

Project work scope

Cantilever balcony replacement & framing repairs

1. Apply for all required building permits.
2. Coordinate with Donnelly Stucco to have the stucco removed and determine project scheduling.
3. Remove any damaged or deteriorated gypsum sheathing after the stucco has been removed and dispose of it properly.
4. Enter the interior of the unit and setup following the mold remediation protocol provided by TechTron if mold is present during daylighting.
5. Remove and dispose of the drywall around the door per the protocol.
6. Remove and dispose of the ceiling drywall to expose the cantilevered angle iron and release the fasteners.
7. Remove the existing balconies and dispose of them properly.
8. Remove the existing patio door and set aside to be reused or dispose of them properly.
9. Rebuild the exterior wall per the engineers rebuild scope and “Endurable Building Products” balcony specifications.
10. Install new balcony knife plates and seat plates for the new balcony system.
11. Install new DensGlass sheathing to the elevations.
12. Install new insulation, vapor barrier, drywall, joint compound and texture to the interior of the home.
13. Install the old door or a new 200 or 400 series Anderson sliding door. **Door price is not part of the proposal.**
14. Take down the interior barrier and clean up all job related debris.
15. Contact Donnelly to notify them the new stucco can be installed.
16. Setup the necessary equipment and install the new balconies.
17. Have final inspection completed and permit signed off on.

Notes: Any work not specifically mentioned in the above scope will be billed in addition to the proposal price. Any additional work will be presented in the form of a change order and will not be completed without approval.

- All permit cost will be passed through and billed back at the end of the project.
- Work scope does not include any skilled trades such as electrical, plumbing and HVAC.
- No interior painting and/or floor replacement is included in the proposal price.
- All framing will be completed per the rebuild scope provided by Criterium engineering.
- All interior work will be completed following the TechTron mold protocol.

Remove and install non painted stucco

1. Set scaffold and, remove stucco only.
2. Dismantle scaffold, wait for carpenter crew to complete their work and reset scaffold.
3. Install Backstop WRB at bottom 12" of sheathing.
4. Install backer rod and caulking at gap in foundation and maintenance curb.

5. Install flashing where needed at grade and window/door heads.
6. install new stucco system per code and finish with STO acrylic Freestyle finish to match as close as possible in color and texture.

Notes: Stucco to match existing as close as possible in color and texture.

- **T&M/Change Orders:** Charged at a rate of \$95.50 per man hour and Material at cost plus 20% paid in full on acceptance
- All dumpster and permit fees will be billed at the end of the project.
- Please allow 3-6 months for stucco color to cure to its full color
- Color and texture to match as close as possible but WILL NOT be an exact match to existing or samples
- Price DOES NOT include the cost of the Permits which will be charged to the Homeowner/Contractor
- Includes all Taxes.
- All work will be performed to meet the existing city and state code requirements.
- Excludes any Painting, Staining or custom finishes (Interior or Exterior) ● Excludes heat and cover(winter conditions)