



Proposal prepared for

Sherwood Meadows HOA

Exterior Siding Replacement

Avon, CO



Cost of Work Proposal

Date: April 29, 2024

To: Sherwood Meadows
Home Owners Association (HOA)
371 Nottingham Road
Avon, CO 81657

Project: Sherwood Meadows Exterior Siding Replacement

General Scope: Remove existing 1980's T-111 Batten and Trims and replace all Exterior Siding and Trim at four Condo Buildings and two Trash Enclosures with new Hardie Concrete Lap Siding with complete property Re-Paint.

Harmonic Construction Services, Inc. (HCS) is pleased to provide pricing for the replacement of exterior siding at four multifamily residential buildings (20 Units), plus two trash enclosures, better known as Sherwood Meadows. Included below is detailed description of our services to be provided, and costs associated with the project:

A. General Descriptions:

Siding/Trim Install: Provide for the removal of portions of existing panel siding installation and prepare surface as proper substrate to receive new lap siding installations. Replace any unsuitable existing substrate with OSB material to match existing substrate and per manufacture requirements. Furnish and Install new weather-barrier (house wrap), flashings, window tape, and joint sealants required to provide a manufacturer warranted installation. Furnish and Install new concrete lap siding and trim throughout all exterior wall surfaces, to include patio deck walls and trash enclosures. Existing doors and windows to remain. Existing building accessories (lighting, signage, etc.) to be reinstalled after siding. Building soffits, fascia, top caps, doors, windows, other none siding and trim components to remain and be protected during re-siding operations.

Painting: Upon completion of siding installations, the caulking and painting of all exterior building surfaces and accessories previously painted (i.e. railings, garage doors/trim, electric panels, gutters/downspouts, vents, etc.) will receive two coat application of specified paint material in two colors and sheen selected by HOA. Painting of existing doors and windows priced separately. Painting or staining of unit deck surfaces excluded.

B. Materials and Installation Specifications:

- Remove existing 1x2 batten, belly banding, and trims to prepare surface of existing OSB siding to remain for use as substrate to receive new concrete lap siding installations. Replace any and all existing substrate found unsuitable to receive new concrete lap siding installations and replace with OSB material as necessary to maintain proper substrate in accordance with manufacturer recommendations and requirements.
- Replace any and all existing soffit, fascia, or other existing trims to remain, with similar materials upon direction and prior approval from HOA.
- Provide and install James Hardie, Cedarmill, 8.25" Factory Primed and Textured Lap Siding with 1X4" Factory Primed and Textured Hardie Trims (or approved equal), installed per Manufacturer's directions, specifications, and requirements.
- Provide and install custom grade flashing exposed at required 6" clearance to 1st row of Hardie siding and trim course.
- Provide and install Everbuilt Weather Resistive House Wrap (or approved equal) in accordance with all ASTM Standards, installed per manufacturer recommendations and warranty requirements.
- Provide and install flashings and sealants throughout per Hardie installation requirements and as required to maintain manufacturer and product warranties.
- Power Wash all to be painted surfaces prior to painting. All "not to be painted" building surfaces and accessories shall be properly masked, covered, and protected from all paint applications and overspray. Coordination of Residents to remove personal items and vehicles from areas receiving paint is included.
- All re-painted surfaces to be hand scraped or sanded to ensure proper paint adhesion to previously painted surfaces.
- Provide and install two coat "wet on wet" sprayed applications of Sherwin Williams Super Paint over both pre-primed Hardie siding and other primed to be re-painted building surfaces (soffits and fascia).
- Painting Alternate as directed by HOA or Home Owners:
 - Exterior Entry Doors: **\$80/ea**
 - Exterior Window Frames: **\$60/ea**
 - Exterior Stair Handrails: **\$100/ea**
 - Exterior Planter RR Ties: **\$100/ea**

C. Standard Conditions of Work:

- HCS to store all material and supplies on-site in fenced area as approved and directed by HOA.
- HSC to provide notices to all Unit Owners minimum of 72 hours in advance of proceeding with work on any building, which shall include at least one weekend day for Owners to remove, relocate, or protect personal items prior to start of work.
- HSC responsible for conducting safe and clean work site. Daily maintenance of construction area to be conducted end of each work day.
- Standard Work Hours to include Monday – Friday (7am – 6pm) and Saturday (9am – 5pm). Sundays only by special request and approval of HOA. HCS and crews will work diligently to complete work scope within a 14 week schedule. Agreed upon Start and Complete dates will be strictly monitored and maintained.
- Paint Colors to selected and specified by HOA, and to be consistent with each building. HCS to provide paint sample at building elevations for HOA approval prior to proceeding with application.
- Painting of all garage doors and trim is included. Door Replacement or Repairs to of garage doors will be estimated on a case by case basis and will be applied as additional cost to be approved by HOA prior to repair or replacement.
- HCS is responsible for any damage to building structures, roofs, sidewalks, and landscaping, impacted during siding and painting process.
- HCS is responsible for providing (1) onsite trash container and maintenance of such, as deemed necessary, during duration of project. Location to be review and approved by HOA
- HCS is responsible for providing (1) onsite storage container to house misc. materials and supplies, as deemed necessary, during duration of project. Location to be reviewed and approved by HOA.
- HCS agrees to provide and maintain insurance coverage for Workers Compensation, Comprehensive General Liability, and Automobile Liability for all Contractors and Subcontractors performing work at property, and to provide Additional Insured rider for HOA and Lender.

D. Contract Requirements:

- Proposal is based upon Terms and Condition to be outlined within **AIA Document A104 – 2017, Standard Abbreviated Form of Agreement Between Owner and Contractor**, to be entered into this agreement by Harmonic Construction Services, Inc. and Sherwood Meadows HOA prior to proceeding with work.

- HCS provided with written Confirmation of "Source of Funding" for entire cost of project, with funds specifically identified as allocated toward the costs of improvements, so identified herein.
- Payment Terms shall be based upon 30% material deposit upon signing of Contract Agreement, 60% Progress Payments to be provided during course of construction on a monthly basis based upon percent complete, and remaining 10% retained by HOA until full acceptance of completed improvements.

F. Material and Labor Warranty:

- Harmonic Construction Services and their Subcontractors will warrant the Labor Installations for siding and exterior coatings, for a period of five (5) years for siding installations, and one (1) years for exterior coating applications. Manufacture product warranties will be coordinated and provided in name of HOA upon completion of work.

G. Cost of Work:

All Labor, Materials, and Equipment to complete installation of new James Hardie Siding and Trim, with complete Exterior Painting, of (4) Buildings, (2) Trash Enclosures, and Misc. Exterior Accessories.

\$ 778,837.00

Prepared By:

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Harmonic Construction Services, Inc.



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