



ANRO BUILDERS INC

GENERAL CONTRACTOR
COMMERCIAL/INDUSTRIAL/RESIDENTIAL
Office: 937-320-1166 Fax: 937-320-1155
www.anrobuilders.com



FULLY INSURED & BONDED

13-May-24
GURPEED
4280 LISA DR.
TIPP CITY, OH 45371
PHONE: 732-763-7906

JOB CONTRACT

JOB TYPE: BARN INTERIOR FINISH/REMODEL

Anro is pleased to provide the following proposal for the above-named project. Our quote is based on the civil plans and specifications dated on 12/22/2023. We reserve the right to review materials & quantities upon receipt of approved permit drawings. We hereby propose to furnish material and perform all the labor necessary for the completion of this project:

SCOPE OF WORK:

Existing Building : 40' x 60' x 14' CUSTOM BUILT POST IN FRAME BLDG

Interior Demo: REMOVE ALL INTERIOR DRYWALL.
REMOVE EXISTING STAIRCASE & STAIR RAILING.
RE-FRAME EXISTING ROOMS TO MEET CODE REQUIREMENTS.
RE-WORK ELECTRICAL WIRING AND FINISH TO MEET CODE REQUIREMENTS.
DISPOSE ALL TRASH/DEBRIS INTO ON-SITE DUMPSTERS AND REMOVE.

Interior Room

Finishes: INSULATE ALL OFFICE ROOMS/BATHROOM WITH R-19 6" BATT INSULATION.
INSTALL (3) NEW 36" INTERIOR SOLID CORE WOOD DOORS.
HANG AND FINISH 1/2" DRYWALL ON WALLS AND CEILINGS.
PAINT IN INTERIOR ROOMS & CEILINGS (WHITE).
INSTALL VINYL COVE BASE TRIM IN OFFICE ROOMS AND WHITE CASING AROUND DOORS.
FINISH OUT ALL EXISTING ELECTRICAL LIGHTING AND HEATERS.

Exterior Shop

Finishes: RE-WORK ELECTRICAL WIRING AND FINISH TO MEET CODE REQUIREMENTS.
BUILD NEW CODE COMPLIANT STAIRCASE AND STAIR RAILING.
FRAME ALL EXTERIOR SHOP WALLS TO BE READY FOR INTERIOR METAL PANELS.
INSTALL 28 GAUGE CORRUGATED WHITE METAL PANELS ON INTERIOR WALLS & CEILINGS.
ALL METAL HAS 20-YEAR SHERWIN WILLIAMS LIMITED WARRANTY.
REMOVE EXISTING LED LIGHTS AND RE-MOUNT ON NEW METAL CEILING.
INSULATE ALL EXTERIOR WALLS WITH R-19 6" BATT INSULATION WITH VAPOR BARRIER.
INSULATE CEILING WITH R-38 12" BLOWN IN INSULATION.

Plumbing/HVAC: INSTALL (2) AIRE DUCTLESS MINI-SPLIT 24,000BTU HEATING/COOLING UNITS IN SHOP.
INSTALL NEW WIRING AND CONDENSING LINES FOR MINI-SPLIT UNITS.
FINISH ALL INTERIOR PLUMBING FOR (1) BATHROOM.
INSTALL NEW WALL MOUNT SINK AND ADA TOILET IN BATHROOM.
INSTALL NEW 6 GALLON SHELF MOUNT WATER HEATER IN BATHROOM.
INSTALL NEW UTILITY WASH SINK IN WAREHOUSE.
TAP SEWER AND WATER LINES INTO SOURCE AT STREET AND GET COUNTY INSPECTIONS.

Includes: ALL LABOR AND MATERIALS REQUIRED FOR JOB COMPLETION.
ALL TRASH & DEBRI REMOVAL.

Excludes: UNFORSEEN UNDERGROUND EXCAVATION
UTILITY CONNECTION FEES
DRAWINGS & PERMITS

DRAW SCHEDULE:

1ST DRAW: UPON PROJECT START IN THE AMOUNT OF ----- \$26,000.00
TO COVER THE COST OF ELECTRICAL RE-WORK, ALL ADDITIONAL WIRING NEEDED,
PLUMBING, INTERIOR ROOMS MATERIALS, INTERIOR REMODEL, & PARTIAL LABOR.

2ND DRAW: UPON COMPLETION OF INTERIOR ROOMS/STAIRS IN THE AMOUNT OF ----- \$31,500.00
TO COVER THE COST OF ALL MATERIALS FOR SHOP FRAMING AND METAL INSTALL,
INSULATION, & PARTIAL LABOR.

FINAL DRAW: UPON COMPLETION OF WATER/SEWER TIE INS & ALL INTERIOR FINISH WORK
IN THE AMOUNT OF ----- \$11,240.00

DISCLOSURES

- * ANRO Builders is responsible for furnishing all materials and labor necessary for job completion.
 - * ANRO Builders is responsible for all clean-up and disposal of debris.
 - * All color schemes, designs, layouts, patterns, and types of material are to be approved by the owner prior to installation.
 - * Contractor shall not be liable for any delay due to circumstances beyond its control including strikes, inclement weather, casualty, or general unavailability of materials.
 - * Any and all changes from original contract shall be bind by change order signed by both parties.
 - * Owner responsible to provide clear access to job site, ANRO not responsible for any damage incurred in access area (driveways, blacktop, parking lots, landscaped areas, etc.)
 - * Anro Builders not responsible for any landscaping, seeding, or sod replacement
 - * Warranty on all materials based on manufacturer's warranty.
 - * Anro warrants labor for one year from job completion.
-

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanship like manner for the sum of: **\$68,740.00**

SIXTY-EIGHT THOUSAND SEVEN HUNDRED FORTY AND 00/100

Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over the above estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control.

Note- This proposal may be withdrawn by us if not accepted within 15 days.

ACCEPTANCE OF PROPOSAL

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

Date: 5/14/24

Signature: Gurpreet Singh

Signature: _____