



Proposal

Nancy Erwin

Snow Lion Condominiums Exterior Remodel

1040 Vail View Dr, Vail, CO 81657

1000 Preparation Preliminaries	\$290,650.00
0000 Project Requirements	\$150,000.00
Snow Lion Condominiums Exterior renovation. Proposal based off drawings from Chalet dated 12/19/22.	
Projected construction duration will be 3 months. Procurement of new replacement windows will need to be done 6 months in advance.	
A \$150,000.00 contingency has been provided in this line item for any potential change orders when we remove existing siding, stucco and windows	
1000 Permits and Fees	\$38,500.00
Builder shall complete permit applications and make submissions to municipality for all building and mechanical permits required. Standard permits have been included in this agreement for the permit fees. Unexpected fees will be billed to the client as needed.	
Owner is responsible for any HOA approvals, if required.	
1300 Demolition	\$102,150.00
Demolish existing materials as necessary to facilitate planned design. Demo includes tear off of all existing siding and stucco.	

This includes hauling off all material.
Protection of landscape areas.

If existing exterior sheathing is water damaged replacement cost will be an extra \$200 a sheet.
If this occurs this work will be a change order and will need to be approved by owner.

After removing the water damaged sheathing and other water damaged is observed to insulation or studs, potential mitigation and structural professionals will need to be consulted.
Professional fees and additional work will need to be charged as a change order and could cause a delay into the construction schedule.

4100 Masonry	\$131,660.00
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4100 Stucco/Plaster Specifications	\$131,660.00
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Supply and install Stucco/Plaster as specified in plans.
NSCM is highly recommending that the existing stucco areas be removed due to age and current stucco issues. It is a better application to get back to the building sheathing and make sure the stucco/plaster is installed correctly.

Application includes the following:
Twenty gauge stucco netting over a two-ply weather barrier with proper lathing accessories.
Fiber Reinforced cement base coat with an anti crack mesh embedded into the wet cement.
Color integrated sand finished coat.
This pricing includes standard color choice.

4500 Windows and Doors	\$540,056.38
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4510 Windows	\$211,919.78
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Windows schedule priced per plan. (83) items per window schedule. Final measurements will need to be done before ordering.

Jeld-Wen Aluminum wood clad windows with prefinished paint interior.

- Exterior Clad Color: Steele Gray
- Paint Finish: AAMA 2605, 70% Kynar 500 (warranty against fading or chalking)
- Interior Finish: Pine with Auralast preservative (Paint Finished)
- Glazing: Windows, Dual Glaze Cardinal LowE 366/i89,

tempered where indicated

- Doors, Dual Glaze Cardinal LowE 366/i89 tempered
- See line items for performance values, varies based on product type, operation, etc.

- Jambs: 3 3/8"
- Simulated Divided Lite: 7/8" Contemporary
- Interior window hardware and screens: Black
- Sliding Door handle sets: Black

4510 Windows Removal and Reinstall

\$328,136.60

Windows per plan. (83) items per window schedule

Removal of existing windows and haul off.

Install new Jeld-Wen windows with proper insulation and window wrap per Town of Vail requirements.

Reinstall interior trim or provide new trim that has been damaged at tear-out of old window.

Paint or stain touchup of trim.

Unforeseen drywall repair will be charged at a change order rate of \$75 a hour plus material.

After removing existing windows if any water damage or structural issues are observed, potential mitigation and structural professionals will need to be consulted. Professional fees and additional work will need to be charged as a change order and could cause a delay into the construction schedule.

This price only includes the existing window openings are plumb and level.

4800 Exterior Finishes

\$324,246.29

4800 Exterior Trim & Siding

\$163,211.81

Siding is installed according to the construction drawings.

Exterior Trim per construction drawings.

4800 Exterior Trim New Deck Railing

\$77,180.00

Railing is installed according to the construction drawings.

2x6 Pressure Treated Cut profile railing.

Any deck repairs is out of the scope of work of this proposal!
Any deck repairs needed is a change order charged at \$85 per hour plus materials!

4900 Exterior Painting & Staining

\$83,854.48

Exterior Staining of new cedar siding and trim.
Exterior Painting on new deck guardrail.

6000 Completion

\$17,025.00

6000 Building Clean-Up

\$17,025.00

Dumpsters to be provided as necessary to store and remove debris.

Portable Bathroom Facilities shall be maintained on site in good condition for duration of project.

Total Price

\$1,303,637.67

Client Signature

Date

Client Signature

Date

Contractor Signature

Date