

SAMPLE CONTRACTOR BIDS

The following sample bids are based on actual grant projects and are provided to show the type of information and level of detail that is required to determine whether a project conforms to grant program requirements and historic preservation standards.

**These sample bids are provided for illustration purposes only.
Each contractor bid will be unique to the particular project.**

Included in the sample bids are examples of projects that include multiple components and have separate line items for materials and labor (see Sample Bids #3 and #4).

If you are using multiple contractors, a detailed bid should be submitted from each contractor.

A statement of contractor qualifications and experience with historic preservation projects is required for each contractor.

SAMPLE BID #1**PORCH RESTORATION**

CONTRACTOR: Name of Contractor/Company
Address
Phone, Email, Website

License # (if applicable):

Please attach a statement of Contractor qualifications and experience with historic preservation projects.

ESTIMATE for: John Smith, 123 Main Street, Burlington, NC 27215

SCOPE OF WORK / PROJECT SUMMARY: Repair/restoration and sensitive replacement to fully stabilize front porch. Includes stabilization of foundation substructure, new porch floor, replica new porch access stairs, and repointing of existing brick piers.

MATERIALS: 2x8 and 2x10 sills and joists, 2x12 stair stringers, steps with 1x6 toe kicks, 4.5" x 4.5" for new turned posts, rot resistant red grandis (eucalyptus) for replica porch rails, beaded balusters, skirting boards, and new trim / siding adjacent to porch. Rot resistant treated 1x3 tongue and groove flooring, concrete mix for new pier footings and lower stair post footings, caulk, primer and paint for all new wood.

Materials \$_____

LABOR/APPROACH:

1. Temporarily support existing porch roof and remove existing posts, stairs, rails, balusters, floor, and deteriorated piers to expose sills and joists requiring replacement. Install new kiln—dried pressure treated 2x8 and 2x10 sills and joists as needed.
2. Dig new footings for new piers and base for new stairs. Replace 3 brick piers.
3. Install new flooring over the entire porch with new 1x3 treated tongue and groove flooring and toe nail with galvanized finish nails. Make and install 3 new turned 4.5" x 4.5" posts to match the remaining original spit post in place on the left side of the porch. We will use a specialty turning shop with an extra-long wood lathe to turn the replacement posts.
4. Make and install new lower stair rail posts, stringers, steps, toe kicks, rails and balusters to match the originals in all respects. Top rail will be 36" from the porch floor. Repair all deteriorated siding and/or trim adjacent to porch roof, ceiling and floor. Make and install new replica corner brackets to match existing brackets. Prime and caulk all exposed wood surfaces.

Labor \$_____

LABOR ADD-ON: Masonry contractor services to dig and pour footings and build 2 new piers and half-wall adjacent to foundation, using brick and mortar to match original.

Add-On \$_____

CONSULTING: Estimate for engineered drawings from structural engineer for and permits/permit fees, *if required*.
***Consulting \$**_____

SUBTOTAL (without Consulting)	\$ _____
TAX	\$ _____
TOTAL COST	\$ _____

TIMING

Work is to begin no later than July 1, 2024 and to be completed by August 31, 2024.

Signature of Contractor: _____

Estimate Date: February 28, 2024

Accepted By: _____

Date Accepted: _____

John Smith

SAMPLE BID #2

WINDOW & DOOR RESTORATION

CONTRACTOR:

Name of Contractor/Company

Address

Phone, Email, Website

License # (if applicable):

Please attach a statement of Contractor qualifications and experience with historic preservation projects.

ESTIMATE for: John Smith, 123 Main Street, Burlington, NC 27215

SCOPE OF WORK/PROJECT SUMMARY: Exterior repairs to house wood siding, window casings and sills, and doors.

MATERIALS: Western red cedar for beveled siding, rot-resistant red grandis (eucalyptus) wood for window trim, exterior fasteners, Abatron wood hardener and wood epoxy, primer, and caulk. **Materials \$_____**

LABOR/APPROACH

1. Remove and replace deteriorated siding on the wall adjacent to the north entrance and either side of the front door. Using western red cedar, match profile of original siding and back prime all new siding to help prevent future deterioration. Prime and caulk all seams around new and repaired siding and trim with high quality caulk.
2. Repair/Replace window sills on south and east sides of building. Sills on the north side are to be sanded and treated with wood fungicide to minimize future deterioration, then repaired with abatron wood hardener and/or abatron wood epoxy.
3. Replace damaged window casings on north-facing façade. Strip old paint and caulk from sill bottoms, use abatron to repair good sills, replace the two failed sills with new faithful copies of the originals using rot resistant red grandis wood. All new wood will be back-primed before installation and all seams will be caulked.
4. This estimate includes 1 coat of oil primer and 2 coats of high quality exterior paint or stain on all new and repaired elements.

SUBTOTAL \$_____

TAX \$_____

TOTAL COST \$ _____

TIMING

Work is to begin no later than July 1, 2024 and to be completed by August 31, 2024.

Signature of Contractor: _____

Estimate Date: February 28, 2024

Accepted By: _____

Date Accepted: _____

John Smith

SAMPLE BID #3**WINDOW RETROFIT & TRIM REPAIR, FRONT DOOR RESTORATION****CONTRACTOR:**

Name of Contractor/Company

License # (if applicable):

Address

Phone, Email, Website

Please attach a statement of Contractor qualifications and experience with historic preservation projects.

ESTIMATE for: John Smith, 123 Main Street, Burlington, NC 27215

SCOPE OF WORK / PROJECT SUMMARY: Retrofit 2 historic vertical sash windows on north façade of residence and replicate 2 historic window surrounds. Restore warped and damaged original front door, including glazing and period hardware.

WINDOWS - MATERIALS: Rot resistant red grandis wood, glazing putty, primer, galvanized nails, caulk and paint to match existing house colors. Spring bronze weather stripping. **Window Materials**
\$_____

WINDOWS - LABOR/APPROACH:

1. Remove and repair deteriorated sash of the 2 north windows. Remove all paint and glazing, inspect and repair wood to full function. If any sash proves irreparable, find a matching historic sash or make new sash to match the original, using rot resistant red grandis wood. Repair or replace any damaged parts of the existing window frame on both windows. Install spring bronze weather stripping for bottom sash and reinstall movable sash with tightened stops to proper function. Includes priming, replacement of all loose or deteriorated glazing, and 2 coats of quality exterior paint to match current house colors.
2. Remove finger-joint window casings. Fabricate new surrounds, also from red grandis wood, for both windows to match historic window surrounds on the east side of the house. Prime all sides of new wood with oil primer and apply 2 coats of high quality exterior paint to match existing trim color.

Window Labor \$_____

DOOR - MATERIALS: Epoxy filler, hardware, primer, caulk, paint, and tempered glass. *Does not include door hardware.

Door Materials \$_____**DOOR - LABOR/APPROACH:**

1. Dismantle door and carefully remove original door stops (for re-use). Temporarily close the opening with plywood secured with screws.
2. Strip all paint and loose filler from all sides of the door. Break lower panel of door free; repair, and replace panel in correct position, tacking and gluing securely in place.
3. Fill old hardware holes and all significant damaged areas with wood hardener/filler.
4. Remove existing plexiglass light from the door, carefully saving moldings to use in installing a new tempered glass panel.
5. Sand all surfaces to hide repairs. Prime and paint both sides of the door with 2 coats of quality exterior paint. Strip and sand original door stops. Prime and paint to match existing trim.
6. Work with the owner to find an appropriate period door handle and lock set, and install.
7. Reinstall door and trim so as to shift left-hand trim as viewed from the interior, making the top of the door flush with the inside door casing and the twisted side of the door seated against the stop from top to bottom of the door. Ensure the door will close flush to all stops and latch properly.

Door Labor \$_____

SAMPLE BID #3 continued

SUBTOTAL	\$_____
TAX	\$_____
TOTAL COST	\$_____

TIMING Work is to begin no later than July 1, 2024 and to be completed by August 31, 2024.

Signature of Contractor: _____	Estimate Date: February 28, 2024
Accepted By: _____	Date Accepted: _____
John Smith	

SAMPLE BID #4

PORCH POSTS & RAILINGS

CONTRACTOR:

Name of Contractor/Company

License # (if applicable):

Address

Phone, Email, Website

Please attach a statement of Contractor qualifications and experience with historic preservation projects.

ESTIMATE for: John Smith, 123 Main Street, Burlington, NC 27215

SCOPE OF WORK/PROJECT SUMMARY: Repair and restore 3 front porch columns with modified capitals to match 2 surviving engaged-columns of the original 1916 porch. Replicate all 3 railing sections on porch and 2 access stair railings to match historical porch railing detail. Reverse inappropriate modifications to arch pendants where filler was used to compensate for reduced height of the 3 poorly-modified porch posts.

COLUMNS-MATERIALS: Approximately 60 board feet of rot resistant red grandis (eucalyptus) wood for new replica circular bases, circular capitals, and square capital elements. Abitron wood hardener and wood epoxy, oil primer, and latex exterior paint. **Materials \$_____**

COLUMNS-LABOR/APPROACH:

1. Temporarily crib and remove one column at a time, restore, and reinstall before moving to the next column.
2. Strip all paint from each column, treat any decayed areas, voids and missing wood on each end with Abitron wood hardener and filler to make level and plumb. Sand surface smooth and prime with oil primer and reinstall to be plumb and in line with the brick piers, with the original arch pendants overhead, and with the line of three columns.
3. Make copies of each missing column base and capital to match the thickness, diameter and profile of the two surviving engaged column bases and capitals -- including three 15" base discs, three 13" top disks, and three 13-3/14" square shouldered upper capitals. Strip, repair and reinstall or replace the lower capital blocks next to the concrete pier tops, matching the size and thickness of the lower blocks on the engaged columns
4. Prime elements on all surfaces with oil primer before installation.
5. Remove all inappropriate filler above the 3 restored capitals and repair arch pendants as required.

CONCRETE PIER CAPITALS-LABOR/APPROACH: Strip all 5 concrete pier caps to remove loose and built-up paint. Sand and prime with oil primer.

ENGAGED HALF COLUMNS-LABOR/APPROACH: These engaged columns are original and in generally good condition; they provide the dimensions and profiles for restoring the lost elements of the front 3 columns. Strip all loose and built-up paint from the 2 engaged columns, including top and bottom capitals. Fill, sand, and prime with oil primer.

Labor-Capitals/Columns \$_____

RAILINGS-MATERIALS: Rot resistant red grandis wood for new rails and balusters, galvanized or coated fasteners and masonry anchors, oil primer, caulk, and exterior paint. **Materials \$_____**

SAMPLE BID #4 continued

RAILINGS-LABOR/APPROACH:

1. Remove the inappropriate existing rails and balusters on the front porch and access stairs.
2. Fabricate and install new rails and balusters to match earlier documented porch detail, using rot resistant red grandis wood. Rails will be approximately 2" thick and 3.5" wide, and balusters will be approximately 5" wide and 1" thick – both spaced to match historic photos.
3. Prime all surfaces of rails and balusters before installation and caulk exposed joints.
4. Dispose of all old materials. **Labor-Railings \$_____**

PAINT: Caulk and paint all repaired and new elements with 2 coats of high quality exterior paint to match existing porch trim (white). **Paint \$_____**

SUBTOTAL	\$_____
TAX	\$_____
TOTAL COST	\$_____

TIMING Work is to begin no later than July 1, 2024 and to be completed by August 31, 2024.

Signature of Contractor: _____

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Accepted By: _____

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John Smith