



36 W. Industrial Road, Addison, IL 60101  
630-628-0093, Fax 630-628-1533

June 5, 2013

Lieberman Management  
1519 E. Central Road  
Arlington Heights, IL 60005

**File # TW-20014-12**

Attn: Lisette Ray  
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(847) 228 - 5190 Fax  
[Lray@lmsnet.com](mailto:Lray@lmsnet.com)

**Re: Dana Point Condominiums  
Arlington Heights, IL**

*Thank you for the opportunity to be of service to you.*

*We will provide labor, materials and the necessary equipment to perform the following:*

**Building 1605 – Unit C20:**

*Top area of building front wall 24ft. x 2-1/2ft, side wall 2-1/2" ft and 2-1/2ft. high top of 4<sup>th</sup> floor.*

- 1) Spot grind and tuck-point.
- 2) Replace 10 to 20 bricks as needed, matching existing brick and mortar as close as possible.
- 3) Caulk the windows total of two, as needed.
- 4) Caulk top coping joints.
- 5) Water-proof the area two times with R-97 seal or BP100 Chem-Trete.

*This will be done for the cost of **\$3,062.00.***

\_\_\_\_\_  
**(Accepted By)** \_\_\_\_\_ *Date*

***Option:***

Install 24 gauge prefinished steel coping 40Lnft over top of limestone coping, for an additional cost of **\$1,250.00.**

\_\_\_\_\_  
**(Option Accepted By)** \_\_\_\_\_ *Date*

**Building 1605 – Unit B09:**

*Only on front side, no work side wall.*

- 1) Rebuild to the top of lintel.
- 2) Rebuild the outside brick top of window on 4<sup>th</sup> floor 24 ft x 2-1/2 ft.
- 3) Rebuild the inside brick to roof line.
- 4) Re-use the limestone coping.
- 5) Install new base wall flashing.
- 6) Clean the two lintels and install flashing, drip edge, and termination bar.

*This will be done for the cost of **\$7,570.00.***

\_\_\_\_\_  
*Date*

**(Accepted By)**

***Option:***

Install 24 gauge prefinished steel coping 40Lnft over top of limestone coping, for an additional cost of **\$1,250.00.**

\_\_\_\_\_  
*Date*

**(Option Accepted By)**

**Building 1615 – Unit C20:**

*Only on front side, no work side wall.*

- 1) Rebuild to the top of lintel.
- 2) Rebuild the outside brick top of window on 4<sup>th</sup> floor 24 ft x 2-1/2 ft.
- 3) Rebuild the inside brick to roof line.
- 4) Re-use the limestone coping.
- 5) Install new base wall flashing.
- 6) Clean the two lintels and install flashing, drip edge, and termination bar.

*This will be done for the cost of **\$7,570.00.***

\_\_\_\_\_  
*Date*

**(Accepted By)**

***Option:***

Install 24 gauge prefinished steel coping 40Lnft over top of limestone coping, for an additional cost of **\$1,250.00.**

\_\_\_\_\_  
*Date*

**(Option Accepted By)**

**Building 1615 – Unit A07 (Corner Unit):**

- 1) Spot tuck-pointing at two sides of unit, 32ft. on east side and 30ft. on south wall.

*This will be done for the cost of **\$4,437.00.***

\_\_\_\_\_  
*Date*

**(Accepted By)**

***Option:***

Install 24 gauge prefinished steel coping 70Lnft over top of limestone coping, for an additional cost of **\$2,250.00.**

\_\_\_\_\_  
*Date*

**(Option Accepted By)**

**Building 1515 & 1505 – Unit A51:**

*Only on front side, no work side wall.*

- 1) Rebuild to the top of lintel.
- 2) Rebuild the outside brick top of window on 4<sup>th</sup> floor 24 ft x 2-1/2 ft.
- 3) Rebuild the inside brick to roof line.
- 4) Re-use the limestone coping.
- 5) Install new base wall flashing.
- 6) Clean the two lintels and install flashing, drip edge, and termination bar.

*This will be done for the cost of **\$7,570.00.***

\_\_\_\_\_  
*Date*

**(Accepted By)**

***Option:***

Install 24 gauge prefinished steel coping over top of limestone coping, for an additional cost of **\$1,250.00.**

\_\_\_\_\_  
*Date*

**(Option Accepted By)**

**Building 1515 & 1505 – Unit B59:**

*Only on front side, no work side wall.*

- 1) Rebuild to the top of lintel.
- 2) Rebuild the outside brick top of window on 4<sup>th</sup> floor 24 ft x 2-1/2 ft.
- 3) Rebuild the inside brick to roof line.
- 4) Re-use the limestone coping.
- 5) Install new base wall flashing.
- 6) Clean the two lintels and install flashing, drip edge, and termination bar.

*This will be done for the cost of **\$7,570.00.***

\_\_\_\_\_  
*Date*

**(Accepted By)**

***Option:***

Install 24 gauge prefinished steel coping 40Lnft over top of limestone coping, for an additional cost of **\$1,250.00.**

\_\_\_\_\_  
*Date*

**(Option Accepted By)**

**Building 1515 & 1505 – Unit B62-B64:**

- 1) Spot tuck-pointing where applicable.

*This will be done for the cost of **\$3,062.00.***

\_\_\_\_\_  
*Date*

**(Accepted By)**

***Option:***

Install 24 gauge prefinished steel coping over top of limestone coping, for an additional cost of **\$1,250.00.**

\_\_\_\_\_  
*Date*

**(Option Accepted By)**

**Building 1515 & 1505 – B66 (Corner Unit):**

*North side only.*

- 1) Rebuild to the top of lintel.
- 2) Rebuild the outside brick top of window on 4<sup>th</sup> floor 24 ft x 2-1/2 ft.
- 3) Rebuild the inside brick to roof line.
- 4) Re-use the limestone coping.
- 5) Install new base wall flashing.
- 6) Clean the two lintels and install flashing, drip edge, and termination bar.

*This will be done for the cost of **\$7,570.00.***

*Date* \_\_\_\_\_

***(Accepted By)***

***Option 1:***

Install 24 gauge prefinished steel coping north side 40Lnft over top of limestone coping, for an additional cost of **\$1,250.00.**

*Date* \_\_\_\_\_

***(Option Accepted By)***

***Option 2:***

Spot tuck-pointing 30ft. on east side, for the additional cost of **\$1,625.00.**

*Date* \_\_\_\_\_

***(Option Accepted By)***

***Option 2A:***

Install 24 gauge prefinished steel coping east side 30Lnft over top of limestone coping, for an additional cost of **\$1,000.00.**

*Date* \_\_\_\_\_

***(Option Accepted By)***

**Building 1515 & 1505 – Unit C20:**

*Only on front side, no work side wall work.*

- 1) Rebuild to the top of lintel.
- 2) Rebuild the outside brick top of window on 4<sup>th</sup> floor 24 ft x 2-1/2 ft.
- 3) Rebuild the inside brick to roof line.
- 4) Re-use the limestone coping.
- 5) Install new base wall flashing.
- 6) Clean the two lintels and install flashing, drip edge, and termination bar.

*This will be done for the cost of **\$7,570.00.***

\_\_\_\_\_  
*Date*

**(Accepted By)**

***Option:***

Install 24 gauge prefinished steel coping over top of limestone coping, for an additional cost of **\$1,250.00.**

\_\_\_\_\_  
*Date*

**(Option Accepted By)**

**Building 1515 & 1505 – A07 (Corner Unit):**

- 1) Spot tuck-pointing where applicable.

*This will be done for the cost of **\$4,437.00.***

\_\_\_\_\_  
*Date*

**(Accepted By)**

***Option:***

Install 24 gauge prefinished steel coping 70Lnft over top of limestone coping, for an additional cost of **\$2,250.00.**

\_\_\_\_\_  
*Date*

**(Option Accepted By)**

**Building 1515 & 1505 – Unit B11-B-13:**

*Only on front side, no work side wall work.*

- 1) Rebuild to the top of lintel.
- 2) Rebuild the outside brick top of window on 4<sup>th</sup> floor 24 ft x 2-1/2 ft.
- 3) Rebuild the inside brick to roof line.
- 4) Re-use the limestone coping.
- 5) Install new base wall flashing.
- 6) Clean the two lintels and install flashing, drip edge, and termination bar.

*This will be done for the cost of **\$7,570.00.***

\_\_\_\_\_  
*Date*

**(Accepted By)**

***Option:***

Install 24 gauge prefinished steel coping over top of limestone coping, for an additional cost of **\$1,250.00.**

\_\_\_\_\_  
*Date*

**(Option Accepted By)**

**Building 1405 – Unit A07 (Corner Unit):**

*32ft. on east side and 34ft. on south side, with corner on east side.*

- 1) Rebuild to the top of lintel.
- 2) Rebuild the outside brick top of window on 4<sup>th</sup> floor 24 ft x 2-1/2 ft.
- 3) Rebuild the inside brick to roof line.
- 4) Re-use the limestone coping.
- 5) Install new base wall flashing.
- 6) Clean the two lintels and install flashing, drip edge, and termination bar.

*This will be done for the cost of **14,806.00.***

\_\_\_\_\_  
*Date*

**(Accepted By)**

***Option:***

Install 24 gauge prefinished steel coping 80Lnft over top of limestone coping, for an additional cost of **\$2,250.00.**

\_\_\_\_\_  
*Date*

**(Option Accepted By)**

*All work will be performed in a neat and professional manner by skilled roofing mechanics and in accordance with roofing industry standards.*

Upon final payment, a warranty on workmanship will be issued from **B.T. Lakeside Roofing, Inc.** for a period of **1 year**. Should a leak occur through workmanship, repairs will be made provided a reasonable notice is given and the purchaser has fulfilled the terms of this agreement.

We will perform the work as outlined, including all labor, materials and taxes, for the sum of **(See Base Bid)**

Upon receipt of an executed copy of this proposal, along with a **40% down payment of accepted sum**, we will schedule the work as proposed. Balance due upon completion. Unpaid balance after 30 days will carry a service charge of 2% per month, 24% per year.

We are not responsible for any interior or exterior asbestos removal problems if found present. Any such pre-existing condition shall constitute extra cost to be determined by abatement. Unpaid balance after 30 days will carry a service charge of 2% per month, 24% per year.

**The building owner will be responsible for any Village/City fees and obtaining any necessary building permit.**

This proposal may be withdrawn by B.T. Lakeside Roofing, Inc. if it is not accepted within 45 days. In the event of an increase in material prices of greater than or equal to 5% from the date of acceptance of this contract to the actual date of material order; we reserve the right to renegotiate or consider this contract null and void. Also, should such acts of nature, war or terrorism make performance of this contract impossible; we reserve the right to renegotiate or consider this contract null and void.

In the event of default of payment to B.T. Lakeside Roofing, Inc., the owner or agent agrees to pay for any of the past monies owed, including court costs, reasonable attorney's fees and other related expenses.

The roof deck will be free of ice, snow, debris and other foreign matter not conducive to roofing practices. Roofing will be done only in weather conditions suitable for product application. There is no liability to be assumed for any damage to the building or contents thereof because of water leakage or structural deflection of the building. We will not be held responsible for any mold, mildew or any other carcinogenic that may either already exist or might occur after a re-roof or complete roof replacement. We cannot be held responsible for the slope of existing structure. We cannot be responsible for pictures, wall or ceiling ornaments, nail pops, stress cracks and related markings, due to the vibrations from the stacking of materials and/or the removal of weight from the existing roof.

B.T. Lakeside Roofing, Inc. shall not be responsible to determine structural soundness and shall have no liability whatsoever to the owner or others for failure of roof or supporting structure to support men, materials, equipment resulting from such failure, whether it occurred before, during or after performance of outlined work.

\_\_\_\_\_  
*Tom Wykle - President* \_\_\_\_\_ *Date* 6/5/13  
**(Tom Wykle - President)**

\_\_\_\_\_  
*(Accepted By)* \_\_\_\_\_ *Date* \_\_\_\_\_