



"Whatever it takes"

DATE:12/15/2022
TO: Pacific View Condo HOA
ATT: J2- James Jenkins
FROM: Rob Myers
PROJECT: Pacific View

Investigative Proposal

SCOPE OF WORK: Charter Construction Inc. proposes to assist **J2** with an intrusive investigation at the **Pacific View**, **J2** is proposing to open an estimated 8 exterior locations with an approximate size of 3 sf to get an accurate understanding of the condition of exterior components and wall framing. Charter Construction will provide all necessary supervision, tools, equipment, permits, and labor to complete this scope of work. Charter will remove existing materials and reinstall or replace with new to match closely as possible to restore the property to its original condition or the condition specified by **J2** these may include:

1. Remove/Replace Panel siding in 6 areas.
2. WRB (weather resistant barrier)
3. Sheathing/Soffit
4. Insulation
5. Caulk/Paint exterior siding
6. Grind/Sand metal framing in 20 areas less than 1 sq ft each
7. Paint metal framing areas with Black DTM paint
8. Open 2 areas on roof near roof hatch Charter to open (Carlson to make repairs)
9. Materials- T-111 Siding, grinding disc, Flapper wheels, Black DTM spray cans, Caulking etc
10. We assume 2 days of openings with J2 and 2 days to put back/paint for the total of 4 days
11. Per Diem
12. Hotel- If housing is supplied by HOA deduct \$450 off estimated proposal.
13. This proposal also includes Carlson Roofing repairs.

Job site and work areas will be cleaned daily and a final clean will be done when repairs are complete. During construction, all openings will be temporarily protected daily in a watertight manor with 6mil plastic. Crews will remove and dispose of all construction related debris daily. Complete photo documentation of all opening and repairs will be documented daily.

Assumptions/Exclusions:

1. Site access and parking will be provided as needed, power and water available onsite.
2. Lead or asbestos testing (good faith survey) and abatement excluded
3. DT openings to be ladder height no boom lift included
4. Excludes window removal

Based on the scope of work listed above the estimated cost will be: \$15,000.00

(Actual costs will be tracked on a time and materials basis)



Charter's Labor Rates

Project Manager \$95.00/HR

Lead Carpenter \$75.00/HR

All costs including labor, material, equipment and sub-contractors will be marked up with a 16% fee

Due to the nature of investigative work, it is common for consultants to request that additional and/or larger openings be performed in their attempt to chase and accurately document defective conditions for their clients. Charters on-site crews attempt to work within the original scope of the investigation however, we also understand the importance of working with the consultant to obtain accurate information. If the actual scope of work begins to exceed the original scope, Charter will make every effort to notify both on on-site consultant and the designated owner representative to obtain verbal approval prior to exceeding the estimated scope and cost of Charters work.

Oregon CCB lien notice link

<https://www.oregon.gov/CCB/Documents/combined%20notices%206-18-15.pdf>

If you have any questions or need further information, please do not hesitate to call.

Sincerely,



We propose hereby to furnish material and labor—complete in accordance with the above specifications,
For the sum of **\$15,000.00 (Work to be tracked on a Time and Materials basis per Charter’s labor rates)**

Payment Terms: Net 15 (Payment due in 15 days from invoice date)

All material is guaranteed to be as specified. All work to be completed in a workman-like manner according to standard practices. 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. 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 Workman’s Compensation Insurance.

Authorized Contractor
Signature _____

Note: This proposal may be withdrawn by us if not accepted within 15 days.

ACCEPTANCE—The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Owner Signature

Signature

Date of Acceptance:





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