

Daniel Bell, LLC.

2120 N Rampart St • New Orleans, LA 70116-1628 • Phone: 9859746032

Elenore Falshaw

Job Address:
330 Morgan St.
New Orleans, LA 70114

Print Date: 9-9-2022

Proposal for 330 Morgan (phase 2) (1)

Hi Elenore and Ian,

Meeting you yesterday with Seth and Cassidy at the condo and walking through aspects of the condominium project was helpful in clarifying scopes of work. Based on our conversation I removed material allowances for solid stone, tile, and wood flooring. I cut the HVAC number in half since we are reusing the air handling unit and edited the exterior doors number since we are modifying existing. I added wood windows and added cost for the additional custom-built ins, and modified some other numbers based on the changes to the updated drawings.

To clarify, this proposal is an estimate for the work. Once this proposal is signed, I will solicit fixed bids from our subcontractors. Once all subcontractor bids are received we will submit a final proposal with our contract. While I solicit bids, we suggest using the attached proposal for the building permit to keep that process moving. Once you sign the proposal, I will have Daniel sign, and then I'll email Cassidy, and she can upload to the OneStopApp.

We look forward to working with you.

Sincerely,
Mary Katherine Bruce

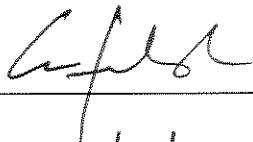
Items	Description	Cost Type	Qty/Unit	Unit Price	Price
Supervision Supervision			1	\$9,600.00	\$9,600.00
Demolition 1300 - Demolition	- remove all remaining metal studs. - terminate water supply to porch. will run new line.	Subcontractor	1	\$4,800.00	\$4,800.00
Interior Framing 3200 - Framing	-Supply and install metal framing per plans.	Subcontractor	1	\$21,600.00	\$21,600.00
HVAC 3610 - HVAC—rough	Design build mechanical. - salvage existing AHU - exposed spiral duct in hallway - two bath vents - 6 side vents	Subcontractor, Allowance	1	\$12,840.00	\$12,840.00

Plumbing 3720 - Plumbing—rough	Rough in and install: Bathroom - 3 fixtures Primary Bath - 4 fixtures W/D hook up - 1 fixture Kitchen - 3 fixtures *owner to supply plumbing fixtures. *GC to utilize existing plumbing chaises.	Subcontractor, Allowance	1	\$19,560.00	\$19,560.00
Electrical 3810 - Electrical—rough	Design/build per plans and specs. Install lighting: 31 - can lights 2 - track lighting 2 - bath vents 3 - vanity lights 2 - kitchen pendants 5 - ceiling fans 1 - chandelier - Can lights, track lights, and bath fans supplied by GC/sub. - Decorative lighting and fans supplied by owner. - no low voltage included.	Subcontractor, Allowance	1	\$19,560.00	\$19,560.00
*Insulation 4400 - Insulation		Subcontractor, Allowance	1	\$3,600.00	\$3,600.00
Drywall 5100 - Drywall	- Supply, install, finish walls. - Apply green glue to demising wall and install acoustical drywall.	Subcontractor	1	\$17,400.00	\$17,400.00
Exterior Doors 4300 - Exterior doors	Modify and Install: - E104 - E105 *remove lock rail and replace glass with 1/4" laminated	Subcontractor, Allowance	1	\$4,800.00	\$4,800.00
*Interior Doors Interior Doors	Supply and install doors and hardware: - 100, 103, 107 single - 108 and 109 pocket - 102 double slider Custom Doors: - 101A - 101B Door hardware supplied by owner.	Labor, Material, Allowance	1	\$10,020.00	\$10,020.00
*Balcony Topping 4600 - Painting—exterior	- clean and coat balcony floor with anti-slip paint.	Allowance	1	\$3,000.00	\$3,000.00
*Wood Flooring Wood Flooring	Install and finish new wood flooring per plans. - grind as needed and prepare slab for wood floors	Subcontractor, Allowance	1	\$9,991.20	\$9,991.20
Interior Trim Interior Trim	Supply and install base, door casing	Labor, Material, Allowance	1	\$3,600.00	\$3,600.00
*Solid Stone Countertops	Fabrication and Installation allowance.	Subcontractor, Allowance	1	\$7,200.00	\$7,200.00

5450 - Countertops	*no material allowance for countertops. Change order material to job.			
Shower Glass 5620 - Shower doors and mirrors	-allowance for shower glass in primary and secondary bathrooms.	Subcontractor, Allowance	1	\$3,600.00 \$3,600.00
Appliances (OFCl) 5630 - Appliances	Installation of owner supplied appliances: - refrigerator - oven - electric cooktop - dishwasher - wine cooler - stacked W/D	Labor	1	\$3,600.00 \$3,600.00

Total Price: \$154,771.20

I confirm that my action here represents my electronic signature and is binding.

Signature: 

Date: 9/13/22

Print Name: IAN FALSHAW "Homeowner"

Daniel Bell (General Contractor, #882820)

