

## Bedford Condominium Project Information Sheet

SCOPE OF PROJECT: To remove and replace all exterior siding, trim and accessories and replace with new vinyl siding. Remove all roof top decking, railings, roof membrane and replace with new to include new 5" gutters and downspouts. Paint all exterior trim surfaces, currently painted.

CONTRACTOR: State, LLC located in Halethroe, Maryland

MATERIALS: All materials and colors will be similar to existing materials and colors.

SIDING – Variform, "Ashton Heights"

ROOF MATERIAL – GAF rubber roof membrane

DECK MATERIAL – Pressure treated lumber. – An upgrade for synthetic decking by TAMKO will be available for \$1000, paid upfront and at the owner's expense.

RAILINGS – Carfaro, see sample

FRONT DOOR TRIM – Fypon, painted

ACCESS INSIDE TO INDIVIDUAL UNITS: There should not be a need to access inside any units. All work will be done from outside by means of lifts, scaffolding and ladders. Units with AC condenser units on the roof will be lifted in place to allow for both the roof and deck to be replaced. There should not be any loss of cooling during construction. In the event for any reason, an individual unit will need access, we will contact you in advance and coordinate access.

DECK FURNITURE AND PLANTS: Five Days prior to starting work on a building, each unit owner will receive a memo delivered to their door notifying them that in 5 days we will be starting work on their unit. Each unit owner / tenant must remove all furniture, plants etc. from the roof deck to allow for removal of the roof decks. For safety, access to individual decks will be restricted until 100% complete.

SCHEDULE: The overall project schedule is estimated to take approximately 3-4 months to complete or approximately 3-4 weeks per building.. Each building will be substantially renovated before the next building is started. Gutter replacement and painting will be completed as multiple buildings to maximize cost savings.

CONTINGENCY / ALLOWANCE: We have included in our estimates money to replace damaged wood, trim and roof substrate in the event of damage. Until work commences, extent of damage is unknown.

STAGING AREA: The contractor will require approx 8-10 parking spaces for trailer storage, dumpster and toilet location. The area adjacent to building 4, across from building 1 is the preferred location. This location will be fenced off and secured each night.

CONTRACTOR PARKING: Contractor will limit parking to street parking except for construction vehicles and company owned vehicles, as spaces are available.

CLEAN UP: At the end of each day contractor will clean up the area they were working that day and dispose of any trash into dumpster. Contractor will leave scaffolding in place for the next days work.

HOURS: Monday to Friday 7AM to 5PM, Saturday, if required will be 9AM to 4 PM.

QUESTIONS: During the course of the project should anyone have any question or suggestions or complaints, please do not communicate directly with the contractor's employees, contact the Bedford Board at [Bedford\\_board@yahoo.com](mailto:Bedford_board@yahoo.com)