



**G. L. Dart General Contracting, Inc.**  
A-1 Roofing & Construction

**Customer Contract Proposal**

Date: 2/21/2022

Estimator: Greg Dart/Dave Boston

Customer Name: City of Bellbrook/Dwight Bartlet

Estimator Phone: 937-321-3278

Company: Bellbrook Museum

Phone Number: 937-475-6659 Address: 42 North Street City: Bellbrook State: Ohio Zip: 45305

Email: [w.mitty@att.net](mailto:w.mitty@att.net), [bev@cityofbellbrook.org](mailto:bev@cityofbellbrook.org), [rob@cityofbellbrook.org](mailto:rob@cityofbellbrook.org)

**SPECIFICATIONS FOR LABOR, MATERIALS, TERMS AND CONDITIONS**

G.L. Dart General Contracting agrees to furnish all materials & labor necessary for the work specified below unless otherwise noted.

Clean out crawl space, remove trash, remove dirt piles, install gravel base for moisture. Remove stone 2-3 courses, brace front of building framing system. Remove damaged original framing, shore up original framing to remain, add joist system, band board and main supports, tie onto existing previous repairs. Move gas line and lower it to accommodate new framing, relay stone and tuck-point needed areas. Remove window at foundation and lay stone in place of window. Remove electric lines and re-install if needed. Build up and lay stone in corner where missing, build threshold and assist Matt at City of Bellbrook to accommodate his re-install of original door.

It is likely that the bottom row of siding and left corner trim will fall apart or split during shoring of building. (see next estimate) Remove all parging /stucco from front of stone, flash transition ( this was listed in the estimate from 2019 but has gotten worse since) The stucco isn't original and the stone will match and look better and also match historical standards.

Labor & Material: \$11,800

Comments/Terms: **50% deposit required to start job. Balance due upon job completion**

The terms and specification stated herein and special conditions following herein are hereby accepted. Contractor is hereby authorized to perform prescribed repairs agreed upon in the above stated price. Upon acceptance of this proposal or additional work orders, the signer agrees to pay the amount shown in full. Any amount not paid within the described payment schedule will result in possible legal action. Costs resulting from any legal actions, including attorney fees and court costs will be the responsibility of signer. Interest will be added to any unpaid balances, maximum percent allowable by law.

THREE DAY RIGHT TO CANCEL: I hereby acknowledge that I have been informed of my right to cancel this contract within three (3) days of signing this agreement and have been provided two or more copies of the Notice of Cancellation.

Owner Signature

Date

Owner Signature

Date

Insurance Company

Phone

GL Dart Representative

Date



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G L Dart will remove existing wood steps at the front of the museum. Remove pavers to a squared off area for reconstruction. Supply and install new stone steps slightly wider than the front entrance door. Tuck point foundation walls on the front and sides of the museum. Tuck-point 2nd area of the steps on the 2nd building. Tuck-point the foundation on the front and two sides of 2nd building.

After new steps are built on the front of the museum supply and install new paver bricks to match as close as possible. If the pavers do not match exactly, we will pick an accent color and square off the area so that it looks like an accent area.

Supply and install and paint iron railings to both sets of steps on the front of the museum and the second building. Core drill and tap the iron railing into the paver bricks or ground with cement.

**Labor and Materials: \$6,500**

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Remove siding on left and right of main original structure 2 layers likely, install house wrap (if sheeting is needed or damage exists, evaluate and report to Dwight to discuss options)

Remove needed trim at base and repair corners, remove hand rails off of front of building and patch holes. Install siding to match front of museum as close as possible. Caulk, prime and paint new siding. Flash windows and bottom of siding. Remove all trash.

Labor and Materials: \$13,600

**Current lumber prices for 30 days, price of lumber materials may increase. No additional labor charges, only material. Current price of lumber is \$4 sq ft.**

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Crawl Building & Museum:

Trim trees over hanging Crawl building, remove gutter guard, clean gutters, install flashing to repair existing leaks causing rot on trim boards. Tuck-point minor areas on foundation of Crawl building. Repair gutter fascia wood, door threshold various trim problems. Replace handrail to Crawl entrance, stucco fill voids in landing of steps. Add cover plate handrail to 2<sup>nd</sup> story steps to prevent further damage and keep water out. Perform a seam tune up detail on 2 rubber roofs (someone put asphalt patch on incorrectly) repair flashing trim. Clean with power washer and then install a 3 part liquid elastomeric flat roof system to both flat roofs. Prime all newly repaired wood, install lifetime gutter guard to both buildings. Replace pipe boot flashing on the main roof, repair loose down spout.

Labor & Material: \$6,800

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Museum & Crowl House:

Clean, wash, scrape and prep all previously painted surfaces, including new siding, include black hand rails, decks and deck ceilings, steps, siding soffit, trim, doors, windows, rail and walls. Prime all bare area with oil primer, paint 2 coats 20 year rated paint to all surfaces, stain all decks and steps, citys choice of solid color or transparent stain.

Museum is an entire restore and paint job, Crowl house is a touch up, prime in areas needed and repaint momse of the trim, touch up same color as existing.

Labor and Materials: \$6,500

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