Authentisign ID: CA7DE2A7-0970-F111-AC9C-000D3A1CFDCD

JLS Builders, LLC
191 Bolton Street
Portland, Maine 04102
(207)450-4712
JLSbuildsit@gmail.com

Estimate

Today's Date: 4/1/2025
Created for:
Brighton Heights Condo Association
401 Brighton Ave
Portland, Maine

Project Description: Repair rotten structure underneath units 7, 8 and 9. Replace the existing beams, replace lally columns, rotten rim joists, rotten bottom plate on bottom wall, replace plywood under unit 9, rebuild rotten exterior wall, replace rotted floor sheathing and drop plumbing down below joists.

# on map	Category and Description	Estimated Cost
	Phase 1	
0	Portland, Maine Permit	$760.00
5	Replace rotted rim joist at entire perimeter	$8,500.00
10	Contractor shall expose and verify adequacy of all existing interior foundations	$4,000.00
15a	Plumber	$2,200.00
16	Install (2) 12" tall x 24" wide footing (previously 20")	$9,900.00
	Phase 2	
3	Existing (3) 2x10 beam to be replaced typ. throughout	$7,000.00
7	Existing (3) 2x10 beam to be replace in its entirety	$3,500.00
8	Replace rotten bottom plate on lower wall	$1,950.00
9	Existing deteriorated original 2x10 floor joists previously sistered with 2x10s typ. throughout	$3,500.00
11	Replace Plywood under unit 9	$3,500.00
13	Rebuild rotted exterior wall	$3,500.00

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7. **CHANGE ORDERS.** Any alteration or deviation from the above contractual specifications that results in a revision of the contract price will be executed only upon the parties entering into a written change order.

8. **INDEMNIFICATION.** The Contractor shall indemnify and hold the Client harmless from any loss or liability from performing the work detailed in this contract by the Contractor and Subcontractor.

9. **INSURANCE REQUIRED.** The Contractor and Subcontractors are required to have liability insurance and workers' compensation insurance in accordance with industry standards and state law. The Client has the right to review such insurance policies prior to the commencement of the work.

10. **PETS AND CHILDREN.** Owner will control all children and family pets and keep them (and their toys) away from the work area at all times during and after work hours. Owner agrees that Contractor and Subcontractors will not be responsible for any pet or child leaving the home due to doors, windows, gates or other openings in the home being left open due to work in progress. Owner will keep all pet birds and fish in a closed room, away from the work area to avoid potentially harmful fumes, dust and drafts.

11. **ASSIGNMENT.** Neither the Client nor the Contractor may assign this Agreement without the express written consent of the other party.

12. **RELATIONSHIP DEFINED.** Nothing in this Agreement shall indicate the Contractor is a partner, agent, or employee of the Client. The Client employs the Contractor as an independent contractor, and the Contractor hereby accepts.

13. **OTHER AGREEMENTS.** It is agreed between the parties that there are no other agreements or understandings between them relating to the subject matter of this Agreement. This Agreement supersedes all prior agreements, oral or written, between the parties and is intended as a complete and exclusive statement of the agreement between the parties. No change or modification of this Agreement shall be valid unless the same be in writing and signed by the parties. The client also agrees that they will not make any agreements with any other contractors. JLS Builders and their subcontractors are the only contractors working this job.

14. **WARRANTY.** In addition to any additional warranties agreed to by the parties, the contractor warrants that the work will be free from faulty materials; constructed according to the standards of the building code applicable for this location; constructed in a skillful manner and for habitation or appropriate use. The warranty rights and remedies set forth in the Maine Uniform Commercial Code apply to this contract.

15. **GOVERNING LAW.** This Agreement shall be construed in accordance with and governed by the laws under the state of Maine.

IN WITNESS WHEREOF, the Parties have indicated their acceptance of the terms of this Agreement by their signatures below on the dates indicated.

Contractor's Signature: Erinn Conn Date: 4/7/25

Print Name: Erinn Conn

Client's Signature: _____ Date: _____

Print Name: _____

Authentisign MJM Authentisign DKM

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Project Management Plan for Brighton Heights Condominium Assoc.

401 Brighton Ave., Portland, Maine – DRAFT 12/19/24

	Task Descriptions and Schedule		
Task	**Description**	**Est. Cost**	**Est. Duration**
1	Mold Remediation & Insulation Removal in Buildings 1 & 2	$23,080	2-4 weeks
2	Basement Encapsulation for Buildings 1 & 2	$51,517	2-4 weeks
3	Secure Professional Engineering Support for Structural Repairs & Finalize Project Design	$3,500	1-2 months
4	Obtain Appropriate Permits / Approvals	$1,000	2-4 weeks
5	Undertake Structural Repairs to Building 3	$60,450	2-3 months - 2K
6	Basement Encapsulation of Building 3	$17,483	1-2 weeks
7	Final Inspections and Closeouts of Permits / Etc.	TBD	1 month

Schedule of Tasks

2025	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
Task 1	X															
Task 2		X														
Task 3	X	X														
Task 4			X													
Task 5				X	X	X										
Task 6							X									
Task 7								X								

May 24 or 26 start

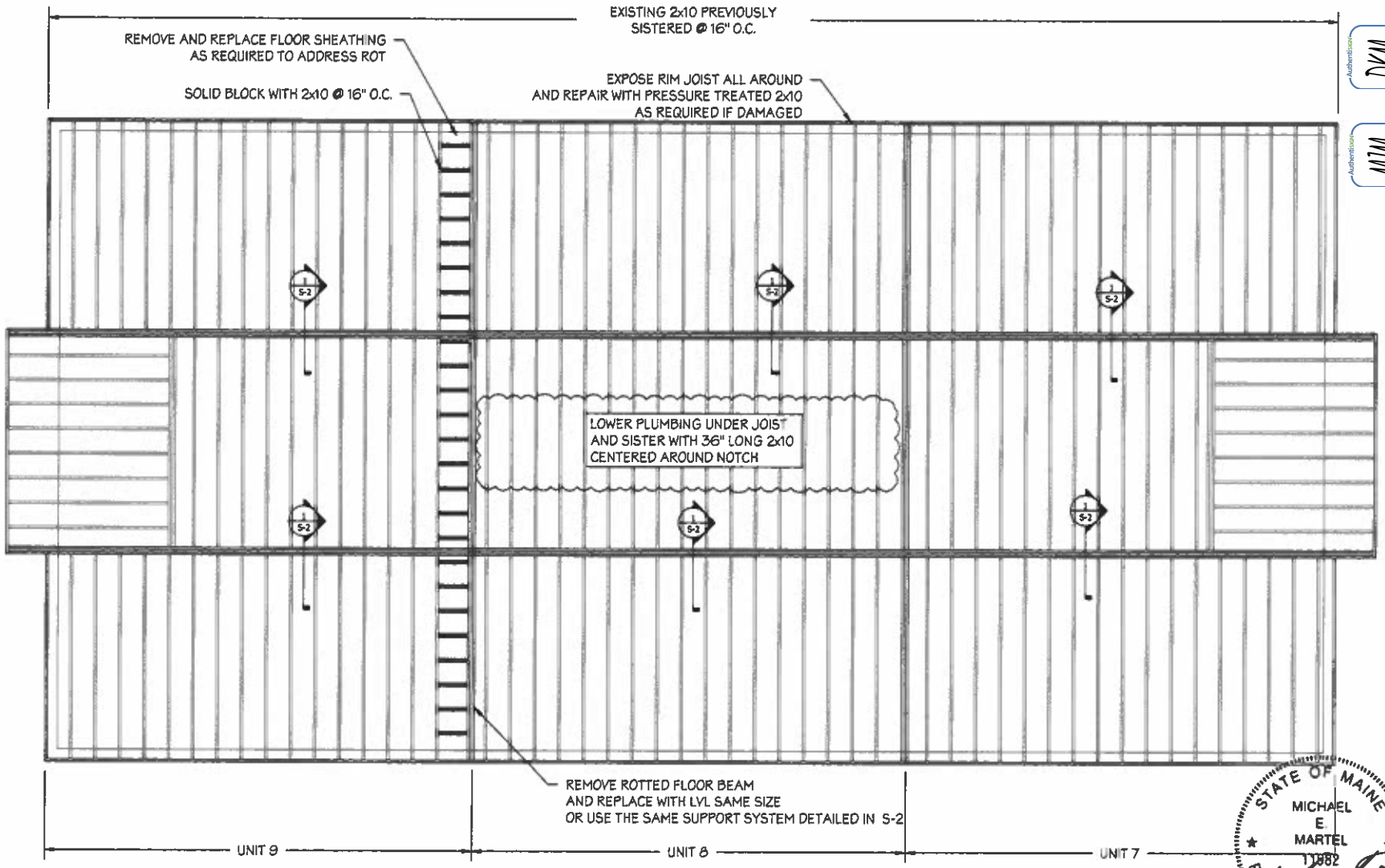
completed By June

2 more wks

Friday 11th

Bill & insurance agent

MJM DKM



Authentisign DKM

Authentisign MJM

STATE OF MAINE
MICHAEL E. MARTEL
11882
LICENSED PROFESSIONAL ENGINEER
3/05/25

SCALE: AS NOTED

DRAWING TITLE: FOUNDATION PLAN

REVISIONS

NO.	DATE	COMMENT

DRAWN BY: MEM
CHECKED BY: MEM
DESIGNED BY: MEM
DATE: 20405
REV: 0

PREPARED FOR: WILLIAM RAISCH
JOB TITLE: 401 BRIGHTON AVE PORTLAND, ME
JOB NUMBER:
JOB LOCATION: 401 BRIGHTON AVE PORTLAND, ME

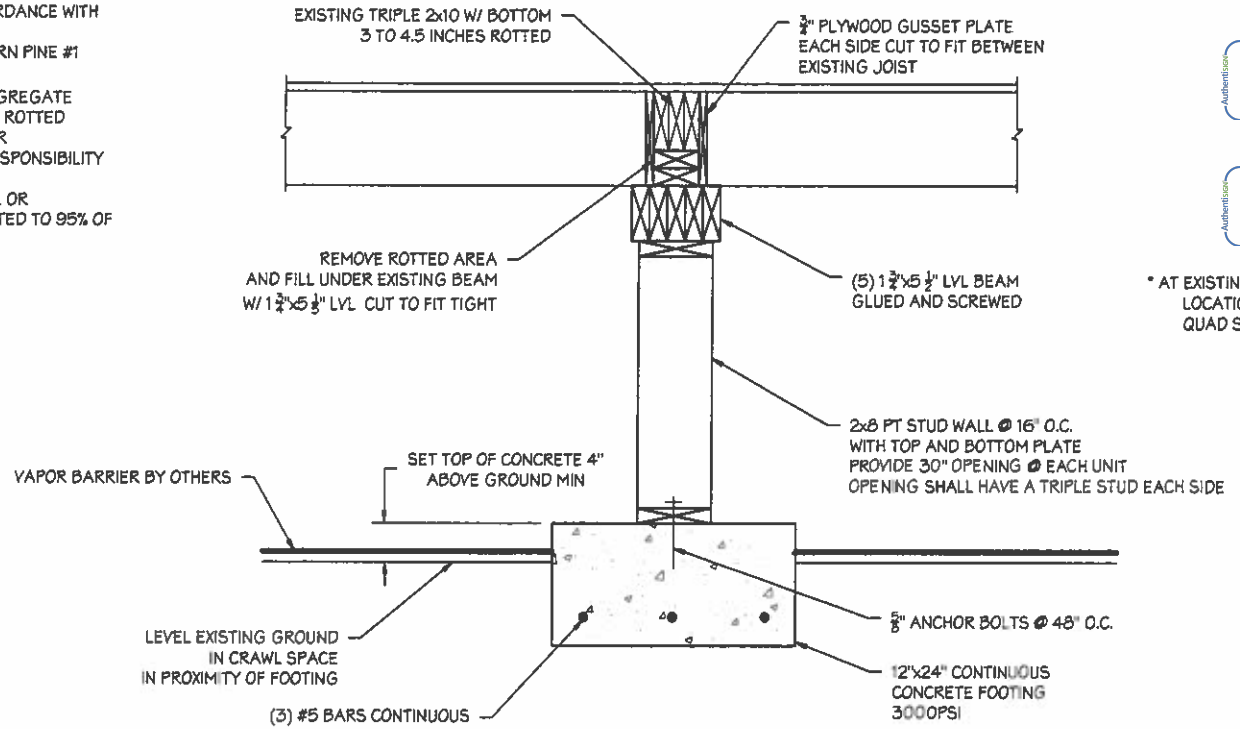
SHEET: 1 OF 2

S-1

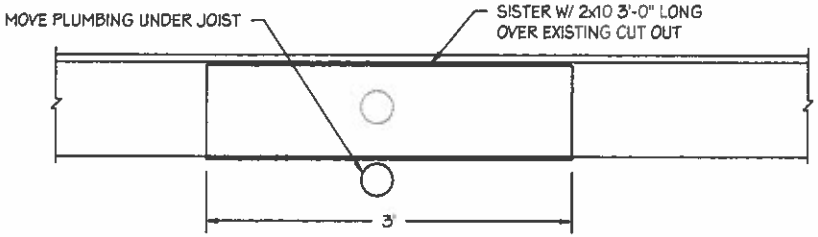
Authentisign ID: CA7DE2A7-0970-F111-AC9C-000D3A1CFDCD

NOTES:

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE OF MAINE CURRENT BUILDING CODES.
2. ALL TIMBER SHALL BE PRESSURE TREATED SOUTHERN PINE #1
3. ALL LVL SHALL BE 3100PSI
4. CONCRETE SHALL BE 3000PSI CONCRETE MIX ¾" AGGREGATE
5. ANY FLOOR JOIST NOT CURRENT SISTERED AND HAS ROTTED AREAS SHALL BE SISTERED WITH SAME SIZE LUMBER
6. SHORING OF EXISTING STRUCTURE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR DURING CONSTRUCTION.
7. CONCRETE SHALL BE PLACED ON UNDISTURBED SOIL OR COMPACTED GRAVEL. GRAVEL SHOULD BE COMPACTED TO 95% OF THE SPT.



* AT EXISTING COLUMN LOCATIONS PROVIDE QUAD STUD



STATE OF MAINE
MICHAEL E MARTEL
11982
LICENSED PROFESSIONAL ENGINEER
3/05/25

DRAWING TITLE: FRAMING REPAIR SECTION

PREPARED FOR: WILLIAM RABICH
JOB TITLE: 401 BRIGHTON AVE PORTLAND, ME
JOB LOCATION: 401 BRIGHTON AVE PORTLAND, ME.

SCALE: AS NOTED

SHEET 2 OF 2
S-2

Authentisign ID: CA7DE2A7-0970-F111-AC9C-000D3A1CFDCD

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Phase 1

Phase 2

Phase 3

0. Permits

1. Existing (3)2x10 beam to be replaced in its entirety

2. All existing lally columns to be replaced
Do not bury new lally columns in dirt
Build up existing footings as req'd

3. Existing (3)2x10 beam to be replaced typ. throughout

16. Install 2- 12" x 24" wide footing

Unit 7

4. Existing (3)2x10 beam to be replaced in its entirety

15. Existing plumbing through joists
Drop plumbing below joists @ sister existing notched joists

15a. Plumber

5. Replace rotten rim joist at entire perimeter

6. Cut back original floor joists as req'd & hang previously installed reinforcing joists w/ single 2x10 hanger

Unit 8

14. Replace rotten floor sheathing this bay
Block solid between joists as req'd

13. Rebuild rotten exterior wall

7. Existing (3)2x10 beam to be replaced in its entirety

12. Sister Original + Previous Reinf. w/ new 2x10 one side

8. Replace rotten bottom plate on lower wall

11. Replace plywood

9. Existing deteriorated original 2x10 floor joists previously sistered w/ 2x10's typ. throughout

5. Replace rotten rim joist at entire perimeter

Unit 9

10. Contractor shall expose and verify adequacy of all existing interior foundations

Shore existing as req'd to replaced deficient structural members

All Replaced members shall be replaced with new members to match size and species of existing

FIRST FLOOR FRAMING PLAN

Scale: 1/4" = 1'-0"

Authentisign MJM

Authentisign DKM

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JLS Builders, LLC
191 Bolton St
Portland, ME 04102 US
+1 2074504712
jlsbuildsit@gmail.com
www.jlsbuilt.com

JLS BUILDERS
Carpentry & General Contracting

Estimate

JUSTIN

ADDRESS
401 Brighton
401 Brighton Ave
Unit #1 - Elle

ESTIMATE # 1042
DATE 02/01/2024
EXPIRATION DATE 03/01/2024

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Services	Demo and replace all 9 dryer vents with metal duct work. Adding hangers every 4 feet and new exhausts out of building.	1	0.00	0.00
Services	Demo/Dump	1	900.00	900.00
Materials	Materials	1	1,540.00	1,540.00
Labor	Labor at 65/hour	1	2,400.00	2,400.00

Estimates are valid for 30 days. Due to the fluctuation in building materials estimates need to be reevaluated after 30 days. A deposit of 33% is required to lock in this quote.

SUBTOTAL	4,840.00
TAX	0.00
TOTAL	**$4,840.00**

Accepted By

Accepted Date

ask for quote re: railings up steps

MJM DKM

Authentisign ID: CA7DE2A7-0970-F111-AC9C-000D3A1CFDCD

designconcepts
160 Presumpscot Street
Portland, ME 04103

Invoice

Invoice #: 315
Date: 12/29/2016
Due Date: 12/29/2016
Project:
Rep:

Bill To

MORSE,BECKY
401 BRIGHTON AVE
UNIT #7
PORTLAND ME 01402

Description	Quantity	Price Each	Amount
CRB MNO SMOKE ALARM	1	115.65	115.65
TWO GUYS 12/15 REPLACE SMOKE TO CARBON AND SMOKE	2	65.00	130.00
Sales Tax		5.50%	0.00

Kevin
Tim Burt
749-4839
Called 10.23

Terms: A delinquency charge of 1 1/2% per month (APR 18%) on the overdue balance is applied to all accounts not paid when due. If necessary, buyer will also pay all collection costs, including reasonable attorney fees.

Thank you for your business!

Total	$245.65
Payments/Credits	$0.00
Balance Due	$245.65

Office: 207-221-3429 Fax: 207-221-5409 www.designconceptsmaine.com

Authentisign MJM Authentisign DKM