

## **Scope of Work (SOW) for Deck Construction**

Prepared by project Manager (PM): Tatiana Khabibullina

Contractor: Thumbtack

Client/Homeowner: Cheryl Engstrom, Marie Brissette

Project Location: 1615 N 35th St Redmond, WA

Project Start Date: 04/21/2025

Project Completion Date: 05/07/2025

### **Project Overview**

We are building a 14' x 20' ft deck in the client's backyard to replace an existing concrete patio. The new deck will be attached to the home and accessed through a sliding glass door. The space will include built-in benches and dedicated areas for grilling, dining, and lounging. The goal is to create a functional and beautiful extension of the home's living space for entertaining and relaxation.

### **Objectives**

1. To design and construct a high-quality cedar deck that replaces the existing concrete patio and enhances the home's outdoor living space.
2. To provide a functional and inviting layout with built-in benches and designated areas for grilling, dining, and lounging.

### **Deliverables**

1. Completed cedar deck, 14 ft x 20 ft, built to code and attached to the home to the existing sliding glass door.
2. Built-in cedar benches along two sides of the deck, designed for comfort and style.
3. Designated spaces for a grill, dining table, and lounge seating, based on the client's layout preferences.
4. Debris removal and site cleanup upon project completion.

### **Exclusions**

1. Outdoor furniture (dining sets, lounge chairs, etc.)

2. Ongoing maintenance or future repairs of the deck structure.
3. Installation or connection of electrical, gas, or water lines.
4. Roof

## Responsibilities

Responsibilities of (PM): client communication, schedule management, budget oversight, coordinating with the contractor, ensuring quality, handling approvals.

Responsibilities of Thumbtack: executing the construction according to the plans and codes, providing labor and standard tools, managing their crew, adhering to the timeline, and maintaining a safe work site.

Responsibilities for Homeowner: providing access to the property, timely decision-making on design aspects, adhering to the payment schedule and approvals.

## Budget Considerations

Estimated Material Costs based on Lowe's design deck estimate.		
Item	Description	Cost
Lumber (Framing)	* 2-in x 10-in x 8-ft #2 PT Lumber: \$11.98 * 2-in x 10-in x 16-ft #2 PT Lumber: \$599.50 * 6-in x 6-in x 8-ft #2 PT Lumber: \$33.75 * Additional PT Lumber (Benches): \$32.00	\$677.23
Connectors & Hardware	* ABA 6-in x 6-in zMAX Wood to Concrete Base: \$365.64 * PC 6-in x 6-in zMAX Wood to Wood Cap: \$414.96	\$909.38

	<ul style="list-style-type: none"> <li>* 2-in x 10-in Single 18-Gauge ZMAX Face Mount Joist Hanger: \$71.28</li> <li>* 2-in x 10-in Single 18-Gauge ZMAX Concealed Joist Hanger: \$10.72</li> <li>* 6-in 18-Gauge ZMAX Steel Rafter Tie Wood to Wood: \$35.28</li> <li>* 5/8-IN X 6-IN HEX SLEEVE ANCHOR: \$53.76</li> </ul>	
Fasteners	<ul style="list-style-type: none"> <li>* 3-1/2-in Framing Nails (40-Box): \$27.90</li> <li>* #10 x 3-in Epoxy Exterior Wood Screws (70-Box): \$12.98</li> <li>* 3-in Framing Nails (50-Box): \$19.14</li> <li>* 1-1/2-in Framing Nails (120-Box): \$17.04</li> <li>* #8 x 1-3/4-in Composite Deck Screws (100-Box): \$41.98</li> <li>* #8 x 2-1/2-in Composite Deck Screws (350-Box): \$64.98</li> <li>* Additional Fasteners (Benches): \$20.00</li> </ul>	\$106.04
Concrete & Foundation	<ul style="list-style-type: none"> <li>* 60 Lb. Bag Concrete Mix: \$218.40</li> <li>* QUIKRETE 12 IN CONCRETE FORM TUBE: \$89.88</li> </ul>	\$308.28
Decking	<ul style="list-style-type: none"> <li>* Legacy 1-in x 6-in x 20-ft Whitewash Cedar Square Composite Deck Board: \$295.74</li> <li>* Legacy 1-in x 12-in x 12-ft Composite Whitewash Cedar Fascia Deck Board: \$913.98</li> <li>* Legacy 1-in x 6-in x 16-ft Whitewash Cedar Grooved Composite Deck Board: \$5,086.04</li> </ul>	\$6,893.24

	* Additional Decking (Benches): \$591.48	
Deck Fasteners (Hidden)	* CONCEALoc 1.625 Inches Matte Brown Hidden Deck Fastener: \$619.48	\$619.48
Total materials cost		\$9,514.03
Estimated Labor		
Site Preparation and Removal of Existing Concrete Patio	Demolition Crew: 3 workers * 8 hours/day * 3 days = 72 hours  72 hours * \$50/hour = \$3,600	\$3,600
Framing and Foundation Installation	Lead Carpenter: 1 worker * 8 hours/day * 5 days = 40 hours \$100/hour = \$4,000  Framing Crew: Assume 2 workers * 8 hours/day * 5 days = 80 hours (\$75/hour = \$6,000)  Concrete Support: 1 worker * 8 hours/day * 3 days 24 hours \$60/hour = \$1,440  Estimated Labor Cost: \$4,000 + \$6,000 + \$1,440 = \$11,440	\$11,440
Install Cedar Decking Boards and Benches	Lead Carpenter: 1 worker * 8 hours/day * 4 days = 32 hours \$100/hour = \$3,200  Carpentry Crew: 2 workers * 8 hours/day * 4 days = 64 hours \$80/hour = \$5,120  Estimated Labor Cost: \$3,200 + \$5,120 = \$8,320	\$8,320
Finishing Touches, Cleanup	2 workers * 8 hours/day * 2 days = 32 hours  \$60/hour = \$1,920	\$1,920

Design	Estimated Design Fee	\$1,500
Project Manager	Project Management Fees	\$3,000
Estimated Labor Cost		\$29,780
Permit cost	Based on sq ft and design complexity	\$1,358
Contingency Fund 10%		\$4,065

Total Cost\_\_\_\_\_ \$40,652

## Project Timeline

Start Date	End Date	Task	Material Required	Labor Required
04/21/2025	04/22/2025	Planning and Permitting	This includes final design approval, obtaining the building permits from King County.	Designer, PM
04/23/2025	04/25/2025	Permit approval.  Site preparation and removal of existing concrete patio	Permit approval.  Site preparation and demolition of existing patio. Delivery of initial materials.  Demolition equipment such as a jackhammer, concrete saw, and sledgehammers. Standard hand tools including shovels, pickaxes, and wheelbarrows. Safety gear for crew members.  Disposal equipment such as a trailer or dumpster for debris removal	Demolition Crew (2–3 workers)
04/26/25	04/30/25	Framing and Foundation Installation	Foundation installation (layout, post setting, concrete footings). Framing (beams, joists, ledger board). Inspections for foundation and framing  Tools: Power drills, saws, levels, post hole diggers or	Lead Carpenter (1),  Framing Crew (2–3 workers),

			<p>augers, nail guns, hand tools, and standard safety gear</p> <p>Framing Materials:</p> <p>Pressure-treated lumber (posts, beams, joists), galvanized fasteners, joist hangers, and construction adhesive (optional)</p> <p>Foundation Materials:</p> <p>Concrete mix (for footings), gravel or crushed rock (for base), post anchors or brackets</p>	Concrete Support (1 worker)
05/01/25	05/04/25	<p>Install cedar decking boards with consistent spacing</p> <p>Trim decking edges for a clean finish</p> <p>Construct and install perimeter benches</p>	<p>Decking installation. Construction of built-in benches.</p> <p>Power drills, saws (circular or miter), measuring tape, levels, chalk line, screw guns or nail guns, clamps, hammers, and standard safety gear.</p> <p>Cedar decking boards, galvanized or coated deck screws, framing lumber for benches, cedar planks for seating, wood adhesive and sanding materials for finishing.</p>	Lead Carpenter (1), Carpentry Crew (2–3 workers)

		Perform quality checks on fasteners, alignment, and safety features		
05/05/25	05/06/25	Finishing Touches, Cleanup, and Client Walkthrough	Basic hand tools, sanding equipment, cleaning supplies (brooms, trash bags, etc.)	1–2 crew members
05/07/25	05/07/25	Final Inspection	Obtaining final inspection approval from the county and conducting a final walkthrough with the homeowner.	1–2 crew members

### Acceptance Terms & Conditions

**Modifications:** Any modifications to the design or budget must be submitted in writing by the homeowner and will require a formal change order. The change order will detail the scope of the change, the impact on the budget, and any adjustments to the timeline.

**Approval** requires written agreement and signatures from both the Project Manager/Contractor and the Homeowner.

**Progress Reports:** The Project Manager will provide the homeowner with weekly progress reports via (email, phone call, or text) summarizing the work completed, any issues encountered, and the planned activities for the following week.

**Project Closeout:** Upon completion of the construction and successful final inspection by King County, a final walkthrough will be conducted with the homeowner to ensure satisfaction. Any outstanding items will be addressed. Upon the homeowner's final acceptance and final payment, the project will be considered closed.



Approval

Signed by Project Owner

Project Owner Name: Cheryl Engstrom, Marie Brissette

Project Owner Signature\_\_\_\_\_

Date: 04/23/2025

Signed by Construction Company

Point of Contact Name: Thumbtack

Point of Contact Signature \_\_\_\_\_

Date 04/23/2025\_\_\_\_\_