



February 7, 2024

Dennis Dombroski

Building Official

City of Mackinac Island

Re: Forest Way Duplex

Dear Mr. Dombroski

Thank You for the opportunity to provide the city with construction services. As you are aware I have taken the time to prepare for your review, a budget based on the 5 pages of drawings presented to me along with a Dickenson Homes conceptual project estimate. You have asked me to provide a cost comparison of construction methods with regards to a Stick build duplex verse a modular duplex. Using current material and labor cost/ pricing, I have determined that the proposed duplex can be built for approximately \$1,439,000.00 using either method.

Both methods have risks and rewards. It is my opinion is that O'Boyle and Company can Stick build this project for less money than a modular set. During our meeting last week, it was brought to my attention that storage sheds needed to be added to the budget. I estimate the 2 storage buildings containing 2 units each will cost an additional \$85,000.00. Therefore, our budget /estimate for the total project, including two duplexes and two (two-unit) storage buildings is \$2,963,000.00

It is my proposal of performing this project on a time and material basis. We will perform the work at our cost and add a mark-up of 15%. If this type of arrangement does not work for you, we can come up with a hard number.

Please keep in mind that these estimates are budgets only, at today's pricing.

Should you decide to use our services please let me know as soon as possible so that I can lock in as many of the building pieces as possible.

If you have any questions, please call me, or drop me an email.

Thank you for your time,

Sean O'Boyle
906 360-3625