
Leadbetter House

November 29th, 2023

Job Order #: CJOC001

Title: Leadbetter House

Executive Summary/Project Overview

Provide all labor and materials to mitigate the turret, Five (5) of the porch columns, and front deck along the West elevation of the home.

Schedule Mile Markers: TBD

Scope of Work

Assume lead safe practices.

Demo, and replace with new, five (5) columns located on the Southwest corner of porch.

Paint all thirteen (13) columns to match existing color.

Remove the decking boards and replace the rotten decking supports where needed. Re-install the decking using as many of the old viable boards as possible and install with new boards as needed.

Paint/ stain the decking corner to corner to match existing color.

Repair sagging soffit above the front porch attached to the turret.

Paint/ stain entire soffit ceiling to match existing color.

Seal and weatherproof the gutter that goes into the turret above the porch.

Reglaze and repair broken glass panes on the turret windows and paint around the entire window trim to match existing trim. (Glazing putty is a sealant applied around the outside of single pane antique windows to hold the glass in and seal it from the elements).

Demo all dilapidated shingles around turret and replace them with new shingles that match the likeness of the existing ones as close as possible.

Paint/ stain the turret from corner to corner to match current existing body color.

Any hidden structural damage will be a change order.

All materials and paint/ stain colors are to be approved by the City of Camas as well as the Historic Preservation Commission prior to Construction.

Warranty

Halbert Construction will provide a One-year warranty.

Supervision

We will assign a supervisor to this project who is responsible for the supervision of all contracted field construction in progress. The Supervisor's responsibilities will include the scheduling and direct supervision of contracted field construction forces, interfacing as required with Building Inspection Officials, and insuring compliance of work in place with drawings and specifications.

Final Clean

HCS will move all our construction debris to an on-site dumpster. All surfaces where work was done will be broom swept and the grounds will be clean and free of construction debris.

Exclusions & Clarifications

Unless explicitly included elsewhere in this proposal/contract, the following items or their related costs are not included in our quotation: Washington State Sales Tax, full approval by insurance underwriters, security guard, building code variances and appeals, bonds, permits, plan check fee, permit fees, special inspection costs, additional engineering, liquidated damages, owner's legal and financial costs, penalties, retention, or other special assessments, or any other items not specifically mentioned above.

All the work required to complete this project is to be completed on a regular eight (8) hour basis. No overtime costs are included. All construction work and material stocking to be done between 8:00 am to 5:00 pm Monday through Friday. All existing mechanical ductwork and equipment, electrical gear, plumbing lines and valves etcetera; are to be in operating condition. No monies to repair, relocate, replace or upgrade existing mechanical, electrical, or plumbing equipment is included except as specifically identified in the bid documents.

This Bidder/Contractor has no pre-hiring collective bargaining agreements. All on-site personals will be paid "prevailing wage".

Owner agrees to furnish and pay for all electricity and water used by Contractor and Contractor's subcontractors during construction. Electrical panels for adequate lighting and power shall be activated prior to commencement of work.

Contractor calls attention of Owner to limitations of matching colors, patterns, materials, and textures of existing surfaces. The contractor will make his best effort to provide matches where required, but exact duplications are not guaranteed.

Sincerely,

Joe Stotz



Project Manager