



12394 Cannon Way
 Grass Valley, CA 95949
 (916) 585-5619
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PROPOSAL

Date:	<u>September 2, 2025</u>	Contact:	<u>Nicole Marks</u>
Project Name:	<u>Nepenthe HOA</u>	Company:	<u>First Service Residential</u>
Property Address:	<u>1113 Dunbarton Cir</u>	Phone Number:	<u>(916) 929-8380</u>
	<u>Sacramento, CA</u>	E-Mail:	<u>nicole.marks@fsresidential.com</u>
Subject:	<u>Fence Repairs</u>		

Scope of Work

The below scope of work is based off of visual inspection at locations provided by FSR, any scope not listed is excluded from this bid:

1113 Dunbarton Cir Fencing

Demo existing fence and railing (25 LF)
Primer paint all new fence components using a tinted primer (300 SF)
Re-use existing 3 inch round metal posts (5 EA)
Install new postmaster metal post (EA)
Install new 4x4 PT wood post (EA)
Install new 1x4x6 redwood fence boards (spot replace only, EA)
Install new 2x2x6 redwood fence boards (spot replace only, EA)
Install new 2x4 pressure treated fence rails (75 LF)
Install new 1x4 redwood fence boards (per LF fence) (25 LF)
Install new 2x6 pressure treated kick board (25 LF)
Install new 2x8 redwood cap (LF)
Install new 2x6 STK Cedar Trim (LF)
Replace existing gate, re-use existing metal frame and hardware (1 EA)
Finish paint all new fencing, both sides (300 SF)

Sub-Total 1113 Dunbarton Cir Fencing	\$	3,034.59
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TOTAL COST	\$	3,034.59
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Project Clarifications

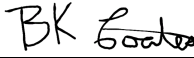
- *Hidden damages are excluded from this proposal*
- *Material costs are subject to change based on pricing at the time of purchase*
- *Abatement or testing, such as but not limited to lead, asbestos, and organic growth is excluded*
- *We shall use proper care and caution to minimize damages to existing landscaping adjacent to the work area. The owner understands that some landscape damage may occur, as this is inherent to this type of work.*
- *Engineering, plans, permits, processing and building code upgrades are not included in this bid but are a reimburseable cost, if necessary*
- *All trellis and plants growing on or attached to fence, must be removed by others before work commences.*
- *Permit fees are excluded and are a re-imburseable cost, including acquisition time which will be charged at current T&M rates*
- *All materials will be primed prior to installation, to insure full coverage between two nailed wood components. Fence, such as nail heads, will be touched up after fence installation.*
- *Fence boards will be delivered 1-2 weeks prior to installation to allow wet materials to cure to prevent shrinkage and allow the primer and paint to adhere properly.*
- *Gate replacement and repairs include new, wood framing, fence boards, kick board, new latch hardware and new hinges. Existing metal frame and deadbolts will be re-used, unless otherwise specified.*
- *Permit acquisition will require environmental testing and the results will need to be approved by Sacramento Air Quality District prior to applying for a permit, this cost is excluded*

Estimator Name: Cesar Almazan

Estimator Signature: Cesar Almazan

Date: 9/2/2025

Owner Name: Courtenay Delfin Brian Coates

Owner Signature:  

Date: 10/1/2025

Total Proposal Value	\$	3,034.59
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