

<b>Owner Name:</b>	University Woods HOA Attn: Ted Sherrod		
<b>Mailing Address:</b>			
<b>Property Location:</b>	3710, 3730, 3750 (clubhouse), & 3770 Pardue Woods Place, 2010, 2011 & 2031 Wolfmill Drive, 2000, 2002, 2020, 3000, & 3020 University Woods Drive, and 1911, 1921, 2011, 2021, 2100, 2120, & 2130 Wolf Tech Lane Raleigh, NC 27603 and 2 Mailbox Kiosk Buildings		
<b>Telephone Numbers:</b>	<b>Cell:</b> 919-201-8779	<b>Home:</b> 919-	<b>Work:</b> 919-
<b>Email Address:</b>	tmsherrod@nc.rr.com		

We propose to furnish all labor, material, equipment, insurance and sales tax necessary (unless otherwise specified) to perform the following:

**Description:**

1. Remove one layer of shingles to the deck. Additional layers are charged at cost. Dispose of resulting debris. We will recycle the asphalt shingles.
2. Replace any deteriorated decking as a change order. 7/16" plywood replacement is \$54.00 per 4x8 sheet and 1x6 board decking is \$6.00 per linear foot.
3. Any deteriorated siding and/or corner boards will be replaced on a time and materials basis as a change order to this contract.
4. Add to or enhance all step/apron/chimney flashing with new pre-finished black aluminum flashing.
5. Install 15 lb. felt underlayment.
6. Apply self-sealing membrane leak barrier at valleys and penetrations.
7. Install white aluminum drip edge and GAF starter strip at all roof perimeters.
8. Install GAF Royal Sovereign 25 standard shingles. Shingle Color:
9. Install new PVC pipe flashings.
10. Install new GAF Ridgerunner shingle-over ridge vent.
11. Protect the shrubs and plants around the work area.
12. Magnet sweep to be used in work area to remove any discarded nails.
13. A ten-year written workmanship warranty from Baker Roofing Company is included. WARRANTY IS FULLY TRANSFERABLE

**Pricing for the Above Listed Work:**

Option 1	2 Mailbox Kiosk Buildings	\$1,285.00	Accept	Decline	Initial:
Option 2	3750 Pardue Woods Place (Clubhouse)	\$6,334.00	Accept	Decline	Initial:
Option 3	Type I Residence (3710, 3730, & 3770 Pardue Woods Place and 2010 & 2031 Wolfmill Drive priced individually	\$21,147.00	Accept	Decline	Initial:
Option 4	Type II Residence 2011 Wolfmill Drive, 2000, 2002, 2020, 3000, & 3020 University Woods Drive, and 1911, 1921, 2011, 2021, 2100, 2120, & 2130 Wolf Tech Lane priced individually	\$23,035.00	Accept	Decline	Initial:

**Method of payment:**

Cash/Check

*This contract expires in 30 days*

**\$389,774**

I (the owner or person signing this contract), understand that by signing this contract; make myself fully responsible for payment in full upon job completion. I acknowledge and agree to be bound by all the terms and conditions contained above and in the attached "Contractor Agreement".

My signature represents full execution of said Agreement.

Respectfully:

 Signature of party responsible for payment:

**Donnie Brandt**

Mobile: 919-669-3155

[dbrandt@bakerroofing.com](mailto:dbrandt@bakerroofing.com)

Date: \_\_\_\_\_

<b>Owner Name:</b>	University Woods HOA Attn: Ted Sherrod		
<b>Mailing Address:</b>			
<b>Property Location:</b>	3710, 3730, 3750 (clubhouse), & 3770 Pardue Woods Place, 2010, 2011 & 2031 Wolfmill Drive, 2000, 2002, 2020, 3000, & 3020 University Woods Drive, and 1911, 1921, 2011, 2021, 2100, 2120, & 2130 Wolf Tech Lane Raleigh, NC 27603 and 2 Mailbox Kiosk Buildings		
<b>Telephone Numbers:</b>	<b>Cell:</b> 919-201-8779	<b>Home:</b> 919-	<b>Work:</b> 919-
<b>Email Address:</b>	tmsherrod@nc.rr.com		

We propose to furnish all labor, material, equipment, insurance and sales tax necessary (unless otherwise specified) to perform the following:

**Description:**

1. Remove one layer of shingles to the deck. Additional layers are charged at cost. Dispose of resulting debris. We will recycle the asphalt shingles.
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3. Any deteriorated siding and/or corner boards will be replaced on a time and materials basis as a change order to this contract.
4. Add to or enhance all step/apron/chimney flashing with new pre-finished black aluminum flashing.
5. Install 15 lb. felt underlayment.
6. Apply self-sealing membrane leak barrier at valleys and penetrations.
7. Install white aluminum drip edge and GAF starter strip at all roof perimeters.
8. Install GAF Timberline HD architectural shingles. Shingle Color:
9. Install new PVC pipe flashings.
10. Install new GAF Ridgerunner shingle-over ridge vent.
11. Protect the shrubs and plants around the work area.
12. Magnet sweep to be used in work area to remove any discarded nails.
13. A ten-year written workmanship warranty from Baker Roofing Company is included. WARRANTY IS FULLY TRANSFERABLE
14. Furnish GAF System Plus warranty with a 40 year defect replacement guarantee to owner, prorated after 20 years.

**Pricing for the Above Listed Work:**

Option 1	2 Mailbox Kiosk Buildings	\$1,535.00	Accept	Decline	Initial:
Option 2	3750 Pardue Woods Place (Clubhouse)	\$6,791.00	Accept	Decline	Initial:
Option 3	Type I Residence (3710, 3730, & 3770 Pardue Woods Place and 2010 & 2031 Wolfmill Drive priced individually)	\$22,438.00	Accept	Decline	Initial:
Option 4	Type II Residence 2011 Wolfmill Drive, 2000, 2002, 2020, 3000, & 3020 University Woods Drive, and 1911, 1921, 2011, 2021, 2100, 2120, & 2130 Wolf Tech Lane priced individually	\$24,047.00	Accept	Decline	Initial:

**Method of payment:** Cash/Check

**This contract expires in 30 days**

**\$ 409,080**

I (the owner or person signing this contract), understand that by signing this contract; make myself fully responsible for payment in full upon job completion. I acknowledge and agree to be bound by all the terms and conditions contained above and in the attached "Contractor Agreement".

My signature represents full execution of said Agreement.

Respectfully:

**Donnie Brandt**  
 Mobile: 919-669-3155  
 dbrandt@bakerroofing.com

**Signature of party responsible for payment:**

Print Reason: Review

Date:

APPENDIX B  
VINYL SIDING

**Ted Sherrod**

**From:** Brent Taylor <btaylor@bakerroofing.com>  
**Sent:** Thursday, July 03, 2014 7:49 AM  
**To:** tmsherrod@nc.rr.com  
**Subject:** University Woods HOA Budgeting Estimate

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Ted,  
 Thank you for allowing Baker Residential to bid on this project. This proposal is for budgeting purposes only. If a phase is to be selected, Baker Residential will work with suppliers and labor to submit an actual bid based on scope of work. On this proposal, no aluminum work has been accounted for: i.e. soffit, fascia. A replacement of .042 siding has been figured for these estimates. Keep in mind, all repair numbers are based on 1 crew mobilizing for that unit only. If multiple units are to be repaired in 1 phase, Baker Residential will provide an updated estimate allowing for "Economy of scale discounts to be applied.

Clubhouse:  
 Existing siding removal. Install house wrap, new corners, J-channel and replacement siding. \$8,050.00  
 Repair existing siding and corners. \$858.00

Type 1 building (3730 used as reference)  
 Existing siding removal. Install house wrap, new corners, J-channel and replacement siding. \$70,770.00  
 Repair existing siding and corners. \$668.00

Type 2 building (1911 used as reference)  
 Existing siding removal. Install house wrap, new corners, J-channel and replacement siding. \$73,436.00  
 Repair existing siding and corners. \$853.00

The following are repair estimates for the remaining buildings.

<u>Building Number:</u>	<u>Repair estimate (materials/labor)</u>
1921	\$853.00
2021	\$668.00
2011	\$853.00
2031	\$924.00
3770	\$950.00
2010	\$853.00
3710	\$668.00
2011(Pardue)	\$668.00
2130	\$853.00
2120	\$1,287.00
2100	\$950.00
2000	\$668.00
2002	\$853.00
2020	\$668.00
3020	\$668.00
3000	\$668.00

# 1,652,212  
 less 10%  
 ~ \$ 1,450,000

# APPENDIX C

## ASPHALT

(REPAIR / RESURFACE)

### BLALOCK PAVING, INC.

Since 1968

5414 Chapel Hill Road Raleigh, NC 27607

(919)782-5740 Fax (919)782-4837

www.blalock-paving.org

July 5, 2014

Proposal #B11819

Sherrod Engineering  
Attn: Ted Sherrod  
1935 Richardson Bass Road  
Kenley, NC 27542

Phone: 919-201-8779

E-mail: tmsherrod@nc.rr.com

Location: University Woods, Trailwood Road, Raleigh

The following is our quote for asphalt and/or concrete improvements at the above location.

#### **6-inch Asphalt Repair:**

Excavate marked area to a depth for new materials.

Dispose of waste.

Place and compact 4 inches of ABC stone.

Pave with 6 inches of NCDOT approved asphalt.

**Price: 1311 SF @ \$7.68 PSF \$10,068.00**

#### **6-inch Concrete Repair:**

Excavate marked area to a depth for new materials.

Dispose of waste.

Form, pour, and finish 6-inch 4000psi fiber-reinforced concrete.

**Price: 1311 SF @ \$7.85 PSF \$10,291.00**

#### **1-inch Asphalt Resurfacing:**

Sweep and blow lots to remove loose dirt and debris.

Apply a tack coat to bond new asphalt to old.

Pave with 1 inch of NCDOT approved asphalt surface mix.

**Price: 29,129 SY @ \$5.67 PSY \$165,161.00**

Print Reason: Review





APPENDIX E  
RAILINGS, STAIRWAY,  
DECKING

**Ted Sherrod**

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**From:** Dan Riggsbee <danriggsbee@gmail.com>  
**Sent:** Tuesday, August 05, 2014 3:57 PM  
**To:** Ted Sherrod  
**Subject:** University woods

Remove and replace vinyl rails at ends of breezeways and stair way rails using pvc (like rails)  
Materials and labor and dump fee's \$132,723.20

Remove and replace 5/4 decking on 2 nd and 3 rd floor breezeways.

Materials and labor and dump fees \$ 197,880.00

Remove and replace stair treads and risers, 2x 10 1/2" (All will need to be ripped per step)

Materials and labor and dump fee's = \$52,500

Prices are for budget numbers ONLY.

Thank you

--  
Dan Riggsbee  
D&R Contracting, LLC  
Office/Cell: 919-210-3102  
Fax: 919-516-0642

[email: dan@danrcontracting.com](mailto:dan@danrcontracting.com)  
[www.danrcontracting.com](http://www.danrcontracting.com)

# D&R Contracting, LLC

APPENDIX F:  
MISC. "TUNE UP" /MNT.

University Woods Condo's  
2020 University woods road  
Raleigh, NC 27613

7-21-2014

**RE: Misc. projects**  
**Att: Ted Sherrod**  
**Sherrod Engineering**  
**1935 Richardson Bass Road**  
**Kenly NC 27542**

**D&R Contracting herewith submits our proposal to supply all labor and materials as follows:**

## SCOPE OF WORK

- \*Roof Inspections all bldg's /Mail centers/clubhouse.. -We will check all roof for any nail pops and caulk with Blackjack roof cement. Check all roofs for loose shingle and loose ridge ridge renail as needed, Will check all pipe boots and make a complete list of any roof repairs needed and pipe boots that need to be replaced \$9,500.00
- \*Drier vent cleaning- Clean drier lines from exteriors 216 units =\$ 6,480.00
- \* Paint all Front doors to units and every bldg has one sprinkler door and clubhouse doors \$9,600.00
- \*Powerwash Bldg's using a bio safe chemical to release mildew and stains(not all stains and red mud will come off)Clean gutters and downspouts to return to white color as best as possible,Heavy rinse wood walkways and stairs and Use scubers on sidewalks from bldg to parking lot ONLY/Rinse dumpster fences and mail center. \$16,880.00
- \*Clean gutters and downspouts thru out property and gutter tune up to make sure all gutters are pitched right and secured properly,(Also make list of any repairs needed to those once they are cleaned) \$3,325.00
- \*Trip harazds are grinded on sidewalks \$15.00 a lf (I can walk property and get ypou a list if this is some you would like done.)
- \*Wood walkway/breezeway's and stairs tune up, Will renail and or reattach as needed/Reattaching vinyl rails as needed,(Will make a repair list once this has been tuned up, all bldg's \$6,650.00
- \*This should cover a property tune up,If i have missed any items needed please let me know so i can add for you guys,Any questions please let me know.

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**TOTAL:**

**\$52,435.00**