

SRADER BUILT, LLC

PROPERTY REPAIR & IMPROVEMENT SPECIALIST

Jay Srader

317-366-0888

Licensed – Bonded – Insured

www.shraderbuilt.com

Rehabilitation project property address:

111 W Main St
Lebanon IN 46052

Owner:

111 W Main Street, LLC
Robert Crawford 317-447-4121 rcrawford@rndillc.com
311 S School St
Brownsburg, IN 46112

Brick & Mortar tuck point: - \$41,977.20

Front of building: Cut out all the mortar and repoint all the brick work back. Replace any brick that is broken.

Side of building: Cut out all the mortar and repoint all the brick work back. Replace any brick that is broken or missing. Replace mismatched blocks with correct brick.

NOTE: Please schedule with City of Lebanon to have the "string lights" removed & reinstalled to allow clear access of man lift thru ally during this phase of project.

Install new stainless steel drip edge at the flashing and re-caulk it. Cut and point the bad mortar joints.

Exterior paint & Prep: - \$21,950.80

- A. Scrape and grind all loose paint from the front of the building.
- B. Caulk all gaps and cracks with latex caulk.
- C. Prime all "New Wood" and bare spots with a latex bonding primer.
- D. Repaint all of the front of the building same color as now two (2) coats of Sherwin Williams Emerald Paint.
- E. Back and backside of building will be color matched where it has been stained and just touched up where it has been scuffed up. The back door and frame will be painted on the exterior side only.

Exterior Doors: - \$7443.75

Replace Both Front doors & Alley side door.

YKK 35D medium style with continuous geared hinges, rim panic exit devices, standard push/pull handles, HD closers and weather seals on existing frames.

Glass: Insulated tempered safety glass in exterior doors and ¼" tempered safety glass at interior doors.

Front Building Façade: - \$3325.60

Remove the existing lower panels. Remediate all corrosion and/or rot behind wood panels.

Chip out loose concrete, clean strip up to control strip of new sidewalk. Recover with concrete, float out to control strip.

Wrap & seal structure of building, install new custom built lower panels.

New panels built from select pine, sealed in polyurea coating & primed light grey.

Front building Gooseneck lights: - \$4453.89

Note: This style light can't be located. They are either custom produced or discontinued.

Restore Lights:

Remove from building

Disassemble units, remove "extra fittings" remove wiring as required. Rework shafts to realign "drop length" of all lights. Strip all paint. Reweld all connection points. Prime & Paint.

Reinstall lights on building.

Blade Sign: - \$4852.60

16 sq/ft Hard wood Laser engraved sign, per rendering. Seal coated.

Frame, steel tube, powder coated.

Tether cables

Wall reinforcements installed inside building for frame mounting points. Drywall repaired in main suite.

Total price includes all materials, labor, and taxes.

Total proposed investment for project: \$84,003.84

Terms:

1/3 Down at acceptance of contract

1/3 Received at finish of project

1/3 Received with in 30 days upon completion

Property owner responsible for applicable permits & filings with city or county.

Warranty:

All Materials & Craftsmanship covered by 1 year conditional warranty, unless specified by material manufacture.