

Sent by Larry Peterson on Sep 23, 2026

Sent



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:
1672 South 150th Avenue
Omaha, NE 68144

Print Date: 9-23-2026

Proposal for 1672 South 150th Ave / 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."

Notes to General Contractors

Fall Protection Installation and Responsibility:

LP Construction will install fall protection at windows, doors, and stair openings as required for safety. Once properly installed, the fall protection may not be removed, altered, or relocated by any other trade.

If fall protection is removed or altered by other trades, LP Construction shall not be held responsible for any safety incidents, compliance violations, or liabilities arising thereafter. Responsibility for reinstallation or replacement of fall protection after removal shall rest solely with the trade(s) who removed it.

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	Bid To: McNeil Homes Bid For: Framing Labor Project: Ostronic Residence Address: 1672 South 150th Ave, Omaha NE This is a Wood Framing Labor Bid Only! LP Construction will provide Pneumatic Fasteners Only! Bid Includes: 2566 Sq. Ft. Main Floor 1556 Sq. Ft. 2nd Floor 1170 Sq. Ft. Garage 241 Sq. Ft. Covered Porch 288 Sq. Ft. Front Covered Porch Stick Framing of all Walls 65' of Walkout 11' Foundation 3 Steel Beams in Basement Stairs from Basement to Main Floor with Landing 9' Main Floor Walls 11' Plate Line @ Front & back Porch 11' Plate Line Great Room 10' Plate Line @ Foyer, Office, Laundry & Kitchen 2 x 6 Exterior Walls 2 x 4 & 2 x 6 Interior Walls Master Bedroom Vault Ledge in Master Bath Master Bathroom Vault Kitchen Box out Window Great Room Fireplace Framing Interior Doorway Arches Dropped Soffits called out on Print Main Floor Cathedral Ceiling Dining Room Stairs from 1st Floor to 2nd Floor Raised Floor 2nd Level with Stairs & Landing 8' & 9' Walls 2nd Level Sloped Ceiling Front Bonus Room Arch over Bedroom Desk Roof Trusses per Print 8/12 / 12/12 Off Pitch Roof 2/12 & 4/12 Porch Roofs 2 x 8 Rafters over Master Bedroom Sleepers & Furring to make Sloped Roof Arched Front Door Framing Shed Roof over Garage Exterior Fireplace Chase Column Framing for Deck & Porches Built out Gabel on Front Elevation 7/16" Zip Wall Sheathing Zip Taping all Seams 1/2" Roof Sheathing Boxed Deck Soffit Framing per Print Partial Covered Master Deck Roof Pre-vented LP Smart Soffit with 3/4" Fascia ALT: 1451 Sq. Ft. Basement Stick Framing of all Walls Dropped Ceilings & Soffits shown on Print Arched Ceiling over Basement Bar Add \$3,870.00 to this Bid ALT: 453 Sq. Ft. Golf Includes Step & Wall Framing for Golf Room-- Add \$1,350.00 to this Bid ALT: Deck Joist & Para-lam Beam Framing Only with 2 x 10 Joist @ 16" on center including Master Deck & Drop down Deck. (No Stair Framing or Finish, Finished Decking or Railing included) Add \$3,675.00 to this Bid Does Not Include: Setting Pocket Doors Setting Doors or Windows Finish Decking or Railing	1	\$104,647.50

Items	Description	Qty/Unit	Unit Price
	Deck Stair Framing Underside of Covered Porch's by others		

Does Not Include: Any Building Permits, Felt, Ice & Water Shield or Zip Tape on Roof, Flashings, Siding, Exterior Trim, James Hardi Soffit, Any T&G or OSB on underside of covered porches and soffits, Installation of Aluminum Soffits, Corbels, Wood Brackets, Front Gable Arched Cedar Beams, Finished Exterior Deck & Railing, Deck Stairs or Landings, Return trips for wood post/columns, Decorative Columns, Dropped Ceilings or Soffits shown on Print, 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 (for 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: