



Quote

Job #4717

Client:

Hobart City Council
Margaret Johns
50 Macquarie Street
Hobart 7000
Tasmania

SealAsash Window Renewal System Pty. Ltd.

21 Arthur Street

North Hobart

7000

ABN: 25 099 215 865

Quote Date: 08 Jun 2018

Quote is valid for 6 months

Dear Margaret

Thank you for the opportunity to assess your wooden windows and/or doors. Below, we provide pricing to reinstate them to full working order and seal out the draughts.

Please note that if you want waste materials and glass removed we will need to charge a fee. Please advise us about your preference to deal with waste.

The last pages outline how our charging works and the terms and conditions including how to accept the quote and payment options.

We will be in contact shortly.

Yours sincerely,

John Brennan and Colm O'Shiel

Directors

Colm 0404 641 206 | colm@sealAsash.com.au

John 0400 478 666 | john@sealAsash.com.au

www.sealAsash.com.au



Products and Services

| Description | Quantity | Unit Cost | GST | Amount |
|---|----------|-----------|--------|-----------|
| Room ID: | 7.00 | 1,200.00 | 10.00% | 9,240.00 |
| <p>Draught seal and overhaul your double-hung sash window(s) with Sealasash fixed-price service. See Terms and Conditions below.</p> <p>Condition notes:</p> <p>These repairs will be from the contingency - see Contingency item & the Terms and Conditions</p> <p>Notes to team: Comp partbead. Wh & Original staff beads.</p> <p>Includes internal height management and boarding up window openings for security</p> <p>=====</p> | | | | |
| OPTION 1 - COMHUSH 6.5mm - | 1.00 | 11,970.00 | 10.00% | 13,167.00 |
| <p>7 Double Sashes - 14 sashes</p> <p>Reglaze windows with Viridian ComfortHush glass http://www.viridianglass.com/~media/viridian-glass/files/downloads/brochures/acousticsolutions_22052017.pdf (39.7% thermal improvement over 3mm float glass plus acoustic lamination).</p> <p>Warranty http://www.viridianglass.com/~media/viridian-glass/files/downloads/warranties/warranty--comforthush.pdf</p> <p>Cleaning http://www.viridianglass.com/~media/viridian-glass/files/downloads/cleaning/hand-cleaning--comforthush.pdf</p> <p>Price includes glass, delivery, deglazing, reglazing, heavy duty pulleys and additional counter weights. Price assumes original weights are present. Repairs and replacement parts from contingency.</p> <p>=====</p> | | | | |
| WINDOW DOOR - | 1.00 | 600.00 | 10.00% | 660.00 |
| <p>Install Sealasash seals to sides, middle, top & bottom of double door. Excludes repairs, replacement hinges if required (extras from contingency).</p> <p>there are some repairs required including planing edges and checking joints (weathered at bottom).</p> <p>=====</p> | | | | |



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|---|------|------|--------|------|
| Contingency Amount - Some window repairs and parts replacement issues only become evident during works. This means we cannot quote a fixed price on extras. | 1.00 | 0.00 | 10.00% | 0.00 |
|---|------|------|--------|------|

We suggest a best guess allocation of \$ 3000.00 to cover repairs (e.g. rot, joint repairs etc.), broken or missing mechanisms (e.g. missing/unbalanced weights, unserviceable pulleys etc.) which cannot be identified at the site assessment stage.

We identified the following issues at the quote stage:

- joint repairs
- minor rot
- re-puttying glass
- fillets
- wood damage/holes
- planning

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|--|------|--------|--------|------|
| If a waste bin(s) is not provided on site for waste material generated by work on windows a flat fee will apply. | 0.00 | 120.00 | 10.00% | 0.00 |
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|---|------|------|--------|------|
| Please note our pricing does not include: - touch up painting on windows (unless organised) - removal and disposal of waste materials and old glass | 1.00 | 0.00 | 10.00% | 0.00 |
|---|------|------|--------|------|

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|---|------|------|--------|------|
| NOTE - Exclusion zone on footpath below the windows each side of the balcony to be managed and implemented by HCC - not included in this quote. | 1.00 | 0.00 | 10.00% | 0.00 |
|---|------|------|--------|------|

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|--|------|------|--------|------|
| Schedule of rates for labour and options | 1.00 | 0.00 | 10.00% | 0.00 |
|--|------|------|--------|------|

Labour for additional repairs that have not been separately priced above will be billed at \$99/hr

Materials for repairs (e.g. timber, primer, adhesives) that have not been separately priced above will be charged as required.

If replacement parts are required, or if you request them, they will be charged as follows:

- Standard duty spiral balances \$50.60/sash
- Heavy duty Euro spiral balances \$126.00/pair (suit one sash)
- Replacement cast iron weights \$24.20 ea
- Lead counterweights \$18.76/kg
- Brass/chrome pulleys 2 screw (standard 75 kg rated) \$24.20 ea
- Brass/chrome pulleys 4 screw (heavy duty 100 kg rated) \$33 ea
- Sash Lifters \$15.73 per pair
- Fitch fasteners (window lock hex keyed) \$18.15 ea
- Fitch fasteners (window locks lockable with key) \$55.00 ea



- Ring pulls for top sashes \$25 pair fitted
- Weekes Stops \$10.50 ea

Local government permit and compliance costs (if any) will be charged at cost. Pedestrian management (if working over a footpath) will be charged at our hourly rate above.

Prices include GST.

All prices in this quote are subject to the terms and conditions detailed below.

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|-----------------|------|------|--------|------|
| Miscellaneous - | 1.00 | 0.00 | 10.00% | 0.00 |
|-----------------|------|------|--------|------|

PLEASE NOTE THAT THIS PRICE DOES NOT ALLOW FOR ANY PAINTING

SEPARATE QUOTE TO FOLLOW

| | | | | |
|--|------|--------|--------|----------|
| Miscellaneous - Internal working at heights management | 1.00 | 950.00 | 10.00% | 1,045.00 |
|--|------|--------|--------|----------|

| | |
|-----------------------|---------------------|
| Subtotal | \$ 21,920.00 |
| Total GST | \$ 2,192.00 |
| <hr/> | |
| Total inc. GST | \$ 24,112.00 |

TERMS & CONDITIONS

What are the fixed costs?

We understand everyone hates uncertain pricing, so we provide our customers with the most transparent and accurate pricing we can. Wherever possible, we give fixed prices that combine labour and materials costs.

For your budgeting and peace of mind the following are fixed costs in the quote (if applicable)

- All overhaul and draught sealing of windows and doors
- Reglazing
- Replacement components e.g. locks/hinges where identified
- Some complete part replacements (e.g. full sill or full rail replacements)

Why isn't the whole quote a fixed price?

Unfortunately not all repair issues can be accurately priced before works start. There are parts of a window that aren't accessible or easily checked before we take it apart. And sometimes you can't tell how much repair is required until you remove sashes or start cutting away the damaged wood.

That's why you will see a 'schedule' section in our quote. In it you'll see we charge an hourly rate plus materials costs for any repairs or parts replacements that aren't quoted separately as a fixed price item.

All schedule charges will be itemised on your final invoice.

What is the 'contingency amount'?

Based on our experience fixing thousands of windows and doors, we provide a reasonable estimate of the likely cost of variations. We call this the 'contingency amount'.

We will not bill you for work that we don't do, so if your windows and doors don't need as much repair as we expected, you will only pay for what was done. Usually people pay less than the contingency amount.

Sometimes, our work reveals a need for unusual and unexpected replacement parts (e.g. missing weights) or repairs (e.g. rot). If we suspect that replacement parts or repairs are going to cost more than the contingency amount in the quote, we will talk to you about it as soon as we become aware of the issue(s). Although this situation is rare, we ask all of our customers to be prepared for this possibility. By accepting this quote, you are asking us to repair your windows to a high standard even if damage (such as rot) is more severe than expected. We will not leave a window half-repaired just to meet the budget set out in the contingency unless you direct us to do so.

What is included in the fixed-price Sealasash window renewal service?

- Use of cover sheets to protect floors and furniture near work areas
- Use of HEPA filter vacuums to control dust and paint for the clean up
- Freeing up window sashes and removing debris and paint from contact areas
- Careful removal and re-use of existing staff and parting beads (where applicable)
- Removal of sashes and inspection of frames, linings, sills, joints, putty and glass
- Replacement of all sash cords with long-life "Victorian look" waxed cotton-bound polypropylene
- Freeing up and lubrication of sash cord pulleys, spiral balances, hinges and locks
- Checking sash weights for balance and cleaning them (where applicable)
- Machining and installation of Sealasash draught beads and seals
- Filling nail holes and gaps around beads
- Reinstallation of sashes, testing and cleaning up.

You have chosen to upgrade or fix some glass. What will we do with the old broken glass?

We will dispose of the old glass from your window(s) in your domestic waste bin, which is permitted and is safe. Sorry, but we will not remove broken glass from your premises for occupational health and safety reasons unless a prior arrangement has been made.

You need to ensure that your bin is accessible to our team or that an alternative bin is available. Most waste removal companies can supply extra bins if you feel you require this service.

Will we remove waste materials and glass?

We will need access to your domestic waste bin or another bin provided by you for the disposal of waste. If we remove waste we will need to apply a waste removal fee. Please advise us ahead of the job.

What safety measures do you take when working at height above a footpath?

A permit will be required from a local council in most cases. Extra resources will be required to redirect foot traffic for safety. This will attract charges as outlined in the quote.

Do I need to move the furniture?

We will require at least one metre of clearance around the windows and doors we are working on to make our work safe and efficient. Some people prefer to clear more space. We are not responsible for moving your furniture or belongings.

Does your work include painting?

If your windows are painted, our service will cause some paint chipping around beads and sashes. Touch up painting will be required, and is not included in the pricing unless stated. Where we undertake timber repairs, we leave surfaces sanded, primed and sealed, but we do not apply a final coat of paint.

After installation, seals require special care when painting. We will provide a brush protector and care instructions to assist your painter. Please contact us about painting if it is required.



What services do we require to undertake work?

We require access to power and amenities for our people please.

Are there any warranties or guarantees?

We will warrant that our work will be of a high standard, undertaken by experienced tradespeople and meet standards.

We use high quality products and materials. The following manufacturers guarantees will apply to materials:

- Brush seals – 10 year
- Removable parting beads – 10 years
- PVD brass/chrome pulleys – 20 years
- European spiral balances - 10 Years

These warranties exclude cases of misuse, negligence or accidental damage to systems.

For rot repairs we will guarantee the new wood for 3 years (excludes any damage, accidental or otherwise, caused by alterations etc. or misuse). Note that all final top coat painting to repairs must be completed within 4 weeks of our work being completed.

What payment options are available?

We accept Electronic Funds Transfer, Paypal and Cheque. Transaction fees apply to PayPal payments.

Do I need to pay a deposit?

Occasionally a deposit may be required prior to commencement. We will advise you if that is required.

When do I pay the invoice?

An invoice will be raised after a phase of works or the entire works are complete. Payment terms are strictly seven (7) days.

Are there any other conditions?

Goods remain the property of Sealasash Window Renewal Services Pty. Ltd. until the invoice is paid in full. A cancellation fee of \$500 will apply if 48 hours notice is not given.

Where can I find out more information about Sealasash?

Please visit sealash.com.au to obtain further information about who we are, our approach to our work and testimonials.

How do I accept this quote?

Please write to us by email or post to accept your quote.