



ARAPAHOE

ROOFING & SHEET METAL, INC.

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August 25, 2024

City Of Deadwood
108 Sherman Street.
Deadwood, SD 57732

Dear Lornie:

Project: Adams House Museum 22 Van Buren Street Deadwood South Dakota 57732.

Arapahoe Roofing and Sheet Metal, Inc. have examined the existing plan for **the above project** and propose the following options for your review and consideration:

Museum Metal roof and Painting Price: \$379,410.00

- Remove the existing roofing.
- Install Grace High Temperature ice & water shield on the entire roof deck.
- Install new 24-gauge pre-painted roof related metal flashings, per local building codes.
- Line the existing interior Gutter with 60 Mill EPDM.
- Install Berridge pre-finished Classic Metal Shingles on the main roof and porch roof areas. (The metal roof system to be installed on the turret is to be determined by the historical society) (We have included a pre-finished Standings Seam Metal roof system in the above price.
- Re-paint the entire building. (Includes the metal siding and turret, wood soffit and fascia, window and door trim, and the decorative front porch trim work.) The existing siding and trim work will receive two coats of paint. (The primer base coat and the final topcoat. Both base coat and primer coat will be the same color.
- Pre- prep work for painting includes. (Power washing / sand and scraping where ever there is damaged metal and wood siding, re-caulking all wood trim around doors and windows.)
- Paint to be supplied by Sherwin Williams. (Paint colors and paint type will be provided by the owner.)
- Repair damaged fascia boards before painting. (Damaged fascia will be determined as needed per the owner.) Not to exceed 200'. Additional wood trim replacement

Copper Gutter: \$2,160.00

- Install 66' of new 6" ½ Round copper gutters & 42' of 4" round copper downspouts.

Roll Roof Area: \$2,950.00

- Install a 90# base cap sheet and cap sheet roof system and all related pre-finished metal flashings on the area named Roll Roof Area.

Fan Roof Area: \$9,228.00

- Install Grace Ice and water shield and all related pre-finished metal flashings, 30 # lace felt and # 1 Premium Heavy Class B Shake shingles on the area called the Fan Roof area.

Qualifications and exclusions :

- If the decking is plywood and any sheets need to be replaced the cost per sheet is \$85.00
- If the original decking is spaced sheathing, I will need to get you a price to install new ½" CDX plywood over the entire roof deck. (This is not included in the above base metal roof price) Please verify if plywood decking is needed.
- This proposal does not include any snow removal.
- This proposal does not include removing or replacing any wood or metal trim.
- This proposal does not include replacing any wall coping or joist transition cover flashings.
- This proposal does not include any painting. (A painting contractor will need to be completed by the owners approved painting contractor.) Not included in the above price.
- This proposal does not include removing or replacing any of the siding, either metal or any other type.

The following items are included in this proposal:

1. Removal of all trash and debris created by our work.
2. All material required to do a complete job.
3. All labor to perform the work done by Arapahoe Roofing employees only. (No subcontractors).
4. All necessary licenses, permits, taxes and insurance.
5. Arapahoe Roofing two-year warranty on materials and workmanship.
6. Manufacture warranty if one is provided.
7. Price based on a standard AIA 401 subcontract, or an agreed upon contract between owner, General contractor and Arapahoe Roofing
8. This Price is good for 30 days.

I wish to schedule the above work and agree to a standard AIA-401 Subcontract for the Adams house project)

ACCEPTED: _____ DATE: _____

Mark Bellitt: President

E-mail: Mark@arapahoeroofing.com (303 472-5385)