

Tommie C. Martin, District I
610 E. Highway 260, Payson, AZ. 85547
(928) 474-2029

Michael A. Pastor, District II
1400 E. Ash St. Globe, AZ. 85501
(928) 425-3231 Ext. 8753

John D. Marcanti, District III
1400 E. Ash St. Globe, AZ. 85501
(928) 425-3231 Ext. 8511



GILA COUNTY
www.gilacountyaz.gov

Don E. McDaniel Jr., County Manager
Phone (928) 425-3231 Ext.8761

Jeff Hassenius, Finance Director
Phone (928) 425-3231 Ext. 8743
Fax: (928)425-7056

1400 E. Ash Street
Globe, AZ 85501

SERVICE AGREEMENT NO. 030215
MAJOR REHABILITATION PROJECT NO. 7939

THIS AGREEMENT, made and entered into this 11th day of March, 2015, by and between Gila County, a political subdivision of the State of Arizona hereinafter designated the County, and **Noble Building LLC**, of the City of Payson, 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. 7939, 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. 030215**, by mention made a binding part of this agreement as set forth herein.

Contractor Fee's: Refer to Attachment "A" to **Service Agreement No. 030215**, by mention made a binding part of this agreement as set forth herein. To the extent that the terms and conditions of this **Service Agreement conflict with the Terms and Conditions of Attachment "A" to Service Agreement 030215**, the terms and conditions of this service agreement will prevail and govern the contractual relationship between the parties.

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**, 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 remain in effect from March 17, 2015 through 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. 030215 is for a total flat fee of \$49,783.00 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.

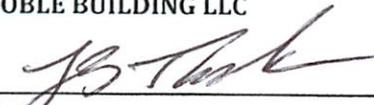
IN WITNESS WHEREOF, two (2) identical counterparts of **Service Agreement No. 030215**, each which shall include original signatures and for all purposes be deemed an original thereof, have been duly executed by the parties hereinabove named, on this 11 day of MARCH, 2015.

GILA COUNTY:



Don E. McDaniel, Jr., County Manager

NOBLE BUILDING LLC



Signature

J. Byron Tarenhaus

Print Name

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the County of ... State of ... this ... day of ... 2008.

NOTARY PUBLIC

NOTARY PUBLIC

[Signature]

Notary Public

[Signature]

Notary Public

[Signature]

Notary Public

Gila County Housing Services

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

**SCOPE OF WORK**Case Number: **CDBG 152-13-03**REVIEW DATE: 2-19-15

Jurisdiction Town of Payson
 Census: 1

Owner:

Name/s: Noble Building LLCAddress: 236 W. Thompson rd
Payson Az 85541Phone 928 478-0059email: noblebuildingllc@yahoo.com
JB [Signature]Total - 49,783⁰⁰

Homeowner Signature

Homeowner Signature

** This document is not a finalized scope of work. The scope of work will be used to acquire bids from contractors to ensure a competitive bidding process. If all contractors' bids exceed the amount of funding available, some items will be removed from the scope of work in an attempt to accomplish the work in order of priority. By signing this form, the homeowner agrees and understands that the line items mentioned within the scope may be altered or removed to adjust for cost. **

Contractor Bid

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

1

\$ 0.00**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.

2

\$ 0.00**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

3

\$ 0.00**Any/All Lead Work**

ANY 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.

Roofing

4

\$ 13,368.00**Tear Off Existing Roof and Install New**

Remove existing roofing (including metal drip edge) and pile neatly and haul away immediately. Replace any damaged or rotten roof sheathing.

Replace any fascia (decorative) that is damaged or missing. Install new metal drip edge.

Replace shingles with 50 yr Metal Roofing to 2014 codes. Roofing to be standing seam tee panel, minimum of 24 gauge steel (almond, parchment, natural white, shasta white, or zinc cote). Color chosen by homeowner. Install rubber gaskets/boots on all penetrations.

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.

**Price per sheathing replacement allowance, materials and labor: \$1.50 per sq. ft.

Plumbing Related

5

\$ 500.00**Repair Water Lines**

Remove and dispose of any and damaged lines in bathroom and under/to kitchen sink, replace with

Contractor Bid

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~~copper and or pex lines according to current 2014 code.~~

6

\$ 00.00**Repair Drain/Sewage Lines**

Remove and dispose of damaged old lines as needed to toilet and bathtub (any sewage and drains directly under bathroom); replace with new drain/sewage as needed. Verify all kitchen sink drain line are working correctly or replace with new drain line as needed to conform with to 2014 code.

7

\$ 3,175.00**Remove Tub and Install Shower Unit**

Remove the existing tub/shower unit and all plumbing as needed.
Install a new approved shower unit to fit the area of the existing tub unit, with as few structural changes as possible. Performance Manual guidelines, and manufactures specs., including all framing and fixtures as needed.
Include an ADA anti-scald valve. (Delta #11 T 5243 or similar)
Make any and all repairs to any walls disturbed in the installation

8

\$ 600.00**Remove/Replace Toilet**

Remove and dispose of old toilet;
Install new toilet to code as per Performance Manual guidelines. (Manfield, Artisian, Kohler or approved equal)

9

\$ 1,270.00**Remove/Replace Vanity, Sink, Countertop**

Remove old vanity w/sink 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 in style and color)
Include trap, faucets, shut off valve, pop-up drain, caulk, etc. Faucet must be of water conserving type with max. flow rate of 2.2 GPM at 60 psi.

10

\$ 2,032.00**Remove/Replace Kitchen Sink & Counters**

Remove kitchen counters & replace. Install new stainless steel double bowl sink with faucet assembly, trap, shut off valve, basket, and caulk seal at countertop.

11

\$ 127.00**Extend Drainage Line-HVAC Unit (West Ext Wall)**

Extend plastic drain lines to code, to ensure no leaks/moisture on exterior paneling.

Interior Walls

12

\$ 1,016.00**Remove Brick in Master Bedroom**

Remove and dispose all brick on floor and walls in master bedroom

13

\$ 762.00**Remove Windows & Skylight (Interior Walls)**

Remove window between master bedroom and living room, master bedroom and hallway, bedroom #

14

\$ 600.00**Demo/Remove Hallway Closet**

Demo hallway closet. Frame/enclose to add space to bathroom.

15

\$ 2540.00

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Remove Panelling/Replace Closet Bdrm #2

Remove damaged panelling and entire closet in bedroom #2. Frame & build new closet 1/2 size of

16

\$ 2540.00**Install Panels/Drywall in Demo Areas**

Wherever demo occurred, and wherever possible, install new panelling to match existing. If matching panelling is unavailable, install drywall corner to corner to ensure a consistent look and structural integrity. Ensure drywall and /or panelling is visually acceptable and aesthetically pleasing. If framing does not allow for proper install, add appropriate framing (16" OC) to 2014 farming codes.

General Repairs

17

\$ 2,794.00**Replace Stairs (Front Porch)**

Remove/replace existing stair system at front porch with 3' wide and long porch. See Exhibit A (Gila County Steps Requirements). Price shall include all repairs associated with removal and installation of stair system.

18

\$ 130.00**Remove Kitchen Island Cabinets**

Remove and dispose of upper kitchen island cabinets.

19

\$ 381.00**Remove/Replace Decorative Trim (E side)**

Remove decorative trim on east side of home. Replace with basic wood trim to match existing.

Doors

20

\$ 2,286.00**Replace Exterior Wood Doors**

Remove the two front exterior doors and replace with new comparable exterior door. Make all

Water Heater

21

\$ 2,794.00**Replace water Heater**

Replace the water heater as described. Install all new associated water heater closet plumbing

Painting

22

\$ 2,640.00**Paint interior of the House**

Prep (caulk & patch), prime and paint interior drywall surfaces. Home owner to decide color (one

23

\$ 960.00**Paint Fascia & Trim**

Clean and scrape all poor surfaces. Prime all scraped surfaces and allow to dry. Apply two coats of paint as specified in Performance Manual. Homeowner to choose color (one color).

24

\$ 2,400.00**Seal Ext Wood Surfaces**

Clean and scrape all poor surfaces. Sample color to match north side of home. Apply a sealer (pigmented if needed to match) to all exterior unpainted wood surfaces, including steps.

Floor

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25

\$ 1,920.⁰⁰

Install Lanoilum

Install lanoilum floor covering in kitchen and bathroom. Homeowner chooses design, within price

26

\$ 3,048.⁰⁰

Replace Carpet

Remove and properly dispose of existing carpeting; prepare surface and install new carpet with backing and cushioning as per manufacturer's recommendation. Include needed chrome threshold strips. (Material allowance of \$12.00 a square yard.) Homeowner chooses color and type within price constraints of contractor.

Electrical

27

\$ 2,400.⁰⁰

Electrical Repairs

Make all repairs listed below, and/or on the attached electrical report.

- 1) Replace outlets with GFCIs at all locations within 6' of water source including kitchen sink, bath lavatories, washer, exterior outlets, etc. Install to NEC. (Per CABO 4402.4, this does not apply to single receptacle supplying a permanently installed sump pump.)
- 2) Replace any missing or cracked outlets, switches, or covers.
- 3) Install new fan and one separate ceiling light fixture in master bedroom, living room, and dining room areas (include any switches to control fans and lights).
- 4) Replace any wall fixtures with ceiling light fixtures in other areas of home (include any switches needed to control lights).

Job Total Cost: \$ 49,783.⁰⁰
