$1200			



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BATHROOM	1	\$10,845.00	\$10,845.00
Demo Bathroom as needed-\$1600			
Install new Shower/tub diverter with scald, thermal shock protection/ hot water temp. limiting device-\$1750			
Retile tub/shower area (\$5 per sq. ft. tile)-\$4450			
Replace Toilet-\$795			
Replace Vanity (Allocation for vanity package including cabinet, top and faucet-\$525)-\$1725			
Replace medicine cabinet (Allocation \$150)-\$525			
MISCELLANEOUS CARPENTRY	1	\$9,145.00	\$9,145.00
Install handrails to upstairs and basement with clear coat finish-\$725			
Replace closet doors; one hinged and one sliding-\$1495			
Replace 3 slab doors on first floor with paneled doors-\$1875			
Allowance to repair or replace any structural framing in walls and ceilings exposed due to mechanical work and to bring into code compliance-\$1200			
Allowance to bring insulation up to code in any open walls or ceilings, due to mechanical work-\$750			
Necessary Basement Repairs: Ensure proper footings for support posts, replace and install wooden posts instead of metal ones, attach support posts to code, and bring up to code any structural support framing in basement-\$3100			



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GENERAL MISCELLANEOUS	1	\$3,945.00	\$3,945.00
Dumpster and debris removal-\$1475			
Air seal and insulate attic door-\$325			
Install smoke detectors as per code-\$895			
Replace all outlet and switch covers-\$475			
Final job clean up-\$775			
WINDOWS	1	\$18,950.00	\$18,950.00
Replace 20 insulated windows with screens. (Jeldwen "Better" Series or similar)			
HVAC	1	\$14,120.00	\$14,120.00
New Furnace and Air Conditioning Units Installed-\$11000			
Vent clothes dryer to code-\$475			
Repair/Replace Heating Registers as needed-\$495			
Ensure that Heat is supplied to all habitable rooms and bathroom and that there is adequate return air back to furnace from all habitable rooms.-\$1475			
Duct Cleaning-\$675			
FREEZE DAMAGE	1	\$4,300.00	\$4,300.00
Repair plumbing freeze damage. Plumber estimated to be there for 2 days (16 hours) @ \$220 per hour (\$3520) plus materials-\$4300			



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PLUMBING	1	\$7,750.00	\$7,750.00
Replace Hot Water Heater-\$2200			
Waste Piping to be installed to code-\$1500			
Water meter to be raised to proper height, properly supported and install ne shut offs before and after meter. New 1" water line to first take off.-\$1400			
Basement laundry tub brought up to code-\$650			
Soil and waste piping brought up to code-\$625			
Gas piping brought up to code-\$425			
Install backflow preventer on lawn hydrants-\$175			
Clean up and cap all unused waste, vent and water piping-\$300			
Instal waste piping to first floor bathroom to code-\$475			



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ELECTRICAL All Electrical to be brought up to code on property. This includes: improper wiring, mast, broken outlets and switches and breaker box, and any walls opened due to mechanical work, will have electrical upgraded to current NEC, install hard wired smoke detectors and fix exterior and garage outlets to code-\$5650 Bonding and grounding of service panel to water service.-\$525 Properly strap all cables and conduits on property-\$375 Proper wiring to furnace-\$215 All circuits, to living areas, as per code, will be upgraded to GFCI and/or arc-fault breakers-\$1895 GFCI will be installed in Kitchen and Bathroom as needed and kitchen circuits upgraded to 20 amps, dedicated to appliances, as per code-\$1100 Replace 6 Light fixtures and 1 bathroom vanity light (\$70 allocation per light)-\$1800 Replace 2 ceiling fans (allocation \$225 per fan)-\$1100	1	\$12,660.00	\$12,660.00
PERMITS Cost of all permits. There is a \$5000 performance bond or deposit necessary before permits will be granted; The contractor will purchase this and the cost is added into the costs of permits.	1	\$3,250.00	\$3,250.00
LEAD ABATMENT Wherever walls have to be opened for mechanicals, code compliance for lead abatement protocol must be followed.	1	\$1,500.00	\$1,500.00



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