

High Performance Roofing, Building Envelopes and Construction Services

# Proposal for façade restoration



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Buildings



December 5, 2025

Mr. Steve Kray  
**Edgewood High School**  
2428 Blake Rd  
Ashtabula OH 44004

**RE: Edgewood High School**  
*Façade Repair*

Weatherproofing Technologies, Inc. (WTI) is pleased to submit to Edgewood High School this proposal for the façade repair work at Edgewood High School. WTI has engaged with several trade partners to review, discuss and coordinate the scope of work associated with the façade repair at Edgewood High School. We look forward to the opportunity of working with you on this project.



## SCOPE OF WORK

Work will be completed as outlined in the specifications dated 11/11/25 and the drawings dated August of 2025.

### ELECTRICAL/MECHANICAL DECOMMISSIONING

- Verify the current functionality of the current HVAC system prior to the start of work. This is to verify that the system is to be re-installed in the same or better condition than when it was decommissioned. Ideally, this would be completed during winter break or during a weekday that class is not in session during the heating season.
- The electrician will lock-out/tag out the appropriate circuits
- Disconnect the unit vent heaters in the second-floor classrooms where the masonry walls will be disassembled.
- Disconnect 2 mini split units in the two classrooms closest to the stairs
- Disconnect the 2 air conditioning units that serve the office
- Unit vents and air conditioning units will be stored on site for re-installation

### ASBESTOS ABATEMENT

- Set up containment for abatement work
  - Install containment barriers around the work area for abatement activities.
  - Ensure containment meets regulatory requirements for asbestos control.
  - Negative air machines with HEPA filtration will be used inside of the containment areas
- Notification and documentation
  - Local and state notifications will be completed prior to the start of work.
  - Waste shipment records and abatement logs will be kept and provided to the appropriate authorities
- Abate the following items to allow the masonry work to take place:
  - Floor tiles and mastic (2 rows of floor tile parallel to the masonry scope of work):
    - Gray & Green 9" floor tile and mastic
    - White & Gray 12" floor tile and mastic
    - Beige/Brown 9" Floor tile and mastic
  - Insulation (remove all pipe insulation within 4' of the masonry scope of work):
    - Hard fittings on pipes
- Dispose of all ACM in accordance with local and federal laws
- Surface cleaning
- HEPA vacuum and wet wipe all surfaces inside containment after abatement

### FAÇADE REMEDIATION

- Document the site conditions prior to showing up to begin work, specifically to document the current condition of the sidewalks, and landscaping, and surrounding areas
- Measures will be taken to protect the existing building
  - mats or protection for any equipment on the lawn/sidewalks etc.

- Masonry contractor to trim the trees as necessary to access the scope of work.
  - Set up the exterior fence (or take ownership of the existing fence) for the full duration of the project.
- Remove, store, and reinstall the interior granite sills
- Systematically remove the temporary shoring in a manner that safely allows crews to work without creating an unsafe condition.
- Remove 2<sup>nd</sup> floor fenestration units in coordination with the masonry contractor
- Remove brick and CMU between the head of the first-floor windows and the sill of the second-floor windows.
  - This includes removal, storage, and re-use of the sandstones.
- Masonry contractor to carefully notate the location of the louvers for reinstallation.
  - Masonry contractor to remove, store, and reinstall louvers affected by this scope of work
- Paint the lintels with a rust-inhibiting coating
- Supply and install new counterflashing at the lintel (this includes end dams)
- Allow the engineer or AHJ to inspect (if necessary or required)
- Install 4" CMU block
- Install new vertical bond beam at a minimum of 4'-0" on center with #3 rebar
- Apply Tremco AVB and flashing according to the manufacturers installation instructions
- Install new beam anchors 12" on center horizontally HB-357
- Apply Face Brick as indicated
- Provide and install new weeps
- Install new face brick anchors
- Veneer anchors are staggered at 16" on center horizontally and 18" on center vertically (max)
- Masonry contractor to re-point selected mortar joints as indicated on the drawings. Tuckpointing shall be done in accordance with detail 2 on sheet R-5
- Install Old Castle Storefront system at both the first and second floor as indicated in the drawings
- Power wash, clean and seal the entire masonry facade with water repellent
- Remove and replace facade sealant with new sealants at control joints as indicated.

## FINISHES/HVAC/ELECTRICAL

- Masonry contractor to re-install the stone sill
- Install floor tile and base
- Prime and Paint the new CMU block on the interior of the building. (one color to be provided)
  - Priming and painting the CMU wall behind the existing casework on the second floor is excluded
- Re-run/reconnect electrical devices
- Re-install HVAC systems including the unit vents, two mini splits, and air conditioning units on the exterior that service the office areas
- Test the functionality of the HVAC systems
- Turn the project back over to the owner

## PROJECT INVESTMENT

Façade project price based on the scope defined above	\$945,599.93
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### Qualifications

- Insulation between the brick façade and the 4" Concrete Masonry Unit (CMU) has been discussed with the engineer and the contractor and has been value-engineered out of this proposal.
- Lintel replacement is not included in this scope of work. Our team has no reason to believe that the existing lintel is damaged or deteriorated to a condition that would warrant replacement.
- Ceiling tile replacement has not been included in this pricing. Ceiling tile replacement will need to be negotiated on a case-by-case basis.
- Remedial work associated with the existing steel structure, outside of coating the lintel with a rust inhibitor, is excluded.
- Additionally, any unforeseen conditions that exceed reasonable assumptions.
- Work will be performed at one time, under one contract.
- Any items not specifically mentioned in this proposal are excluded
- Sales tax has been excluded.

Sincerely,

**WEATHERPROOFING TECHNOLOGIES, INC.**



Brian Gagne  
Construction Manager

CC: Zach Tiech, Tremco  
Kevin Butler, Tremco  
Sarah Butler, Tremco

This proposal is valid for thirty (30) days and does not include taxes.

Services requested beyond the above scope of work shall be considered additional services. Separate or multiple cost opinions, if requested, shall be prepared at additional cost.

This Budget report is an offer by WTI to provide the Scope of Work set forth above to the Customer on the terms and conditions set forth herein and in WTI's standard terms and conditions (a copy of which may be obtained at <http://www.tremcoroofing.com/files/share/terms/TandCWTI.pdf>), which are hereby incorporated by reference (together, the "Terms and Conditions"). The Terms and Conditions will govern the Work to the exclusion of any other or different terms, including in any customer purchase order, unless otherwise expressly agreed in writing pursuant to a Master Agreement or similar contract with Customer signed by an authorized representative of WTI. Any Performance and Payment Bonds issued for associated repair work are limited to performance of the repairs and one year warranty on such repairs. Bonds, if issued,

do not apply to the TremCare extended service agreement. Please confirm your acceptance by return e-mail to the representative identified below. Upon receipt of acceptance, WTI will process your order and promptly begin the Scope of Work.