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GILA COUNTY
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1400 E. Ash Street
Globe, AZ 85501

SERVICE AGREEMENT NO. 083112-1

MAJOR REHABILITATION PROJECT NO. HH7469

THIS AGREEMENT, made and entered into this _____ day of _____, **2013**, by and between Gila County, a political subdivision of the State of Arizona hereinafter designated the County, and **Rodriguez Constructions, Inc.**, of the City of Globe, State of Arizona, hereinafter designated the Contractor.

WITNESSETH: The Contractor, for and in consideration of the sum to be paid him by the County, in the manner and at the time hereinafter provided, and of the other covenants and agreement's herein contained, hereby agrees, for himself, his heirs, administrators, successors, and assigns as follows:

ARTICLE 1 – SCOPE OF SERVICES: The Contractor shall provide the services and products listed in the Scope of Work below for Major Rehabilitation Project No. HH7469, and shall do so in a good, workmanlike and substantial manner and to the satisfaction of the County under the direction of the Housing Services Manager or designee.

All work performed by the Contractor shall be completed to local codes and regulation per Gila County and the State of Arizona and consistent with all Major Rehabilitation guidelines.

Scope of Work: Refer to attached Attachment "A" by mention made a binding part of this agreement as set forth herein.

Contractor Fee's: Refer to Attachment "A".

ARTICLE 2 – TERMINATION: The County reserves the right to terminate the Contract, in whole or in part at any time, when in the best interest of the County, without penalty or recourse. Upon receipt of the written notice, the Contractor shall stop all work as directed in the notice. If the contract is terminated, the County shall be liable only for the services rendered under this contract and accepted material received by the County before the effective date of termination.

ARTICLE 3 - INDEMNIFICATION: Contractor shall indemnify, defend, save and hold harmless the County of Gila and its officers, officials, agents, and employees (hereinafter referred to as "Indemnitee") from and against any and all claims, actions, liabilities, damages, losses, or expenses (including court costs, attorneys' fees, and costs of claim processing, investigation and litigation) (hereinafter referred to as "Claims") for bodily injury or personal injury (including death), or loss or damage to tangible or intangible property caused, or alleged to be caused, in whole or in part, by the negligent or willful acts or omissions of Contractor or any of its owners, officers, directors, agents, employees or subcontractors. This indemnity includes any claim or amount arising out of or recovered under the Workers' Compensation Law or arising out of the failure of such

contractor to conform to any federal, state or local law, statute, ordinance, rule, regulation or court decree. It is the specific intention of the parties that the Indemnitee shall, in all instances, except for Claims arising solely from the negligent or willful acts or omissions of the Indemnitee, be indemnified by Contractor from and against any and all claims. It is agreed that Contractor will be responsible for primary loss investigation, defense and judgment costs where this indemnification is applicable. In consideration of the award of this contract, the Contractor agrees to waive all rights of subrogation against the County, its officers, officials, agents and employees for losses arising from the work performed by the Contractor for the County.

ARTICLE 4 – INSURANCE REQUIREMENTS: Contractor and subcontractors shall procure and maintain until all of their obligations have been discharged, including any warranty periods under this Contract are satisfied, insurance against claims for injury to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Contractor, his agents, representatives, employees or subcontractors.

The insurance requirements herein are minimum requirements for this Contract and in no way limit the indemnity covenants contained in this Contract. The County in no way warrants that the minimum limits contained herein are sufficient to protect the Contractor from liabilities that might arise out of the performance of the work under this contract by the Contractor, his agents, representatives, employees or subcontractors and Contractor is free to purchase additional insurance as may be determined necessary.

A. **MINIMUM SCOPE AND LIMITS OF INSURANCE:** Contractor shall provide coverage with limits of liability not less than those stated below.

1. **Commercial General Liability – Occurrence Form**
   Policy shall include bodily injury, property damage and broad form contractual liability coverage.
   - General Aggregate $2,000,000
   - Products – Completed Operations Aggregate $1,000,000
   - Personal and Advertising Injury $1,000,000
   - Each Occurrence $1,000,000

   a. The policy shall be endorsed to include the following additional insured language: **"The County of Gila shall be named as an additional insured with respect to liability arising out of the activities performed by, or on behalf of the Contractor".**

2. **Worker's Compensation and Employers' Liability**

Workers' Compensation	Statutory
Employers' Liability	
Each Accident	$100,000
Disease – Each Employee	$100,000
Disease – Policy Limit	$500,000

   a. Policy shall contain a **waiver of subrogation** against the County of Gila.

3. **Professional Liability (Errors and Omissions Liability)**

Each Claim	$1,000,000
Annual Aggregate	$2,000,000

   a. In the event that the professional liability insurance required by this Contract is written on a claims-made basis, Contractor warrants that any retroactive date under the policy shall precede the effective date of this Contract; and that either continuous coverage will be maintained or an extended discovery period will be exercised for a period of two (2) years beginning at the time work under this Contract is completed.

B. **ADDITIONAL INSURANCE REQUIREMENTS:** The policies shall include, or be endorsed to include, the following provisions:

1. On insurance policies where the County of Gila is named as an additional insured, the County of Gila shall be an additional insured to the full limits of liability purchased by the Contractor even if those limits of liability are in excess of those required by this Contract.
2 The Contractor's insurance coverage shall be primary insurance and non-contributory with respect to all other available sources.
3. Coverage provided by the Contractor shall not be limited to the liability assumed under the indemnification provisions of this Contract.

C. **NOTICE OF CANCELLATION:** Each insurance policy required by the insurance provisions of this Contract shall provide the required coverage and shall not be suspended, voided, canceled, reduced in coverage or endorsed to lower limits except after thirty (30) days prior written notice has been given to the County. Such notice shall be sent directly to **Gila County Purchasing Department, 1400 E. Ash St., Globe, AZ, 85501** and shall be sent by certified mail, return receipt requested.

D. **ACCEPTABILITY OF INSURERS:** Insurance is to be placed with insurers duly licensed or approved unlicensed companies in the state of Arizona and with an "A.M. Best" rating of not less than B+ VI. The County in no way warrants that the above-required minimum insurer rating is sufficient to protect the Contractor from potential insurer insolvency.

E. **VERIFICATION OF COVERAGE:** Contractor shall furnish the County with certificates of insurance (ACORD form or equivalent approved by the County) as required by this Contract. The certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf.

All certificates and endorsements are to be received and approved by the County before work commences. Each insurance policy required by this Contract must be in effect at or prior to commencement of work under this Contract and remain in effect for the duration of the project. Failure to maintain the insurance policies as required by this Contract or to provide evidence of renewal is a material breach of contract.

All certificates required by this Contract shall be sent directly to **Gila County Purchasing Department, 1400 E. Ash St., Globe, AZ, 85501.** The County project/contract number and project description shall be noted on the certificate of insurance. The County reserves the right to require complete, certified copies of all insurance policies required by this Contract at any time.

F. **SUBCONTRACTORS:** Contractors' certificate(s) shall include all subcontractors as additional insured's under its policies **or** Contractor shall furnish to the County separate certificates and endorsements for each subcontractor. All coverage's for subcontractors shall be subject to the minimum requirements identified above.

G. **APPROVAL:** Any modification or variation from the insurance requirements in this Contract shall be made by the County Attorney, whose decision shall be final. Such action will not require a formal Contract amendment, but may be made by administrative action.

ARTICLE 5 – LEGAL ARIZONA WORKERS ACT COMPLIANCE: Contractor hereby warrants that it will at all times during the term of this Contract comply with all federal immigration laws applicable to Contractor's employment of its employees, and with the requirements of A.R.S. § 23-214 (A) (together the "State and Federal Immigration Laws"). Contractor shall further ensure that each subcontractor who performs any work for Contractor under this contract likewise complies with the State and Federal Immigration Laws. County shall have the right at any time to inspect the books and records of Contractor and any subcontractor in order to verify such party's compliance with the State and Federal Immigration Laws.

Any breach of Contractor's or any subcontractor's warranty of compliance with the State and Federal Immigration Laws, or of any other provision of this section, shall be deemed to be a material breach of this Contract subjecting Contractor to penalties up to and including suspension or termination of this Contract. If the breach is by a subcontractor, and the subcontract is suspended or terminated as a result, Contractor shall be required to take such steps as may be necessary to either self-perform the services that would have been

provided under the subcontract or retain a replacement subcontractor as soon as possible so as not to delay project completion.

Contractor shall advise each subcontractor of County's rights, and the subcontractor's obligations, under this Article by including a provision in each subcontract substantially in the following form: "Subcontractor hereby warrants that it will at all times during the term of this contract comply with all federal immigration laws applicable to Subcontractor's employees, and with the requirements of A.R.S. § 23-214 (A). Subcontractor further agrees that County may inspect the Subcontractor's books and records to insure that Subcontractor is in compliance with these requirements. Any breach of this paragraph by Subcontractor will be deemed to be a material breach of this contract subjecting Subcontractor to penalties up to and including suspension or termination of this contract."

Any additional costs attributable directly or indirectly to remedial action under this Article shall be the responsibility of Contractor. In the event that remedial action under this Article results in delay to one or more tasks on the critical path of Contractor's approved construction or critical milestones schedule, such period of delay shall be deemed excusable delay for which Contractor shall be entitled to an extension of time, but not costs.

ARTICLE 6 – LAWS AND ORDINANCES: This agreement shall be enforced under the laws of the State of Arizona. Contractor shall maintain in current status all Federal, State and Local licenses and permits required for the operation of the business conducted by the Contractor. The Contractor shall comply with the applicable provisions of the Americans with Disabilities Act (Public Law 101-336, 42 U.S.C. 12101-12213) and applicable federal regulations under the Act.

ARTICLE 7– ANTI-TERRORISM WARRANTY: Pursuant to A.R.S. § 35-393.06(B) and 35-301.06(A) the Contractor certifies that it does not have scrutinized business operations in Iran or Sudan and that they are in compliance with the Export Administration Act and not on the Excluded Parties List.

ARTICLE 8 – CANCELLATION: This agreement is subject to cancellation pursuant to A.R.S. §38-511. If the Agreement is terminated, the county shall be liable only for payment for services rendered and accepted material received by the County before the effective date of termination.

ARTICLE 9 – RELATIONSHIP OF THE PARTIES: Contractor is an independent contractor of the County. Contractor represents that he has or will secure, at his own expense, all personnel required in performing the services under this contract. Such personnel shall not be employees of or have any contractual relationship with the County. All personnel engaged in work under this contract shall be fully qualified and shall be authorized or permitted under State and local law to perform such services. Contractor warrants that he has obtained or will obtain Worker's Compensation Insurance for his employees working on this contract and that any subcontractors will likewise obtain Worker's Compensation Insurance for of their employees working on this contract. It is further agreed by Contractor that he shall obey all state and federal statutes, rules, and regulations which are applicable to provisions of the services called for herein. Neither Contractor nor any employee of the Contractor shall be deemed an officer, employee, or agent of the County.

ARTICLE 10 – NON-APPROPRIATIONS CLAUSE: Contractor acknowledges that the County is a governmental entity, and the contract validity is based upon the availability of public funding under its authority. In the event that public funds are unavailable and not appropriated for the performance of County's obligations under this contract, then this contract shall automatically expire without penalty to County after written notice to Contractor of the unavailability and non-appropriation of public funds. It is expressly agreed that the County shall only activate this non-appropriation provision as an emergency fiscal measure. The County shall not activate this non-appropriation provision for its convenience, to circumvent the requirements of this contract, or to enable the County to contract with another Contractor for the same supplies or services covered under this Addendum.

ARTICLE 11 – ENTIRE CONTRACT CLAUSE: The Contractor and the County have read this Contract and agree to be bound by all of its terms, and further agree that it constitutes the entire contract between the two parties and may only be modified by a written mutual contract signed by the parties. No oral agreement or oral provision outside this Contract shall have any force or effect.

ARTICLE 12 – NON-WAIVER OF ENFORCEABILITY: Failure of the County to enforce, at any time, any of the provisions of this Contract, or to request at any time performance by Contractor of any of the provisions hereof, shall in no way be construed to be a waiver of such provisions, nor in any way affect the validity of this contract or any part thereof, or the right of the County to enforce each and every provision

ARTICLE 13 – GOVERNING LAW: Both parties agree that this Contract shall be governed by the laws of the state of Arizona. The parties further agree that the jurisdiction for any legal disputes arising out of this Contract shall be the Superior Court of the State of Arizona. The parties agree that even if this Contract does not specifically reference any provision required by state or federal law, those state and federally required provisions are incorporated into this Contract by this reference as though they were specifically listed herein.

ARTICLE 14– TERM: Contract shall be effective date signed by the County Manager and expires sixty (60) days thereafter.

ARTICLE 15 – PAYMENT/BILLING: Contractor shall be paid in three separate increments. Contractor shall present an invoice to the Finance Department upon beginning the project for one third (1/3) of the total contract amount. The second invoice for one third (1/3) of the total contract amount shall be presented to the Finance Department by the Contractor upon fifty percent (50%) of project completion. The final invoice for one third (1/3) of the total contract amount shall be presented to the Finance Department by the Contractor upon one hundred percent (100%) completion of the project. This Service Agreement No. 083112-1 is for a total "not to exceed" fee of **$72,269.76** for completion of the projects as outlined in the Scope of Services.

All invoices shall be submitted to Gila County Accounts Payable, 1400 E. Ash St, Globe, Arizona and include the following information:

- Purchase Order Number
- Contract Number
- Invoice Number
- Service Location
- Vendor Name and Address
- Description of Service

Any alterations to the scope of work resulting in a change in cost must have prior written approval by the County. Any unauthorized work may result in non-payment to the vendor.

Gila County employs a "Net 15" payment term for services meaning the payment will be issued fifteen (15) days from the date the County receives the invoice from the Contractor. Purchase orders sent to the Contractor reflect these terms and conditions.

The Contractor shall have a current I.R.S. W-9 form on file with the County unless not required by law. The County shall not remit payment if the Contractor does not have a current W-9.

IN WITNESS WHEREOF, three (3) identical counterparts of Service Agreement No. 083112-1, each which shall include original signatures and for all purposes be deemed an original thereof, have been duly executed by the parties hereinabove named, on this _____ day of _____, 2013.

GILA COUNTY BOARD OF SUPERVISORS

_____

Michael A. Pastor, Chairman Board of Supervisors

RODRIGUEZ CONSTRUCTIONS, INC.

_____

Art Rodriguez

Arturo Rodriguez

Print Name

ATTEST

_____

Marian Sheppard, Chief Deputy Clerk of the Board

APPROVED AS TO FORM

_____

Bryan B. Chambers, Deputy Attorney Principal
for Bradley D. Beauchamp, County Attorney

ROD KRUEZ CONSTRUCTIONS INC.

RESPEC Estimate Report **Case#: CDBG 144-11-03**

Interior	Main Structure 0000000000	Single Family 0NA	House 0	General Requirments

#1 Permits And Fees $0

#2 Alternates and Suggestions $0

#3 Performance $0

#4 All Lead Work $0

#5 Paint Selection Information $0

Interior	Main Structure	Single Family	House	Roof Repairs

#6 Tear Off Existing Roof and Install New $ 8,060.00

Remove existing roofing and pile neatly and haul away immediately. Replace any damaged or rotten roof sheathing around the chimney and on the rear of the home from peak to eve where evap cooler is currently located. These two areas are not eligible for any change order.
Replace all flashing at chimney and install 30# felt paper, metal drip edge, new valley metal, vent boots, and new 30 year architectural shingles in Shasta white with flashing and drip edge to match. Trees that are in contact of roof line must be pruned to maintain roof access and durability of all roofing materials.

NOTE: IF EXISTING SHEATHING OR STRUCTURAL MEMBERS ARE DETERIORATED, ROTTED, DAMAGED, NON-EXISTING, THE CONTRACTOR MUST CONTACT THIS AGENCY TO EXECUTE A CHANGE ORDER PRIOR TO ANY SHEATHING WORK BEING DONE THAT IS NOT DIRECTLY SPECIFIED IN THE WORK WRITE-UP.

#7 Install Fascia and Box Eves $ 2,050.00

Install #2 grade 1" x pine fascia; prime all sides before installation. Use galvanized finished nails. All Butt seams must be backed; caulk all seams.

Box eves, remove an dispose of existing eves sofit and replace with new materials. Use galvanized nails, and caulk all seams and prime, including Gable ends.

#8 Repair Chimney $ 665.00

Remove all damaged and or missing spark arrestor material and replace with new to match existing. Structure shall be structurally sound, cleaned and tested to operate correctly, and any los or missing bricks need to be reinstalled.

Interior	Main Structure	Single Family	House	Electric Repairs

#9 Upgrade Electric to (200) Amp Service $ 2,100.00

Disconnect existing service. Install new (200) amp 3 wire service and panel, complete with a main breaker, and breaker style circuits, with all circuits labeled and balanced. Square D, Cutler-Hammer, Westinghouse or approved equal. Upgrade to meet NEC.

#10 Rewire House $ 3,025.00

Remove and dispose of ll existing wiring and boxes. Replace with new wiring, outlets and boxes to NEC requirements. Install all new switches, receptacles every 12' and 6' from corner, lighting fixtures except the few the home owner wishes to reuse, and conductors and wiring must be removed. Install new hard wired smoke alarms, and fluorescent lighting fixtures etc. Make sure all dedicated circuits are labeled and installed in correct locations also all outlets within 6 ft. of water are GFCI protected and labeled. Include circuits for garbage disposal and dryer required circuits.

Interior	Main Structure	Single Family	House	Interior Walls

#11 Remove Ceramic Tile $ 1,200.00

Remove all ceramic tile and repair surface beneath smooth, ready to receive new covering. In bathrooms one and two.

#12 Relocate Door to Bathroom $ 1,000.00

Remove all deteriorated and damaged materials. Frame in old rough opening; leave adequate room for plumbing and leveling of door unit. Include jacks studs sized to match the wall framing cover with sheetrock tape and finish to match the existing walls.

#13 Install New Bathroom Door $ 500.00

Frame in rough opening; leave adequate room for plumbing leveling of door unit. Include pre hung interior door with hardware and jacks studs sized to match the wall framing. Include header framing sized per code for the span and load. Door to be relocated from house to entry to bathroom.

#14 Has been eliminated.

#15 Patch Holes $ 1,250.00

Patch holes in the sheetrock in walls, ceilings and specified areas. Tapped and textured to match.

Interior	Main Structure	Single Family	House	Plumbing Repair

#16 Replace Water Lines $ 4,150.00

Remove and dispose of all hot and cold existing lines, replace with copper lines and or pex plumbing according to code. Make provisions for hose bibs and fixtures inside include washer hookup dish washer ice maker ect.

#17 Replace Drain Lines $ 2,650.00

Remove and dispose of old lines; replace with new plastic lines to code include washer hookups vents ect.

#18 Replace Hot Water Heater $ 1,550.00

Remove and dispose of old unit and dog house and install new 40 gallon energy –efficient unit to code.
1) Include new shut off valve.
2) Install with new water flex lins
3) Install a drain line from the pop-off valve to below the floor level, then horizontally in sight.
4) Install to include dielectric unions.
5) Install a new gas flex line.

6) Remove old dog house and install a new manufactured unit made for the unit may relocate to the south/east side of home.

Interior	Main Structure	Single Family	House	Cabinets

#19 Install Vanity w/Sink $ 1,000.00

Remove old vanity w/sink with counter top repair wall surface and replace with new to code. Install new vanity w/sink to code complete. (Allowance of up to $240.00 for vanity and top, customer is to have a choice of style and color.)
Include trap, faucets, shut off valve, pop-up drain, caulk, ect. Faucet must e of water conserving type with max flow rate of 2.2 GPM at 60 psi home owners preference but must have housing rehab specialists approval prior to installation.

#20 Install Vanity w/Sink $ 1,000.00

Install new vanity w/sink to code complete. (Allowance of up to $240.00 for vanity and top, customer is to have a choice in style and color.)
Include trap, faucets, shut off valve, pop-up drain, caulk, ect. Faucet must be of water conserving type with max flow rate of 2.2 GPM at 60psi home owner's preference, but must have housing rehab specialist's approval prior to installation.

#21 Replace Tub Surround $ 1,900.00

Remove old material and replace with fiberglass surround, Owens Corning or equal. (Marlite is not an acceptable material for this line item.) All plumbing is to covered in this procedure use low flow fixtures according to Weatherization program requirements, Include any floor and or wall repair.

#22 Replace Shower and Surround $ 1,900.00

Remove old materials repair wall and replace with new fiberglass surround, Owens Corning or equal. (Marlite is not an acceptable material for this line item.) All plumbing with wall and floor repairs to be included with this measure. Home owner had preference on fixtures have to meet weatherization program requirements and have rehab specialist approval prior to installation.

#23 Install Base and Wall Cabinets and Countertop $ 6,200.00

Provide and install new mid line series "Kraft Line", "American Woodmark", or approved equal base and wall cabinetry and one full wall cabinet near refrigerator. All work to be level, plumb , and true. Cabinets are to be attached to studs in the wall. Seal all holes and openings where pipes, wires and other materials may come through cabinets with removable material such as "Thumb Gum" to keep out

any rodents. (Cabinet fronts ate to be made of the flat panel/rail design vs. the raised panel type , and wood fronts vs. particle board fronts.)

Install Formica or Wilson laminated counter tops, securely attached to cabinets. All work to be level, plumb, and true. Seal all holes and openings where pipes, wires and other material may come through cabinets with removable material such as "Thumb Gum" to keep out any rodents. Also attach cabinets to studs in walls. Caulk all seams where counter top meets walls.
Include a double stainless steel sink with a new single lever low flow faucet with a exchangeable cartridge such as moen, price pfister, or delta design.

Interior	Main Structure	Single Family	House	Foundation

#24 Repair Floor Post has been eliminated from this bid.

Interior	Main Structure	Single Family	House	Windows and Doors

#25 Replace All Windows $ 2,850.00

Install new vinyl, double pane double slider windows in lace of all existing windows unless otherwise specified. Make any repairs needed to insure the integrity of rough opening. Include all hardware and trim (exterior wood to be wrapped). Include drip cap and aluminum screen. All interior and exterior wall repairs to be included. Caulk as necessary.
Windows must have Energy Star rating. Central Zone Energy star ratings are u-factor 0.
40 solar heat gain 0.55 as of August 2002. Follow lead positive procedures.
(Window in living room West side is getting replaced with door.)
(Window in the south side fo the kitchen is getting removed.)

#26 Install Vinyl Replacement Picture Window Unit $ 1,350.00

Install a new vinyl, double pane picture widow with double hung flanker windows in place of the existing picture window unit.
Include all hardware and trim (exterior wood to be wrapped). Include drip cap and aluminum screen.
All interior and exterior wall repair to be included. Caulk as necessary.
Windows must have Energy Star Rating. Central Zone Energy star ratings are u-factor 0.40 solar heat gain 0.55 as of August 2002.

#27 Install a Exterior Door with 2 Security Door $ 1,200.00

Provide and install white, prep rimed steel insulated raised panel exterior 1-3/4" solid core door with window, (Pease, Thermatru, Stanley or approved equal). Set on 1-1/2 pair 3-1/2 x 3-1/2" butt hinges. Include matching keys to the rest of the homes keyed lockset, doorstop, deadbolt, and vinyl bubble weather-stripping. Owner to paint if desired.
Provide and install white, prefinished Security door with matching hardware (Larson or approved equal). Swing to complement exterior door. Caulk where necessary. One in front and one in rear of home.

#28 Install Metal Clad Door $ 750.00

Provide and install pre hung metal clad exterior door (Pease, Thermatru, Stanley or approved equal). Complete with matching keys to the rest of the home lockset and dead bolt. Location in living room where window is currently at the west side of home.

Interior	Main Structure	Single Family	House	Insulation

#29 Fiberglass Insulation, Wall-(R11/R19/R30) Batt $ 650.00

Install the batt insulation in open wall cavities. Insulation shall be installed with the vapor barrier facing the conditioned area; insulation shall completely fill area between joints or studs and shall be secured with the appropriate mechanical fastener. Material shall meet ASTM C665-86 or subsequently amended.

#30 Blown Cellulose, Open Attic-(R-38) $ 1,600.00

Insulate attic. Coverage should be as level as possible and to the depth of material that corresponds with each R value. Each individual manufacturer's recommendation for initially installed thickness and settled density usually found in the coverage table on the material packaging. Material used will meet and conform to ASTM C739-91 and //Iss 16 CFR, Part 1209. Note: maintain clearance from combustible materials in accordance with NFPA requirements. (Install soffit baffles as needed.)

#31 Fiberglass insulation for floor has been eliminated from this estimate.

Interior	Main Structure	Single Family	House	Interior Walls

#32 Repair Stud Wall $ 800.00

Remove damaged wall area in, (Living room west and north walls and entry). Install new wall framing sized properly to conform with frame code. After framing is complete then install sheetrock tape and texture.
Remove built in hutch finish walls to match the existing.

#33 Repair Walls and Ceilings $ 1,000.00

Repair all holes, cracks or major imperfections thru-out interior of the homes walls and or ceilings including hole made to insulate, also remove water damaged areas of ceiling and replace sheetrock tape and texture to make a seamless repairs, in the walls and ceiling of living room and in kitchen and make repairs as needed. If needed replace with sheetrock tape and texture. Remove old ceiling acoustic with texture and knock down or skip trowel to match walls in the thru out home.

#34 Remove and Close in Opening $ 500.00

Remove prime window; frame in opening; insulate to full "r" value, and finish interior and exterior surfaces to match existing. Kithch south window.

Interior	Main Structure	Single Family	House	Floor

#35 Caulk House Complete $ 500.00

Clean all surfaces and caulk to provide leak-free seal according to Performance Manual guidelines.

Interior	Main Structure	Single Family	House	Mechanical

#36 Remove Cooler and Floor Furnace $ 500.00

Remove the cooler and duct system from the roof or other specified area seal against weather and rain.

#37 Install 2.5 Ton Gas Pack System $ 8,300.00

Install new Gas pack system, per manufactures instructions, include 14 Seer a/c gas furnace 80% afue system, Cased coil, ductwork, thermostat, registers, dedicated electrical breakers, gas line and shut offs with flex, installed to code. Outdoor unit elevation: PMI by area snowfall,or local code.

1) Size the new furnace/AC system to the home per ACCA Manual J, Residential Load Calculations, submit your load calculation form with your bid showing the sizing of the furnace for the design heat load. Do not over size the unit. NOTE: Unit size may round up to the nearest ½ ton, but must not be undersized.
2) Electrical supply must be a dedicated circuit.
3) Unit must have a minimum 30 inch front clearance, when installed.
4) Check the temp, rise and match to the unit (PMI)
All furnace work must meet or exceed NFPA #54, as well as any other local codes.
Install a new duct system complete with registers for best possible efficiency. Use a reduced plenum system if possible.
Size all ducts for best performance. (PMI)
1) All joints in return air and supply ducts must be sealed.
2) Install a filter register.
3) Filter to be of common, readily available size.

Interior	Main Structure	Single Family	House	Floor

#38 Repair Subfloor $ 625.00

Remove all defective materials and replace with new materials to match existing in type of dimension include floor furnace opening and area where the built in hutch was removed, which needs to match existing finished floor as close as possible. "Not just a stained plywood patch!" Include underlayment and repairs as needed in tiled areas.

#39 Install VCT Tile $ 1,400.00

Provide and install standard brand VCT tile floor as per manufacturers recommendations include base trim. In the kitchen and in both bathrooms.

Interior	Main Structure	Single Family	House	Painting

#40 Paint House Complete $ 5,000.00

Scrape all peeling and loose paint free from surface and apply one coat of breathable oil-based primer to all bare wood. Allow to dry, and apply finish coat of latex. Include all trim in complete house painting, also two coats of primer on exterior surfaces interior color of home owners choice exterior must be light in nature and have housing rehab specialist approval prior to purchase of paint must meet wear

requirements for a 20 year paint product such as ASTM D-659. Also make sure to follow ALL lead paint procedures to encapsulate or abate any positive lead tested areas correctly according to lead report positive summary.

Interior	Main Structure	Single Family	House	Appliances

#41 Stove $ 800.00

Replace the old stove with a new, sealed burner electric ignition model. Gas valve and flex line must be.

Total For: House	$ 37,975.00
Total For: Interior	$ 30,050.00
Job Total Cost Plus 6.24% tax	$ 72,269.76 *

*Contract amount includes 6.24% sales tax ($4,244.76)