

Orofino Window Replacement

If you decide to replace your windows, it is necessary to follow the below process:

- 1) Find a contractor to install the windows. You are welcome to use the contractor of your choice. Rich Hall, at 970-406-2145, is the contractor who replaced windows at Orofino in summer 2006.
- 2) Attached is a sample proposal for replacing windows at Orofino. Have your contractor use this proposal as a guideline when bidding the project. The Orofino Homeowner's Association will paint the exterior trim after the window is replaced at the expense of the Association.
- 3) Also attached are the window specifications from Home Depot. Jeldwen windows are also available through a variety of other sources. The Home Depot specifications will let your contractor know the window to price out. If you do purchase the windows from Home Depot, they have the information on file- just call the windows department in Avon (970.748.7483) and reference Orofino Condos.
- 4) Contact Americana Resort Properties at neale@summitlodging.com or 970.468.8363 to inform the Association that you plan to replace your windows. Americana will arrange for the exterior to be painted after the window replacement, so it is important to notify Americana of the scheduled completion date.

The Association chose Jeldwen premium vinyl energy-efficient windows in Desert Sand color. For budgeting purposes, it will cost around \$6000 to replace all the windows in your Orofino condo. As of March 2007, 2 homeowners have replaced their windows and they are very pleased with the upgrade. .

If you are interested in receiving a brochure on Jeldwen windows, contact Neale at 970.468.8363 or neale@summitlodging.com.

Orofino Window Replacement Proposal

The following proposal is setup on a per unit basis. This contains all the necessary costs to complete the window replacement project (per unit) in a "turn key" fashion.

- 1) Six 48"W x 84"H (Approx RO) Vinyl Clad Jeld-Wen windows w/ Horizontal locking slider (Screen is included). \$
Windows size & shape are custom fit to match the exterior look of the existing Orofino building windows as close as possible.
Vinyl cladding is available in 2 colors - White & Desert Sand: "Desert Sand" is suggested to best match new (Summer '06) paint job.
* Must use Desert Sand.
- 2) Labor & materials to demo & dispose of existing window units (6) \$
Disposal to the landfill will be handled by contractor
- 3) Labor & materials to install new windows (6) including all necessary framing, trim / siding replacement & repair. (DOES NOT INCLUDE PAINTING) \$
replaced
to allow for proper installation.
Includes replacement of all trim around the windows of the new windows. (Existing material beneath each window is plywood ONLY!)
- 4) Labor & materials to drywall, tape & texture new framed area beneath each window & repair all disturbed areas around the inside of each window. \$
(DOES NOT INCLUDE PAINTING)
New drywall finish cannot be Guaranteed to 100% match existing drywall finish. Every best effort will be made to match the finishes.
- Total sum of the project. \$

Any unforeseen extras will be considered above & beyond the scope of work. & will be billed appropriately.

Material prices are subject to change.

The prices listed above are for ground level units. An additional charge must be added for equipment necessary to access upper level unit windows.

Proposed Scope of Work:

- 1 Homeowner to inform Orofino HOA they want to replace their windows
- 2 HOA orders window package from Home Depot (Collect window item #1 \$\$ from homeowner)
- 3 HOA to schedule contractor for install (100% Labor due before start work - Item 2 - 4)
- 4 Scope of work performed & completed
- 5 HOA to paint exterior of building (new siding) to match existing. (All interior painting to be handled by Homeowner)

Home Depot Store 1525
 0295 YODER AVENUE
 AVE'N, CO 81820
 (970)748-9483

DATE: 03/06/2007

CUSTOMER:
 DORF,INO,CONDOS
 135 MAIN STREET BOX 1891

SALES ASSOCIATE:

DILLON, CO-80435
 (970)-4668363

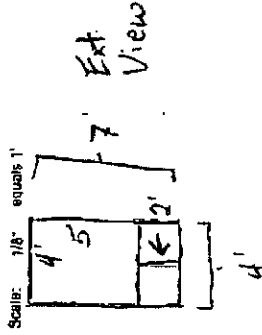
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Thank you for shopping The Home Depot! We value your business!

ITEM	FRAME SIZE	LOCATION	PRODUCT CODE	DESCRIPTION	UNIT PRICE	QTY	TOTAL PRICE
0001				JELD-WEN Vinyl Windows & Patio Doors		12	

MANUFACTURER: JELD-WEN Vinyl Windows & Patio Doors

Frame Size = 47 1/2" W x 83 1/2" H
 RO Size = 48" W x 84" H



1/2" Mull Connector
 This unit will be shop milled
 M20 Version Date:2.12.0 - 11/10/06

COMPOSITE: Mulling Charge for 1 Mull \$ _____ \$ _____

Frame Size = 47 1/2" W x 59 1/2" H
 RO Size = 48" W x 60" H

Product Design: Windows
 Exterior Finish: Vinyl
 Product: Picture
 Configuration: Picture Window
 Product Line: Premium
 Frame Type: Standard Frame
 Even Sight Line: Not Applicable
 Rough Opening Width: 48"
 OSM Frame Width: 47 1/2"
 Rough Opening Height: 60"
 OSM Frame Height: 59 1/2"
 Frame Color: Deer Sand
 Tempered Glass: No
 LowE Glass: Yes
 Glass Tint: Clear
 SKU: 407644 / S/O JELD-WEN VINYL WINDOW
 Windows drawn as seen from the exterior.
 M20 Version Date:2.12.0 - 11/10/06

ITEM	LOCATION	PRODUCT CODE	UNIT PRICE	QTY	TOTAL PRICE
FRAME SIZE		DESCRIPTION			

Frame Size = 47 1/2" W x 23 1/2" H
 RO Size = 48" W x 24" H

Product Design: Windows
 Exterior Finish: Vinyl
 Product: Sliding Windows
 Configuration: Half Sider
 Product Line: Premium
 Frame Type: Standard Frame
 Even Sight Line: With Even Sight Line
 Rough Opening Width: 48"
 OSM Frame Width: 47 1/2"
 Rough Opening Height: 24"
 OSM Frame Height: 23 1/2"
 Frame Color: Deser. Sand
 Handing: OX (Right Hand)
 Tempered Glass: No
 LowE Glass: Yes
 Glass Tint: Clear
 Screen Options: With Screen
 Lock Type: Wen-Lock
 SKU: 407644 / S/O FIELD-WEN VINYL WINDOW
 Windows drawn as seen from the exterior
 M20 Version Date: 2.12.0 - 11/10/06

The price of this window as configured is \$ _____ \$ _____

QUOTE #:	PRETAX TOTAL	\$
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Estimated Lead Time _____