



Released by Bob Sargent on Jan 10, 2025

Released

13530 L Street
Omaha, NE 68137
Phone: 402-238-3272

McNeil Company
Phone: 402.333.1462

4666 South 132nd Street
Omaha, NE 68137

Job Address:
13651 Cuming Street
Omaha, NE 68154

Print Date: 1-11-2025

Proposal for 13651 Cuming St - Schachne Res - McNeil

Proposal good for 30 days. Acceptance of this proposal is an agreement with Larry Peterson Construction to frame your project. Scheduling will be done in a timely manner based on the date of acceptance of this proposal and previously accepted work prior to the date of your acceptance.

"This proposal is not a contract and no contract is formed until the general contractor and Larry Peterson Construction agree to and execute a formal contract."

Note to General Contractors

We have seen a change in the services provided by some of your lumber suppliers. As a Framing Contractor with multiple people on a project at any given time, having a complete material package is essential. We have seen shortages on almost every single project we have been contracted to frame. We must continually run after items due to shortages. It has gotten out of control, costing LPC money running after materials and employees waiting for materials. Effective October 1, 2020, there will be a charge for every trip we have to make to the lumberyard to pick up materials. We do not want to charge you this fee as you do not want to pay it. Please verify your lumber packages are complete prior to us starting your project.

All wire transfers made to Larry Peterson Construction will only be accepted in the following manner. You must make direct contact with Larry Peterson for approval prior to the transfer, either by phone, text or email, and confirm details, including amount, location for pickup and method of transfer. If this process is not followed, Larry Peterson Construction accepts no responsibility for where the monies have been sent.

Thank you – LPC Management Team

Items	Description	Qty/Unit	Unit Price
3200 - Framing Labor	This is a labor only bid Basement: Basement: 1205 Sq Ft 2x4 Exterior Basement Walls: 110 Lin Ft Interior Basement Walls: 196 Basement Interior Fireplace Framing: 12 Lin Ft Basement Fireplace Chase: 10 Vertical Lin Ft 1 Ft Wall Height Over 9 Feet in Basement for 296 Lin Ft Pocket to Pocket Structural Beams 88 Lin Ft Quantity of 4 Frame Basement Windows: 3 Windows Foundation Concrete Frame Out: 1 Windows Frame Interior Doors & Cased Openings in Basement: 7 Doors Basement Stair Landing(s): 1 Landing(s) Basement Standard Stairs: 17 Steps Main Level Main Floor: 2439 Sq Ft Floor System: Trusses Stick-Frame Exterior Walls (Excluding Garage Walls): 236 Lin Ft Stick-Frame Interior Walls: 310 Lin Ft Interior Fireplace Framing: 17 Lin Ft Fireplace Chase Height: 10 Lin Ft 1 Lin Ft Main Floor Wall Height over 9' for 500 Lin Ft 4 Lin Ft Main Floor Wall Height over 9' for 46 Lin Ft Pocket to Free Structural Beams 55 Lin Ft Quantity of 4 Girder Trusses: Quantity 8 Concealed Beams 55 Lin Ft Main Floor Coffered Ceiling (stepups/downs): 200 Lin Ft Main Floor Vaulted Scissor Trusses: 139 Sq Ft Frame Main Floor Interior Doors & Cased Openings: 15 Doors Frame Main Floor Pocket Doors: 2 Doors Frame Main Floor Windows: 20 Windows Frame Main Floor Exterior Doors : 3 Doors Garage: Garage : 1082 Sq Ft Stick-Frame Garage Walls: 103 Lin Ft Garage Door Bucks: 1 Single Garage Door Bucks: 1 Double 3 Lin Ft Garage Wall Height over 9' for 103 Lin Ft Pocket to Pocket Structural Beams 31 Lin Ft Quantity of 2 Frame Garage Windows: 3 Windows Exterior: Covered Front Porch: 70 Sq Ft Covered Back Porch: 230 Sq Ft Porch Soffit: 300 Sq Ft Boxed Columns : 5 Columns /484 Sq Ft Tyvek/Wrap: 3390 Sq Ft Roof: Roof Sq Ft: 4272 Roof Type: Hip Roof System: Roof Trusses Roof Pitch: 6/12 Standard Finished Overhang & Soffits: 345 Lin Ft Ridges, Valleys, Hips Quantity: 36 1/2 Roof Sheeting	1	\$58,675.00

Total Price: \$58,675.00

Does Not Include: Any Building Permits, Felt, Ice & Water Shield or Zip Tape on Roof, Flashings, Siding, James Hardi Soffit, 1X T&G soffit materials, Installation of Aluminum Soffits, Corbels, Wood Brackets, Exterior Trim, Finished Exterior Deck & Railing, Return trips for wood post/columns, Decorative Columns, Installation of Pocket Door Frames (framing only) - Pocket Door Frames must be set by Trim Carpenter, **Installation or Assembling of Doors or Windows, Setting of Sliding or Hinged Patio Doors. If we are requested to set doors and windows, Dupont 8" Flex Tape (fir sill plate), window tape for the nailing flange and Shims will be required to be on site. Multi Operating Patio Doors will not be set.**

General Contractor or Builder shall Supply: All Materials and Building Permits.

Conventional framing of floor system or incomplete roof truss system not shown on print at time of proposal will add additional charges to the project.

If we are unable to get a lift around the structure, additional charges will apply for building scaffolding.

Not responsible for existing Landscaping or Concrete.

220 Power Supply must be provided when starting the Job.

LP Construction will supply all Pneumatic Fasteners.

Bob Sargent
Client Service Manager
bob@lpcomaha.com
402.980.9221

I confirm that my action here represents my electronic signature and is binding.

Signature:

Date:

Print Name:
