

Contract

O'LYN CONTRACTORS, INC./DBA



19085



PROFESSIONAL ROOFER ADVISORY COUNCIL



Federal I.D. # 04-2828549
MA Registration #101297
MA Reg. Exp. Date

06-25-2016

916 Pleasant Street Unit 4 Norwood, MA 02062

Norwood: 781-769-8599 Brookline: 617-232-8153 Fax: 781-769-8234 Website: www.olyroofing.com

CONTRACT SUBMITTED TO Arthur CXXXXX	HOME PHONE (617) XXX-XXXX	DATE 9-21-16
STREET XX Monument Avenue	WORK PHONE (617)XXX-XXXX cell	EMAIL
CITY, STATE AND ZIP CODE XXXXXXXX, MA XXXXX	JOB LOCATION SAME	
ATTN:		

We hereby submit specifications and contract for:

We hereby propose to furnish labor and materials needed to remove existing rubber roof including underlayment on main roof and lower rear roof. Leave original tar and gravel roof and go over that.

- 1 Strip and reshingle roof on head house using 50 year Owens Corning Duration Shingle.
- 2 Install pressure treated wood nailer where needed.
- 3 Mechanically fasten ISO insulation board as a substrate using screws and deck plates.
- 4 Fully adhere .060 Weather Board or EPDM single ply membrane to the manufacturer's specifications using substrate glue.
- 5 Back-flash all walls, pipes and penetrations to manufacturer's specifications.
- 6 Apply .032 bronze aluminum edge metal.
- 7 Replace all rotten roof boards at \$5.00 per foot or \$80.00 per 4x8 sheet of plywood.
- 8 Clean and remove all debris.

\$21,700.00

Remove existing roof deck and discard:

\$15,500.00

Remove and replace siding and corner boards on head house.
Install new composite siding and composite trim boards.

\$16,240.00

10 Year Manufacturer's Warranty on Materials.

Additional Charges:

Credit Card Payments: Add 4% Doc./Convenience Fee:

In addition to the contract all permit fees are to be paid by the owner.

We take no responsibility for dust or debris in your attic. Please cover or remove all valuables

We are not responsible for satellite re-programming if required due to removal and re-installation of dish.

NO RETAINAGE TO BE HELD. Customer agrees to pay O'Lyn Contractors, Inc. its reasonable attorneys fees and other costs incurred in connection with any action necessary for the collection of any overdue amounts. Customer further agrees to pay 18% per annum interest on all amounts overdue by more than 30 days.

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

_____ dollars (\$_____).

Payment to be made as follows: 10% DEPOSIT 1/2 BALANCE DUE UPON START OF JOB.
1/2 BALANCE DUE UPON COMPLETION.

SUPPLEMENTAL CONDITIONS: All Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practice. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. Any changes in project specifications resulting from customer change order or structural condition beyond contractor's control will be subject to supplemental charges. The above prices based on the owner having all work areas ready so that all work can be performed in one continuous operation. The Owner agrees to provide reasonable access to the building for installation and supplies, and agrees to reimburse the Contractor for all costs incurred by reason of inaccessibility. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen Compensation Insurance and Liability Insurance. Warranty not subject to interior damage or adverse weather conditions; i.e. ice dams, wind damage. Craftsmanship Warranty does not cover product performance. Warranty not valid until paid in full. Contractor makes no other warranties of any kind, expressed or implied except for the manufacturer's warranty, which has no authority to commit this firm to its conditions. O'Lyn makes no warranty that its work will prevent or remove mold growth from owner's building. Owner releases O'Lyn from all liability for damages arising from mold growth in owner's building; and agrees to indemnify O'Lyn from all liabilities and costs arising from mold growth in owner's building.

Authorized

Note: This contract only valid if countersigned by the customer within

10 DAYS

days.



GILBERT & BECKER CO., INC.

16-24 Clapp Street P.O. Box 255066
Dorchester, MA 02125-5066
Tel: (617) 265-4343 Fax: (617) 265-0936
www.gilbertandbecker.com

July XX, XXXX

XXX-XXX
XX - Monument Ave.
XXXXXX, MA XXXXX

Re: Roof Work

Dear XXXXX,

As per your request, I quote the following:

Base Price

- Remove and dispose of existing wood deck.
- Remove and dispose of existing EPDM and insulation at main roof and rear lower roof.
- * Existing skylight at lower roof to remain.
- Demo remaining portion of old chimney at the lower roof and fill in flush with surrounding roof.
- Install a new fully adhered .060" EPDM roof system over new mechanically fastened 1/2" high density insulation (R=2.5, 100 psi compressive strength). ?
- Flash all existing penetrations including existing deck support rods.
- Install new copper gutters, downspout, cleats, copings and reglets similar to existing.
- Include the costs of hoisting and dumpsters as necessary to complete the work.
- Include the costs of street permits and police details as necessary to complete the work.
- Provide Manufacturer's 15-Year Total System Warranty. Roof must be inspected by manufacturer prior to the start of any new roof deck construction.
- Include the cost of an exterior scaffolding stair access tower.

Total Price \$64,650.00

Additional Insulation

- Add additional layer of insulation to increase R value. This additional insulation will be installed under the 1/2" high density insulation included above.
 - Includes adding perimeter blocking to match the height of the insulation.
- 1" Insulation, R=5.7 Add \$2,800.00
2" Insulation, R=11.4 Add \$4,250.00

Penthouse Trim

- Remove and dispose of existing wood trim on all 4 sides of penthouse.
 - Install new PVC trim, prime and paint to match existing.
- Add \$3,850.00

Ethylene Propylene Diene -
monomer

Penthouse Roof

- Remove and dispose of existing asphalt shingles.
 - Install new copper drip edge and shingles similar to existing.
- Add \$1,900.00

If you should have any questions, please feel free to call me.

Very truly yours,

XXXX XXXX



10-Aug-16

Arthur CXXXXX
XX Monument Ave
XXXXXXXX, MA 02XX

Re: Estimate for Roof Deck

Permit (allowance)	\$750.00
General Conditions / Cranes/ Police Detail/Street Permits	\$7,200.00
Demolition / Initial trash removal/Condesor (2) Relocation	\$8,350.00
Stair Tower/Portable Toilet	\$4,900.00
Ongoing trash removal	\$1,075.00
Deck Frame	\$7,780.00
Set Posts (4x4 PT)	\$1,570.00
Decking (1x4 mahogany)	\$7,640.00
Handrail/Fence (1x4 PT staggered both sides)	\$5,400.00
Headhouse	
demo of trim and siding	\$1,020.00
install new trim	\$1,250.00
install new clapboards	\$1,475.00
Roofing	
remove all roofing layers to existing sheathing and install new rubber roof from both main and lower roofs	\$19,000.00
replace all existing copper gutters with new copper gutters	\$6,000.00
*Painting by others	
<hr/> Sub total	<hr/> \$73,410.00
Contractors Profit and Overhead 15%	\$11,011.50
<hr/> Total	<hr/> \$84,421.50
<hr/>	<hr/>

239 Boston St., Suite 215, Topsfield MA 01983
T - 978 380 8867 F - 978 477 0075




FairnSquare Comparison Sheet

Contract submitted to: Name: XXXXXXXXX
Address: XXXXXXXXXXXX
Home: 617-XXX-XXXX
Work: 617-XXX-XXXX

Date submitted: 9/21/16

Contractors O'Lynn
Gilbert & Becker
CMG

Price Range \$53,440 - 84,421

						
Quote ID	19085		1			
Labor						
Demolition, Waste & Preparation	Remove existing roof deck and discard	\$15,500.00	Remove and dispose of existing wood deck		Demolition	
	Remove existing rubber roof including underlayment on main roof and lower rear roof. Leave original tar and gravel roof and go over that.		Remove and dispose of existing EPDM and insulation at main roof and rear lower roof		Initial trash removal	
	Clean and remove all debris		Demo remaining portion of old chimney at the lower roof and fill in flush with surrounding roof		Condensor (2) Relocation	\$8,350.00
					(Headhouse) demo of trim and siding	\$1,020.00
Dumpster			Include the costs of hoisting and dumpsters as necessary to complete the work		Ongoing trash removal	\$1,075.00
Underlayment	Fully adhere 0.060 Weather Board or EPDM single ply membrane to the manufacturer's specifications using substrate glue		Install a new fully adhered 0.060" EPDM roof system over new mechanically fastened 1/2" high density insulation (R=2.5, 100psi compressed strength)		(Roofing) remove all roofing layers to existing sheathing and install new rubber roof from both main and lower roofs	\$19,000.00
	Mechanically fasten ISO insulation board as a substrate using screws and deck plates					
	Install pressure treated wood nailer where needed					
Framing					Deck Frame	\$7,780.00
					Set Posts (4x4 PT)	\$1,570.00
					Decking (1x4 mahogany)	\$7,640.00
					Handrail / Fence (1x4 PT staggered both sides)	\$5,400.00
Flashing	Back-flash all walls, pipes and penetrations to manufacturer's specifications		Flash all existing penetrations including existing deck support rods			
	Apply 0.032 bronze aluminum edge metal					
Roofboard	Replace all rotten roof boards at \$5.00 per foot or \$80.00 per 4x8 sheet of plywood					

Gutters	n/a		Install new copper gutters, downspout, cleats, copings and reglets similar to existing		Replace all existing copper gutters with new copper gutters	\$6,000.00
Skylight			Existing skylight at lower roof to remain			
Finish	Strip and reshingle roof on head house using 50 year Owens Corning Duration Shingle				(Headhouse) install new trim	\$1,250.00
					(Headhouse) install new c	\$1,475.00
		\$21,700.00				
Siding	Remove and replace siding and corner boards on head house					
	Install new composite siding and composite trim boards	\$16,240.00				
	Subtotal	\$53,440.00	Subtotal	\$64,650.00	Subtotal	\$60,560.00
Materials						
Owens Corning Duration Shingle	√					
ISO insulation board	√					
0.060 Weather Board/EPDM single ply membrane	√		√			
0.032 Bronze aluminum edge metal	√					
1/2" high density insulation (R=2.5, 100 psi)			√			
Trex select decking						
White trex select handrail and baluster system						
Greytrex Select Decking						
Contractor Grade white trex select handrail and baluster system						
Pebble GreyTrex Select Decking						
Pressure treated handrail and baluster system						
Pressure treated decking						
	Subtotal	\$0.00	Subtotal	\$0.00	Subtotal	\$0.00
Products & Appliances						
	Subtotal	\$0.00	Subtotal	\$0.00	Subtotal	\$0.00
Warranties						
Manufacturer's Warranty	10 Year (Materials)					

