Washington Township Building Remodel

10905 Mt. Vernon Rd.
Utica, Ohio

Price includes materials and labor

Tear off existing Perma Stone on the front and ten feet back on the north side and south side (remove all Perma Stone) (In reality, 12 feet on north side and 26 feet on south side).
Tear out front showroom windows and door on the front of building
Tear out the window on the north side of the building
Wood frame the front with four (4) 36”x54” black windows
Wood frame one double commercial door with half glass (black door)
Insulate the new framing with batt insulation
Drywall new framing and trim out the windows and door interior
Install white premier rib metal siding on front and north/south sides (where stone removed)
Install new metal wall caps on the roof wall
Install white metal siding behind the roof wall
Wood frame a five (5) feet by 12 feet porch roof centered on the front of the building
Four (4) wood post on the front; install posts and wrap posts with metal
Install four (4) canned lights into the ceiling of the porch (switch interior next to door)
Porch roof with a 5/12 pitch roof, one (1) foot overhang of existing sidewalk, white aluminum soffit ceiling, white fascia with black textured metal roof (premier rib)
Install five (5) inch black gutter to new porch.

NOTES:
Quotes requested by December 14, 2026, or earlier.
Trustee decision may be made by December 28, 2026
Successful bidder would be notified following the Trustees’ December 28 meeting.
Work is requested to begin in spring weather (due to window and door removal).
The building shall be secured each evening with no missing doors or windows.
Work completion requested by May 28, 2027.

The state route in front of the building will be travelled by literally thousands of people who will visit the nearby Velvet Ice Cream Festival on May 29, 30, and 31. You may display a business sign, in front, for that weekend and your company will get a lot of exposure.