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GILA COUNTY
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1400 E. Ash Street
Globe, AZ 85501

SERVICE AGREEMENT NO. 021915-2
MAJOR REHABILITATION PROJECT NO. HH#10054

THIS AGREEMENT, made and entered into this _____ day of _____, 2015, 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 Miami, 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. HH#10054, and shall do so in a good, workmanlike and substantial manner and to the satisfaction of the County under the direction of the Office of Community Services Housing 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" to Service Agreement No. 021915-2, by mention made a binding part of this agreement as set forth herein.

Contractor Fee's: Refer to Attachment "A" to Service Agreement No. 021915-2, by mention made a binding part of this agreement as set forth herein.

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 Indemnatee shall, in all instances, except for Claims arising solely from the negligent or willful acts or omissions of the Indemnatee, 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**, or emailed to Jeannie Sgroi at jsgroi@gilcountyz.gov. 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- WARRANTY

Contractor expressly warrants that all goods or services furnished under this agreement shall conform to all specifications and appropriate standards, will be new, and will be free from defects in material or workmanship. Contractor warrants that all such goods or services will conform to any statements made on the containers or labels or advertisements for such goods, or services, and that any goods will be adequately contained, packaged, marked and labeled. Contractor warrants that all goods or services furnished hereunder will be merchantable, and will be safe and appropriate for the purpose for which goods or services of that kind are normally used. If Contractor knows or has reason to know the particular purpose for which County intends to use the goods or services, Contractor warrants that such goods or services will be fit for such particular purpose. Contractor warrants that goods or services furnished will conform in all respects to samples. Inspection, test, acceptance of use of the goods or services furnished hereunder shall not affect the Contractor's obligation under this warranty, and such warranties shall survive inspection, test, acceptance and use. Contractor's warranty shall run to County, its successors, and assigns. Contractor agrees to replace or correct, at Contractor's sole cost and expense, defects of any goods or services not conforming to the foregoing warranty, or improperly installed, as well as guarantee to the County and to the Owner, against liability, losses or damage to any or all parts of the work arising from said installation during a period of two (2) years from date of completion. All guarantees will inure to the benefit of the County and the Owner, their successors or assigns, including equipment warranties, ordinary wear and tear and unusual abuse or neglect excepted.

In the event of failure of Contractor to correct defects in or replace nonconforming goods or services promptly, County, after reasonable notice to Contractor, may make such corrections or replace such goods and services and charge Contractor for the cost incurred by the County in doing so. Contractor recognizes that County's requirements may require immediate repairs in reworking of defective goods, without notice to the Contractor. In such event, Contractor shall reimburse County for those costs, delays, or other damages which County has incurred.

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 June 30, 2015.

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. 021915-2 is for a total flat fee of \$63,770.00 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, two (2) identical counterparts of Service Agreement No. 021915-2, 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 _____, 2015.

GILA COUNTY BOARD OF SUPERVISORS

Michael A. Pastor, Chairman Board of Supervisors

RODRIGUEZ CONSTRUCTIONS, INC.



Signature



Print Name

ATTEST

Marian Sheppard, Clerk of the Board

APPROVED AS TO FORM

Bryan B. Chambers, Deputy County Attorney/Civil Bureau
Chief
for Bradley D. Beauchamp, County Attorney

Gila County Housing Services
5515 S. Apache Ave.
P.O. Box 1254
Globe Az. 85502
(928)425-7631



SCOPE OF WORK

Case Number: HH10054

Property Information:

BID DATE: 1-29-15

CONTRACTOR INFORMATION:

Jurisdiction City of Globe
Census: 1

Name: Rodriguez Constructions, Inc.

Address: P.O. Box 13

Owner:

Miami, AZ 85539

Voice: 928-425-7244

Phone: (928)812-2994

email: info@rodriguez-az.com

BID TOTAL \$: 63,770.00

[Signature]
Contractor Signature

** in addition to "Job Total Cost", all bids must include line item amounts in order to be accepted as an official bid. Bids without line item amounts will not be considered by Gila County Housing Services. **

Contractor Bid

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LINE ITEMS - COMPLETE WRITE-UP**General Requirements**

1

Permits and Fees

Contractor to provide all permits and fees required to complete the job to local codes and regulations, including IRC, OSHA, and Gila County Codes.

\$ 0

2

Performance

All work is to comply with Current IRC, or Gila County Building code, Performance Manual guidelines and or local building, electrical and plumbing codes with inspections and permits when applicable.

All work to be done in a professional manner.

All work to include any items or components required for a complete and functional system. Incidental items not mentioned in the specifications or listed in RESPEC that can reasonably and legitimately be inferred to belong to the work described or be necessary, in good practice to provide a complete system shall be furnished and installed as though called out in every detail.

\$ 0

3

ALL LEAD WORK

INTERIM CONTROLS, AND ABATEMENT CONTROLS, REMOVAL OR REPLACEMENT OF LEAD BASED PAINTED SURFACES OR COMPONENTS MUST BE DONE BY TRAINED, LICENSED CONTRACTORS AND WORKERS, AND MUST BE DONE IN ACCORDANCE WITH THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT GUIDELINES, 24 CFR Part 35, et. a.

\$ 0**Roof Repairs**

4

Install Foam Insulation and Tin

Install 4" of foam insulation and standing seam tin on roofing area of main home. Install standing seam tin on porch area of home.

\$ 10,600.00**Fascia**

5

Replace Fascia/Install gutters on South side

Remove and dispose of all existing fascia on south side and replace with new material to match existing. Prime all sides before installation. Caulk all seams and nail with galvanized nails. Finish to match existing. Install gutters and downspout as well.

\$ 1,100.00**Mechanical**

6

Install Exterior Furnace & A/C System w/Ductwork

Install new furnace as specified including clean out, ductwork, thermostat, registers, flue liner and main disconnect to code.

Install a new B2 AFUE, ENERGY STAR rated furnace and thermostat as specified including, ductwork, thermostat, registers, and main disconnect to code. Also install a 14 SEER 2 1/2 ton A/C unit.

Install HVAC unit on West side of home and run ductwork direct under the home.

1) size the new furnace 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. This item will be considered incomplete and not paid without sizing specifications.

\$ 7,900.00

Contractor Bid

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- 2) install and vent the unit per manufacturer's instructions (PMI)
 3) electrical supply must be a dedicated circuit with a switch at the unit.
 4) check the gas input to the unit
 5) check the temp. rise and match to the unit (PMI)
 6) recheck for gas leaks
 All furnace work must meet or exceed NFPA #54, as well as any other local codes
 Install the ductwork for best possible efficiency. Use a reduced plenum system if possible.
 size all ducts for best performance (PMI) and manual "J" for sizing and number of registers.
 1) all joints in return air and supply ducts must be sealed
 2) install a filter chamber with a cover

7

Replace/Install Water Heater in Hall Bathroom

Install the water heater and all appropriate plumbing as described. Use 40 gallon Gas Water Heater (40 KBW).

\$ 900.00

8

Remove old cooler.

Remove the evaporative cooler from the East side of the home. Patch the related hole with plywood, siding, insulation, and drywall.

\$ 550.00

Plumbing

9

Repair Water Lines

Remove any defective lines and replace to current codes.

\$ 1,250.00

10

Install Sink, Faucets, Drains in Kitchen

Install new washerless faucets to code. Faucet must be water conserving type, with max. flow rate of 2.2 GPM at 80psi. Client has input on style. Include sink and drainage.

\$ 450.00

Electrical

11

Upgrade Electric to 200 Amp Service

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. Install bare wires, meter pole, breaker box, main service, and panel for HVAC system.

\$ 2,200.00

12

Rewire House

Remove and dispose of all illegal and defective wiring and boxes. Replace with new wiring, outlets and boxes to code. All unused switches, receptacles, fixtures, and conductors must be removed. Cover any exposed terminals/wiring with proper conduit boxes.

\$ 3,500.00

Ceiling

13

Remove and replace ceiling - Insulate

Remove all damaged ceiling. Install R-38 Insulation. Replace substrate with drywall. Tape, mud, and light texture drywall. Caulk all corners from ceiling to walls.

\$ 2,000.00

Interior Walls

Contractor Bid

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14

Remove Panelling/Drywall Install Drywall-Insulate

Remove and dispose of drywall, panelling, and insulation; pull out all nails. Install new R8 batt insulation in walls. Install all new drywall throughout home. Mud and tape and seal all corners.

\$ 7,200.00

Cabinets

15

Install Base and Wall Cabinets and Countertop

Provide and install new midline series "Kraft Line", "Kitchen Kompact", "American Woodmark", or approved equal base and wall cabinetry. 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 are to be made of the flat panel/rail design vs. the raised panel type, and wood fronts vs. particleboard fronts.)

\$ 6,500.00

Install formica or Wilsonart laminated countertops, securely attached to cabinets. All work to be level, plumb, and true. 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. Also attach cabinets to studs in walls. Caulk all seams where countertop meets walls

Skirting

16

Repair Damaged Skirting

Remove and Replace, or Repair damaged skirting, and metal siding directly attached, around the perimeter of mobile home.

\$ 1,500.00

Porch

17

Repair Back Porch Structure (North Side)

Remove all defective material and replace with new materials to match existing. Prime all sides of untreated wood.
This is to bear on trailer, not self supporting.

\$ 840.00

Doors

18

Install 3 New Exterior Doors

Replace three existing exterior doors with new solid core metal doors. Ensure waetherstripping is installed properly and seal is tight. Include a new threshold, and also include repairs to frame if necessary.

\$ 1,800.00

Windows

19

Install 3 Windows to replace single pane

Install low-E vinyl double pane windows to replace single pane (2). Clean surface and double caulk windows to provide a leak-free installation. Do not caulk breather holes. Windows shall be triple track self-storing units. Check for smooth operation.

\$ 1,200.00

Siding

20

Remove/Replace Exterior Wall Siding on East Side

Remove all exterior East side wood paneling/siding. Replace with pre-primed siding.

\$ 640.00

Attached porch not included.

21

Patch metal siding (North Side) - Kitchen window

Remove damaged materials inside of hole near kitchen window if necessary. Patch metal siding (approx 6 sq ft) near same area.

\$ 450.00

Contractor Bid

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Floor

22

Install Veneer Hardwood Flooring

Homeowner will provide most flooring materials (on-site). Prep floor (remove any old flooring, scrape & level). Install veneer hardwood flooring (to match homeowner's materials - master bedroom sample) in both ~~bedrooms and kitchen~~ *all flooring will be linoleum*

\$ 4,200.00

23

Install Carpet

Install carpet in all areas of home not installed with veneer (living room, dining room, hallway, & guest bedroom). Prepare floor to smooth and uniform surface; install new carpet with backing and cushioning as per manufacturer's recommendation. Include needed chrome threshold strips. (Material allowance of \$12.00 per square yard.)

\$

24

Install Battynan Fiberglass Insulation - R-23 Batt

Insulation shall be installed with vapor barrier facing conditioned area (R23); insulation shall completely fill area between joists or studs and shall be secured with appropriate mechanical fasteners. Material shall meet ASTM C885-88 or as subsequently amended. Cover with tyvek.

\$ 3,200.00

25

Repair Front Porch Walkway Flooring (South Side)

Remove all loose and soft plywood in front of front door. Reinforce support flooring beams and add more support for wheelchair and scooter support. Replace damaged plywood with new plywood.

\$ 540.00

General Repairs

26

Cap fireplace flu.

Cap fireplace flu. Seal and cover for weatherization.

\$ 450.00

27

Remove antique gas floor heater in Master Bdrm

Remove antique vent free floor heater from master bedroom. Cap gas pipes.

\$ 100.00

Painting

28

Paint Interior

Paint interior using 100% acrylic primer and paint. Caulk and ensure consistent texture with no infiltration (1500 cfm req). then prime and paint (two coats) all interior of the house. Home owner to decide color.

\$ 2,400.00

29

Paint Exterior House Complete

Scrape all peeling and loose paint free from surface and apply one coat of 100% all-surface primer to all bare wood and metal. Allow to dry, and apply two coats of 100% acrylic paint. Include all trim in complete house painting.

\$ 2,300.00

Job Total Cost: \$ 103,770.00