



# **O'NEAL CONTRACTING**



Date:	Thursday, February 8, 2024	Project:	Restroom Remodels & Addition
Proposal to:	Carlton & Georgia Jones		
	1198 NW Scenic Lake Drive		
	Lake City, Florida 32055		
Phone:	(386) 623-0064		
Fax:			

IN THIS BUDGET WE PROPOSE: To furnish labor & materials to complete the following scope of work as outlined below:

Restroom Addition & Remodel - \$109,359.00

1. Install temporary walls to contain as much dust as possible.
2. Demo walls, wall finishes, and ceiling finishes as shown on the drawings.
3. Demo the concrete floor in the restrooms
4. Remove and reinstall plumbing to accommodate the new floor plan.
5. Dig, prep, install rebar, and pour footers for the addition.
6. Lay block for the stem wall of the new addition.
7. Form, install welded wire mesh and rebar, pour and finish concrete for the addition.
8. Frame 2x6 exterior walls, insulate, hang drywall on the interior, plywood and cement board on the exterior, install drainable EIFS system to match the existing as close as possible.
9. Install trusses above the new addition and between the bay windows.
10. Install shingles to match existing as close as possible over vapor barrier and 5/8" CDX plywood with all required flashing and trim.
11. Frame 2x8 wall between the two showers.

**212 SE Hickory Drive, Lake City, FL, 32025**

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12. Frame one niche in the 2x8 walls on each side of the wall.
13. Insulate all interior walls where the wall finishes were removed.
14. Provide and install linear drains in each shower.
15. Install customer supplied shower valves and shower heads.
16. Provide and install a pocket door.
17. Install wall trim below the crown molding in one bedroom.
18. Provide and install finished drywall with a smooth finish.
19. Prep, prime with one (1) coat, and apply two finish coats of Sherwin Williams Finish Paint to walls, ceiling, & doors. (Color to be chosen by the customer from the paint chart)
20. Provide and install customer chosen tile and tile substrate in the tile showers.
21. Provide and install customer chosen tile on the floors of the restrooms.
22. Provide and install lights and exhaust fans for the bathrooms.
23. Provide and install a new vanity with a Wilson Art counter solid surface counter top with an undermount sink.

### **Pool Bath - \$9,776.00**

1. Demo the soffit and wall finishes. (Save a section of wall papered drywall for customer)
2. Insulate walls that are not insulated.
3. Hang and finish drywall to a smooth finish.
4. Install wall trim below the crown molding.
5. Prep, prime with one (1) coat, and apply two finish coats of Sherwin Williams Finish Paint to walls, ceiling, & doors. (Color to be chosen by the customer from the paint chart)
6. Remove and replace the customer supplied shower valve and shower head.
7. Provide and install a new vanity with a Wilson Art counter solid surface counter top with an undermount sink.
8. Install the customer supplied faucet for the vanity.
9. Remove and replace the vanity light.

### **NOTES:**

1. Provide all required supervision to complete the project.
2. Provide all required permitting and engineering.

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3. Exclude anything not noted above.
4. Any unforeseen damages found will be brought to customers attention and repair costs will be discussed at that time.
5. If agreed then this price will be a budget and the work may be completed on a Time and material basis with a 15% markup on all labor, material, and subcontractors.

**We may withdraw this proposal if not accepted within 30 days**

BID AMOUNT:

\$119,135.00

Respectfully Submitted,  
David Rhodes  
License Number CBC057550

Date of Acceptance: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

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