


**Fwd: Kennedy**

Jake Kobiske <[wiscobuilt@gmail.com](mailto:wiscobuilt@gmail.com)>

Tue 6/21/2022 1:37 PM

To: [kennedydentistry@outlook.com](mailto:kennedydentistry@outlook.com) <[kennedydentistry@outlook.com](mailto:kennedydentistry@outlook.com)>

 1 attachments (19 KB)

Kennidy Porch Proposal 62122.pdf;

Good afternoon Kevin:

Attached is the quote for the two porch replacements North and East porch. Let me know if you need any additional information for your meeting with the historic society. We are using the same tongue and groove material as currently being used. Normally, open porches are not tongue and groove, but have a space between to allow for water to not sit on the porch decking. If water sits on the porch for extended periods, expansion could result. We will install the new porch material with a small gap at the perimeter to help this, but if water sits on the porch for extended periods of time, expansion could be an issue. I will send a separate price for the Bilco door. I currently have pricing from one supplier, but they can not give us a lead time for a door.

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[wiscobuilt@gmail.com](mailto:wiscobuilt@gmail.com)

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**Built Contracting LLC**  
 4973 Woods Rd  
 Waukesha, WI 53189 US  
 wiscobuilt@gmail.com  
 www.wiscobuilt.com

# Estimate



ADDRESS  
 Dr. Kevin Kennidy  
 401 Central Ave  
 Waukesha, WI 53186

SHIP TO  
 Dr. Kevin Kennidy  
 401 Central Ave  
 Waukesha, WI 53186

QUOTE #  
 710

DATE  
 06/21/2022

| DESCRIPTION   | QTY | RATE      | AMOUNT    |
|---|-----|-----------|-----------|
| <b>Scope of Work</b><br>Remove and dispose of existing porch decking, railing, skirting and steps. Once demo has been completed it will be determined what the condition of the framing system is in. If the current framing system is not to code or damaged and replacement is required a change order will be issued. This may may require new footings, roof posts, permits and engineering. These items are not in the current scope of work. Permit is not required for decking, railing and skirting replacement, but is required for under deck work such as framing or new footings. Temporary shoring of roof not included as well  | 1   | 0.00      | 0.00      |
| <b>Deck Demo</b><br>North Porch - Remove existing porch boards, steps, skirting and hand railings. Cost includes haul a way and disposal of material. New porch decking to be installed over acceptable frame work. Deck boards will be 3/4" by 8' long Douglas Fir installed to match existing layout with stainless steel or galvanized fasteners. Install handrail at perimeter of deck and steps. Custom handrail is contracted of pressure treated 2 by 4 upper and lower with 3/4" by 3" wide by 36" long pressure treated pickets. Pickets to be installed with stainless steel or galvanized fasteners. Includes 3/4" by 1" cove trim. Steps to have two new post set on floating concrete pads. Railing to be installed to existing pillars. Skirting to be custom constructed of upper and lower 6" by 3/4" pressure treaded rails and wood panels to match existing. | 1   | 18,206.00 | 18,206.00 |
| <b>Deck Demo</b><br>East Porch - Remove existing porch boards, steps, skirting and hand railings. Cost includes haul a way and disposal of material. New porch decking to be installed over acceptable frame work. Porch deck boards will be 3/4" by 6" long Douglas Fir installed to   | 1   | 13,862.00 | 13,862.00 |

DESCRIPTION

QTY

RATE

AMOUNT

match existing layout with stainless steel or galvanized fasteners. Install handrail at perimeter of deck and steps. Custom handrail is contracted of pressure treated 2 by 4 upper and lower with 3/4" by 3" wide by 36" long pressure treated pickets. Pickets to be installed with stainless steel or galvanized fasteners. Includes 3/4" by 1" cove trim. Steps to have two new post set on floating concrete pads. Railing to be installed to existing pillars. Skirting to be custom constructed of upper and lower 6" by 3/4" pressure treaded rails and wood panels to match existing.

Terms

Material cost is an estimate that will fluctuate based on the owner's specific item choices, any additional material cost is the owner's responsibility and can be adjusted for via a change order. All change orders paid in full when signed. Total project cost is subject to change based on review of submitted plans. Material Cost subject to change after 15 days of proposal being sent. 50% deposit required for material and schedule of work. 25% after decking is installed and balance at completion. Unpaid invoices after 45 days will have a 1.5% per month on unpaid balance.

1

0.00

0.00

TOTAL

**\$32,068.00**

Accepted By

Accepted Date

## Kevin Kennedy - 2022 EXTERIOR PROPOSAL

Anthony Lloyd <alloyd.twoday@gmail.com>

Fri 6/10/2022 4:29 PM

To: kennedyDentistry@outlook.com <kennedyDentistry@outlook.com>

 1 attachments (2 MB)

Kevin Kennedy - 2022 EXTERIOR PROPOSAL.docx;

Hi Kevin,

Thank you for contacting us with your painting project. I have attached a copy of the proposal to paint the exterior of the home located at 401 Central Ave for you to review. Lead Paint was detected on the rear of the home and back porch area. The project total includes the addition steps needed to properly deal with lead paint chips. Houses that contain chipping lead paint must be hand cleaned, scraped, primed and all lead paint chips collected and properly contained and disposed. Our crews are trained to properly remove lead paint chips to ensure the safety of the homeowners and others. Please feel free to reach out to me if you have any questions.

Anthony Lloyd  
Project Consultant  
Two Day Painting  
c 262-893-3275

Estimator: Anthony Lloyd

2022 Proposal

Cell: 262-893-3275 Office: 262-312-2182

Awarded Top Painting Contractor in S.E. Wisconsin in 2021 AND 2022!

Customer: Kevin Kennedy

Address: 401 Central Ave, Waukesha, WI 53186

Phone: 262-547-8190

Email: kennedyDentistry@outlook.com

Date: 6/10/2022



**Job Description:** Exterior painting project includes the following areas and items

- 1) Slate siding
- 2) Soffit, fascia, trim, gutters, and downspouts
- 3) Front and rear porch: ceiling, floor, steps, and railings
- 4) Cellar entry door

\*\*\*\*\*Lead was detected during the estimate\*\*\*\*\*

**Note:** Cellar door, porch flooring and porch railing is being replaced prior to painting. Vegetation on the rear of home must be removed/trim back by homeowner prior to start of project.

**Carpentry:** In the event of carpentry repair being discovered, all board replacement and repair will be billed at an additional time and materials charge of \$95/hr plus materials pending customers approval (not included in price below).

**Excludes:** Carpentry, storm windows, detached shed, entryway door, side doors, and any item not listed above.

**Preparation:**

- Hand clean dirty areas
- Scrape all loose and peeling paint (no sanding)
- Prime bare wood areas
- Caulk where needed in areas previously caulked
- Remove/Reset Downspouts
- Remove and reset storm windows
- *Replace boards where approved for an additional Time/Materials Charge (\$95/hour plus materials)*

| Area to be painted  | Coats    | Paint/Sheen                    | Color | Included in price      |
|---|----------|--------------------------------|-------|------------------------|
| Slate Siding  | 2        | SW Latitude – Flat             | CPC   | Yes                    |
| Soffit, fascia, trim, pillars, porch ceiling, railing                           | 2        | SW Latitude - Satin            | CPC   | yes                    |
| Porch floor   | 2        | SW SuperDeck - Solid           | CPC   | yes                    |
| Storm Doors   | 2        | SW Latitude - Satin            | CPC   | yes                    |
| <i>Paint upgrade – soffit, fascia, trim, pillars, porch ceiling and railing</i> | <i>2</i> | <i>SW Emerald Rain Refresh</i> |       | <i>No, Add \$1,146</i> |

Color Scheme: Same Number of Colors: 3 French cut required: No

Two Day Painting LLC

262-312-2182

Twodayoffice@gmail.com

Estimator: Anthony Lloyd

2022 Proposal

Cell: 262-893-3275 Office: 262-312-2182

Job specific notes: Full daily cleanup and upon completion (we will not be able to get 100% of the paint chips). No discounts may apply.

|   |          |
|---|----------|
| Price including labor, paint, and materials (with 3% discount for cash/check/bank transfer) | \$19,417 |
| 25% deposit due on signing, remainder due upon completion                                   | \$4,854  |

**Proposal Valid For 14 Days**

*\*Additional charges will apply if tested positive for lead \*Color coverage not guaranteed \*Not all jobs will be completed in Two Days \*Upon approval, any additional work performed will be an additional charge \*Any materials for T/M items will have a 35% markup. Financed projects must be approved prior to starting the project. Product changes due to shortages may be made upon our discretion.*



Estimator: Anthony Lloyd

2022 Proposal

Cell: 262-893-3275 Office: 262-312-2182

