

## RFQ-89: Rough Carpentry / Framing, Install (labor)

### Account & parties

- **RFQ date:** 07/03/2026
- **Account / bill to:** Paul Elkow Building Company LLC (PEBCO)
  - The Builder
  - MI Residential Builder License #2102198880
- **Construction management:** Brim Capital Group LLC
  - Under agreement with PEBCO
  - Matthew Dresden, acting on its behalf
  - matthew@brimcapitalgroup.com
- **Owner / customer:** Matthew Dresden
  - contact@matthewdresden.com
- **Reference RFQ-89 in your quote** so it ties to this request
- **Questions:** call Matthew first, 1-248-943-7335

### Project

- Balfour Home
- 000 Balfour Rd (corner of Balfour Rd & Garforth St)
- White Lake Township, MI 48383
- Plans: Vild Design Group Job # 25-0905, Final Drawings 09/05/2025
- Timing: the job runs later this year, likely just before winter

### What this is

- Framing labor for the whole house
  - The lumber package is supplied by others (delivered in staged drops)
  - The roof truss system and the floor truss system are engineered and supplied by others
- This is a labor quote, priced from the plans
- You supply your own SkyTrak

### Install scope

- **Frame the entire house per the plans**
  - Set the engineered floor trusses and roof trusses
  - The rear deck roof is stick framed
  - Both chimney stacks framed of wood and sheathed, to support the stone veneer system
- **Blocking**
  - All blocking for the stair rails

- All blocking for the bathroom hardware
- All standard blocking and backing
- **Finished basement**
  - The basement finishes fully: frame it fully drywall ready, including the ceiling
  - Frame around all items in the basement ceiling (ducts, pipes, beam): bulkheads and soffits, drywall ready
    - Discuss the exact bulkhead and soffit layout on site with the owner before framing it
  - All steel posts get hidden inside framed walls
  - The mechanical room interior gets no drywall; frame it per the plans
  - The walkout basement is a step-out basement: frame the small landing to step up and out of the basement, as shown on the print
- **Deck**
  - Build the rear deck and clad it in Trex (Trex material supplied by others)
  - Build out the deck and porch posts per the plans
- **Mudroom landing**
  - Build the mudroom landing
- **Windows and sliding doorwalls**
  - Install and seal all windows and all sliding doorwalls
  - Units supplied by others
- **Exterior doors**
  - Install the front exterior French door and the garage-to-mudroom door
  - Doors supplied by others
  - Account for the finished floor height at both doors: a slate floor goes in later, 1/2" Durock under 1/2" slate (1" total buildup); set the doors and thresholds for that height
- **Garage attic cold storage (attic trusses above the garage)**
  - Sheath the floor and its walls in OSB
  - Do not sheath its ceiling
  - Install the 9' heavy duty pull-down ladder in the access port, as shown on the print
- **House attic access**
  - The regular house attic access is a normal framed hole with a piece of insulated drywall filling it
  - No ladder gets installed there
- **Steel**

- Set all steel: all beams and all posts, inside and outside the house (steel supplied by others)
- The steel angle lintel at the brick is excluded; the masons set that
- **Basement stair**
  - Build the basement stair from the main floor
  - The main floor at the top of the stair gets the same slate floor, 1/2" Durock under 1/2" slate (1" total buildup); account for it so the finished riser heights meet code
- **House wrap / vapor barrier**
  - Install the house wrap / vapor barrier on the whole house (material supplied by others)
  - Integrate it with your window and door flashing and sealing
- **Red tags**
  - Correct all red tag / inspection issues on your work as part of this price

### Exclusions

- The decorative corbels at the garage accent roof are installed by others

### Optional line item, priced separately

- **Under-deck water capture system**
  - Install an under-deck drainage / rain capture system that keeps the space under the deck dry
  - Rodney Turnbull at Carter Lumber has the system information
    - [rodney.turnbull@carterlumber.com](mailto:rodney.turnbull@carterlumber.com)
    - 1-248-496-8285
  - We have not committed to it; break this cost out as its own separate line

### Notes

- Two trips during the rough; price both mobilizations into the quote
  - The basement is finished space, and its walls cannot be framed until the basement floor is poured
  - Trip 1: frame the house
  - Trip 2: come back and frame the basement after the slab is poured
- Plans govern, with one exception
  - Exception 1: the left garage door opening is drawn 9'0" wide, 2'0" from the right 16'0" door; frame it 8'0" wide, 3'0" from the 16'0" door
    - Handle this change in the field; the plans will not be revised

### Warranty

- One (1) year on labor

- From the Certificate of Occupancy (C.O.O.)

### Quote

- Labor with your line items, plus the separate optional under-deck line
- State the one (1) year (from C.O.O.) warranty
- Reference RFQ-89 in your quote