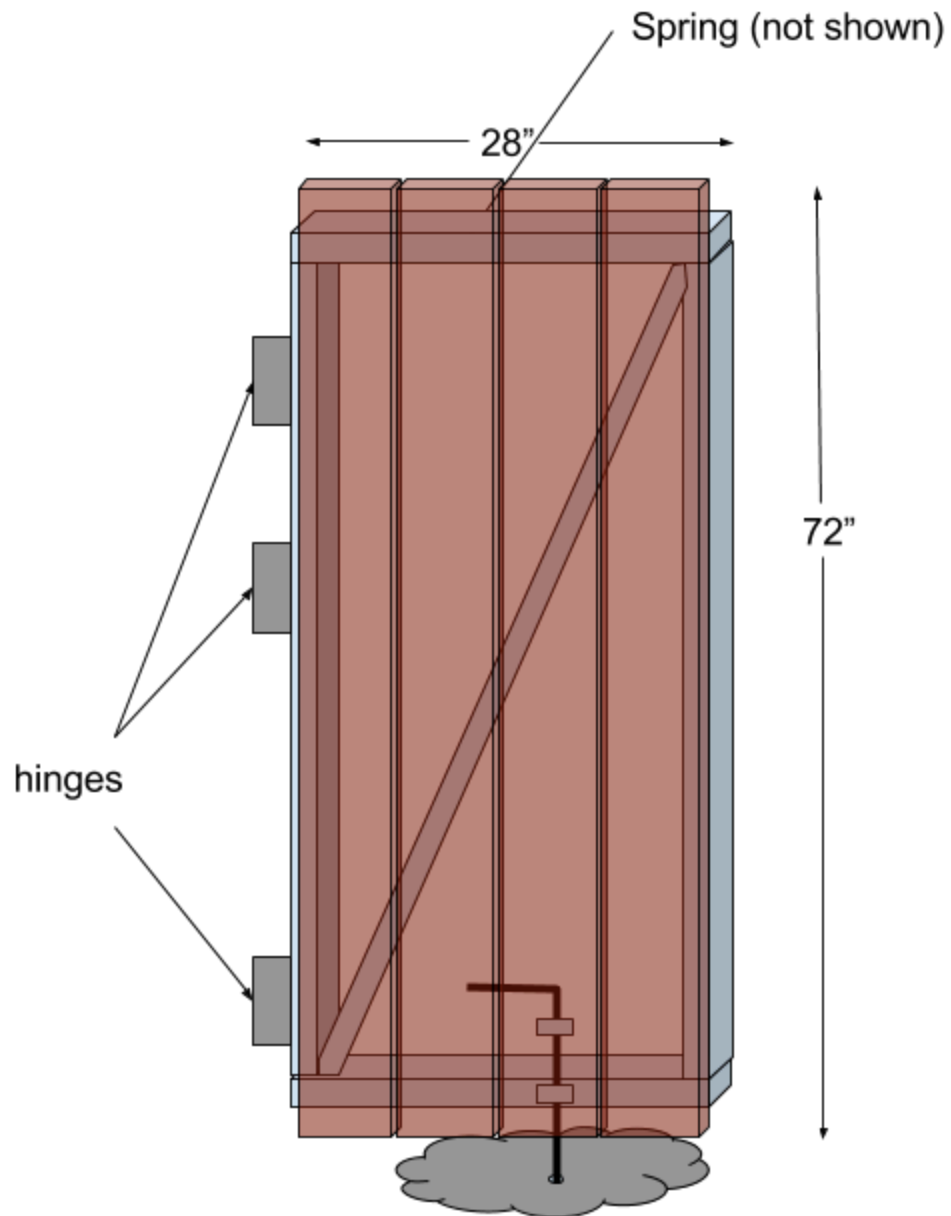


Here are some details and an estimates for the two projects we discussed.

Gate on South side of house:



Item		Unit cost
Number Needed	Extended Cost Including Sales Tax	

Fence Estimate #2

1/3/2018

Redwood fence pickets	\$5.00	4.00	\$20.00	\$21.85
Redwood 2x4s	\$12.84	4.00	\$51.36	\$56.11
Gate Hinges	\$4.96	3.00	\$14.88	\$16.26
Screws	\$5.00	1.00	\$5.00	\$5.46
Gate spring	\$10.98	1.00	\$10.98	\$12.00
				\$111.68
Labor 2 hrs				\$100.00
total				\$211.68

I'd use your existing cane bolt and add new hinges and a spring to help keep the gate closed.

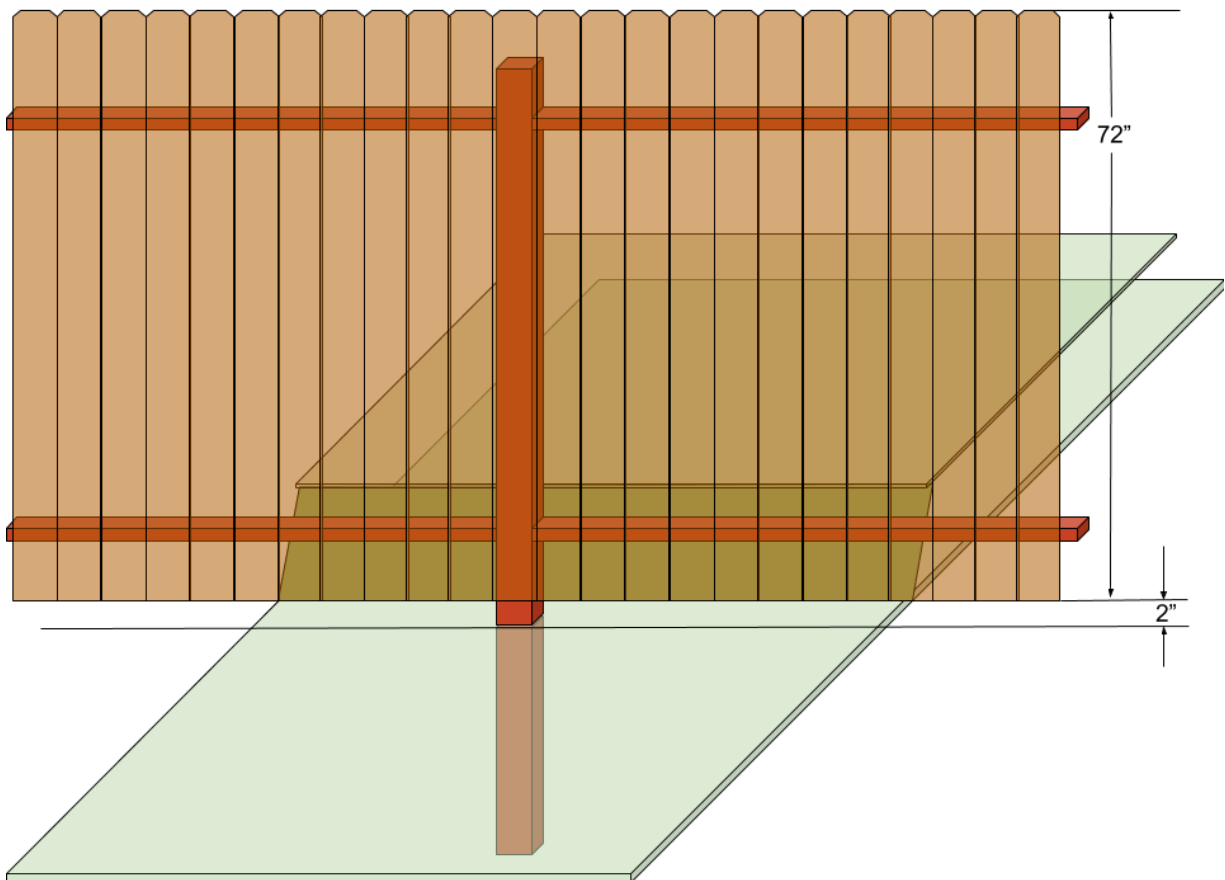
Fence on North Side of House

I analyzed the fence project by figuring out the cost of each "section" of the fence. A section in my estimation is one 4x4 post and two lateral 2x4s and all of the fence pickets that fit into that section. Each section is connected to the next section, except for the last two sections. On the East side it like a section but there is no post, because the fence on the East border of your property will serve as that post (unless you prefer me to sink a new post there, adjacent to the East fence). The other end of the fence ends at a post and then makes a right turn South for 4 feet to meet the house. I am not sure whether the post next to the house needs to be replaced or not. If so, that section is like the others, but shorter.

After demolition I'd address the difference in yard heights by moving dirt away from the fence line to form an angle leading up to your yard. There would be some extra dirt. What would you like done with that? It could be placed on your property as a garden plot. It would be expensive to haul it away by comparison to distributing it on your yard.

Fence Estimate #2

1/3/2018



Here's is what I calculate for materials per 8' section of fence:

Item	Unit cost				
Number Needed	Extended Cost Including Sales Tax				
PT 4x4x8'					
\$10.67	1.00	\$10.67	\$11.66	PT	
2x4x8'					
Dog-eared Redwood Fence		\$5.37	2.00	\$10.74	\$11.73
Pickets					
80lb Concrete Bag		\$5.00	11.30	\$56.50	\$61.73
Subtotal with post		\$3.90	0.50	\$1.95	\$2.13
Subtotal without post					\$87.25
					\$75.59

Fence Estimate #2

1/3/2018

And for labor this is what I estimate:

Item			Unit cost
Number Needed	Extended Cost		
Demolition	\$50.00	1	\$50.00
Grading Fence Line	\$50.00	0.33	\$16.50
Dig Post Hole	\$50.00	0.75	\$37.50
Pour Concrete	\$50.00	0.75	\$37.50
Attach laterals	\$50.00	0.5	\$25.00
Attach Pickets	\$50.00	0.75	\$37.50
Hours/section		4.08	\$204.00
Labor per section with post			\$291.25
Labor per section without post			\$216.25

The labor estimate is based on portions of an hour. So, if 0.33 of an hour is needed that means 20 minutes of work.

It seemed like you would need 9.5 sections with either 8 or 9 posts. Using the numbers above to estimate the cost:

A post costs \$11.66 and mounting it in concrete costs \$75. So thats \$86.66 per post. We either need 8 for \$695.92 or 9 for \$782.58.

The 9.5 sections without posts would be $9.5 * \$75.59 = \718.10 in materials plus $9.5 * \$216.25 = 2054.38$ in labor, for a total of \$2772.48.

Adding in the posts means the cost would be $\$695.92 + \$2882.48 = \$3,468.40$ with 8 posts, or \$3,555.06 with 9 posts.

There are some project wide costs as well:

Fence Estimate #2

1/3/2018

Setup and cleanup	\$50.00	2.00	\$100.00	(labor)
Nails	\$25.00	1.00	\$25.00	(pool)
Dump fees	\$45.00	1.00	\$45.00	(approx)
Dump labor	\$50.00	0.75	\$37.50	
Subtotal			\$207.50	

I have a pool of nails that I will use for your fence project. I will need to replace what I use - about half a box each of two different sizes. A box of nails is about \$25 so I just estimated a rough cost for nails to keep my pool of nails about the same.

I'm estimating \$45 in dump fees - the actual cost will depend on the combined weight of all debris. The rate is \$126/2000 lbs, with a minimum of \$29. Dump labor is the time to haul the debris to the dump and unload it.

The combination of all parts of the fence project would be either \$3675.90 or \$3,762.56 depending on whether we need 8 or 9 posts.

This is just an estimate, not a bid. I am often more efficient than my estimates. When the project takes longer it is usually because of something I could not anticipate that I discover after the project is underway. For example, if there is concrete where I need to place a post, or if an existing post that I'm supposed to use is not plumb (straight up and down), etc. I don't make bids because I think it creates an unhealthy incentive to do a poor job or cut corners. I've written more about that if you are curious:

<http://timefold.com/handyguy/pages/handyguytao.html#nobids>

Given that no project ever goes perfectly as planned, I think you can count on this project costing less than \$4000. How much less is hard to predict, but the analysis above suggests it would be a few hundred less. If I decide to work with someone on parts of the project I'll add their hourly rate to mine and charge fewer hours at that higher rate. For things like demolition, digging post holes, grading the fence line and moving lumber this is worth it because two people can get the work done about twice as fast as one, but the person I'd hire would cost less than me, so it would save you some money for that kind of work. I am less sure that building the fence after the posts are mounted would happen twice as fast with two people, but I might experiment with that to see if it is faster. Faster is better for everyone: your fence would be finished sooner and I could take on another project sooner. But, more expensive is not better, so I am very cautious about involving another worker.

Fence Estimate #2

1/3/2018

I welcome your feedback on this estimate. Did I forget something? Is the above too dense to understand? I'll be happy to explain any aspect of it if you wish.

Finally, here's a picture of a picket fence built last week. It was 125 feet long and cost \$2245 including materials and labor. The gothic fence pickets cost \$3.18 each and 218 of them were needed, as well as 33 redwood 2x4s. I did not have to replace the posts in the fence below, but they weren't plumb, so it was more complicated to make a straight-as-possible fence. But, still, it was less expensive than replacing the posts, which were fine and didn't need replacement.

