

EGG Construction  
 1805 August Drive  
 Silver Spring, MD 20902  
 202.286.2464

# Estimate

Date	Estimate #
6/17/2024	828

Name / Address
Bostwick House 3901 48th Street Bladensburg, MD 20710

Project

Description	Total
Permits / Drawings by others	0.00
General Conditions	30,000.00
<ol style="list-style-type: none"> <li>1. Supervision for original contract.</li> <li>2. Provide site labor for maintaining property throughout course of project.</li> <li>3. Contractor supplied sanitation facilities throughout course of project.</li> <li>4. Provide trash removal throughout course of project.</li> <li>5. Provide / maintain protection as needed.</li> <li>6. Test areas affected by construction for the presence of lead and clearance test once project is completed.</li> <li>7. Cleaning upon completion.</li> <li>8. General conditions.</li> </ol>	
Roofing	5,000.00
<ol style="list-style-type: none"> <li>1. Replace metal cap at Kitchen chimney.</li> <li>2. Repair front porch roof shingles and flashing.</li> </ol>	
<b>Total</b>	

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<p>Masonry</p> <ol style="list-style-type: none"> <li>1. Repoint West facade completely.</li> <li>2. Joints to be cut back roughly 2 times the depth of the mortar joint measured from brick face.</li> <li>3. New mortar to be lime based restoration type mortar matching original (close w/respect to color and texture)</li> <li>4. Tooling of mortar joints to match existing.</li> <li>5. Masonry to be kept moist during repointed to facilitate adhesion.</li> <li>6. Wash walls with masonry cleaner upon completion (will cause weathering of new mortar joints).</li> <li>7. Repair of existing masonry to be done with bricks of similar color / texture / size at locations of spalling and cracking.</li> <li>8. Remove parging and repoint brick under stucco.</li> <li>9. NOTE: originally brick was likely unpainted, this may be worth consideration prior to the painting phase.</li> <li>10. Repair masonry opening at Door 1.3.</li> <li>11. Provide cast concrete door sill at Door 1.3.</li> <li>12. 4.1-4.2: Repair brick at Kitchen buttress.</li> <li>13. Repair cheek walls of Front Porch stair.</li> <li>14. Provide new mortar crown and terra cotta flue liners above crown. (4.3-4.5)</li> </ol> <p>Scope of Work: A. West facade: \$83,039 B. Chimney: \$12,212</p>	96,000.00
<b>Total</b>	

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<p>Carpentry (Windows / Doors )</p> <ol style="list-style-type: none"> <li>1. Remove all existing windows / doors requiring rehabilitation. Total number of units to be restored 13.</li> <li>2. Replace broken glass with historical restoration glass, repair broken / damaged wood using dutchman, use Abatron epoxy to repair salvageable wood (liquid resin to solidify and solid state to repair missing sections), replace sash cords throughout.</li> <li>3. Provide replacement historical hardware as needed. (allowance \$5,000)</li> <li>4. Replace rake moulding w/matching. (4.6)</li> <li>5. Repair eaves, casings, and adjacent trim as needed. (5.1-5.5)</li> </ol> <p>Options by facade: (pricing assume work is completed in conjunction with Masonry for access to scaffolding). (pricing assumes all custom runs of mouldings are made at the same time)</p> <p>Scope of Work:</p> <p>A. West facade: (11 windows &amp; 2 doors) \$67,550 + repair of wood mouldings \$18,500            B. West facade: (5 windows) currently in good shape, recently re-built.</p>	<p>86,050.00</p>
<p>Painting</p> <ol style="list-style-type: none"> <li>1. All wood trim and masonry to receive three (3) coats of paint (one coat of primer and two coats of acrylic satin paint).</li> <li>2. All work is to be puttied and caulked as needed and to be sanded before and between coats of paint.</li> <li>3. Material: Per specifications Sherwin Williams</li> <li>4. Cost doesn't include stripping paint.</li> <li>5. Windows to be removed and repaired off site.</li> </ol> <p>Scope of Work:</p> <p>a. West facade: \$41,750 (option 1: Diaz Professional Painting) (Price included in scope)            b. West facade: \$88,500 (option 2: Carlos Painting) (optional pricing)</p>	<p>41,750.00</p>
<b>Total</b>	

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<p>General Notes:</p> <ol style="list-style-type: none"> <li>Contractor is not responsible for unknown pre-existing conditions. Any changes required/requested to existing conditions will be completed on a Cost-Plus 25% basis.</li> <li>Contractor warranties only the labor and material provided by the Contractor.</li> <li>Carpentry labor rate is \$65 per hour (cost).</li> <li>Contractor will provide all labor and material as specified in the Estimate as detailed above -- all other work is excluded.</li> <li>Contractor is not responsible for quality control of management with respect to owner supplied material.</li> <li>Contractor does not warranty, on any level, material provided by owner but installed by Contractor.</li> <li>Change orders are priced as Cost-Plus 25%.</li> <li>Project duration is expected to be approximately 6 months, this is subject to change depending on final scope of work and any number of other variables. Schedule does not account for COVID related delays.</li> <li>Work to conform to standards set forth in "Residential Construction Performance Guidelines: Third Edition" published by NAHB.</li> <li>Estimate is based on site visits of 2.1.24 and drawings/details dated 3.3.23.</li> <li>All furnishings to be relocated by the homeowner so construction may be performed safely without damage to homeowner's possessions. It is strongly encouraged that all furnishings be removed from the areas of construction.</li> <li>Estimate is valid for 30 days from date of issuance.</li> </ol>	
Subtotal	258,800.00
Overhead	12,940.00
Profit	25,880.00
Total	297,620.00
	<b>Total</b>
	\$297,620.00