



Harmon Enterprises Construction, Inc.

PO Box 400
 Three Forks, MT 59752
 (406) 209-6073
 www.harmon-enterprises.com

Proposal

Date	Estimate No.
1/26/2025	03-2620

Name/Address

City of Three Forks
 206 S. Main Street / PO Box 187
 Three Forks, MT 59752

Description	Total
THREE FORKS CITY HALL: Proposal with revised costs for change orders per first draft plan set dated 1/7/2025 and Structural sheets SD, SD1 and SD2. Changes noted under original items.	0.00
GENERAL REQUIREMENTS: Equipment rental, porta john rental, dumpster rental, surface protection, construction clean up.	3,657.92
GENERAL REQUIREMENTS - CHANGES: Add cost for adding additional dumpster for construction waste. Remove cost for jackhammer rental - should not be needed for new plan, add cost for providing supplemental electric temp heater.	668.05
LABOR: Demo walls - approximately 74 lineal ft. Demo ceiling sheetrock as needed to attach beams, demo wall for pocket door frame on office. Build temp walls to support upper floor for installation of beams. Install posts and beams to support upper floor and open up space underneath.	17,688.24
LABOR DEMO - CHANGES: Adjusted the following Demo Labor: (NOTE: This cost is for combined demo and framing) Added Costs: remove additional interior walls of mayor's office and small storage closet remove judges bench remove 1x furred out exterior wall on S. side office area remove ACT tiles, insulation and ceiling framing above S. side office areas. remove misc wall/floor bolts, fasteners in block walls. remove upper/attic portion of 2x6 plaster wall remove ACT tiles and insulation in main room ceiling selective ceiling demo for attic access relocation and tie in for new bath walls selective demo and preservation of tin ceiling and attic floor to attach supports. Removed Costs: removed selective ceiling demo for beams in original proposal removed demo for pocket door	8,301.76
Total	

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LABOR FRAMING - CHANGES: Adjusted the following Framing Labor (amount is combined with demo above) Added: add furred out 2x4 wall in main room on N. and S. walls. (approx 60 LF) add interior wall framing for second bathroom and conference room (approx 38 LF) add temp walls and attic supports for ceiling in main room to hang drywall - See sheet SD2 add supports tied to trusses in attic area to support storage floor ceiling assembly - See sheet SD add re-frame ceilings above S. side office area to tie into existing at correct height add furred out 2x4 wall on S. side office area to replace existing 1x wall. add framing changes as needed for upper plaster wall add framing for relocation of attic access Removed: Removed Post, beam and temp wall installation from original proposal LABOR: Labor to attach 2x4 lumber and plywood to block walls for hanging things on walls. Area to be 2 sheets of plywood size 64 sf. Materials included in below framing materials total.	0.00
LABOR: Remove above item - not needed in revised scope of work.	-780.00
FRAMING MATERIALS: 6x6 posts, glulam beams, 2x4 lumber for temp walls, plywood, fasteners, hardware. (May vary slightly for revised scope of work).	4,248.42
DRYWALL HANG & FINISH: Approximate cost for installation of drywall, tape and finish for ceiling patches and pocket door area of office wall. Amount may vary and will be determined by final subcontractor pricing plus 15%.	1,668.94
DRYWALL - Remove above item - new cost needed from drywall contractor for new scope of work.	-1,668.94
PAINTING (Patched areas only): Labor and materials for interior primer and 2 coats of paint for ceiling of main area where walls will be removed and sheetrock will be patched. Primer and 2 coats of paint for pocket door wall and for new door trim around pocket door.	1,061.43
PAINTING: Remove above cost for patched areas only, scope of work changed.	-1,061.43
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PAINTING: New paint throughout interior of building: labor and materials to prep and paint all interior walls, trim and doors with 2 coats interior latex paint. Includes 2 coats latex paint for all dry-wall ceilings - Does not include drop ceilings. Does not include paint for block wall. Can be added upon request.	6,868.56
PAINTING: Add painting for all remaining ceilings and new interior walls not included in above proposal.	1,219.93
DOORS: Labor to install 1 new interior pocket door for office. Includes 300 allowance for door and lockset.	819.62
DOORS: Remove above pocket door cost - not in new scope of work	-819.62
DOORS: Add installation of 2 new interior doors and handles for second bathroom and conference room. Includes allowance of \$75.00 for purchase of new door handles. Salvaged doors can be re-used to save costs.	525.92
DOORS: Labor and materials to install weather stripping and new sweep on back exterior door to help with cold air leaks.	245.43
DOORS: Remove above cost - not in new scope of work.	-245.43
DOORS: Replace 3-0 x 7-0 back exterior door with new commercial metal door - not included in this proposal. To be done by others.	0.00
INTERIOR FINISH WORK: Labor and materials to remove existing base trim in all areas where new flooring will be installed. Install new base (material priced as 4" vinyl mop board base). install new door trim for pocket door. Door trim to match existing as closely as possible.	1,990.21
INTERIOR FINISH WORK: Changes to finish work above: Remove cost for base, remove cost for pocket door trim, add cost for trimming 2 interior doors. Will reuse removed trim to save costs.	-1,255.91
PLUMBING: Approximate cost for rough and finish plumbing for removing existing bath sink and installing new deep sink. Includes 600.00 allowance for new sink and faucet. Final cost will depend on actual cost of subcontractor plus 15%	1,265.00
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PLUMBING: Remove above plumbing costs - replace with quote E979 from McLean 1/20/2025, forwarded to City Office	-1,265.00
BATH SINK CABINET: Install new cabinet with countertop in bathroom. Includes 300.00 allowance for new sink cabinet with countertop.	557.64
ATTIC ACCESS: Cost to purchase and install new ladder for attic access. Includes allowance of \$475.00 to purchase new ladder. Demo and framing costs for relocation of access included in above.	1,011.00
FLOORING: Not included in this proposal.	0.00
ELECTRICAL: Not included in this proposal.	0.00
HVAC: Not included in this proposal.	0.00
CEILING TILE REMOVAL AND REPLACEMENT: removal included in demo section. ACT tile to be replaced with drywall.	0.00
DRYWALL Installation and finish: Not included in this proposal.	0.00
INSULATION: Insulation not included in this proposal.	0.00
PROJECT MANAGEMENT: Coordination and management of any trades not included in his proposal to be billed at an hourly rate of \$67.00/hour. Approximate cost based on 40 hours.	2,680.00
Total	\$48,161.74

N/A

This proposal is limited to the specific scope of work detailed above and shall be void after 30 days. Additional labor will be charged at \$67.00/hr per supervisor, \$63.00/hr per skilled carpenter, \$52.00/hr per journeyman, \$48.00/hr per laborer. Labor for small repairs will have a 4 hour minimum charge. Materials, equipment and subcontractors will be charged at cost plus 15%. The Owner/Contractor agrees to pay for 50% of the proposal at the start of the project, with the balance due upon completion of the work and receipt of an invoice from Harmon Enterprises Construction, Inc. In the event suit is brought to collect payment, the prevailing party shall be entitled to interest on the amount due (from its due date) at the highest rate allowed by law, plus attorney fees, court costs and all costs of collection. All Major credit cards accepted with 3.6% added to total invoice for transaction fees.

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