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## PROPOSAL

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**ATTN:**  
**TO:** Town of Ledyard

**PROJECT:** Lester House Restoration  
**LOCATION:**

**DATE:** 1/30/2024

*We propose to furnish all materials, equipment, and labor, subject to any exclusions listed below, required to complete the following:*

This proposal is for the siding restoration on the East Wall of the Nathan Lester House located at 153 Vinegar Hill Road, Gales Ferry, CT. This proposal was written in conjunction with the request for proposal form released on January 4, 2024. The scope of work is discussed below.

This proposal price is good for 30 days. If accepted, a final contract will be sent for signature. After the signature is received we will coordinate a date to start work.

**1. General Requirements \$7,078.50**

*Description of Services:*

Project coordination, meetings, schedules, reports, submittals, permits, shop drawings, closeout, clean up, quality control, temporary facilities, equipment rental, and dumpster rental.

**2. Demolition \$3,447.79**

*Description of Services:*

- Removal of all clapboard on the East Wall as per Bid.
- Removal of all exterior trim for restoration or replacement where necessary.
- Removal of compromised sheathing where necessary.

**3. Rough Carpentry \$3,447.79**

*Description of Services:*

Remove and replace damaged and/or deteriorated wood sheathing at the east wall of the building.

Furnish and install rough hardware, including metal ties, hangers, connectors, fasteners, bracing, and furring

Restore and re-secure remaining wood sheathing at the east wall of the existing building

Furnish all incidental work necessary for completion of the above.

**4. Sheathing Repair Allowance \$5,999.99**

*Description of Services:*

-Allowance provided by the Town of Ledyard for sheathing replacement.

**5. Finish Carpentry \$6,895.57**

*Description of Services:*

Where possible reuse and re-install the existing wood cornice, rake, door, and window trim and the existing water table at the east wal.

Where required by existing conditions, replace the existing wood cornice, rake, door, and window trim, and the existing water table at the east wall.

Furnish all the incidental work necessary for completion of the above.

**6. Exterior Trim Restoration Rake and Cornice Allowance \$2,000.00**

*Description of Services:*

-Allowance provided by the Town of Ledyard for restoration of the rake and cornice exterior trim.

**7. Window Trim Restoration Allowance \$4,999.99**

*Description of Services:*

-Allowance provided by the Town of Ledyard for window trim restoration.

**8. Wood Siding \$27,963.94**

*Description of Services:*

-Installation of vapor barrier

-Prime all 6 sides of WRC clapboard.

-Installation of new Western Red Cedar Clear Vertical Grain clapboard siding to match existing conditions.

-Installation of all caulk and sealants.

**9. Wood Window Restoration \$1,887.60**

*Description of Services:*

-Removal of all window sash.

-Reglazing all exterior windows sash.

-Reinstallation of the windows.

This price assumes no replacement of glass.

<b>10.</b>	<b>Caulking and Sealants</b>	<b>\$5,005.00</b>
<b>11.</b>	<b>Paintings and Coatings</b>	<b>\$14,300.00</b>
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<b>Total Proposal Value:</b>		<b>\$83,026.17</b>

The above price is valid for 30 days. Quiet Corner Restoration Llc agrees that they will enter into a standard AIA subcontract with General Contractor, and that basic provisions such as insurance and W-9 shall be in place prior to start.

Contractor: Matthew Frederick 1/30/2024  
Quiet Corner Restoration Llc Date

ACCEPTANCE OF PROPOSAL: The above prices, scope, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work specified.

ACCEPTED BY: \_\_\_\_\_