

From: Lisa Swift <ljswifftahoe@yahoo.com>
Date: July 18, 2020 at 9:43:17 AM EDT
Cc: Gil Gildea <gilgildea@gmail.com>
Subject: Newport Bid Request

Good morning,

Thank you for your time and consideration for the Newport Townhouse's siding bid. As stated, we are an HOA and require a minimum of 3 bids in order to move forward.

Our goal is to start late summer early fall. Additionally, on past projects we have been fortunate to have some of our contractors offer payment plans within their contract. Please let us know if this is an option.

Gil Gildea will be the manager/liason of this project and lives on the property. If you have questions or concerns, please talk to him.

Newport has chosen James-Hardie product to be used. It has come to our attention that the shiplap only comes in a 7" and 6" reveal. We will have one pop-out contracted as a mock up with the desired look we are trying to achieve. This process will be logged and photos provided. This will confirm the artist rendering of the project with the desired look to achieve. If a scaled set of (new) elevations is needed, please let us know.

The building was built in the early 70's and much of it, if not all of it is original siding under the blue vinyl. Additionally, some units still have original windows and may not necessarily want/afford to change their windows. Please take this into consideration.

We currently have a roof leak in the TPO, scan will be emailed showing this area. This roof is approximately 18-24 months old. This needs to be brought to your attention and addressed to avoid problems, now and in the future. Additionally, the metal fascia and downspouts need to be looked at carefully and considered within your bid. Some of the bidding contractors have inquired about contacting the roofing contractor regarding this, for it is customary in construction for contractors to have an agreement before removing and reinstalling others work. There are some current concerns with the roofing contractor, so please confer with Gil.

It was mentioned the original plans provided do not show all the elevations or measurements of the interior walls of the two center units that terminate on the lower TPO roof. Please refer to attached plans (sheet 9) for that information. If there's not enough information a site visit is advised. I have provided a scaled set of plans on the job.

BELOW: Newport Condominium Scope of Work

The following will be sent in separate emails:

- Newport Original Plans
- Newport Artist Rendering of desired look.
- "Newport Photos" of past renovations and other.

Please email bids to the following email addresses to review:

- 1) gilgildea@gmail.com
- 2) ljswifftahoe@yahoo.com

Again, thank you for your time and consideration.

Newport Condominium Townhouse's Scope of Work

1. Full Time Onsite Project Superintendent of Contracted Company.
 - 1a. Gil Gildea will be the manager/liaison between homeowners and construction team.
 - 2b. Gil will give a weekly or biweekly update of progress, a plan of action, and any changes.

DEMOLITION:

2. Remove existing vinyl siding, exterior sheathing.
 - 2a. Remove insulation as needed.
 - 2b. Haul away all related debris.
3. Remove and Reinstall (as needed) sheet metal fascia where vinyl siding is removed.
 - 3a. Replace with new fascia as needed.
4. Remove and replace balcony and window railings to match townhouse walkway.
 - 4a. Create temporary railings on balconies if needed.

CARPENTRY:

5. Remove and Replace any additional rotted lumber.
 - 5a. Price and refer to Gil's rough materials list previously sent: 4X8 sheets 2X4, 2X6, 2X8, 2X10.
 - 5b. Include labor and material pricing. (Original building plan attached)
6. Insulate framing bays with Rockwool R-15 or equivalent.
 - 6a. Install 1/2 " exterior sheathing.
 - 6b. (Optional) Apply 1" exterior foam board to sheathing R-5.
 - 6c. Exclude lower level parking walls.
7. Install Tyvek or equivalent.
- 8. James Hardie lap siding, refer to artist rendering and mock-up.**
 - 8a. Approximately [5400-5800](#) square feet of material.
 - 8b. Include flashing, siding, panels, trim, soffit, corner and edging material.

9. Caulk around existing windows, doors, and contact locations of all trim and siding.

10. Remove and reinstall electric patio awnings

10a. Line item at owner's expense

11. Price to install new window and door per unit.

11a. Windows and doors provided & paid for at owner's expense.

12. Brick paint- apply 2 coats of paint with recommended product. (Please explain)

12a. Committee's color choice.

12b. Price in a separate bid.

13. Reside 2-double adjoining sheds with matching Hardie siding.

13a. Price as a line item.

14. Permitting and engineer fees if applicable.

14a. Provide workmanship warranty.

14b. Provide material warranty and any brochures or information on products.

— If you have questions please consult with Gil Gildea [\(443\)745-6131](tel:4437456131)