**BID FOR GALLAS RENOVATION/ADDITION**

August 20, 2015

AJP BUILDERS LLC

1131 UNIVERSITY BOULEVARD WEST

SILVER SPRING, MD 20902

MHIC# 86242

D.C.R.A # 410514000506

BRANDON GALLAS

4430 NINTH STREET, NW

DISTRICT OF COLUMBIA, 20011

AJP BUILDERS HEREBY PROPSES TO COMPLETE THE FOLLING WORK AS DESCRIBED BELOW AND IN ACCORDANCE WITH THE DETAILED DRAWINGS PROVIDED

Allowance items:

**Ceramic Tile.** Flooring and tub/shower surround at Master Bathroom. Material Allowance: $7.50 per square foot.

**Bath Vanities.** For Powder Room and Master Bath. Material Allowance: $1,500.00.

**Countertop Slabs.** For countertops and related items at Master Bathroom and Third Floor Hall Bathroom. Material Allowance: $65.00 per square foot.

**Plumbing Fixtures and Bath Accessories.** Master Bathroom and Third Floor Bathroom fixtures. Material Allowance: $5,000.00.

**Misc. Lighting/Elec. Fixtures.** AS DETAILED IN PLANS.

* GENERAL: This proposal for Construction shall include all finishes work required to complete the Work indicated and described in the Construction Documents and Drawings. AJP Builders LLC will provide all facilities, labor, materials, equipment, and services required. AJP BUILDERS LLC will provide the coordination and completion, as defined in the detailed plans given to the contractor and subcontractors dated July 30, 2015.
* MECHANICAL: After contract is signed and deposit is paid, mechanical contractor will work with AJP Builders, Homeowner and DCRA to provide all necessary load counts and documentation needed for permitting for the renovation/addition only. This includes the Manual J, Manual S, and U plans/load counts.
* CODES & STANDARDS: Finishes work shall conform to all applicable local, state and national codes and standards, as well as those established by the Gypsum Association, and the Tile Council of America as described in their current publications. The products and materials used shall be approved by the American Society for Testing Materials as the most applicable to the work described and the conditions encountered.
* GYPSUM WALLBOARD: Gypsum wall-board shall be glued and screwed into place on wood framing. Unless otherwise noted, all wallboard shall be of 1/2 inch thickness. Finish gypsum wallboard surfaces as required for a smooth and even appearance. Provide Hardi-Backer board under all tile and moisture resistant “green board” at all other surfaces in the Bathrooms. Gypsum wallboard products shall be U.S. Gypsum. National Gypsum, Georgia Pacific, or approved equal.
* WOOD FLOOR FINISHING: Wood flooring shall be installed as specified in Division 6 of the Specifications. Sand and finish the new wood flooring (2 ¼” red or white oak), as well as all wood flooring and wood stair treads of the existing house (natural), with three coats of water based polyurethane. It will be the home-owners responsibility to coordinate the moving/relocation/storage of furniture in home.
* EXTERIOR PAINTING & STAINING / ADDITION: Exterior paint shall be low VOC Benjamin Moore  premium grade semi-gloss latex applied in a minimum of two finish coats over one coat of primer/undercoat. The scope of exterior painting shall include all siding and trim work, as well new brickwork. Colors shall match the existing colors, or shall be as selected by the Owner. Paint and stain shall be applied per the product manufacturer’s specifications, requirements and recommendations. Stain for the rear stair, landing and railings shall be Cabot’s Semi-Solid Decking stain in two coats. Paint and stain shall be applied per the product manufacturer’s specifications, requirements and recommendations. This is to include new addition and 3rd story only. Painting does not including the existing home front porch, decking, rake, fascia or tuck pointing of existing brick. New work only.
* INTERIOR PAINTING: Interior paint shall be low VOC Benjamin Moore premium grade low luster latex on wood surfaces and matte latex on gypsum wallboard surface, applied in a minimum of two finish coats over one coat of primer/ undercoat. Interior painting scope includes all gypsum wall-board surfaces, trim, window and door surfaces of the additions, as well as portions of the existing house impacted by the Work. Paint shall be applied per the product manufacturer’s specifications, requirements and recommendations. This is to include new addition and 3rd story only. Painting does not including the existing home front porch, decking, rake, fascia or tuck pointing of existing brick. New work only.
* PAINT PREPARATION: Interior and exterior priming, painting and required preparation shall be per the specifications, requirements and recommendations of the paint manufacturer for the installation indicated and  the conditions encountered. This is to include new addition and 3rd story only. Painting does not including the existing home, front porch, decking, rake, fascia or tuck pointing of existing brick. New work only.
* TILE: **Allowance Item- listed above.** Provide and install ceramic, stone or porcelain tile for the Master Bathroom and the Third Floor bathroom only. Include tile for floor, base shower floor, walls and tub surround, only. Tile material shall be selected by the Owner and agreed upon by contractor before purchase. One tile selection for floor, one for walls and one for shower floors. Tile layout shall include only one pattern (per wall or floor) including block, brick or diagonal in each bath. Additional charge for a multi tile pattern in each section.
* BATH ACCESSORIES: **Allowance Item- listed above.** Provide and install Owner selected bath accessories and medicine cabinets at Master Bathroom and 3rd Floor Hall Bathroom. Bath accessory finish shall match the Owner selected finish of bath fittings. Additional hand sprayers, shower-heads and accessory sprayers will be an additional cost to the homeowner. Bath accessories include, but are not limited to: toilet paper holder; towel bars; robe hooks;  soap dishes; and toothbrush holders. Provide all required blocking for a secure and proper installation.  MIRRORS: Provide and install mirrors at bathroom in size(s) as indicated in the drawings (where sizes are not indicated, assume that mirror width shall match the vanity width and the height will be 4 feet 4 inches.
* SHOWER DOOR SYSTEM: Provide and install custom frameless shower doors at Master Bathroom shower. Shower door shall be 3/8" thick clear tempered glass, custom sized . Provide Shop Drawings and cut sheets for review. Provide a watertight installation per manufacturers specifications, requirements and recommendations. Hardware finish shall match the Owner selected finish of bath fittings.

NOTES:

1) WE, AJP BUILERS LLC, SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE WORK OF ALL SUBCONTRACTORS AS REQUIRED TO COMPLETE THE WORK, AND SHALL VERIFY THAT ALL WORK IS DONE TO THE HIGHEST DEGREE OF CRAFTSMANSHIP BY JOURNEYMEN OF THE RESPECTIVE TRADES.

2) WE, AJP BUILERS LLC, WILL VERIFY ALL DIMENSIONS, AND SHALL WORK TO CRITICAL ALIGNMENTS AS INDICATED ON THE DRAWINGS, AND SHALL NOT SCALE THE DRAWINGS FOR MEASUREMENTS.

3) IF ANY DISCREPANCIES IN DIMENSIONS OR CONDITIONS ARE FOUND, THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK.

4) WE, AJP BUILERS LLC, WILL MAINTAIN THE SITE CLEAN AND FREE OF DEBRIS. THE CONTRACTOR SHALL MAINTAIN THE SITE AND JOB CONDITIONS IN SUCH A MANNER AS TO PROTECT FROM INJURY ALL PERSONS AND PROPERTY.

5) MISS UTILITY WILL BE CONTACTED PRIOR TO COMMENCEMENT AND ALL UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED BY AJP BUILDERS LLC PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF THESE UTILITIES.

6) WE, AJP BUILERS LLC, WILL PROVIDE DEMOLITION TO ALL EXISTING ITEMS WHICH WILL INTERFERE WITH THE WORK. PROVIDE MECHANICAL, ELECTRICAL AND PLUMBING DEMOLITION AS MAY BE REQUIRED.

7) WE, AJP BUILERS LLC, WILL PROVIDE BRACING AND SHORING AS REQUIRED TO PROTECT EXISTING CONSTRUCTION TO REMAIN FROM DAMAGE, AS WELL AS TO PROTECT PERSONS AND PROPERTY. WE WILL VERIFY ALL BEARING CONDITIONS PRIOR TO BEGINNING DEMOLITION.

8) WE, AJP BUILDERS, LLC, WILL REQUIRE A CHANGE ORDER, PAID IN FULL, IF THERE IS A CHANGE TO THE DRAWINGS.

**We, AJP Builders LLC, Herby propose to complete the following job within all aspects of the detailed plans for the sum of (*three hundred thirty nine thousand four hundred fifty dollars)* $329,450**