



Christensen
CONSTRUCTION

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www.christensenconstruction.net

PREPARED FOR:	SPECIFICATIONS
Steven Jefferies 1138 Jenifer Street Madison, WI 53703	DATE
	6/23/2010
	JOB NAME
	Jefferies Roofing
PROPOSAL	AMOUNT

This Proposal describes the labor and materials required to complete a new roof dormer which connects the (2) existing gable ridges. The new, flat roof area will properly shed water to the front and rear of the house. This will solve the drainage and ice damming issues which are currently taking place on the right side of the structure. We plan on completing all phases of job description from the exterior (roof access only). We will attempt to reduce the inconvenience of the current tenants as much as possible. Construction plans will be necessary to obtain permits.

GENERAL CONDITIONS **\$1,859**

Provide Project Management to coordinate this Project's completion.

Provide building permit.

Provide landscape protection as necessary.

Provide current, day to day, site clean up

Provide (1) 20 yard dumpster for construction debris

Place dumpster on plywood in the driveway for duration of the project

We will require a job-site trailer be on-site during construction process.

We will require scaffolding to remain constructed for duration of project.

GENERAL CONDITIONS - OPTIONS

If an on-street dumpster permit is required, Add: \$125 per month.

If portable, rental restroom is required, Add: \$125 per month

DEMOLITION **\$1,189**

Includes removal of all shingles that will be affected by the remodel.

Includes removal if ridge and valley flashings affected by remodel.

**We will not remove the entire roof shingles.*

Inspect sheathing and framing after shingle layer is removed.

Remove sheathing as necessary to accommodate new dormer roof

Remove existing drip edge along gable edge to accommodate remodel

We will make every effort to blend with the existing structure and finishes.

FRAMING **\$2,813**

Provide labor and materials required to frame new flat roof dormer

Includes overlay framing and rafter framing per specifications.

Includes new gable wall framing to tie into existing roof plane.

Includes new sheathing for flat roof area.

**Additional structural framing may be required upon further inspection of current framing. Additional framing will be tabulated on a T&M basis.*

ROOFING

\$3,456

Roofing work to be completed by Christensen Construction Inc.

**All new roofing is to slope towards the front and rear for proper drainage*

Install 1/2" High density insulation fiber board to the entire new roof surface w/plates and screws.

Install a fully adhered, black 0.045 mil rubber membrane and accessories

Includes appropriate flashings and chamfers on existing roof connections

Provide aluminum custom roof edge termination on (4) sides of flat roof

Replace asphalt shingles where necessary based on demo'd areas

**We will attempt to match the existing shingles as close as possible.*

**We do not plan on insulating or venting the new build-over framing.*

EXTERIOR FINISHES

\$1,512

We will match the existing trim as closely as possible

We will plan for existing soffits and fascia to remain "as is".

Provide and install 8" reveal cement board lap siding on new dormer wall

**Estimate based on (1) Square total as stated above*

Siding will be installed per manufacturer's specifications

Siding will be smooth, primed, and (1) coat prefinished at the factory

1 coat finish= 15 year warranty. Choice of standard colors.

We will touch-up paint the siding, after installation, as necessary

We will seal all siding seams and joints with color match caulk

Includes a felt-based house wrap prior to siding installation

Provide and install a new fascia and soffit at the new dormer overhang

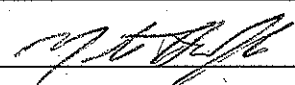
Includes painting and sealing of the new soffit and fascia.

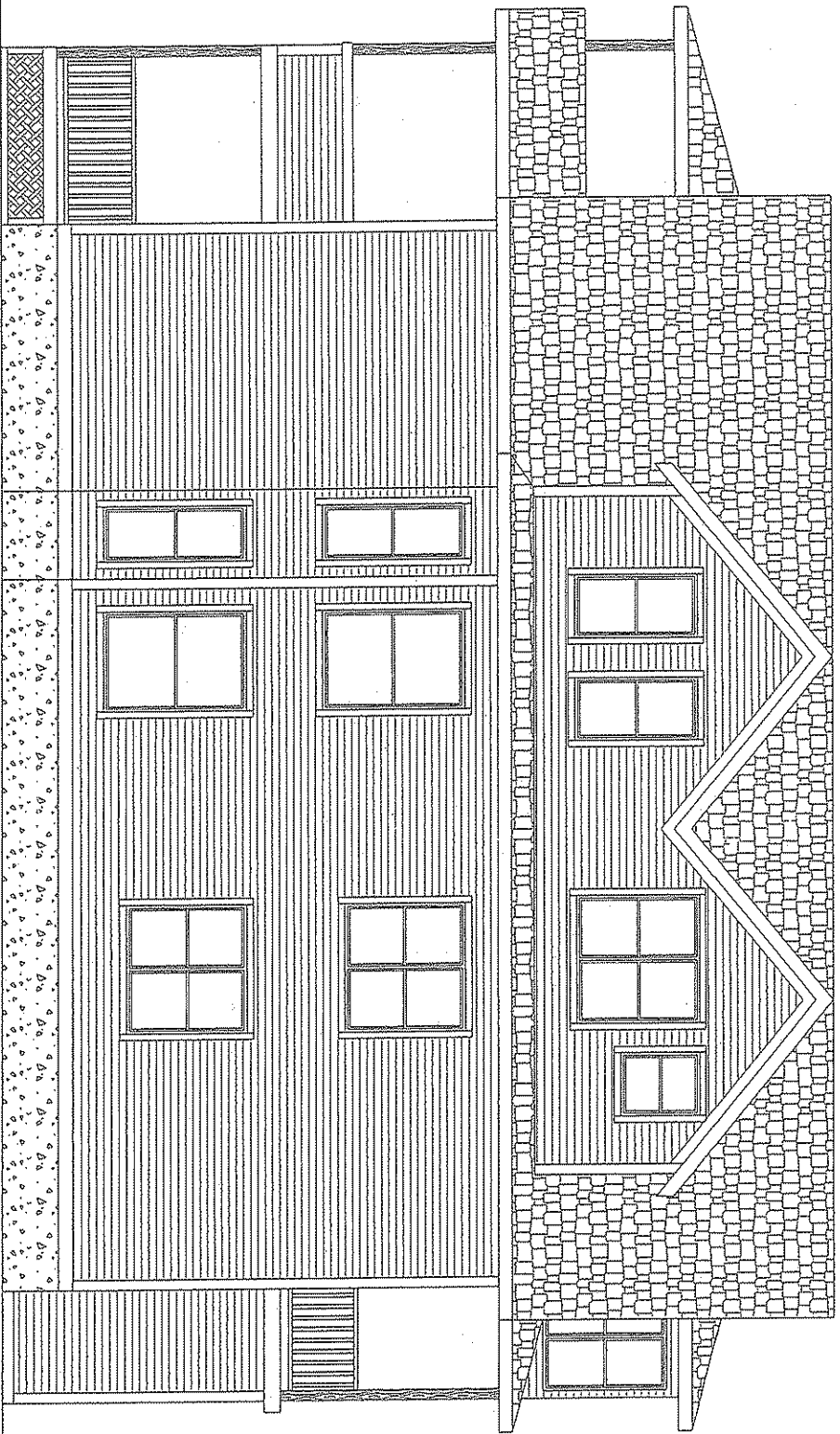
This Proposal may be withdrawn if not accepted within 30 days.	Total:	\$10,829
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50% upon commencement of work.	\$5,415
Remainder plus or minus changes due upon completion.	\$5,414

TIME AND MATERIAL RATE DISCLOSURE:
In the event that items outside the scope of work are encountered and it is judged prudent by the Owner and the Contractor to work on a time and materials basis, the following rates apply. \$65 per hour for Superintendent and Project Managers, \$55 per hour for Carpenter, 15% is added to Materials and Subcontractors. Only after written permission will work be performed on a time and material basis.

LIEN RIGHTS:
As required by the Wisconsin Construction Lien Law, builder hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned builder, are those who contract directly with the owner or those who give the owner notice within 60 days after the first furnish labor or materials for the construction. Builder agrees to cooperate with the owner and his or her lender, if any, to see that all potential lien claimants are duly paid.

ACCEPTANCE OF SPECIFICATIONS:
AUTHORIZED SIGNATURE/ DATE: 
CLIENT'S SIGNATURE/ DATE:
CLIENT'S SIGNATURE/ DATE:



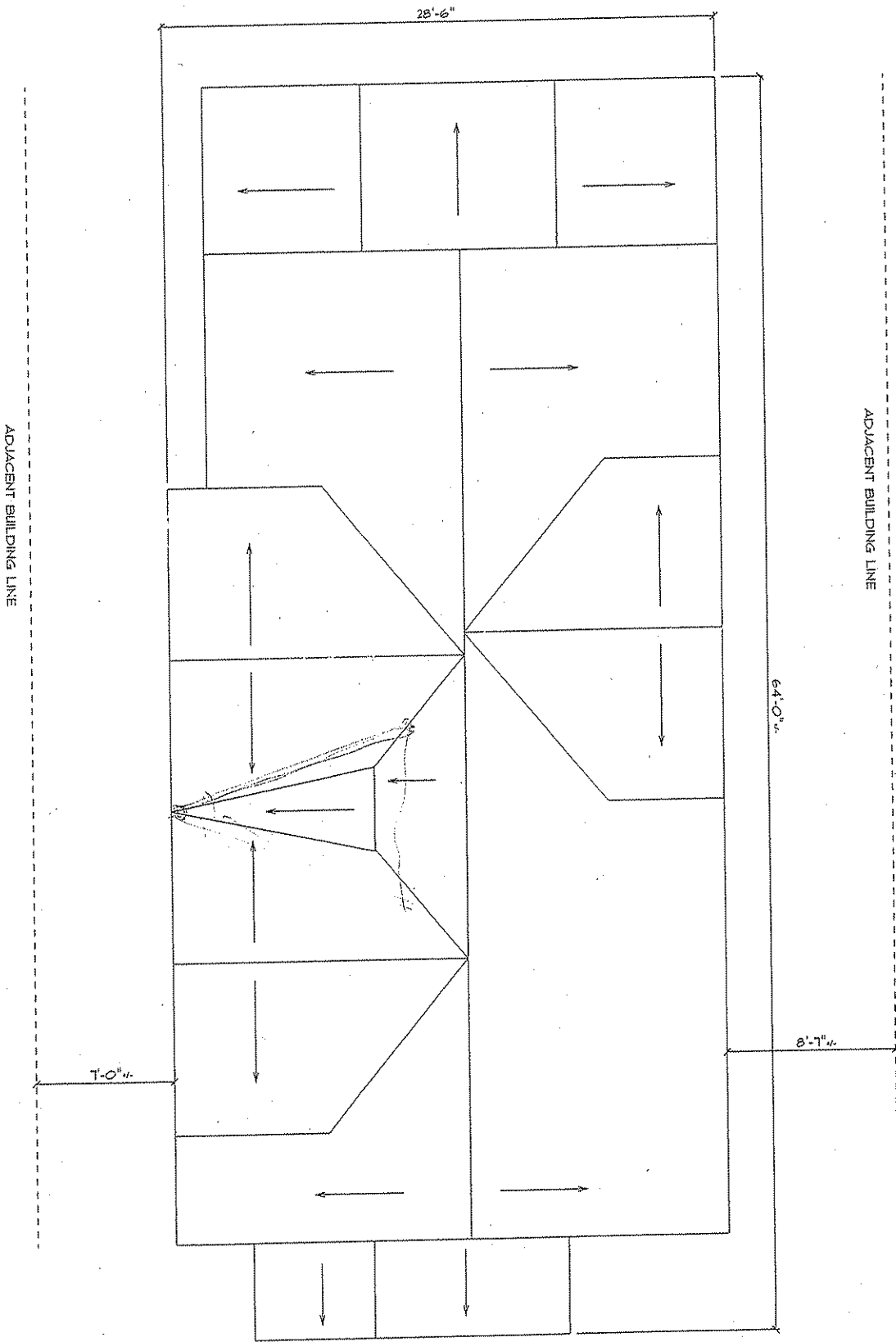
PROJECT SCOPE FOR, 1138 JENIFFER STREET

EXISTING RIGHT ELEVATION
SCALE 3/8" = 1'-0"

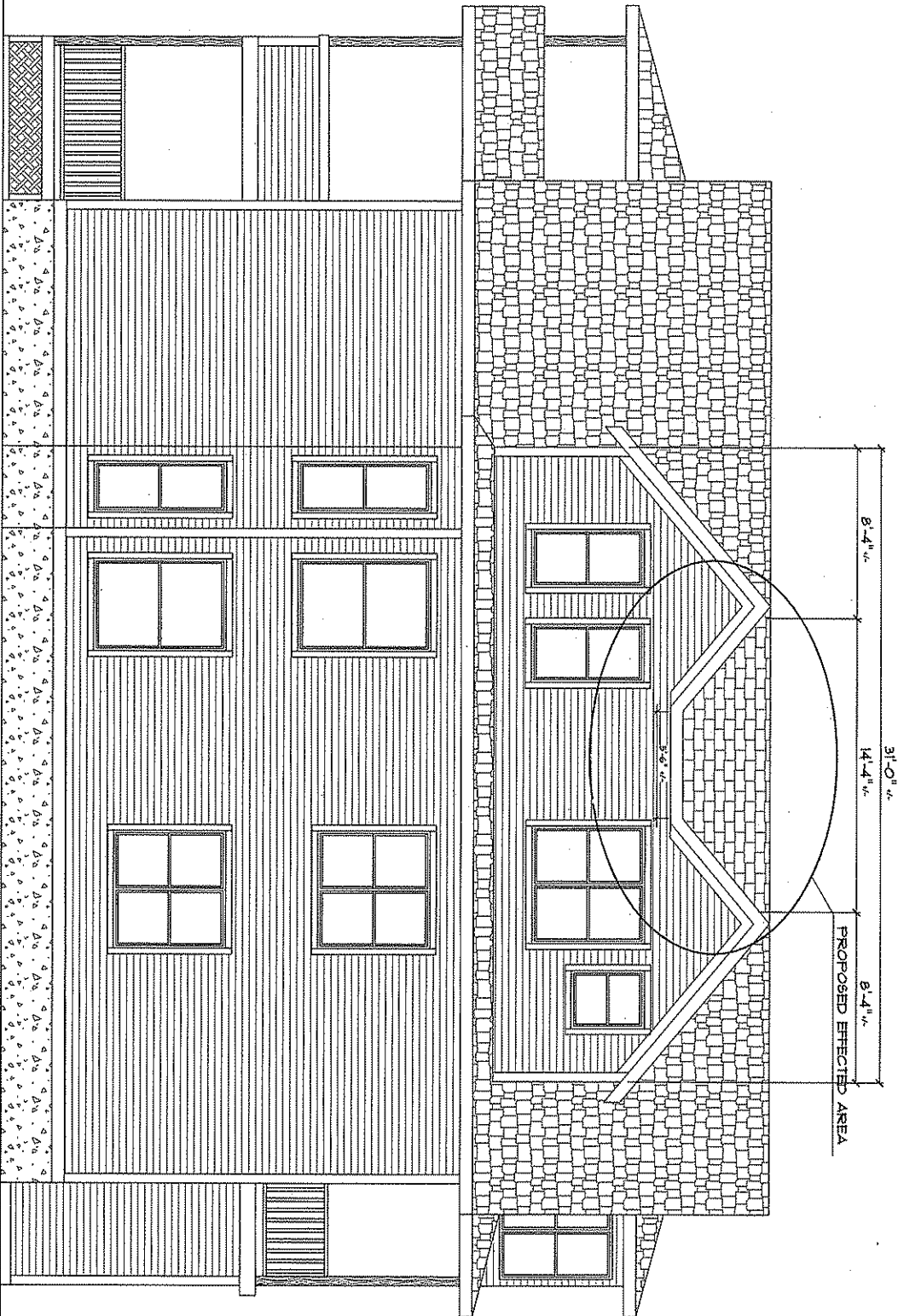
OVERFRAME LOW SLOPED ROOF BETWEEN CONVERGING
ROOF PLANES TO ELIMINATE ICE DAM HAZARD,
REINSULATE / REPAIR EXISTING AS REQUIRED.

6'-0"

1138 JENIFER STREET



EXISTING BIRDS EYE ROOF PLAN
SCALE: 1/8" = 1'-0"

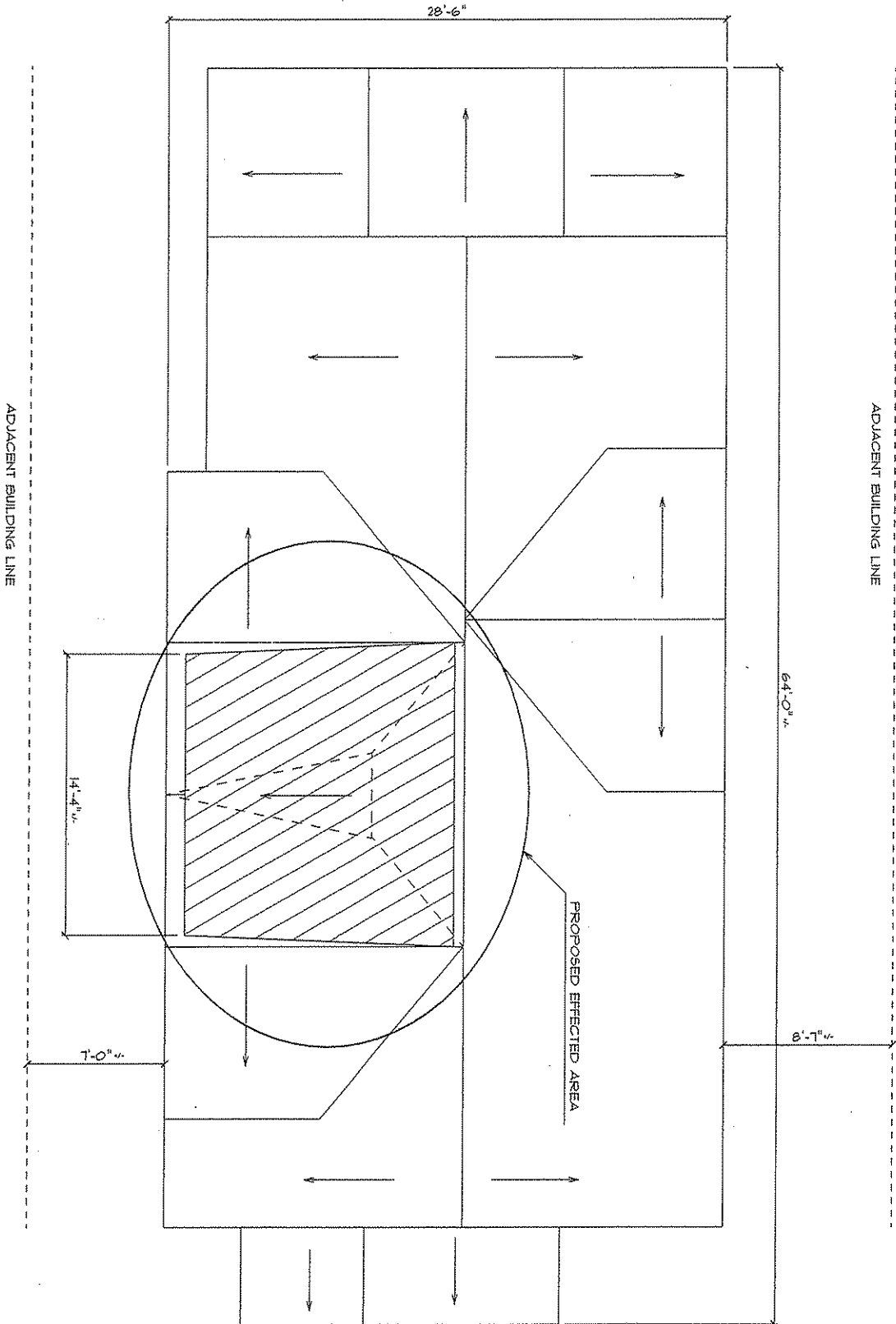


PROJECT SCOPE FOR, 1138 JENIFER STREET
 OVERFRAME LOW SLOPED ROOF BETWEEN CONVERGING
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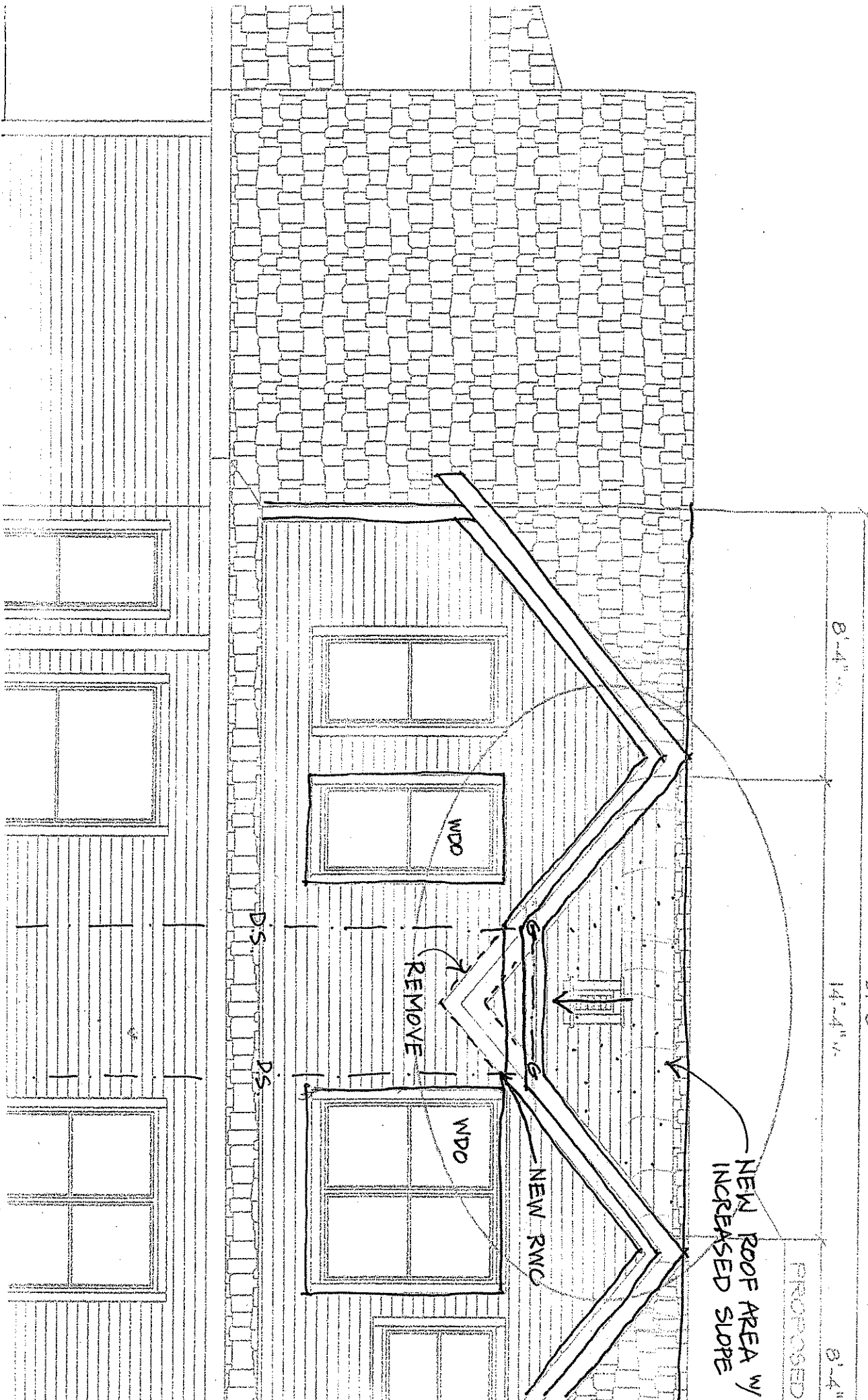
6'-0"

PROPOSED RIGHT ELEVATION II
 SCALE: 1/8" = 1'-0"

1138 JENIFER STREET



PROPOSED BIRDS EYE ROOF PLAN
SCALE 1/8" = 1'-0"



- enlarge window
 - insulate
 - gutter
 - roof to be

NEW ROOF AREA w/
 INCREASED SLOPE

PROPOSED

8'-4" w.

14'-4" w.

31'-0" w.

8'-4"

D.S.

D.S.

WDO

WDO

NEW RVC

REMOVE

