BJORK CONSTRUCTION, LLC

MN LIC. 20631358

Phone 507-289-9999

Proposal Submitted to:

Date 7/29/09

Name Hussein Musse (4plex-to-duplex conversion) Phone 612-532-5362

Address 2540 12th Ave S Work Address same

City Minneapolis State MN Zip 55404

Work activities and materials to be performed and furnished in this proposal:

Obtain the necessary permits. **The building permit must cover the entire cost of the rehabilitation.** This property will be established as a duplex given the existing lot size, and the fact occupancy verification form referenced in City records indicates a change to a duplex was permitted as of 3/07. This bid is all inclusive, plumbing, heating, and electrical contractors will be hired by us, the general contractor. The meters will be combined for heating and air conditioning in both units to be paid for by the tenant. Both units will have five bedrooms.

Apartment 1	
Kitchen	8'x14'
Living Room	12'x18'
Bedroom 1	7'x16'
Bedroom 2	8'x10'
Bathroom	13.5'x6.5'

Apartment 2	
Kitchen	7'x10'
Living Room	12'x13'
Entry Way	4'x5'
Hallway	3'x8'
Bedroom 1	8'x11'
Bedroom 2	8'x13'
Bedroom 3	7.5'x13'
Bathroom	6'x6'

Apartment 3	
Kitchen	12.5'x13'
Living Room	15'x15'
Entry Way	3'x3'
Bedroom 1	8'x12'
Bedroom 2	8.5'x12'
Bathroom	10'x10'

Apartment 4	
Kitchen	4'x13'
Living Room	12'x12'
Entry Way	5.5'x10'
Hallway	3'x5'
Bedroom 1	9.5'x14'
Bedroom 2	10'x12'
Bathroom	6'x6'

"This proposal maybe withdrawn by Bjork Construction if not accept in 15 days"

Apartment #1

Kitchen:
Remove laminate flooring, refrigerator, and border around the walls. Paint walls and popcorn the ceiling. Replace heat register, fridge, and install new laminate flooring. Use self-adhesive 4" baseboard molding. Replace all electrical reciprocals, switches, and covers.

Kitchen Total	$2660	$2660

Living Room:
Replace 38"x51" window and heat register. Paint walls and popcorn the ceiling. New laminate hardwood floors. Replace all reciprocals and switches.

Living Room Total	$3600	$6260

Bedroom 1:
Replace two 30"x65" windows. Re-sheetrock inside the closet. Install electric unit. Replace all reciprocals and switches. New blinds, carpet and pad.

Bedroom 1 Total	$1740	$8000

Bedroom 2:
Everything same as bedroom 1.

Bedroom 2 Total	$1600	$9600

Bathroom:
Replace 30"x64" window and heat register. Add a bath bed. Add GFCI reciprocals, and new switches. Install blinds. Paint walls and popcorn the ceiling. Replace floor and subfloor as needed. Keep the vanity, tub, showerhead, but replace toilet.

Bathroom Total	$1200	$10800

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Apartment #2

Kitchen:
Demolish the kitchen to turn it into a big closet. Paint the walls and ceiling.

Kitchen Total	$400	$11200

Living Room:
Replace 28"x62" window and heat register. Paint walls and popcorn the ceiling. New ceiling fan and light, hardwood floor and blinds. Replace all reciprocals and switches.

Living Room Total	$1200	$12400

Entry Way:
Replace a 30"x64" window, door and sill, thresh hold and heat register. Install new tile.

Entry Way Total	$1650	$14050

Bedroom 1:
Replace a 32"x80" window, a 32" right swing door, and a 24" bi-fold door. Paint walls and popcorn the ceiling. Replace all reciprocals and switches. New light, blinds, hardwood floor.

Bedroom 1 Total	$800	$14850

Bedroom 2:
Replace window and two 24" bi-fold doors. Remove subfloor and eliminate heathen. Replace the heat register, reciprocals and switches. Paint all walls and popcorn the ceiling. New blinds, hardwood floor.

Bedroom 2 Total	$675	$15525

Bedroom 3:
Replace a 32"x80" window, a 32" right swing door, and a 24" bi-fold door. Paint walls and popcorn the ceiling. Replace all reciprocals and switches. New light, blinds, hardwood floor.

Bedroom 3 Total	$2800	$18325

Bathroom:
Eliminate the window. Install new toilet, vanity and tile around the shower. New floor and shower curtain rod. Paint walls and popcorn the ceiling.

Bathroom Total	$2550	$20875

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Apartment #3

Kitchen:
Replace two windows (29"x61" and 19"x61") and heat register. New flooring, new refrigerator and garbage disposal. Remove mold from ceiling, re-sheetrock, tape and popcorn the ceiling, and paint the walls. New ceiling light, phone and cable jack, new door bell and blinds.

Kitchen Total	$3460	$24335

Entry Way:
Replace flooring and entry pre-hung 36" door and sill plate.

Entry Way Total	$1500	$25835

Living Room:
Replace two 28"x60" windows and heat register. Eliminate the window by the kitchen entry and build a closet there. Paint walls and popcorn the ceiling. Install new hardwood floor and blinds. Replace all reciprocals and switches.

Living Room Total	$5400	$31235

Bedroom 1:
Replace two 28"x60" windows and heat register. Install a new 26" bi-fold closet door. Replace all reciprocals and switches. Paint walls and popcorn the ceiling. New blinds, carpet and pad.

Bedroom 1 Total	$1740	$32975

Bedroom 2:
Replace one window and two 24" doors. Replace the heat register, all reciprocals and switches. Paint walls and popcorn the ceiling. New blinds, hardwood floor.

Bedroom 2 Total	$1390	$34365

Bathroom:
Replace a 28"x62" window and heat register. New shower surround and shower fixture set. New vanity, toilet and mirror. Install GFCI reciprocals and new switches. New lights, bath fan, flooring and subfloor as needed.

Bathroom Total	$2670	$37035

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Apartment #4

Kitchen:
Demolish the kitchen to make it into a big closet. Frame a wall with a door to close it off. Install shelves and coat hangers. Install new ceiling light, and new floor. Paint and popcorn the ceiling.

Kitchen Total	$400	$37435

Entry Way:
Replace a 28"x45" window and a 36" door. New blinds, dead bolt and all hardware, and sill plate.

Entry Way Total	$1500	$38935

Living Room:
Replace two 28"x68" windows and heat register. New baseboard (55'). Paint walls and popcorn the ceiling. Install new light, hardwood floor and blinds. Replace the thermostat, door bell, all reciprocals and switches.

Living Room Total	$2400	$41335

Bedroom 1:
Replace window, 32" right swing hallow core door, two 24" bi-fold doors and heat register. Add a shower access panel in the wall. New window screen and paint all trim and baseboard. Replace all reciprocals and switches. Paint walls and popcorn the ceiling. New light, blinds, hardwood floor.

Bedroom 1 Total	$990	$42325

Bedroom 2:
Everything same as bedroom 1, except bi-fold doors are 16".

Bedroom 2 Total	$890	$43215

Bathroom:
Replace a 28"x62" window and heat register. New shower curtain rod, vanity, sink and facet. Re-use toilet, tub and medicine cabinet. Re-plum the shower. New flooring and subfloor. Install GFCI reciprocals and new switches. New baseboard and thresh hold. New lights, blinds and bath fan. Paint walls and popcorn the ceiling.

Bathroom Total	$2585	$45800

Front Entry Way:
New 36" left swing door, 14 steps, 7'x6' linoleum, new ceiling light, paint walls and popcorn the ceiling. New 36" storm door.

Front Entry Way Total	$1600	$47400

Back Entry Way:
Same as common area 1. Add an exterior motion light.

Back Entry Way Total	$1600	$49000

Basement and Foundation:
(All exterior walls shall be supported on continuous solid or fully grouted masonry or concrete footings.) We plan on adding up to four "H" beams in the basement to support the floor joists and add to the structural integrity of the building.

Basement and Foundation Total	$4800	$53800

Heating and Air:
Install central air conditioning and heating throughout the entire building with new materials and appliances.

Heating and Air Total	$21460	$75260

Outside

Front Porch:
Use pre-mix mortar to pre-fill all cracks. Sand down wall caps. Sand, prime and paint all door jams and aluminum clad window wraps.

Front Porch Total	$960	$76220

Side Stoop:
Rebuild the side stoop outside with new concrete and paint the railing.

Side Stoop Total	$1500	$77720

Siding:
Redo concrete and patch where walls are cracked. Replace damaged soffit and fascia as needed. Paint the whole building.

Siding Total	$3500	$81220

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Roof:
Repair the roof. Demolish the chimney. Install a new furnace stack. Remove one layer of shingles from the duplex. Use Colonial Slate. Use new edging. Winterguard six feet high and in the valleys. Apply new 15lb felt paper and install a solid slab shingle. Replace all vents. Pick up and haul away all debris.

Roof Total	$10480	$91700

Landscaping:
Exterior grade around foundation for proper drainage. Provide positive drainage away from dwelling, IRC section 401. Remove all vegetation growing against foundation. Build a 2' high wall across the front of the yard (50'), and plant 40 bushes and 20 rolls of sod. Clean up the entire lawn.

Landscaping Total	$500	$92200

Parking Area:
Repair the old retaining wall. Remove a tree and ten yards of dirt to make more parking space and build a 3'x65' retaining wall around it. Re-asphalt the parking area. On a free floating slab, build a 20'x24' double garage with a 5/12 pitch roof. Build the back wall of the garage out of block to act as a retaining wall. Install two 8ft overhead doors. Apply 15lb felt paper. Install "Colonial Slate" Certainteed shingles and vinyl siding.

Parking Area Total	$27800	$120000

Discount as of 7-20-09 for doing all the work at one time and it being in one place - $10000

GRAND TOTAL **$110000**

All scrap materials at the job site will be disposed of at the end of each workday!
Payment Terms: **Half down/ 25% upon 1/2 completion/ 25%upon completion**

Total Cost: **$110,000**
Bjork Brothers' Signature: _____
Customers Bid Acceptance Signature: _____

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SOUTH ELEVATION
SCALE: 1/ 4"=1'

EAST ELEVATION
SCALE: 1/ 4"=1'

PRELIMINARY PLANS FOR BIDS ONLY
NOT FOR CONSTRUCTION

MINNETONKA DESIGN, INC.
designers of dream homes

150 W. Lake St., Suite 106
Wayzata, MN 55391
TEL (952) 934-7440
FAX (952) 949-6976
web: www.minnetonkadesign.com
email: info@minnetonkadesign.com

DATE	DRAWN	CHECKED
8/19/09	SBM	

SCALE	SQ. FT.
1/4"=1'	

REVISED

REMODEL FOR:

LOT | BLOCK | COUNTY: HENNEPIN

DEVELOPMENT

STREET ADDRESS
2540 12TH AVE S

CITY, STATE
MINNEAPOLIS, MN

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SHEET DESCRIPTION
EXTERIOR ELEVATIONS

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PLAN NUMBER
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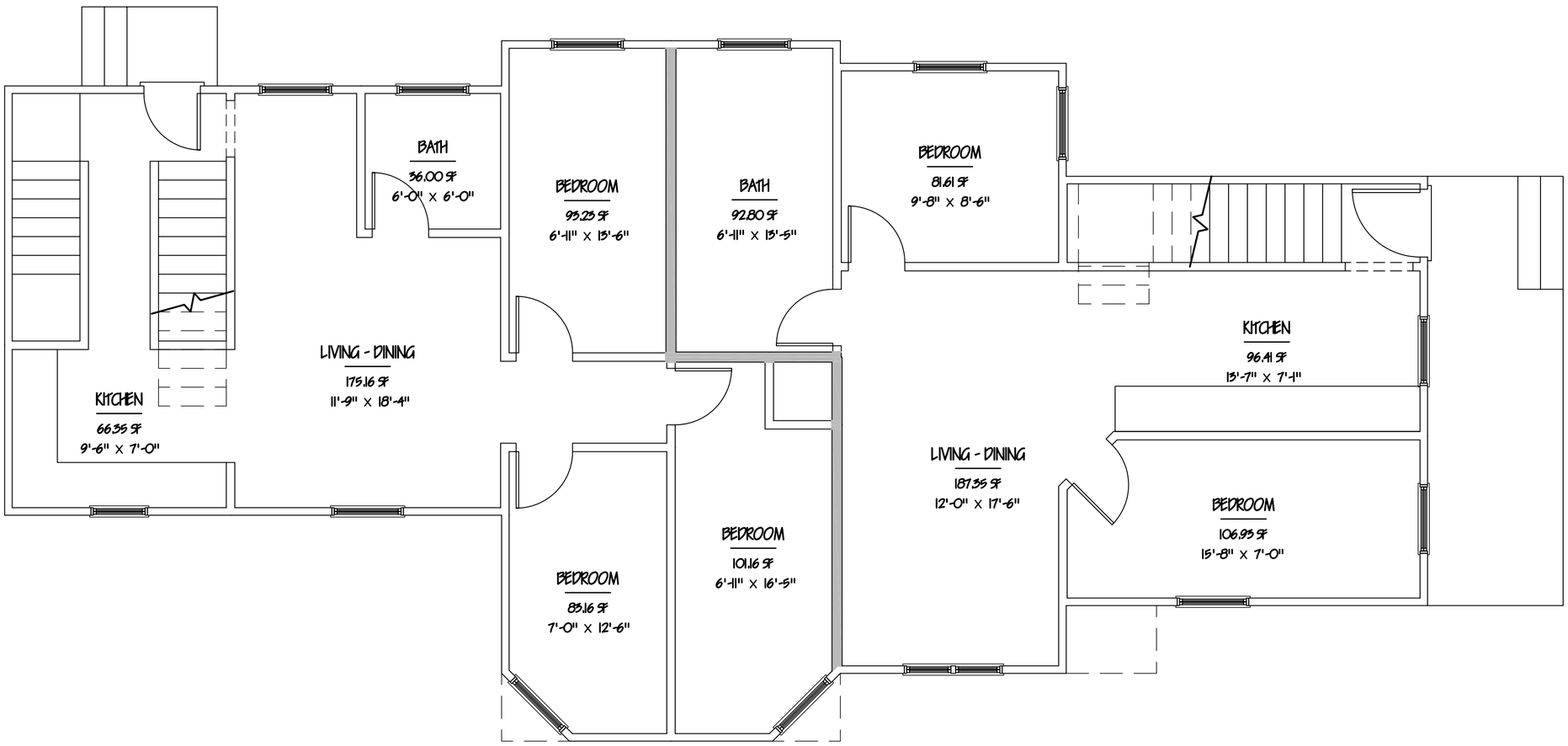
SHEET
1
OF



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DATE 8/13/09	DRAWN SBM / CHECKED	SQ. FT.
SCALE 1/4"=1'	REVISED	

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LOT | BLOCK | COUNTY: HENNEPIN
DEVELOPMENT

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FIRST FLOOR PLAN

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LOT | BLOCK | COUNTY: HENNEPIN
DEVELOPMENT

STREET ADDRESS
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CITY, STATE
MINNEAPOLIS, MN

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SECOND FLOOR PLAN

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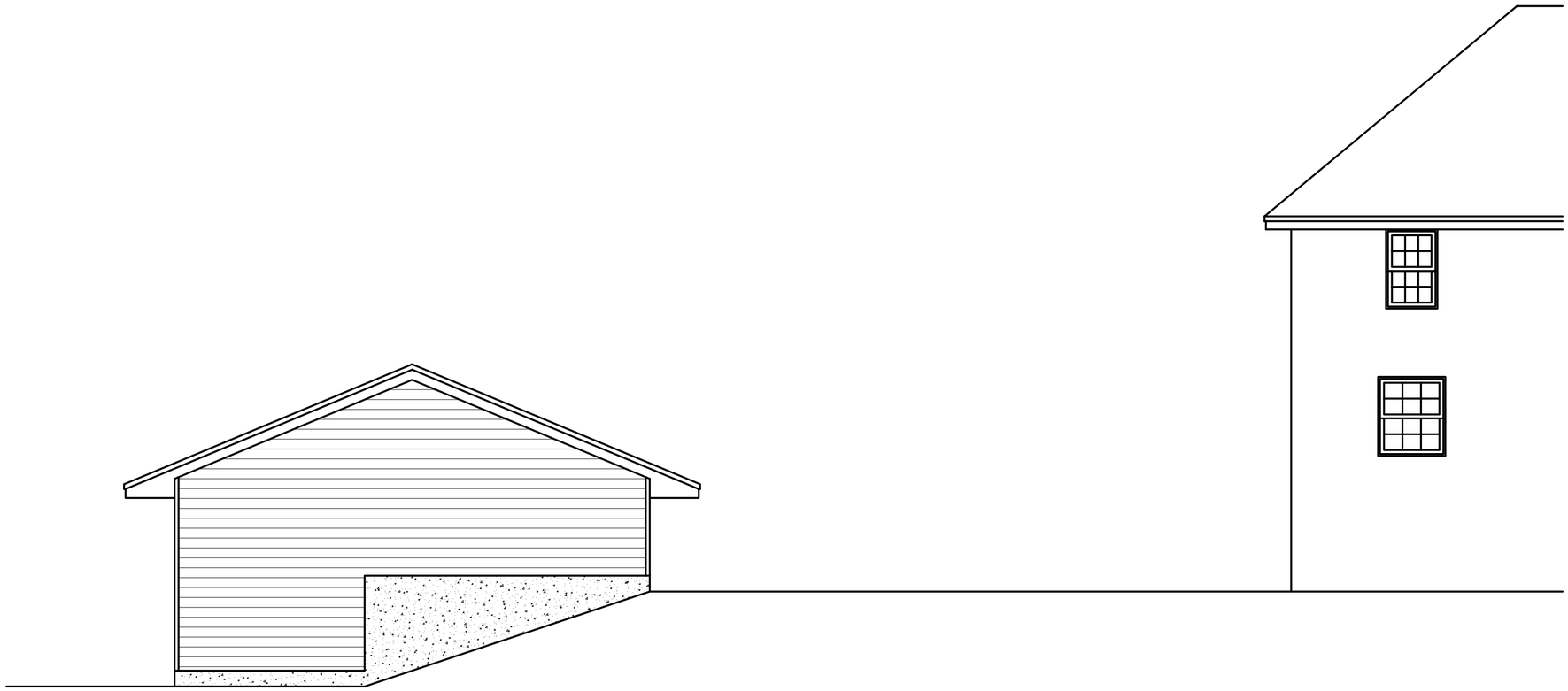
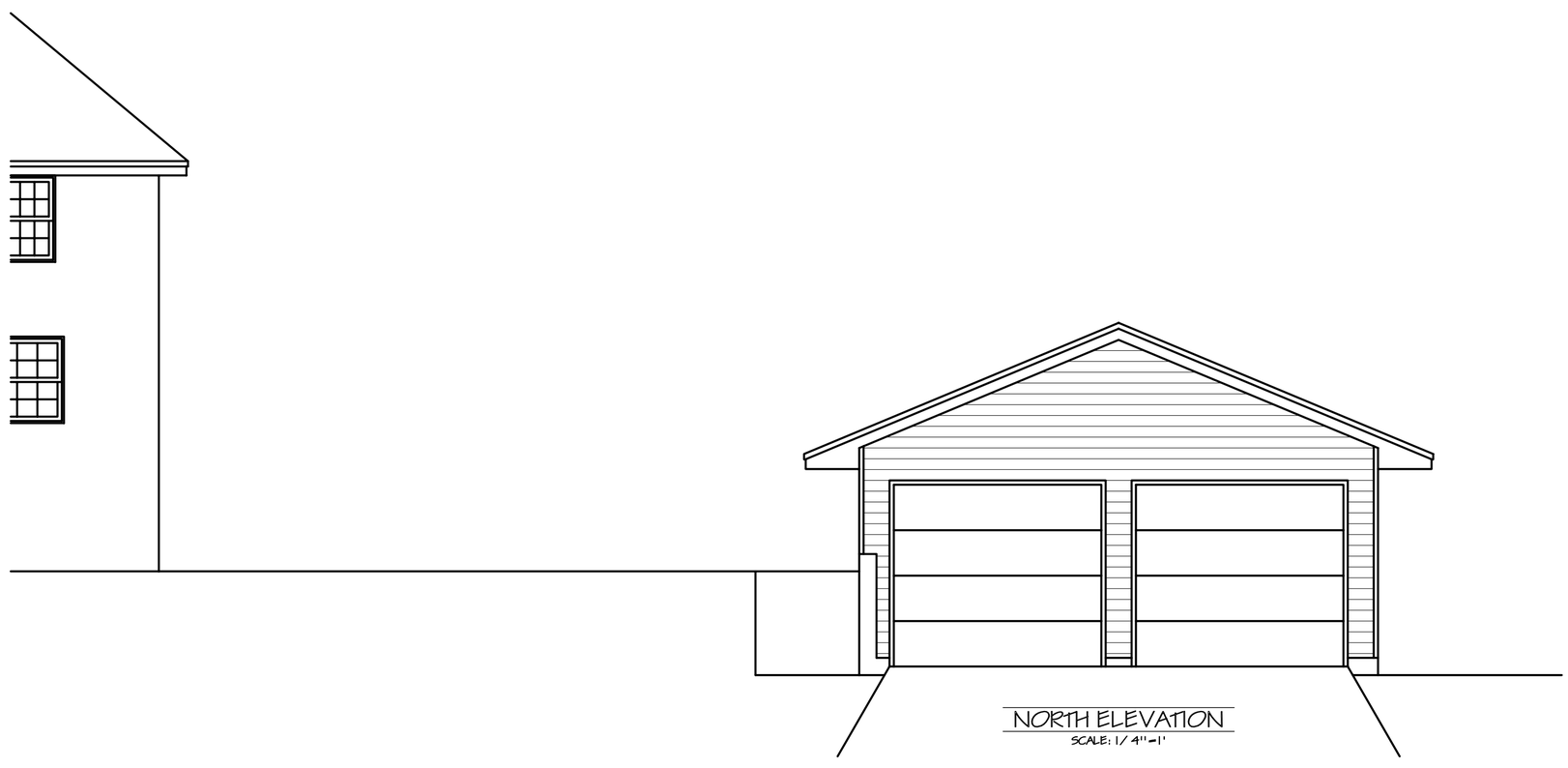


SOUTH ELEVATION
SCALE: 1/ 4"=1'



NORTH ELEVATION
SCALE: 1/ 4"=1'

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LOT | BLOCK | COUNTY: HENNEPIN

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EXTERIOR ELEVATIONS

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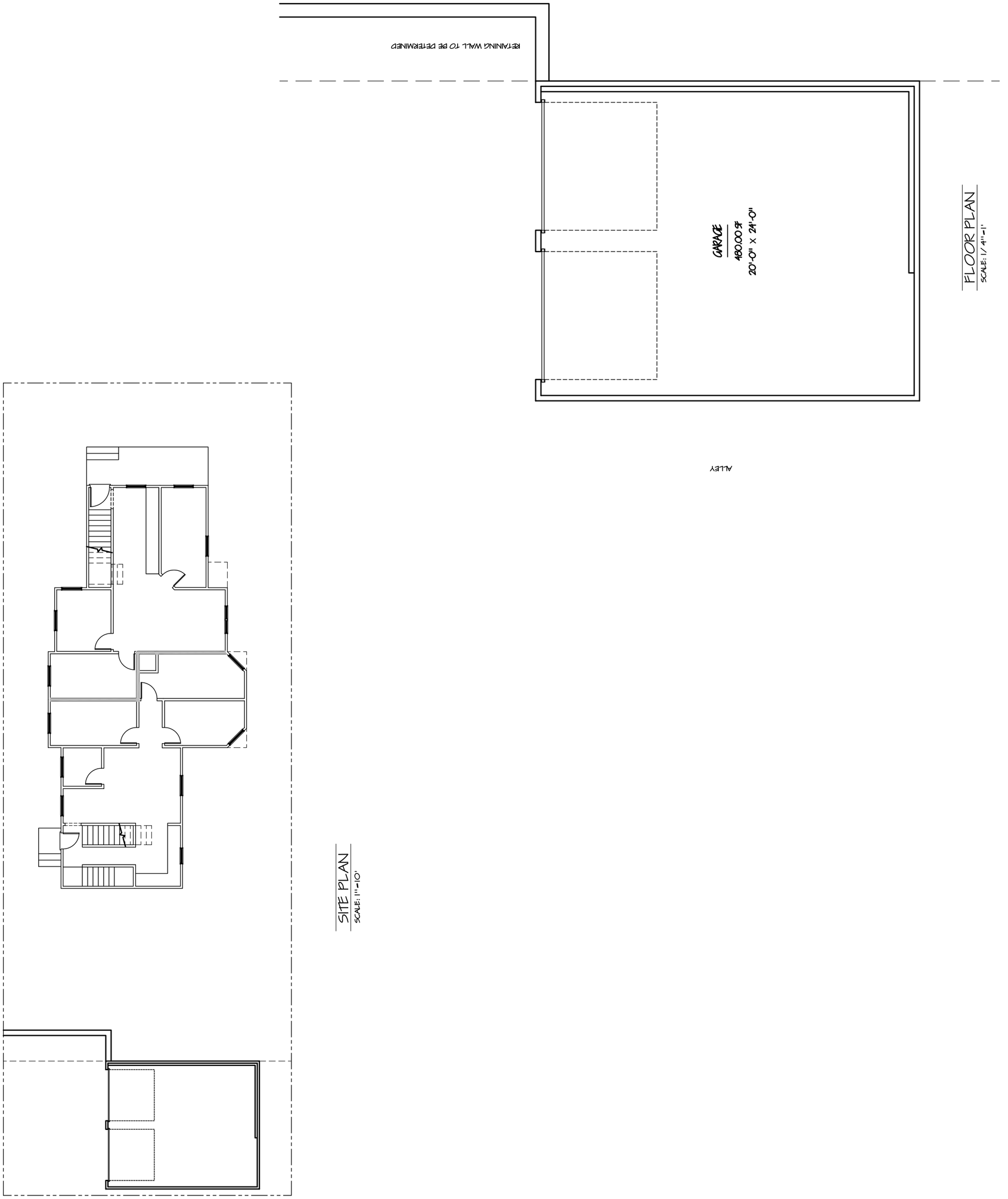

FLOOR PLAN
SCALE: 1/4"=1'

SITE PLAN
SCALE: 1"=10'

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DATE	DRAWN
8/15/09	SBM

SCALE	SQ. FT.
AS NOTED	

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REMODEL FOR:

LOT	BLOCK	COUNTY: HENNEPIN

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GARAGE PLAN

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