

Forest Oaks Homeowners Association
Request for Proposal - Vinyl Siding
March 17, 2020

The board of directors for the Forest Oaks Homeowners Association in Coon Rapids, MN are requesting a proposal for the replacement of the existing wood siding to a midgrade .044 vinyl siding.

Information About Our Buildings:

- Quad-style Townhomes
- 20 Buildings (4 homes per) *See Included map & address list*
- Built in the 1980s
- Original siding / multiple builders
- The buildings will have new roofs installed starting the end of April 2020.
 - New drip-edges will be installed.
 - Existing gutters will be removed at this time.

Scope of Work:

- Remove all existing wood siding
- Inspect all sheathing for softness and rot - remove & replace as necessary
- Install Moisture Barrier/ Vapor Barrier and sealing tape over sheathing
- Tape seams in moisture barrier per code
- Install Drip caps on all windows
- Install all required flashing including: Brick mold, kick outs, etc.
- Install midgrade .044 horizontal lap vinyl siding
- Install vinyl shakes in gable (end facing street)
- Detach & discard old lighting fixtures & Install new light fixtures
- Detach old house numbers & Install new house numbers per code
- Install additional house numbers on the ends of buildings (street-side) on any buildings which do not currently have them. (i.e. these identify what addresses are within each driveway)
- Install drip cap flashing above all windows, doors, decks & horizontal penetrations per code
- Replace gable vents
- Install custom bent metal fascia & box ends
- Install metal soffits
- Haul away all debris

Party Walls:

- Party walls are to be included in the proposal.
- Many party walls will need structural improvements.

Color Options:

- We will be selecting 4 color combinations (5 buildings per combination)
- Brown drip-edges will be installed with the new roofs (Spring 2020)

Timeframe:

- We would like to complete this project either Summer/Fall of 2020 or Spring/Summer of 2021.

A La Cart Upgrade Options:

These are additional options which we would like quoted separately.

Based upon financing, we may or may not choose these options.

- LP Window Trim
 - Install 4" LP Smartside trim around all windows, patio doors and front doors for all 20 buildings
- Install window flashing modified bitumen tape

Additional Unforeseen Expenses:

- Please provide all costs related to additional expenses above and beyond the proposal including materials, labor & any other costs or fees. Some items include:
 - Rotten sheathing, framing or other wood members/trim
 - Electrical code upgrades, namely GFCI outlets. If required, what would the charge be to install a new code compliant outlet as well as any other possible electrical expenses.

Notes:

- All wood to be replaced with vinyl, metal or other maintenance free material
- All brickwork & stucco will not be removed
- Contractor to work with Electrician who will:
 - Pull Electrical Permit(s)
 - Detach old lighting fixtures
 - Install new light fixtures
 - Detach old outlet covers
 - Install new outlet covers
 - Any additional outlet or electrical work that is required
- New lighting fixtures will be provided by the association for the electrician to install
- Existing lighting fixtures to be discarded
- Please provide any recommendations where you see fit