



“We Build a Tradition of Trust”

BuilderGuru Contracting, Inc. | Gardiner & Gardiner Contracting, LLC

PROJECT: Newport Townhomes Exterior Refresh LOCATION: Eastport, MD
ESTIMATOR: Tony Gebbia DATE: 3/10/2020

CSI #		
01-000	GENERAL CONDITIONS	20,190
05-400	ORNAMENTAL METAL	13,900
07-250	SIDING	190,776
	SUB TOTAL	\$224,866
	INSURANCE	\$3,373
	BGC FEE	\$22,824
	TOTAL	\$251,063

PROJECT SCOPE & CLARIFICATIONS

01-000 GENERAL CONDITIONS – INCLUDING PRECONSTRUCTION

SCOPE TO INCLUDE:

Full Time Onsite Superintendent and Project Management Team,
Labor as Needed, Final Cleaning, Construction Debris Removal and Dumpsters
Construction Support Expenses i.e. Transportation, Onsite Communications

02-016 DEMOLITION

SCOPE TO INCLUDE:

- Removal of the existing vinyl siding, existing exterior sheathing, in-wall insulation
- Remove and discard existing exterior railing components on windows and upper and (4) lower level balconies

04-020 MASONRY

- EXCLUDED

05-400 ORNIMENTAL METALS

SCOPE TO INCLUDE:

- New exterior railings at (12) upper level windows
- New exterior railings at (4) upper level balconies

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- New exterior railings at (4) lower level balconies
- New exterior railings to match new railings recently installed on adjacent apartment building

EXCLUSIONS:

- Railing of elevated walkway on the back side of waterfront building.

06-045 ROUGH CARPENTRY

SCOPE TO INCLUDE:

- Apply house wrap using Tyvek or equivalent
- Install new ½” exterior sheathing

EXCLUDED

- Repair/replace any additional rotted wood
- Needed repairs will be performed on a time and material basis following a field inspection
- See Contingencies Below

07-075 INSULATION

SCOPE TO INCLUDE:

- Apply 1” exterior foam board to sheathing(R-5)
- Insulate framing bays with 3” Rockwool Insulation(R-15) (Lower level parking walls excluded)

07-250 SIDING

SCOPE TO INCLUDE:

- Hardie Lap Siding – installed as repeating alternating rows of (2) 7” and (1) 4”
 - Hardie Lap Siding 7” exposure, Prefinished “White” (67 squares)
 - Hardie Lap Siding – 4” Exposure, Prefinished “White” (33 squares)
- Soffit – “White”
- Decking skirts with 1 X 10 “White” PVC board
- PVC Outside Corners
 - Window Trim – 5/4 x4, “White”
 - Sliding Door Trim – 5/4x4, “White”

07-500 CAULKING

SCOPE TO INCLUDE:

- Caulking around existing windows and doors at contact locations of new exterior trim and siding

08-281 GLAZING

- EXCLUDED
 - Existing windows and doors will remain in place

09-075 DRYWALL

- EXCLUDED
 - Any interior work and repairs will be on a time and material basis.
 - See Contingencies Below

09-360 PAINT/ WALLCOVERING

- EXCLUDED
 - Any interior work and needed repairs will be on a time and material basis.
 - All exposed exterior finishes will have a factory finish.

CLARIFICATIONS

CONTINGENCIES:

During demolition existing conditions will be exposed and a full assessment of existing conditions will be performed on site. At that time an estimated cost of repairs will be provided. A contingency allowance of \$20,000 has been included for labor and material to repair and replace existing water damage exposed during construction.

WATER INFILTRATION:

A proper and effective exterior water barrier involves a complete exterior assembly that include the doors and windows. Per owners request all windows and doors will remain in place and existing windows and doors age and condition are unknown. Best efforts will be made to preserve and protect the existing windows and doors; however, no allowance has been made for the repair, update or replacement of windows and doors. BGC will NOT be held responsible for ANY damages caused by or as a result of water infiltration through existing windows and doors.

EXCLUSIONS:

Permitting fees and the services of an architect and/or structural engineer that may be required will be at owners' expense. The city of Annapolis will require some level of involvement and inspections. The proposed wall assembly may need to be modified based on City permitting and/or review by an architect. Any changes to the proposed wall assembly may impact pricing.