

Owner Name:	University Woods HOA A	ttn: Ted Sherrod	
Mailing Address:			- 000 240
Property Location:		Jniversity Woods Drive, an	s Place, 2010, 2011 & 2031 Wolfmill Drive, 200 nd 1911, 1921, 2011, 2021, 2100, 2120, & 2130 Giosk Buildings
Telephone Numbers:	Cell: 919-201-8779	Home: 919-	Work: 919-
Email Address:	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.

Cash/Check

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	Tyoe 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:

This contract expires in 30 days

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I (the owner or)	managa giamin	a this samenad)	yandamatamat the	at less ainmin a thi		-11C C-11-		C 11	
I tille owner or	Derson Signii	12 this contract).	understand in	at by signing thi	s contract: m	iake myseit tilliv	responsible for	navment in Till	linon
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	T 1 1 1	1 . 1	1 11 11	.1 . 1	44.4			110	

ighths 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:

#389,774

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

Method of payment:

_____Date:_____

APPENDIXA ROOF 40-YR June 30, 2014

		1 0 0 0 0 0 0 0 1
Owner Name:	University Woods HOA Attn: Ted Sherrod	A CONTRACT CONTRACTOR
Mailing Address:		: weith a mill sty
Property Location:		ods Place, 2010, 2011 & 2031 Wolfmill Drive, 2000, e, and 1911, 1921, 2011, 2021, 2100, 2120, & 2130
Telephone Numbers:	Cell: 919-201-8779 Home: 919-	Work: 919-
Email Address:	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:

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- 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 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	Tyoe 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:

Signature of party responsible for payment:

Keview

Donnie Brandt

Mobile: 919-669-3155 dbrandt@bakerroofing.com Da

Print Reason:

2

Ted Sherrod

APPENDIX B VINYL SIDING

#1,652,212

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:

3000

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.

		V -
Building Number:	Repair estimate (materials/labor)	1255 10 %
1921	\$853.00	
2021	\$668.00	1 / 1 / 1 / 0 000
2011	\$853.00	2 \$ 1,450,000
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	
	\$668.00	
	\$853.00	
	• • • • • • • • • • • • • • • • • • • •	
3020	\$668.00	J. J. Carlotte and J. Carlotte
2010 3710 2011(Pardue) 2130 2120 2100 2000 2002 2020	\$853.00 \$668.00 \$668.00 \$853.00 \$1,287.00 \$950.00 \$668.00 \$853.00 \$668.00	

\$668.00

APPENDIXC (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 (
ASPHALT
(RESEAR / RESTRIPE)

Asphalt Sealcoating:

Sweep and blow lots to remove loose dirt and debris.

Treat heavy oil-stains with oil spot primer to ensure a cohesive bond with the asphalt. Apply two coats of asphalt sealcoating material with 3 to 4 pounds of sand per gallon.

Price:

29,129 SY

@ \$0.86 PSY

\$25,050.00

Traffic Markings:

Restripe lots to match existing layout.

Price:

\$3260.00

- If subgrade is poor or unstable and stone is necessary there will be an additional charge of \$90.00/ton (price includes excavation, disposal and CABC stone).
- Blalock Paving, Inc. will not be responsible for any wiring, piping, conduit, sprinkler heads, post tension cable or any other unknown conditions that are within or below the area.
- Blalock Paving, Inc. will not be held responsible for damages to any landscaping, grass, concrete, or asphalt due to the weight of our vehicles.
- Towing will be the responsibility of the owner or owner's agent. A tow truck service should be available at owner or owner's agent's expense to remove any vehicle necessary during hours of operation.
- All work is warranted for One Year (Concrete warranty applies to cracks being 1/4" wide and/or a vertical displacement of 1/4" and greater).

TOTAL OF ITEMS SELECTED.....\$

THE Final Contract Price will be determined by measuring the final quantities of work done, computed at the above fixed unit prices. You may be billed for completed work on an uncompleted contract. To avoid finance charges, please remit 90% of the invoice and you may hold the remaining 10% until the project is complete.

This Contract Proposal includes and is subject to the General Conditions and Terms on the reverse side of this sheet, and is made subject to acceptance by you or your authorized officer or agent within thirty (30) days of the date of this Proposal.

ASPHALT PAVING NOTES:

During hot weather, do not place ladders, bicycle kick stands, beach chairs or pointed objects onto asphalt surface. Also, use caution with power steering during hot weather.

CONCRETE PAVING NOTES:

Curing time for concrete set up is 7 days - no vehicles on pavement in this time frame.

All backfill work will be done with existing soil which must be stockpiled near driveway work for backfilling purposes. If additional backfill soil is required, there would be extra charges accordingly.

Concrete One Year Warranty (from time of completion) covers cracks which have a displacement of ½" or more.

Do not use sodium/salt on concrete to melt ice during winter storms - it will damage the surface of the concrete.

We appreciate this opportunity to offer you this quotation and Contract Proposal.

APPENDIX D ASPHALT REJUVENATOR RESTRIPE



7206 Horseshoe Bend Trail Summerfield, NC 27358

Office: (336) 643-5557

mike@hasco2000.com www.hasco2000.com Estimate Date: July 16, 2014

Contact:

Ted Sherrod

TMSherrod@nc.rr.com

Project: University Woods

Item Description	Estimated Qty	Units	Unit Price	Amount
Application of Sealer/ Rejuvenator	29,000	SY	\$ 1.04	\$ 30,160.00
Striping & Stencils		LS	\$ 4,499.28	\$ 4,499.28
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<u> </u>				
4	100 April 100 Ap		Estimate Subtotal Other	\$ 34,659.28
			TOTAL	\$ 34,659.28

Any alteration or deviation from the specification involving extra costs will be executed only on written orders, and will become an extra charge over and above the price contained in this proposal. Our performance is contingent on and may be excused, suspended, or extended on account of strikes, accidents, delays, or conditions beyond our reasonable control.

ACCEPTANCE OR PROPOSAL: (Please note proposal may be withdrawn if not accepted within 30 days) The terms, conditions, specifications, and estimate as detailed are satisfactory and are accepted. You are authorized to do the work as specified. Payment will be made in full within ten (10) days of completion of each stage of the work.

ATTORNEY'S FEES: In the event that the Owner fails to comply with any of the provisions of the contract and the Contractor incurs any expenses or attorney's fees enforcing any of it's provisions, Contractor shall be entitled to recover from Owner the attorney's fees, costs, and expenses of every nature incurred in enforcing this agreement.

Date of Acceptance	Signature	
	 3	

APPENDIX E RAILINGS, STAIRWAY, DEZKING

Ted Sherrod

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 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.

TATAI.	\$52 435 00	