



117 S. West End Avenue, Suite 15, Lancaster PA 17603
Phone: (717) 299-4010 Fax: (717) 299-4138 Web: www.brentmore.net
PAHIC#005918

Proposed Budget for Roofing & Exterior Repairs on Swan Hotel

Job Name Lancaster Co. Convention Center Authority [1567]
Address 25 South Queen Street
Lancaster, PA 17603
Job ID 4303

RUBBER FLASHIGN REPAIR: BACK ROOF SLOPE	
Install 60 mil fully adhered EPDM black rubber membrane	
Install aluminum termination bar onto masonry wall	
Install 5 inch cover tape over existing seams	
	Rubber Flashing Repair Subtotal: \$667.10
SLATE FLASHING REPAIR: FRONT ROOF SLOPE	
Install new step flashing and counter flashing on North Side of the front roof facing Queen Street	
Remove adjacent rows of slate in order to install new flashing under the slate., Re-install the slate	
	Slat Flashing Repair Subtotal: \$1,250.19
DOWNSPOUT	
Connect new 2"x3" 0.019 mil aluminum downspouts, standard colors on back of property to existing downspout	
	Downspout Subtotal: \$116.87
SPOT POINTING	
Repoint masonry as needed for roofing repairs -grind out mortar joints and repoint with type 0 mortar	
	Spot Pointing Subtotal: \$480.75

GRAND TOTAL \$2,514.91

Deposit: \$628.73

Date Printed: 07/02/2014



PAID
7-11-2014
Ch# 2464



Page 1 of 1



P: (717) 299-4010 E: info@brentmore.com
F: (717) 299-4138 W: www.brentmore.com

Date	Invoice #
08/26/2014	4163-RBS

Payment Terms	Project	PA Home Improvement Contractor #					
	RooF #4303	PA5918					
Description	Quantity	Rate	Amount				
Completion of Roof Flashing Repair at Swan Hotel Change Order: Replaced Brick as Needed and Repointed Interior and Exterior Masonry Wall on Rubber Side of Roof Payments Received		2,514.92 1,500.00 -628.73	2,514.92 1,500.00 -628.73				
		PAID <i>E. 28. 2014/Wed</i> <i>CN# 2468</i>	RECEIVED <div style="border: 1px solid blue; padding: 2px;"><i>8-26-2014</i></div> LCCCA				
		Total	\$3,386.19				
		Payments/Credits	\$0.00				
		Balance Due	\$3,386.19				
Thank you for your business!							

Thank you for your business!

Returned checks incur a \$50.00 fee.

Past due balances accrue a 1.5% monthly finance charge or a \$100.00 one-time minimum fee, whichever is greater.



BrentMore Construction Inc.

117 S. West End Ave. Suite 15

Lancaster, PA 17603

717-299-4010

Swan Hotel Roofing Project

Job # 4303

14/13/11

Project : C/O #5206 LCCC

Client :

Job Site :

Kevin Molloy

Lancaster County Convention Center
Authority

25 S. Queen Street

Lancaster, PA 17603

Phone: 717-201-4110

Mobile: 717-875-2168

CONTRACT

Contractor agrees to complete the work in a substantial and workmanlike manner. Any statement, arrangement, or understanding, expressed or implied, not contained herein or within a proper additional work authorization will not be recognized. Contractor is not responsible for failures or defects that result from work done by others prior, at the time of, or subsequent to work done under this agreement, or any act of negligence or misuse by the Owner or any other party.

SCOPE OF WORK

Lancaster City Building Permit

Trip to Code Approved Waste Facility

Removal of 1 Layer of Existing Rubber Roofing and 1 Layer of Existing Asphalt Shingle Roof

Inspect Roof Sheathing and Secure Loose Boards (Price Covers the Replacement of up to 5% of the Roof Sheathing)

30# Asphalt Paper

Ice and Water Shield

Colored Aluminum Drip Edge at All Roof Edges

30 Year Asphalt Shingles, Architectural, Standard Selection

30 Year Hip/Ridge Cap Shingles, Standard Selection

Aluminum Flashing, Step along Sides of Dormers

Install New Step and Counter Flashing along all Masonry Walls

Install New Flashing Across Fronts of Dormers

Replace Flashing on Front of Dormers (Queen St Side)

Install Aluminum Wall Caps on Top of Parapet Wall (neighbor side only)



INSURANCE

Contractor shall at his own expense carry all workers' compensation insurance and public liability insurance necessary for the full protection of Contractor and Owner during the process of the work. Certificates of such insurance shall be filed with Owner and with said Lien Holder if Owner so require. Owner agrees to procure at his own expense, prior to the commencement of any work, fire insurance with Course of Construction, All Physical Loss and Vandalism and Malicious Mischief clauses attached in a sum equal to the total cost of the improvements. Such insurance shall be written to protect the Owner and Contractor, and Lien Holder, as their interest may appear. Should Owner fail so to do, Contractor may produce such insurance, as agent for Owner, but is not required to do so, and Owner agrees on demand to reimburse Contractor in cash for the cost thereof.

LIENS

Contractor shall pay all valid bills and charges for material and labor arising out of the construction of the structure and will hold Owner of the property free and harmless against all liens and claims of lien for labor and material filed against the property.

GUARANTEE

The Contractor hereby guarantees that the work shall be free from defects in labor for one (1) year from the date of completion of the project. Materials are warranted as specified by individual manufacturers and not by the Contractor.

BUILDING CODES

All work performed under this agreement shall comply with applicable building codes. Any additional work required by the Building Department beyond the agreement of this contract is not the responsibility of the Contractor.

CHANGE ORDERS

Any alteration or deviation from above specifications involving extra labor and/or material costs will be executed only upon written or verbal order from owner or his authorized agent and will become an extra charge over the below agreed amount.

INDEPENDENT CONTRACTORS

The relationship of Owner and Contractor created by this agreement shall be that of independent contractors and not one of joint venture, partnership, or employment. BrentMore Construction, Inc. reserves the right to subcontract any and all of the work described in this contract. Agreements made with mechanics or subcontractors on the job are not recognized. No statement, arrangement or understanding, expressed or implied not contained herein will be recognized.

COMPLETION DATE

The contractor shall complete all work required by this agreement by not later than the above specified date, as time is of the essence of this agreement. If the Contractor is prevented from his obligations by reason of fire, flood, rain, windstorm, strike, shortage of materials, or other event beyond the control of the Contractor, the time for completion set forth above shall be extended by a period equal to the period in which the Contractor is so prevented from performing.

ASBESTOS AND OTHER HAZARDOUS MATERIALS

It is the obligation of the Owner to determine if the structure covered by this contract contains asbestos and/or other hazardous materials. This proposal and contract does not include any provision (neither monetary provisions nor time-schedule provisions) to cover the unforeseen hazards or additional work necessitated by removal of asbestos and/or other hazardous materials. If asbestos and/or other hazardous materials are discovered after work is already in progress, and if the asbestos and/or other hazardous materials represent a changed condition from those described in the plans and specifications, then the Contractor shall be entitled to additional compensation and an increase in time for completion of the project.

FINANCE CHARGES

Any contract payment or invoice amount not paid by the due date shall be considered delinquent and shall bear interest at the rate of one and one-half percent (1 1/2%) per month on the outstanding balance. If steps shall be taken, whether by suit or otherwise, to collect any sum including interest which has become delinquent, the Owner agrees to pay all costs thereby incurred, including any reasonable collector's fees, attorney fees, and court costs.

EXISTING CONDITIONS

We make no representation of existing conditions and assume no responsibility of condition for any of the Owner's equipment that may or may not be relocated or affected by our work, unless such conditions are caused by an act of negligence on our part.

HIDDEN DEFECTS

It is acknowledged that hidden structural defects, faulty wiring, substandard plumbing, or other defective components of the existing house may need to be updated or replaced in order to properly complete the above-quoted work, and further acknowledge that the expense, if any, will be the responsibility of the property Owner.

DESTRUCTIVE INSPECTIONS

We have made thorough visual inspections of the existing structure and have made our analysis of the building methods and locations of covered systems. We have not made destructive inspections (that is, removing floors, walls, sidings, or other coverings) to reveal possible unknowns. In the event of a discovery of an unknown element (not an oversight on our part), any additional costs involved shall be cost incurred by the property Owner.

UNDERGROUND INSPECTIONS

It is unknown by all parties, if any underground obstructions other than those stated in the text of this contract exist. If any such obstructions are found and must be removed from the site work area, the movement of which obstructions caused an increase in the cost of the contract, then those costs shall be incurred by the property Owner. This provision shall not apply to anticipated roots of trees. It is acknowledged that there has been no soil stabilization test done on the subject site. If a test is requested by the Owner, or by local authorities (for example, the Building Department), the Contractor shall have such a test performed by a licensed engineer. All costs involved in this testing shall be the responsibility of the property owner.

DELIVERIES

It is acknowledged that the Contractor shall need to have heavy trucks picking up and delivering materials for the above-described work. The property Owner acknowledges this fact and releases the Contractor from liability for possible damage to landscape; sprinklers; driveways (e.g. cracking or sinking); or sidewalks, where applicable

ADVERTISING

Owner hereby grants to Contractor the right to display signs and advertise at the building site. Owner further grants contractor the right to use pictures, artist's depictions, or the like of the work to be performed in advertisement without further authorization from the owner and no compensation to the owner.

UTILITIES

The Owner is solely responsible for providing Contractor prior to the commencing of construction with such water, and electricity at the job site as may be required by Contractor to effect the construction of the improvement covered by this contract. Unless otherwise stated in "Scope of Work," Owner shall provide a restroom during the course of construction unless other arrangements are discussed. If a restroom cannot be provided, Contractor will arrange for a portable toilet at an additional cost to the Owner.

MATERIALS SELECTION

We ask that selections of paint, tile, vinyl, carpet, fixtures, and all other material be provided within five (5) days of signing this contract. Providing selections after five days will extend the life of the project and may increase the Owner's contract price. We assume no responsibility for any delays caused by selection of materials that are not locally and immediately available.

OTHER OWNER RESPONSIBILITIES

As a homeowner, you can help to ensure that your project goes smoothly by doing the following: A) Designate one person to be the Owner's point of contact. This person shall be kept informed of the job's progress and shall be provided answers to questions as they arise. B) Direct all questions to the Contractor's Leadman and avoid trying to resolve questions or problems with workers, subcontractors, vendors, or other individuals on or off the job site. C) Make any and all changes to the original contract in writing and ensure that an "Additional Work Request" form is completed and signed before those changes are made.

OWNER SUPPLIED ITEMS

All materials supplied by the Owner are to be on site by the specified date in the contract. It is the responsibility of the Owner to ensure that owner-supplied items are in good and sufficient condition to be installed and that all necessary parts to install such items are present. The Owner bears all responsibilities pertaining to the condition, performance, and warranties of owner-supplied items. The Contractor shall install owner-supplied items "as is" and shall bear no responsibility, either explicit or implied, for the item or for its condition, performance, or warranty.

SPECIFICATIONS

We hereby propose to furnish all materials, except as noted, and perform all labor necessary for completion of the project as indicated in the above description, attached details, specifications and drawings.

PAYMENTS

The Owner agrees to pay any and all payments according to the payment schedule detailed below. Should said payment(s) not be made, or if satisfactory arrangements for payment have not been made, the Contractor reserves the right to stop all work until such time as payment is rendered or satisfactory payment arrangements have been made.

Deposit: \$3,296.09

Completion of Roofing: \$6,692.08

Total price for the completion of this project : \$9,988.17


DISCLOSURE

The above prices, specifications, terms, and conditions are satisfactory and are hereby accepted. The Contractor is hereby authorized to perform the work as specified. Payment shall be made as outlined above.

SIGNATURE

Acceptance of basic construction contract per building plans.

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Approved By:  Date: 10/17/2017

BRENTMORE

117 S. West End Ave, Ste 15, Lancaster, PA 17603

P: (717) 299-4010 E: info@brentmore.com
F: (717) 299-4138 W: www.brentmore.com

Invoice

Date	Invoice #
12/10/2014	4258-RBS

Lancaster County Convention Center
Kevin Molloy
25 S. Queen St.
Lancaster, PA 17603

[illegible]

Thank you for your business!

Returned checks incur a \$50.00 fee.

Past due balances accrue a 1.5% monthly finance charge or a \$100.00 one-time minimum fee, whichever is greater.



BRENTMORE

BrentMore Construction Inc.

117 S. West End Ave. Suite 15

Lancaster, PA 17603

717-299-4010

Swan Hotel Roofing Project

Job # 4303

14/13/11

Project : C/O #5206 LCCC

Client :

Job Site : Kevin Molloy
Lancaster County Convention Center
Authority
25 S. Queen Street
Lancaster, PA 17603
Phone: 717-201-4110
Mobile: 717-875-2168

CONTRACT

Contractor agrees to complete the work in a substantial and workmanlike manner. Any statement, arrangement, or understanding, expressed or implied, not contained herein or within a proper additional work authorization will not be recognized. Contractor is not responsible for failures or defects that result from work done by others prior, at the time of, or subsequent to work done under this agreement, or any act of negligence or misuse by the Owner or any other party.

SCOPE OF WORK

Lancaster City Building Permit

Trip to Code Approved Waste Facility

Removal of 1 Layer of Existing Rubber Roofing and 1 Layer of Existing Asphalt Shingle Roof

Inspect Roof Sheathing and Secure Loose Boards (Price Covers the Replacement of up to 5% of the Roof Sheathing)

30# Asphalt Paper

Ice and Water Shield

Colored Aluminum Drip Edge at All Roof Edges

30 Year Asphalt Shingles, Architectural, Standard Selection

30 Year Hip/Ridge Cap Shingles, Standard Selection

Aluminum Flashing, Step along Sides of Dormers

Install New Step and Counter Flashing along all Masonry Walls

Install New Flashing Across Fronts of Dormers

Replace Flashing on Front of Dormers (Queen St Side)

Install Aluminum Wall Caps on Top of Parapet Wall (neighbor side only)



INSURANCE

Contractor shall at his own expense carry all workers' compensation insurance and public liability insurance necessary for the full protection of Contractor and Owner during the process of the work. Certificates of such insurance shall be filed with Owner and with said Lien Holder if Owner so require. Owner agrees to procure at his own expense, prior to the commencement of any work, fire insurance with Course of Construction, All Physical Loss and Vandalism and Malicious Mischief clauses attached in a sum equal to the total cost of the improvements. Such insurance shall be written to protect the Owner and Contractor, and Lien Holder, as their interest may appear. Should Owner fail so to do, Contractor may produce such insurance, as agent for Owner, but is not required to do so, and Owner agrees on demand to reimburse Contractor in cash for the cost thereof.

LIENS

Contractor shall pay all valid bills and charges for material and labor arising out of the construction of the structure and will hold Owner of the property free and harmless against all liens and claims of lien for labor and material filed against the property.

GUARANTEE

The Contractor hereby guarantees that the work shall be free from defects in labor for one (1) year from the date of completion of the project. Materials are warranted as specified by individual manufacturers and not by the Contractor.

BUILDING CODES

All work performed under this agreement shall comply with applicable building codes. Any additional work required by the Building Department beyond the agreement of this contract is not the responsibility of the Contractor.

CHANGE ORDERS

Any alteration or deviation from above specifications involving extra labor and/or material costs will be executed only upon written or verbal order from owner or his authorized agent and will become an extra charge over the below agreed amount.

INDEPENDENT CONTRACTORS

The relationship of Owner and Contractor created by this agreement shall be that of independent contractors and not one of joint venture, partnership, or employment. BrentMore Construction, Inc. reserves the right to subcontract any and all of the work described in this contract. Agreements made with mechanics or subcontractors on the job are not recognized. No statement, arrangement or understanding, expressed or implied not contained herein will be recognized.

COMPLETION DATE

The contractor shall complete all work required by this agreement by not later than the above specified date, as time is of the essence of this agreement. If the Contractor is prevented from his obligations by reason of fire, flood, rain, windstorm, strike, shortage of materials, or other event beyond the control of the Contractor, the time for completion set forth above shall be extended by a period equal to the period in which the Contractor is so prevented from performing.

ASBESTOS AND OTHER HAZARDOUS MATERIALS

It is the obligation of the Owner to determine if the structure covered by this contract contains asbestos and/or other hazardous materials. This proposal and contract does not include any provision (neither monetary provisions nor time-schedule provisions) to cover the unforeseen hazards or additional work necessitated by removal of asbestos and/or other hazardous materials. If asbestos and/or other hazardous materials are discovered after work is already in progress, and if the asbestos and/or other hazardous materials represent a changed condition from those described in the plans and specifications, then the Contractor shall be entitled to additional compensation and an increase in time for completion of the project.

FINANCE CHARGES

Any contract payment or invoice amount not paid by the due date shall be considered delinquent and shall bear interest at the rate of one and one-half percent (1 1/2%) per month on the outstanding balance. If steps shall be taken, whether by suit or otherwise, to collect any sum including interest which has become delinquent, the Owner agrees to pay all costs thereby incurred, including any reasonable collector's fees, attorney fees, and court costs.

EXISTING CONDITIONS

We make no representation of existing conditions and assume no responsibility of condition for any of the Owner's equipment that may or may not be relocated or affected by our work, unless such conditions are caused by an act of negligence on our part.

HIDDEN DEFECTS

It is acknowledged that hidden structural defects, faulty wiring, substandard plumbing, or other defective components of the existing house may need to be updated or replaced in order to properly complete the above-quoted work, and further acknowledge that the expense, if any, will be the responsibility of the property Owner.

DESTRUCTIVE INSPECTIONS

We have made thorough visual inspections of the existing structure and have made our analysis of the building methods and locations of covered systems. We have not made destructive inspections (that is, removing floors, walls, sidings, or other coverings) to reveal possible unknowns. In the event of a discovery of an unknown element (not an oversight on our part), any additional costs involved shall be cost incurred by the property Owner.

UNDERGROUND INSPECTIONS

It is unknown by all parties, if any underground obstructions other than those stated in the text of this contract exist. If any such obstructions are found and must be removed from the site work area, the movement of which obstructions caused an increase in the cost of the contract, then those costs shall be incurred by the property Owner. This provision shall not apply to anticipated roots of trees. It is acknowledged that there has been no soil stabilization test done on the subject site. If a test is requested by the Owner, or by local authorities (for example, the Building Department), the Contractor shall have such a test performed by a licensed engineer. All costs involved in this testing shall be the responsibility of the property owner.

DELIVERIES

It is acknowledged that the Contractor shall need to have heavy trucks picking up and delivering materials for the above-described work. The property Owner acknowledges this fact and releases the Contractor from liability for possible damage to landscape; sprinklers; driveways (e.g. cracking or sinking); or sidewalks, where applicable

ADVERTISING

Owner hereby grants to Contractor the right to display signs and advertise at the building site. Owner further grants contractor the right to use pictures, artist's depictions, or the like of the work to be performed in advertisement without further authorization from the owner and no compensation to the owner.

UTILITIES

The Owner is solely responsible for providing Contractor prior to the commencing of construction with such water, and electricity at the job site as may be required by Contractor to effect the construction of the improvement covered by this contract. Unless otherwise stated in "Scope of Work," Owner shall provide a restroom during the course of construction unless other arrangements are discussed. If a restroom cannot be provided, Contractor will arrange for a portable toilet at an additional cost to the Owner.

MATERIALS SELECTION

We ask that selections of paint, tile, vinyl, carpet, fixtures, and all other material be provided within five (5) days of signing this contract. Providing selections after five days will extend the life of the project and may increase the Owner's contract price. We assume no responsibility for any delays caused by selection of materials that are not locally and immediately available.

OTHER OWNER RESPONSIBILITIES

As a homeowner, you can help to ensure that your project goes smoothly by doing the following: A) Designate one person to be the Owner's point of contact. This person shall be kept informed of the job's progress and shall be provided answers to questions as they arise. B) Direct all questions to the Contractor's Leadman and avoid trying to resolve questions or problems with workers, subcontractors, vendors, or other individuals on or off the job site. C) Make any and all changes to the original contract in writing and ensure that an "Additional Work Request" form is completed and signed before those changes are made.

OWNER SUPPLIED ITEMS

All materials supplied by the Owner are to be on site by the specified date in the contract. It is the responsibility of the Owner to ensure that owner-supplied items are in good and sufficient condition to be installed and that all necessary parts to install such items are present. The Owner bears all responsibilities pertaining to the condition, performance, and warranties of owner-supplied items. The Contractor shall install owner-supplied items "as is" and shall bear no responsibility, either explicit or implied, for the item or for its condition, performance, or warranty.

SPECIFICATIONS

We hereby propose to furnish all materials, except as noted, and perform all labor necessary for completion of the project as indicated in the above description, attached details, specifications and drawings.

PAYMENTS

The Owner agrees to pay any and all payments according to the payment schedule detailed below. Should said payment(s) not be made, or if satisfactory arrangements for payment have not been made, the Contractor reserves the right to stop all work until such time as payment is rendered or satisfactory payment arrangements have been made.

Deposit: \$3,296.09

Completion of Roofing: \$6,692.08

Total price for the completion of this project : \$9,988.17

DISCLOSURE

The above prices, specifications, terms, and conditions are satisfactory and are hereby accepted. The Contractor is hereby authorized to perform the work as specified. Payment shall be made as outlined above.

SIGNATURE

Acceptance of basic construction contract per building plans.

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Approved By: _____

Date: _____

Deposit paid Ch #2510

11-20-2014

3,296.09

Completion

6,692.08



BRENTMORE

BrentMore Construction Inc.

117 S. West End Ave. Suite 15

Lancaster, PA 17603

Masonry & Framing C/O's

14/18/11

PARAPET WALL

Re-point and replace brick as needed on back left parapet wall at bottom corner

Parapet Wall Total \$529.41

WALL REPOINTING

Replace deteriorated brick above door on left side of back wall up to roofline
Re-point that area from top of door to bottom of roofline

Wall Repointing Total \$823.53

RAFTER REPAIR

Cistern 1-3/4" x 9-1/2" x 16' LVL's on Either Side of Damaged Rafter and
2 Additional Rafters for Structural Support.

Rafter Repair Total \$1,499.42

Total Price \$2,552.36

For Lancaster County
Convention Center
Authority

RECEIVED
11-19-2014
LCCCA

City of Lancaster

Work shall not be concealed until it has been inspected
and approved by an authorized Code Official

Building Inspection Notice

- | | | |
|-------------------------------------|---|--|
| <input type="checkbox"/> Footing | <input type="checkbox"/> Rough-In Plumbing | <input type="checkbox"/> Fire System |
| <input type="checkbox"/> Re-Bar | <input type="checkbox"/> Mechanical | <input type="checkbox"/> Energy/Insulation |
| <input type="checkbox"/> Foundation | <input type="checkbox"/> Rough-In-Electrical | <input type="checkbox"/> Fire Stopping |
| <input type="checkbox"/> Framing | <input type="checkbox"/> Electrical Service | <input checked="" type="checkbox"/> Final |
| <input type="checkbox"/> _____ | <input checked="" type="checkbox"/> <u>ROOF</u> | _____ |

Location <u>101 S. QUEEN ST</u>	
<u>SWAN HOTEL</u>	
Builder <u>BRENTMORE</u>	
Permit # _____	Date: <u>12/8/14</u>
Code Official <u>Gary Horning</u>	

- ☐ Stop Work Order ☐ Notice of Violation

Inspector Comments:

* RE-SHINGLED EAST SIDE
REATTACHED LOOSE SLATE (WEST SIDE)

This inspection is: ☒ Approved ☐ Not Approved ☐ Re-inspection Required

All inspection records must be retained on the construction site and made available to the Code Official.

Use or Occupancy of any structure without a Final Inspection and a
Certificate of Use and Occupancy is a violation of code and is prohibited.