

PREPARED BY**Morgan Reinart**

Old Home Rescue

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PREPARED FOR**Frank Sullivan III**

Frank Sullivan

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733 Chautauquah Ave Norman Oklahoma 73069

RESCUE PROPOSAL DETAILS**Frank Sullivan**

733 Chautauquah Ave Norman Oklahoma 73069

General Notes

- Price is subject to change if only individual scopes of work are chosen
- Project is subject to HP approval

Painted Masonry Scope of Work

- Utilize Restorer tool with a stainless-steel wire brush attachment and additional attachments to remove paint from brick
- All labor, material, and cleanup associated with this scope
- A small degree of burn marks may occur utilizing this method when holding the tool in a particular area too long

Siding & Cornice Scope of Work

- Remove non-historic siding to evaluate current conditions of all siding and cornice for repairs
- Complete wood repairs with locally sourced drip cap and other items needs with fungicide treated, 360-degree primed wood.
- Replace gable vents, if missing, with a rot resistant wood, such as cedar that is primed before installation
- Shingle mold may have to be modified slightly to account for subtle eave that may be present.
- Siding and cornice to be painted following detailed line item below.
- **Demo to be completed first two ensure all components still exist as expected**

Windows Scope of Work

- Removal of existing windows
- Installation of Sun Windows Sun Clad Casement Window
- Type: Aluminum clad, Wood interior
- Aluminum Type: Extruded aluminum with integrated water management system to reduce failure
- Glass: Simulated simulated divided lite with shadow bar
- Exterior Glazing: 1" Putty glazing profile to closely resemble original muntin thickness
- Glass Type: LowE
- Lites: Match original window lite configuration
- All windows are operational and to match original windows as closely as possible

Photos:

- See Report

Cost Structure

- Project is proposed as a FIXED price basis
- Due to the age of this structure, not all conditions can be determined prior the commencement of construction. Change orders are rare, but they do occur
- Common reasons for change orders include inaccuracies in the original design, inaccurate drawings, unforeseen conditions at the job site, and more.

Communications:

- JobTread will be used for project communications if approved.
- All conversations regarding specifics of project must be communicated through JobTread

Payment Schedule

- Project costs are assumed with Net 7 payment terms.

- Alternate payment terms may be subject to finance charges or must be negotiated prior to acceptance of project

Payment	Amount
Initial Payment	TBD based on selected scopes
Progress Payments	Invoiced weekly based on % completed
Final Payment	Due upon substantial completion of project

Inclusions & Exclusions

- The project's scope of work is limited to only the items outline in this proposal. If it is not specifically outlined in this document, it should be assumed that it is excluded from the scope of work.

Terms & Conditions

Full Terms & Conditions located below the proposal description

DESCRIPTION

QTY

Site Preparation & Equipment

Portable Restroom
Delivery & maintenance of portable restroom for the duration of the project.

Painted Masonry

Paint Removal 160 Hour(s)
Removal of Paint as outlined in scope of work

Consumables 1 Lump Sum
Paint Removal Consumables including;

- Masks, Restorer tool heads, sundries

Siding & Cornice

Wood Repairs

Demo Labor 1 Lump Sum
Labor to Complete Demo including;

- Removal and disposal of non-historic siding

Dumpster / Waste Removal 1 Each
Dumpster/Waste Removal including;

- Job-site dumpster based on project type and size

Rot/Epoxy Repairs 1 Lump Sum
Wood & Rot Repairs

- Use of premium 2-part epoxy products to repair wood
- The use of consolidating wood components is outlined in the National Park Service Preservation Briefs 9, 11, 26, and 45.
- Epoxy has been recommended for conservation since at least 1968!
- **Painting of repaired area only for UV protection unless specifically noted elsewhere**

Exterior Carpentry 1 Lump Sum
Carpentry Repairs including;

- Assumed repairs to drip cap, gable vents and other cornice components

Pre-Prime Exterior Wood	2 Hour(s)
<ul style="list-style-type: none"> All new exterior wood is recommended by suppliers to be pre-primed on all 6 sides prior to installation for long-term protection against rot Before installation, all wood is primed off-site or at the job-site. 	
Wood Repairs Material	
Custom Order Wood Cornice Repair Material <ul style="list-style-type: none"> Sapele or equivalent decay resistant wood Drip cap, fascia and frieze 	
Gable Vent - Wood New Wood Gable Vent	2 Each
<ul style="list-style-type: none"> * Functional louvered Gable Vent * Material: Smooth Cedar * Finish: Primed * Freight included 	
Exterior Painting	
Exterior Painting - Preservation Exterior Painting Historic Facade	1 Lump Sum
<ul style="list-style-type: none"> Paint Color(s): 1/2/3 Color(s) Work Area: Preservation painting methods developed through the National Park Service Preservation Brief 9 and consulting with H-I-S Paint and Dunn Edwards Paints Clean effected area with mildew treatment, if applicable Rot repairs outside of areas noted in proposal MAY RESULT IN CHANGE ORDER FOR ADDITIONAL REPAIRS Paint Removal: Removal of failed paint only (Class 2 per NPS Preservation Brief 10) with pull scrapers Sanding: Feather sanding of paint lines Hand prime full work area with tannin blocking acrylic primer with 1oz/gal of titanium dioxide. Primer is pushed into joints and gaps to reduce caulking needs Caulk joints and gaps greater than 1/8" with premium elastomeric caulking Hand paint area with 2 coats of premium paints Appearance to be judged from 20 feet away per architectural specifications 	
Exterior Painting Material	
Exterior Primer Primer for Exterior Project including; <ul style="list-style-type: none"> Primer: H-I-S Majesty 1900 100% Acrylic Primer + 1oz/gal of titanium dioxide 	5 Gallon(s)
Exterior Paint - Gallon Paint Material for Exterior Project including; <ul style="list-style-type: none"> Paint: Dunn Edwards EverShield, Sherwin Williams Emerald, or equivalent, in satin/low sheen 	7 Gallon(s)
Caulking Elastomeric caulking used for high expansion and contraction	12 Each
Paint Material - Other	1
Windows	
Window Replacement	
Windows - Material Sun Windows <ul style="list-style-type: none"> Sun Clad Casement Windows Window Replacement as outlined in scope of work 	1 Lump Sum
Window Installation Installation of window per manufacturer's instructions	1,000 Lump Sum

Freight Shipping from manufacturer/vendor to Old Home Rescue or Neighbor	1 Lump Sum
Window & Door Consumables	1 Each
Uncategorized	
Uncategorized Time	
	SUBTOTAL \$78,744.07
	TAX \$0.00
	TOTAL \$78,744.07
PAYMENTS STARTING FROM \$807/month on  Acorn Learn More →	

Terms and Conditions

1. Definitions:

- "Contractor": Old Home Rescue, the general contractor.
- "Client": The party engaging Contractor's services for the project.
- "Project": The provided scope of work and attachments outlined in this document or as otherwise agreed in writing by both parties.

2. Renovation, Repair, & Painting (RRP) Pre-Renovation Form | Lead Paint Safety:

- By signing this proposal, the Client confirms receipt of the pamphlet "Renovate Right: Important Lead Hazard Information for Families, Child Care Providers, and Schools," which informs of the potential risk of lead hazard exposure from renovation activities to be performed in the dwelling unit or on the property before the work begins.
- Old Home Rescue is an RRP/Lead-Based Paint/Renovator Certified Firm.
- For more information, refer to the EPA's "Renovate Right" brochure: [Renovate Right Brochure](#).

3. Scope of Work:

- Contractor agrees to provide repair, restoration, and rehabilitation services for historic homes, buildings, and structures as detailed in the attached proposal or as otherwise agreed upon in writing by both parties.
- Due to the age of the structure, not all conditions can be determined prior to the commencement of construction. While change orders are rare, they may occur due to unforeseen conditions, inaccuracies in the original design, inaccurate drawings, or other unexpected issues.

4. Timeline & Delays:

- Contractor will provide a project timeline outlining the expected start and completion dates.
- The timeline is subject to adjustment based on unforeseen conditions, weather, or other factors beyond Contractor's control.
- Of the 250 working days per year, 12 days are typically lost due to holidays. Additionally, an average of 39 days per year may be lost in Oklahoma due to weather events or due to product weather requirements. These factors should be considered when estimating the project timeline.
- Any changes to the timeline will be communicated to the Client promptly.
- Delays caused by factors beyond Contractor's control, including but not limited to weather, permits, or client-requested changes, may result in adjustments to the project timeline and cost.

5. Communications:

- If the project is approved, JobTread will be used for project communications.
- All conversations regarding the specifics of the project must be communicated through JobTread to ensure clear and documented communication.

6. Inclusions & Exclusions:

- The project's scope of work is limited to only the items outlined in the proposal.
- If an item is not specifically outlined in this document, it should be assumed that it is excluded from the scope of work.

7. Payment Options:

- a. Payments can be made by ACH or Check.
- b. If paying by credit card or debit card, a 2.95% surcharge will be added to the invoice unless otherwise stated.
- c. To have the invoice updated to include this processing fee, please contact Info@OldHomeRescue.com or call 405.549.9880.

8. Payment Terms:

- a. Initial Payment: As defined in the proposal.
- b. Invoices will be issued weekly based on completion percentage or phase completion.
- c. Final payment is due upon substantial completion of the project.
- d. All invoices are due within the specified business days listed on the invoice.
- e. Non-payment of an invoice within the specified business days from the issue date may result in the demobilization of the project.
- f. Non-payment of an invoice within 30 days of the issue date may result in the filing of a mechanic's lien to secure payment.

9. Responsibilities:

- a. Contractor agrees to perform the work with diligence, skill, and in a workmanlike manner.
- b. Client agrees to provide access to the property and necessary permits, approvals, and permissions required for the project.
- c. Client is responsible for ensuring the accuracy of any plans, specifications, or other documents provided to Contractor.

10. Warranties:

- a. Contractor warrants that all work will be performed in a professional manner and in accordance with industry standards.
- b. Contractor provides a 1-year workmanship warranty and will pass along all vendor/product warranties to the Client.
- c. Contractor warrants that all materials used will be of good quality and free from defects.

11. Insurance and Liability:

- a. Contractor agrees to maintain appropriate insurance coverage, including but not limited to general liability insurance and worker's compensation insurance, as required by Oklahoma law.
- b. Client agrees to indemnify and hold harmless Contractor from any claims, damages, or liabilities arising from the project, except those caused by Contractor's negligence or willful misconduct.

12. Termination:

- a. Either party may terminate the contract with written notice if the other party breaches any material term of the agreement and fails to remedy the breach within a reasonable time period.
- b. Client agrees to pay for all work performed and expenses incurred by Contractor up to the date of termination.

13. Dispute Resolution:

- a. Any disputes arising from this agreement shall be resolved through mediation. The parties shall jointly agree on the selection of the mediator, with each party bearing its own costs, unless otherwise agreed upon in writing.
- b. If mediation is unsuccessful, the parties agree to submit the dispute to binding arbitration in accordance with the laws of Oklahoma.

14. Governing Law:

- a. This agreement shall be governed by the laws of the State of Oklahoma without regard to its conflict of law provisions.

15. Required Client Visits:

- a. All Old Home Rescue projects require a scheduled weekly meeting with the owner or responsible party.
- b. This meeting will be held at the property, by phone, or via video call as the project requires.
- c. Daily log updates, emails, and text correspondence do not replace these scheduled meetings.

16. Entire Agreement:

- a. This agreement constitutes the entire understanding between the parties and supersedes all prior agreements and understandings, whether written or oral.

17. Contractor Signature

- a. By sending this proposal the Contractor agrees to the included terms and conditions.

The above specifications, costs, and terms are hereby accepted.

FRANK SULLIVAN III

DATE