



NV Lic #81021 CA Lic #1024089

Summit Millworks, LLC

145 Isidor Ct. Suite C

Sparks NV, 89441

(775) 470-5263 phone

Truckee Meadows Fire Barron Way Entry Doors Proposal

December 12, 2025

Description

• Double Door Set #1 Repairs - Including Repairs to Wood Storefront	
4 EA Window Rails_10" x 38" x 3/4" _Remove and Replace	
2 EA Doors_Lower Rails Repair_1/8" Veneer	
2 EA Sand/Putty/Prep Doors for Refinish	
2 EA Sand/Putty/Prep Window Stiles and Rails_In Field	
2 EA Plywood Temporary Doors	
1 EA Shop Finish_Doors	
1 EA Field Finish_Wood Storefront/Window Stiles and Rails	
NIC New Doors	
Total	\$6,480.50
• Double Door Set #2 Repairs - Including Repairs to Wood Storefront	
4 EA Window Rails_10" x 38" x 3/4" _Remove and Replace	
2 EA Doors_Lower Rails Repair_1/8" Veneer	
2 EA Sand/Putty/Prep Doors for Refinish	
2 EA Sand/Putty/Prep Window Stiles and Rails_In Field	
2 EA Plywood Temporary Doors	
1 EA Shop Finish_Doors	
1 EA Field Finish_Wood Storefront/Window Stiles and Rails	
NIC New Doors	
Total	\$6,480.50
• Shipping And Handling	
Total	\$396.00
• General Conditions	
Total	\$1,484.00
• Total Bid including install	
	\$14,841.00

Inclusions

- Proposal is at Request of Robert Stults via Email, 12/2/2025
- Union Installation
- Finish_Stained to Match Existing
- Temporary Closure, While Doors are in Shop

Exclusions

- Non Union Labor
- Prevailing Wage
- Certified payroll
- Textura Fee's
- Composite Clean Up Crew
- Anything Not Listed Above
- Backing
- Base, Crown, Casings, Jambs, And Any Other Mouldings Not Listed Above
- Furniture, furnishings, and equipment (except as noted in the estimate)
- Overtime, After hours, Weekend, And Holidays
- WI or AWI Certifications And / Or Inspections
- Tariffs and risks of potential additional tariffs due to geopolitical uncertainty
- Doors and hardware
- Accelerated construction schedule
- Bonds

Qualifications

- Please note it is the General Contractors responsibility to review Summit Millworks proposal thoroughly, any deviations from the scope provided in this proposal will not be accepted without previous approval from a Summit Millworks Owner or Project Manager.
- All plumbing fixtures, and electrical fixtures to be supplied and installed by others.
- Price includes Tax on the cost of materials used in the manufacture of installed products.
- Heavy equipment rental such as scissor lifts, duct lifts or fork-lifts furnished By Others or at additional cost
- All required floor protection, safety and dust barriers furnished and installed By Others
- Assumes building is "ready to receive millwork prior to delivery". Any delays caused by circumstances beyond the control of the install team will be addressed on a T&M basis
- All concealed In-wall blocking installed By Others prior to Casework/Millwork delivery or under separate agreement
- Wall, floor & ceiling surfaces related to our work must be straight, plumb & level to 1/4" or additional charges may occur
- Costs for permits, permit acquisition, administration, expediting and inspections not included
- Assumes all work is continuous unless a clearly defined phasing schedule is provided. A remobilization charge will be issued for each unannounced phase
- Assumes we only need to be on site to complete our work with one mobilization
- Assumes on site overnight tool storage available
- All labor is bid at straight time, working weekday, normal daytime hours 7am to 4pm, unless otherwise stated above. Any split shift, night, or weekend work will be performed only upon receipt of a written change order for premium labor rates, unless required by contract.
- Project is bid to meet "custom" grade criteria of AWI. WI, CCP, or AWEI, QCP, certifications are **NOT** included in this proposal
- Cabinets to be Euro Style flush slab doors and drawers with specified pulls.
- Per AWI and WI standards, products cannot be delivered until building is properly enclosed with constant relative humidity. Temperature must be maintained at a minimum of 70 degrees for at least 24 hours prior to delivery and maintained thereafter.
- Unless defined by specifications or schedules, laminate plastic is bid using Formica or Wilsonart standard colors.
- General Contractor or owner is to provide hoisting equipment or elevator access for the deliveries above ground level.
- General Contractor is to provide dumpster for debris deposit at no cost to Summit Millworks.
- Under normal scheduling, 6 to 8 weeks are required for material acquisition and 4 to 6 weeks for fabrication from receipt of approved red-lined shop drawings.
- Unless defined by contract specification, the standard finish applied to all millwork or casework shall be AWI and WI custom: one (1) coat of stain if required, and a conversion varnish with no grain fillers.
- From approved shop drawings, Summit reserves the right to begin fabrication, building from "hold-to" dimensions, in advance of scheduled installation dates, and be paid for stored finished products.
- Price includes one (1) submission of original shop drawings and one (1) red-lined revision. Any additional drafting costs must be covered by an accepted change order, billed at \$75 per hour.
- Freight costs are based on full loads. Split shipments or stored trailers due to delays or changes in schedules by others are excluded from this quote.
- If line item pricing is submitted, the full dollar value of any items may **NOT** be deducted without prior discussion and acceptance of Summit Millworks' representative.
- This proposal is based upon receiving CAD drawings (.dwg) files for the architect/designer. If these files are not provided to us, an additional FEE based upon the project scope of work will be added for additional drafting.
- Summit Millworks Nevada Contractors license limit is "Unlimited"
- Summit Millworks charges a 4% convenience fee for credit card payments
- Proposal is valid for 15 days.
- Terms: 30% deposit, monthly progress payments, balance due net 30 days.

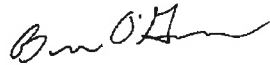
Standard Exclusions, unless listed in scope above

- Temporary heat, power, water and lighting.
- All in-wall blocking, anchors, steel supports, substrate materials & framing.
- Electrical lighting, wiring and plumbing.
- Mirrors and glass unless listed as an integral part of fixture.
- Wood doors, jambs, hardware and window/door jamb extensions.
- All puttying, caulking & finishing of paint grade trim. All caulking of stained trim to dissimilar surfaces.
- Mockups (Unless Listed In Scope Above)

Approval

- This proposal subject to acceptance within 15 days and is void thereafter at the option of the undersigned

Respectfully submitted by: Bryson O'Gorman



12/12/2025

\$14,841.00

Signature

Date

Total

NV Lic #81021 CA Lic #1024089

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. Summit Millworks LLC. is authorized to perform the above specified work. Payment will be made as outlined above.



12/17/25

\$14,841.00

Signature

Date

Total