

**Custom Carpentry**  
by  
**Rob Psulkowski Inc.**  
Licensed, Bonded and Insured Fl # CRC 1330906

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**Tim Lawther**  
**Beech St Bar & Grill**

A basic overview of the construction of the work that we have discussed at the Beech St Bar & Grill:

- Remove 2 foyer walls. Remove window in third wall and make into a cased opening. We will open up the ceiling prior to removal to determine that this is a non-bearing partition wall. If it somehow is supporting anything, we will either install a post (best case scenario) or install a beam and a post (worst case scenario) We have not included either of these options in the price, as we are assuming that on a single story addition that is clear span throughout it would not make any sense to have a bearing wall scenario on this part
- Remove Porcelain tile and carpet. Do not disturb kitchen and wood flooring. Everything taken down to concrete setting bed, glue removed
- Install 1,556 sq ft of porcelain tile. Tile to be a 12" x 12" supplied by owner. This will be the most cost effective tile to buy and will also be the "friendliest" tile to install over a floor that might not be the flattest. Larger tiles have a chance of showing irregularities more.
- Remove knee wall behind bar.
- Rebuild 47' long x 9' high wall with 2 doorways where knee wall was. The wall will be built to be wide enough to be to code. Durock installed on brick side.
- Install a 6' Kerdy band on wall. Face with brick pavers on bar side.
- Hang sheetrock and finish wall on back side.
- Install brick pavers on fireplace face and sides over existing brick.
- 5- 4/4" Sawn Reclaimed oak beams constructed and fastened on the back wall after the brick has been installed but before the "cement" has been installed between the brick joints
- 3/8" glass shelves (12) in between these beams
- Bar constructed as per plan, Reclaimed brown barn board installed on front Kerdy installed on back between durock and floor, Stock ceramic tile installed on back of bar.
- Decorative bar rail used on this bar with radiussed corners
- Hammered copper (sheets supplied by others) installed
- Glass rail still to be determined
- Stemware rack still to be determined and has not been included in the price.
- Black iron foot rail around bar

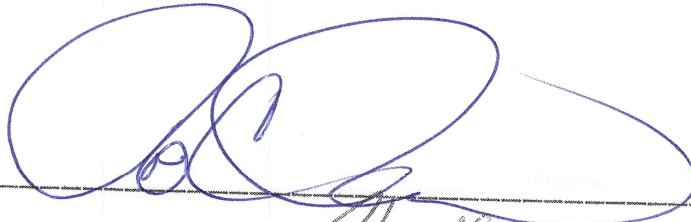
- Elevated seating as shown with pre finished oak T&G flooring, reclaimed barn board and possibly 4/4" oak used on these.
- Two large tables constructed of grey barn board on existing large pedestals. Varnished with minimum 6 coats of polyurethane
- Doorway sealed into front, but door will remain
- Crown molding removed in coffered ceilings, 1/2" plywood installed, tin ceiling installed, perimeter pieces installed, crown molding reinstalled. Painting and clear lacquer by others.
- Something constructed above fireplace using beams, barn board and possibly some brick. Owner to approve design before moving forward
- Debris removed from site
- 72" wide x 78" Double door supplied and installed after removal of existing 686 LM fiberglass double outswing door priced.
- Once the kitchen is emptied, the panels and tile will be stripped, and new 4x8 FRP installed throughout. Allowance included for this, will determine when the kitchen is stripped bare.

**\$63,685 plus permits**

As you know, we have worked our number to the bone, so as to give this project to have as much "WOW" factor as possible and still allowing other things to be purchased without breaking the bank. I propose that any additions and changes that are not astronomical in cost and proportion (and we do not anticipate any of those) be paid in future food/drink credits that would be paid off in \$100 increments each week over a period of time. In that way, we can make this as painless as possible and the Beech Street Bar and Grille has a long and successful run.

- **Payment details: \$15,000 deposit to order materials needed ahead of time.**
- **Will work out the payment schedule within the next week to ten days.**

Authorized  
Signature \_\_\_\_\_



Acceptance of Proposal \_\_\_\_\_



The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.