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King George, VA 22485
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800 573 6873 Toll free
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Pentrey Builders, Inc.

06/19/2025
Scientist, Cliffs Community Association Building
3500 Alder Rd
Port Republic, MD. 20676

Jan Huether:

At your request I am submitting our proposal for construction of perimeter walls under your community building.

The existing foundation columns appear to be in good condition and support the weight of the building. These new walls will have a small footer under them to support itself and not the weight of the existing building. Once these walls are built with our liner system, this crawl space will be considered an encapsulated area.

1. Install a narrow concrete footer around the entire perimeter of the building in between each columns as well as under the rear porch wall.
2. Construct a 2X4 pressure treated wood wall on top of the new footers.
3. On the inside and outside of the 2x4 walls under the main building and not the porch, install 1.5" double foil Styrofoam insulation board. We will not install this for the porch walls to save on costs. This can be added later if you choose to close in the porch walls. We will not install any insulation within the wall. This will create an air gap that will help with increasing the R-value.
4. Install a 16mil liner over the entire crawl space soil and seal (with designed tape) to the new perimeter foundation walls and columns. We will also seal the liner to the interior columns.
5. Install 1/4" double soil insulation up in the perimeter rim joist cavity areas. This will be against the logs and down over the edge of the new wall Styrofoam.
6. Install a dehumidifier in the crawl space with a drain line running outside downhill to daylight.

Dehumidifier: <https://www.aprilaire.com/whole-house-products/dehumidifiers/e080-dehumidifier>

The total cost for all material and labor as written above is: \$43,620.00

Install John Harding 4X8ft sheets of siding boards over the entire new exterior perimeter walls to include the porch area. This is a budget with a sample for you're review. These costs are subject to change depending on actual panel and color type used and material costs. There are different panels to choose from. I chose these two because I think this would be the best look. You will need to take the time to determine the type of panel as well as the color. The lead time can be anywhere from 60 to 90 days from the time you sign our contract with deposit. The reason is because of having that panel made with the color you pick and then shipping to their local distributor and then shipping to your locations and our schedule. Plan ahead please.

1. <https://www.jameshardie.com/product-catalog/exterior-siding-products/hardie-plank-lap-siding/select-cedarmill/statement-collection-colors/?color=arctic-white>
2. <https://www.jameshardie.com/product-catalog/exterior-siding-products/hardie-panel-siding/select-cedarmill/statement-collection-colors/?color=arctic-white>

Total cost for all material and labor as shown above: \$26,310.00

Thank you for the opportunity to be of service. If you have any further questions, please contact us.

Dennis A. Autrey

Dennis A. Autrey

President/Owner

Assured Comfort Services
3221 Beverly Drive
Huntingtown, Md 20639

Estimate

Phone #	Fax #	E-mail
(443)968-2336	(410)535-1928	assured.comfort@yahoo.com
Web Site		www.assuredcomfortservices.net

Date	Estimate #
6/16/2025	977

Name
Scientist Cliff Community Center

Job Location

Description	Qty	Rate	Total
RUUD ENDEAVOR ULTRA SERIES 18 SEER2 5 TON HEAT PUMP SYSTEM WITH VARIABLE SPEED AIR HANDLER Sheet Metal Duct System in Conditioned Crawl Space Supply and Return	2	12,445.97	24,891.94
RUUD Endcavor Ultra 18 Seer2 5 Ton Heat Pump (2) Model # RUUD 5 Ton Variable Speed Air Handler (2) Model # 15 KW Heater Package (2) Smart Thermostat (2) Condenser Pad & Snow Legs (2) PVC Drainline to exterior			
Sheet Metal Duct System in Conditioned Crawl Space with Supply and Return Lines, Mastic Sealant, Boots, Registers and Grills	1	9,000.00	9,000.00
LABOR - 2-3 Weeks of Labor involved in installation of Ducting and Sealing (3-4 Men), Installation and Start Up	1	17,000.00	17,000.00
ASSURED COMFORT SERVICES WARRANTY: 2 Years Labor and Workmanship Warranty 1 Year COMPLIMENTARY Preventive Maintenance Agreement - Value \$500.00 - Consisting of 1 Heating Season Inspection and 1 Cooling Season Inspection			
RUUD WARRANTY: 10 Year Compressor Warranty 10 Year Internal Functioning Parts Warranty			
Total			\$50,891.94



QUOTE #8524

SENT ON:

06/03/2025

RECIPIENT:

Scientists' Cliffs Association

2488 Apple Road

Port Republic, Maryland 20676

Quote Expiration : 15 days from " sent on " date

SENDER:

Tomato Electric, Inc

1505 Sharpes Court

Port Republic, Maryland 20676

Phone: 301 924-2454

Email: info@tomatoelectric.com

SERVICE ADDRESS:

3500 Alder Road

Port Republic, Maryland 20676

Product/Service	Description	Qty.	Unit Price	Total
Quote	Supply and install the following for HVAC equipment and hookup: Supply electrical permit 2- indoor units at 45 amps 2- outdoor units at 45 amps duty outlet for outdoor units duty outlet for indoor units 2 lights with switch in crawl *indoor units to be located center of building in crawl (or closer to electric panel), outdoor units to be located on exterior by meter/ access to crawl- based on site visit location discussed. Getting access to panel, we may need to remove slats below to get to crawl, owner to have repaired if needed. This price is assuming panel is adequate to support loads/ new breakers. Heavy up if required would be additional. Crawl space to be enclosed by contractor; if other items are to be required by County inspector or contractor that are not included in this quote, extra fees may apply. *Owner to confirm specs quoted match required by HVAC.	1	\$5,570.00	\$5,570.00

A deposit of \$1,856.66 will be required to begin.

Total

\$5,570.00



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06/03/2025

All deposits are non-refundable.

Jobs completed in multiple trips may be billed at each stage. ie: demo, rough in, substantial completion, final.

Quotes are a firm price for line items listed unless otherwise stated. Extra fees may apply to any additional items added while on site, billed at time and material rates.

Quotes are valid for 15 days from "sent on" date. If quotes are not accepted and the deposit is not paid within this time frame line items will need to be reevaluated. The job must also be scheduled at time of deposit paid, however, the job does not have to be completed during those 15 days as our schedule does not always allow. Jobs are assumed to be completed in the normal business day (7:30am- 3:30pm)- additional fees may apply if needing other accommodations.

Quotes listed with multiple line items are figured to be done at the same time. If customer selects to break them up to different days there will be a \$100+ charge per day. If customer removes line items completely other line items may increase.

Any and all tariffs will be billed additionally and are NOT included in any quotes, orders, or change orders unless otherwise noted.

Customer to provide us specs of exact equipment and appliances(HVAC, cooking appliances, hot tubs, car chargers, ect) we are going to be working with, to ensure proper circuit is run and priced. Extra fees will apply if specs are not provided and vary from quoted circuit amperage. If needing to provide a Service Load Calculation, extra would apply.

Heavy ups and panel changes

Labeling panels for heavy-ups will be done as per existing labels. If panels are not labeled and customer would like detailed labeling an additional fee will be charged.

When replacing panels, some jurisdictions require arc fault ground fault or arc fault circuit breakers. After installing these breakers, if troubles are found and breakers trip, additional time will be billed at our hourly rate to locate and repair these issues.

Permits and Permit Fees are not included in quote unless specified above.

Power Company fees are not included unless stated in the quote, typically paid directly to them from owner. Any work Power company requires that is not specified in quote would be extra.

Trenching and backfill is typically done by other. When Tomato electric is digging/ trenching, we are not responsible for concealed damages such as broken pipes, wires, cables, tree roots, ect. Owner to call miss Utility prior to digging to have areas marked for specific areas to be trenched.

Code regulations may require updated and/or additional smoke detectors. If these are not part of the quote and inspector requires Smoke/CO2 detectors they will be responsibility of the owner or additional fees may apply.

Quotes are based on current NEC code cycle of district/ county at the time quote was "sent on", If regulations change by the time of job start or acceptance of quote, extra fees may apply to comply with current code enforced.

Holes that need to be cut to facilitate our work are the responsibility of the owner to be repaired unless stated otherwise in the estimate. Drywall/ plaster/ paint repair work around newly installed devices is the responsibility of owner to have repaired if applicable.

Please move any furniture and/or belongings that may be in our technicians way while completing the job. If we have to move any items or they are in our way we are not responsible for damages.

"SBO" means "supplied by other" and noted if Tomato Electric is not supplying certain items listed.

If installing wifi devices and wifi signal isn't adequate where devices are to be installed, owner may need to purchase extenders. Programming of wifi devices is typically done by owner, unless otherwise noted in description of work. Extra fees may apply to pair, link, or setup wifi enabled devices.

Late fees of \$35 and 2% interest accrued monthly on unpaid balance applied after 60 days from original sent on date. Any discounts/ credits previously given may be forfeited/ removed if not paid within 60 days.

Contractors/ businesses/ commercial property projects are expected to pay all payments in check form, convenience fees of 3% on total charged may apply if paid by credit card.

1 Year Limited warranty on all parts supplied by Tomato Electric Inc and 1 Year Limited warranty on Labor. Any product warranties after 1 year would be handled directly to manufacturer from customer.



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SENT ON:

06/03/2025

Signature: _____ Date: _____