



DON REED CONSTRUCTION, INC.

Builder of Fine Homes & Offices



- Shingles
- Metal
- Re-roofing
- Repairs

A DIVISION OF DON REED CONSTRUCTION, INC.

Don Reed Construction

2230 SE Baya Drive 101
Lake City, FL 32025
(386) 752-4072
CGC036224

John Edmonds

778 SW Barwick Terrace
Lake City, FL 32024
PH068126

OVERVIEW: Fully adapt the Veteran's bathroom. Adapt 2 forms of secondary ingress and egress – Veteran's bedroom and Living Room. Replace total of 300sqft of flooring. All adapted items will meet VA MPRs.

1. Bathroom/Bedroom Requirements

- *Close in existing doorway
- *Demo existing water closet, fiberglass tub unit, vanity and linen closet
- *Create new entrance to Master Suite (where water closet was) doorway to be 36" wide
- *Provide and install new ADA compliant toilet, wall mounted vanity (exposed pipes covered) and tilted mirror
- *Provide and install new tile flooring in bath area (non-slip)
- *Install roll-in 3'x5' tile shower with hand held adjustable shower wand
- *Drywall repair/replacement as needed
- *Install new vinyl plank flooring in bedroom area approx. 230sqft (ex. Lifeproof)
- *Provide and install exterior door in bedroom area with 1/2" beveled threshold
- *Install a 6'x5' aluminum platform at new exterior bedroom door with a 12' aluminum ramp leading to a 5'x5' concrete pad.
- *Install 43' concrete walkway from new concrete pad and connect to new walkway from patio/screened room

	Labor:	\$ 18,533.70
	Material:	\$ 9,790.70
TOTAL Item 1:		\$ 28,324.40

2. Living Room egress/ingress

- *Remove existing sliding glass door and replace with 95"x80" French Door with sidelights & < 1/2" threshold

	Labor:	\$ 2,100.00
	Material:	\$ 2,500.00
TOTAL Item 2:		\$ 4,600.00

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3. Concrete Work

- *4'x8' ramp (<8% slope) and 4'x15' walkway
- *Raise 10'x30' patio slab to meet house floor level (4")
- *4'x30' walkway from existing rear patio to existing carport
- Soil to be backfilled along walkway to provide a reasonable level transition between walkway and soil.

Labor: \$ 4,600.00

Material: \$ 4,956.00

TOTAL Item 3:

\$ 9,556.00

4. Additional Recommendations

- *Change 10 interior door handles to lever style handles
Kwikset Brand

Labor: \$ 200.00

Material: \$ 400.00

Special Requests – Based on CO approval

- *Screen in back porch and cover new concrete walkway:
Install 32'x12' Snap-N-Lock roof over existing patio and screen in new 30'x10' room

Labor: \$ 3,600.00

Material: \$ 5,126.40

- *Install aluminum pan roof over new 30'x4' walkway to existing carport

Labor: \$ 1,300.00

Material: \$ 2,640.00

- *Install York HVAC unit

Labor: \$ 3,633.76

Material: \$ 5,450.64

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TOTAL Item 4: \$ 22,350.80

5. Other

Plans \$ 850.00

Permits \$ 375.00

TOTAL Item 5: \$ 1,225.00

TOTAL OF ALL ABOVE CHARGES \$ 66,056.20

Overhead & Profit \$ 13,211.24

TOTAL PROJECT COST: \$ 79,267.44

Signature of Contractor

Date

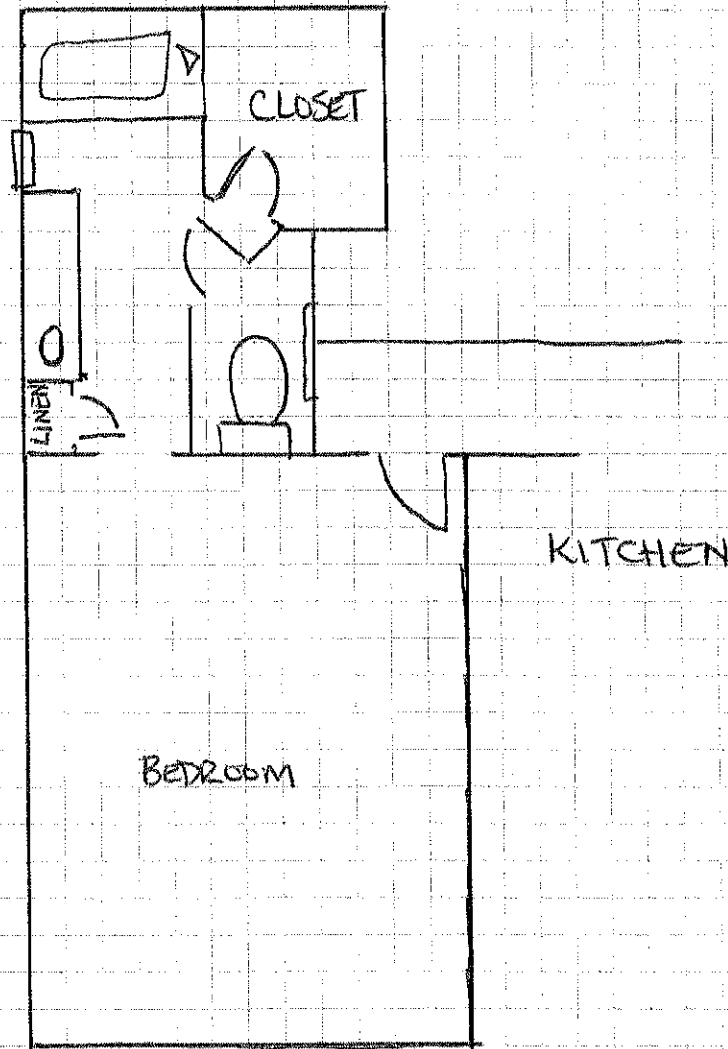
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2/24/20
JOHN EDMONDS

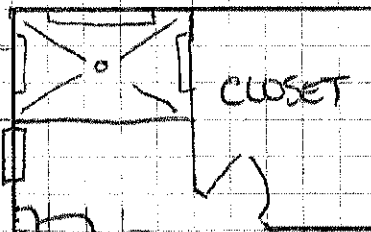
*EXISTING
□ = 1 SQFT



2/24/20
JOHN EDMONDS

* PROPOSED

□ = 1 SQFT



CLOSET

KITCHEN

BEDROOM

ALUMINUM
PLATFORM &
RAMP W/ CURB
& RAILINGS

SLOPE
↓

John A. Edmonds
2/26/20

SEK M CO
2/26/20

43' WALKWAY CONNECTING TO

CONCRETE
LANDING

WALKWAY FROM SCREENED PATIO

2/24/20

JOHN EDMONDS

□ = 1 SQFT

*ADAPTED AREAS

LIVING ROOM

①

SCREENED PORCH
(DETAIL BELOW)

②
FRONT PORCH

EXISTING PORCH

SLOPE
↓

WALKWAY - NO SLOPE

③ SCREENED PORCH □ = 2 SQFT

COVERED WALKWAY

WALKWAY FROM

BEDROOM EGRESS

EXISTING CARPORT

JOHN EDMONDS 2/26/20

2/26/20

John J. Edmonds