



RESTORATION WORKSHOP



Historic Restoration and Preservation ~ Fine Finish Carpentry
General Contractor, CA Lic. #836534

Chad Lencioni
Lencioni Construction Company, Inc.
555 Price Ave, Suite 150
Redwood City, CA 94063

June 25, 2008

Re: Estimate for different phases of 3232 Pacific Ave. restoration

Dear Chad:

Here are my estimates. I am trying to be as comprehensive as possible, and leaning toward the worst case scenario. I am estimating as three phases as follows: 1. Restoration of all components removed from the house. 2. Reinstallation and refinishing of all components in the Stairwell. 3. Refinishing the living room, with the allowance for removal of the panels, if necessary for seismic upgrade reasons. The removal of the living room trim will be complicated, as there are panels 6 feet wide by 9 feet tall, which, in all likelihood could only be removed via window in the living room, as they won't fit down the stairs.

1. Scope to remove all old finishes from, and then sand/prep/repair/replace as needed all the stairwell millwork, along with three original doors and assorted trim from the piano room. And pocket doors. Labor and supplies: \$120,000
2. Scope to reinstall and finish in place all millwork removed in phase one. Labor and materials: \$175,000. This will take place over the course of approximately 1 1/2 months.
3. Scope to refinish in place all interior paneling and millwork in the living room: \$35,000. Allowance for removal and re-installation of the living room trim: \$24,000.

As always, the numbers are T&M, and therefore, honest, fat estimates. We will do our utmost to bring it in as far under as possible. The first phase will be done long before the rest of the project is complete. The living room could happen somewhere in the middle of the overall scope, depending on your scheduling, and the re-installation phase will happen when the house is ready for it. Let me know if you have any questions.

Sincerely,

Chris Yerke

Christopher Yerke, Proprietor
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