



YALE HEIGHTS Exterior Siding Replacement



Professional Services

Types of Properties: Multi-Family, Apartments, HOA Communities/Townhomes & Condos, Community Clubhouses, Commercial, Hotel/Resort & New Construction.

Painting Services

- Exterior/Interior
- All Applications
- Textures

Carpentry Services

- Siding/Trim
- Decking
- Fencing
- Stair Systems (Wood & Metal)

Stucco Services

- Repairs/New
- Hard/Dry Coat

Other Services

- Doors
- Windows
- Gutters



Sunchase Apartments
Aurora, CO
Full Exterior Siding Replacement & Paint



Vail Marriott Mountain Resort Vail, CO Full Exterior Repaint



Hunters Ridge Apartments
Denver, CO
Full Exterior Siding Replacement and Paint



Remington Post HOA
Boulder, CO
Full Exterior Siding Replacement & Paint



Raintree HOA
Denver, CO
Full Exterior Siding Replacement & Paint



Talon Hill Apartments Colorado Springs, CO Full Exterior Repaint



Winridge Apartments Aurora, CO Siding Replacement/ Full Exterior Repaint



Watch Hill Condominiums Silverthorne, CO Full Exterior Repaint

PROPOSAL

DATE: March 29, 2024

TO: Sherwood Meadows

371 Nottingham Road

Avon, CO 81657

PROJECT: SHERWOOD MEADOWS HOA

SUBJECT: INSTALLATION OF NEW JAMES HARDIE SIDING AND TRIM + COMPLETE

EXTERIOR REPAINT ON FOUR (4) BUILDINGS, + TWO (2) TRASH

ENCLOSURES, AND NEW 2"X8" TOP CAP ON ALL DECKS

Platte Capital Projects, Inc. (the Contractor) is very pleased to provide you (the Owner's Representative) with the following bid proposal regarding the above referenced project. Included in the pages following is an outline of procedures, materials and estimated costs to complete the project.

1. GENERAL DETAILS

All labor is by skilled mechanics in and above the standard practice and in a manner acceptable to the owner / owner's representative. Any work not conforming to these specifications shall be corrected to the reasonable satisfaction of the owner / owner's representative. Contractor shall furnish all labor, materials, and equipment necessary to faithfully perform and complete the "Summary of Work" as set forth following.

All products to be used shall be carefully selected to meet your unique requirements. The Contractor hereby undertakes that all applications will be done in a professional and timely manner, based on the amount of work necessary to complete the specified project. This Bid Proposal is exclusively for the project named **SHERWOOD MEADOWS HOA.** If any changes or errors are discovered subsequent to the date of this Proposal, Contractor and Owner hereby agree to address and make any and all necessary modifications to this Proposal.

2. MATERIALS:

Siding materials shall be *James Hardie* (*Factory Primed*) and *1x4*" *Trim* (*Factory Primed*). All materials shall be used strictly in accordance with Manufacturer directions and specifications. Any necessary or requested materials not specified in the contract or subcontract agreement shall be subject to approval by the owner / owner's representative and may constitute the need for a change order. Raw materials and equipment may be stored on the job site by Contractor WITH THE CONSENT of owner's representative or management.

3. SPECIFICATIONS FOR SIDING PROJECT:

Please read carefully. The items listed below are areas designated to receive labor and material under this bid proposal. Items not listed below, or which are specifically identified as excluded, are not included in the bid proposal.

- Contractor shall erect scaffolding and/or ladder jacks compliant with OSHA standards to safely and efficiently remove and install all components of the project.
- Contractor shall remove and dispose of all existing trim and will install new trim and new siding over the existing siding (fascia and soffit areas not included).
- Contractor shall remove and replace any defective sheathing as revealed and as a result of the trim removal. Such sheathing shall be replaced with new APA Rated sheathing (plywood or oriented strand board) ½" minimum thickness equaling or exceeding quality of existing failed material, and then, only pursuant to signed written change order at \$89.00 per 4' x 8' sheet.
- Contractor shall install weather barrier, waterproofing self-adhering membrane and flashings around windows and doors as allowable and necessary over existing sheet siding.
- Contractor shall install new siding and trim over the existing siding with James Hardie Cedarmill Factory Primed Siding and 1x4 James Hardie trim (windows & corners). Siding shall be factory primed and installed with a minimum of 6" clearance from finish grade;
 - Finish grade (ground) to siding shall receive custom bent aluminum flashing from finish grade to 2-4" behind 1st siding course;

- Contractor shall install all siding and trim replacement materials in accordance with *James Hardie Manufacturer's* printed instructions and recommendations and/or industry standard building practices.
- Contractor shall furnish all fasteners, incidental hardware, moldings, and accessories required for complete installation of selected siding and trim:
 - Nails: Hot-dip or electro galvanized steel, ring-shank siding nails with blunt or diamond point, length sufficient to penetrate at least 1" into wood framing; and/or
 - Screws: Self-drilling, bugle or ribbed-wafer head screws with galvanized coating, length sufficient to penetrate at least 1" into wood framing.
- Contractor shall supply and install weather-resistive barrier, membrane flashing, self-adhering window tape and joint sealant per the following specifications:
 - Everbuilt "Housewrap," (or equivalent) complying with ASTM E1677, Type 1 air retarder, with flame-spread and smoke-developed indexes of less than 25 and 450, respectively, per ASTM E84 testing, UV stabilized; and utilizing Everbuilt recommended self-adhering tape for sealing laps and tears around penetrations;
 - Joint flashing with preformed galvanized Z-shaped flashing, minimum 28 gauge, in the longest practical lengths;
 - ProtectoWrap self adhering, self sealing, waterproofing window tape around four sides of all windows; and
 - Sealant installed at all trim-to-siding joints, around all window-to-trim joints and at all trim-to-trim joints.

<u>Siding Project Exclusions</u>: Fascia, soffits, door moldings, top caps & Building Permit unless otherwise indicated or specified.

4. SPECIFICATION FOR PAINTING:

Paint/stain materials shall be **SHERWIN WILLIAMS SUPERPAINT.** Primer materials shall be a premium exterior grade primer unless otherwise specific by management. Contractor will provide color samples on designated surface areas for advance approval by owner's representative or management. Materials shall be selected and provided per specifications. All material used on this project shall be of the brand and quality specified by the owner/owner's representative and shall be delivered at the site in original containers with seal unbroken and labels intact. All materials shall be used strictly in accordance with Manufacturer directions and specifications. Any necessary materials not specified in the contract or subcontract agreement shall be subject to approval by the owner's representative. Raw materials and equipment may be stored on the job site by Contractor unless objected to by owner's representative or management.

Preparation:

- All exterior surfaces will be power washed while maintaining a maximum spray head distance of 6 feet whether surfaces are at ground level or are elevated. Ladders and/or scaffolding will be used to reach elevated surfaces.
- Loose paint will be hand scraped and/or sanded as necessary to ensure proper paint and/or stain adhesion. Exposed wood from scrapping and/or sanding shall be primed prior to paint and/or stain application.
- If approved by Management, Failed soffit, and/or fascia will be removed and replaced with similar materials.
- Previously-installed caulk that has failed will be re-caulked.
- All paint will be applied in accordance with the manufacturer's recommendations.

Scope of Exterior Paintable Areas:

- Areas *included* to be painted include all replaced siding and trim and all previously painted soffit, fascia, exterior doors and frames, garage doors and frames, gutters, downspouts, roof penetrations, cold vents and cold mechanicals.
- Areas to be *excluded* are horizontal surfaces, decks, hot vents, concrete foundations, water faucets, hot vents and any and all other surfaces not previously painted.

Product Application Specifications:

- Paint/stain will be applied to siding in two (2) application coats of specified paint. Application of paint/stain will be at a spread rate of approximately 250 square feet to achieve 3 mils of dry film thickness with the proper tip per manufacturer's specifications.
- Paint will be applied on body by sprayer for a two (2) coat "wet on wet" application and brushed and rolled on all trim surfaces also with a two (2) coat "wet on wet" application.

• All paint/stain products will be applied only during periods when temperatures have attained the manufacturers specified level suitable for application.

Protection:

- Areas not to be painted will be appropriately masked.
- Contractor will notify homeowners/residents whose automobiles or other vehicles may be in proximity of overspray of stain and/or paint. In the event the vehicle owner can not be reached or is unable to move their vehicle, the contractor will cover the vehicle in question with a tarp.
- Protect all areas exposed to overspray with painter's plastic/tarp to limit this possibility.
- Cover all other Common Elements from possible staining from paint operations.

5. CONDITIONS FOR ALL SCOPES:

- Work Hours: Monday-Friday (8:00 a.m.-6:30 p.m.) Saturday (9:00 a.m. 5:30 p.m.)
- Paint Colors: Contractor agrees to provide sample area of paint colors selected to be approved by owner's representative prior to paint being applied.
- Time Line: Contractor agrees to work continuously on the project until full scope of work is completed. Start and completion dates are to be strictly adhered to.
- Notice: Contractor will provide notices to residents 48 hours prior to beginning work on a building. Notice tags will be provided by management of contractor.
- Staging: Contractor will contain all operations in the area specified by a representative of management.
- Trash: Contractor is responsible for having waste related to project contained and removed on a daily basis.
- Site: The job site is to be left in an organized and clean condition throughout, and at the end of each work day.
- Tools: The contractor is responsible for stowing all tools and materials to limit visibility and protect from theft or vandalism.
- Contractor shall request regular on-site meetings with property management and/or maintenance department for progress and quality control inspection.
- Contractor is responsible for repairing any damage to the roofs that contractor causes
- Contractor shall make best effort to preserve all landscaping. Any damage that is caused by contractor will be corrected to it's original condition
- Contractor shall paint all garage doors and jambs
- Contractor has accounted and measured all cedar siding on all buildings. Contractor is aware of interior/exterior deck walls and all existing siding and trim will be replaced and painted.

6. TIME TO COMPLETE:

The estimated time to complete the entire project will be <u>TBD</u>. Sundays are not included unless otherwise specified and agreed upon. All work shall be completed under favorable weather conditions per the material Manufacturer's specifications. The Contractor shall insure no paint will be applied when surface or air temperature is below the Manufacturer's specifications.

MATERIAL AND LABOR WARRANTY

Contractor warrants the labor application of the siding and exterior coating herein for a period of five (5) years. Neither Contractor nor paint manufacturer warrants paint or coating on horizontal surface. The Contractor warranties the paintable substrate against adhesion failures including chipping, peeling, flaking and de-lamination due to the application process or procedures used by Contractor which are at variance with the Manufacturers' warranty. We agree to repair any and all damages from such defects, all without expense to the Owner. Ordinary wear and tear, unusual abuse or neglect, acts of God such as hail damage and flooding and other unforeseen events beyond our control excluded. All applicable Manufacturers warranties apply to the materials used pursuant to this Proposal or any subsequent Agreement related thereto between the parties.

7. INSURANCE REQUIREMENTS

During the term of this project, the Contractor agrees to maintain insurance meeting or exceeding the following requirements:

•	Worker's Compensation	\$1,000,000
•	Comprehensive General Liability	
	Each occurrence	\$1,000,000
	Personal Injury	\$1,000,000
	General Aggregate	\$2,000,000
	Products-COMAGG	\$2,000,000
•	Comprehensive Automobile Liability	\$1,000,000 CSL

8. PROPOSAL/CONTRACT REQUIREMENTS:

This Proposal shall constitute the terms and conditions for the project referenced herein, unless it shall be superseded by a written Agreement between the Contractor and owner / owner's representative concerning this project. This Bid Proposal along with any addendums hereto, shall be attached and incorporated by reference into any subsequent written agreement concerning this project between Contactor and owner / owner's representative.

- o Payment terms shall be deposit of 30%, progress payment of 30%, production payment of 30% and 10% retained for punch completion. (Unless otherwise agreed upon)
- This bid proposal is valid for a period of six months from the date below, unless otherwise agreed in writing.
 It is anticipated that the estimated proposed costs for this project may be subject to reevaluation after the six month time frame expires.
- Any alteration or deviation from the above specifications involving extra cost will be reduced to written change orders and approved by Contractor and owner / owner's representative. Such will become an extra charge
- o over and above the original estimate.

9. PROPOSED COSTS:

LABOR, MATERIALS AND EQUIPMENT:

INSTALLATION OF NEW JAMES HARDIE SIDING AND TRIM + COMPLETE EXTERIOR REPAINT ON FOUR (4) BUILDINGS + TWO (2) TRASH ENCLOSURES, AND NEW 2"X8" TOP CAP ON ALL DECKS

\$ 625,000.00

REMOVE AND REPLACE GLULAM AND INSTALL NEW TREX FLOOR BOARDS. SISTER ROTTED JOISTS AND USE DOUBLE HANGERS. DETACH AND RESET RAILING POSTS AND RAILING AFTER GLULAM FASTENED. COMPLETE THIS SCOPE OF WORK ON 5 DECKS (1A, 1B, 1C, 3A, AND 3B)

\$ 75,000.00

DOUBLE HANGERS SISTER ROTTED JOISTS AND USE DOUBLE HANGERS ON BUILDINGS 2 AND 4 WHERE NECESSARY

\$ NO CHARGE

10. ACCEPTANCE OF PROPOSAL

Platte Capital Projects, Inc.	SHERWOOD MEADOWS HOMEOWNERS ASSOCIATION
Signed:	Signed:
Tony Caldwell, President	
Office: 303-339-0729	Print Name:
Cell: 303-929-9153	Title:
Email: tony@plattecapitalproject.com	Phone & Email:
Date:	Date:



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