



GARDNER
— CONSTRUCTION —

02/06/2017

Allison Chang
Econolodge

This bid is for the exterior remodel of the Econolodge located 2275 Valley View Ln, Dallas, TX 75234. The scope of work would include the following. Removal of the current stucco which has been attached to the brick. Adding stone to the to the front walls of the 5 staircases, the outside of the pool house and along to the south and east ends of the building to the lower 4 feet of the walls. Removal and replacement of the metal flashing / fascia which covers the thickness of the floor between floors 1 & 2 and floors 2 & 3. The metal flashing at the roof top around the 3rd floor is still in good shape and doesn't need to be replaced, but will be repainted. The painting of the entire building which consists of the painting of the metal work, doors and brick. Lastly, the removal of the green astro turf on the 2nd and 3rd floor walkways and replace with a limecoat surface. Please find the attached breakdown of the cost of the project. Thank you for the opportunity to bid the project.

Respectfully,

Bart Gardner

2740 Hwy 276 #100-04

Rockwall, TX 75032

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Repainting of the exterior of the building which includes the painting of the metal trim work, unit doors and exterior brick. This bid does not include any interior unit paint. \$69,200

Removal of the existing stucco and adding stone to the front of the 5 exterior stairwells, pool house and four feet up the wall on the ends of the build on the south and east ends. \$68,190

Removal and replacement of the current metal facia / flashing between the 1st & 2nd floors and the 2nd & 3rd floors. \$34,150

Removal of the green astro turf on the walkways for floors 2 & 3. Replacement of the green turf with a limecoat flooring. This product does not need any staining, painting, maintenance or upkeep. \$83,260

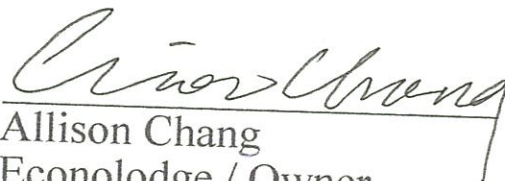
Removal of the metal decorative work between the posts for the supports between the floors. \$3,000.

The total of all of the options is \$257,800. Any of these options can be selected and or deleted if chosen.

Work will begin within 1 week of the signing of this contract and the contractor receiving the initial payment. The client will make a 33% payment of \$85,933.33 prior to the commencement of work for materials. Another 33% payment of \$85,933.33 will be made at the point of 50% completion and the final payment of \$85,933.34 will be made upon completion of the project.

All paint colors, stone finishes and limecoat samples will be approved by the client prior to the commencement of work. The

The project will start with the removal of all decorative metal work on the posts and the installation of all the metal / facia between the floors. That will be followed by the stone work and then with paint. The final step will be the lime coating on the walkways.


Bart Gardner
Gardner Construction
Allison Chang
Econolodge / Owner