

**Draeger Construction, Inc.**  
 605 Commercial Street  
 San Jose, CA 95112  
 Ph: (408) 536-0420 Fax: (408) 536-0433  
 License No. 617610

*\* emailed 9/22*

**Additional Services Proposal #1**

Job# \_\_\_\_\_

**Date:** September 22, 2006 - Revised  
**Project:** Monte Vista HOA  
**Location:** 179-272 Serravista Avenue  
 Daly City, CA  
**Subject:** Additional hidden damage repairs  
 Change order #1

**To:** Celeste Moore  
**Company:** Prime Management  
 819 Second Street  
 Fairfield, CA 94533  
**Fax:** celeste@prime-management.com  
**From:** Mike Yin  
**CC:** Barney.Gooden@portauthoritytech.com

Scope of Work:	Man	Hours	Total Hrs	Rate	Total
Draeger Construction, Inc. is pleased to provide you with this proposal to perform additional construction services. Our site visit on September 12, 2006 forms the basis for the proposal that follows:					
<b>Observed existing damaged decks, sidings, trims, and hidden damages.</b>					
These additional items are for the replacement of the existing materials that were not included in the original scope of repairs. The following proposal is for the replacement of damaged decks, sidings, trims, and hidden damages.					
<b>Building 1</b>					
<b>Unit 271</b>					
Remove and replace existing damaged 2x4 backing.					
-Materials LF=75 ft		75	ft	\$ 5.00	\$ 374.77
Remove and replace existing damaged 2x4 trims.					
-Materials LF=27 ft		27	ft	\$ 8.57	\$ 231.45
Remove and replace existing damaged 2x6 trims.					
-Materials LF=25 ft		25	ft	\$ 9.61	\$ 240.15
Remove and replace existing damaged 2x12 fascia.					
-Materials LF=14 ft		14	ft	\$ 14.43	\$ 202.03
<b>Subtotal</b>					<b>\$ 1,048.41</b>

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Scope of Work:	Man	Hours	Total Hrs	Rate	Total
<b>Unit 265</b>					
Remove and replace existing damaged 2x4 trims.					
-Materials LF=18 ft		18	ft	\$ 8.57	\$ 154.30
<b>Subtotal</b>					<b>\$ 154.30</b>
<b>Unit 257</b>					
Remove and replace existing damaged 2x4 trims.					
-Materials LF=20ft		20	ft	\$ 8.57	\$ 171.45
Install new GSM head flashing at front window.					
-Materials LF=6 ft		6	ft	\$ 15.59	\$ 93.56
Remove and replace existing damaged 2x8 emergency door steps.					
-Materials (1) total		1	total	\$ 286.03	\$ 286.03
Remove and replace existing damaged third floor balcony deck.					
-Materials SF=27 sq ft		1	total	\$ 4,009.60	\$ 4,009.60
<b>Note:</b> It is recommended that the deck not have the artificial turf over the new deck coating. Having the turf over the new deck coating will result in unwanted decay or damage.					
Remove and replace existing damaged railings and fascia.					
-Materials LF=12 ft		12	ft	\$ 65.89	\$ 790.65
Remove and replace existing damaged rear siding.					
-Materials SF=72 sq ft (2) sheets		2	sheets	\$ 336.00	\$ 672.00
Remove and replace existing damaged 2x4 trims.					
-Materials LF=52ft		52	ft	\$ 8.57	\$ 445.76

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<b>Scope of Work:</b>	<b>Man</b>	<b>Hours</b>	<b>Total Hrs</b>	<b>Rate</b>	<b>Total</b>
Remove and replace existing damaged 2x6 trims.					
-Materials LF=20 ft		20	ft	\$ 9.61	\$ 192.12
Install new GSM head flashing at rear window.					
-Materials LF=6 ft		6	ft	\$ 15.59	\$ 93.56
<b>Subtotal</b>					<b>\$ 6,754.73</b>
<b>Unit 251</b>					
Remove and replace existing 2x8 joists at chimney.					
-Materials LF=14 ft		14	ft	\$ 10.86	\$ 151.98
Remove and replace existing damaged 2x12 chimney fascia.					
-Materials LF=9 ft		9	ft	\$ 14.43	\$ 129.88
Remove and replace existing damaged 2x4 wall plate.					
-Materials LF=10 ft		10	ft	\$ 5.00	\$ 49.97
<b>Subtotal</b>					<b>\$ 331.82</b>
<b>Building 2</b>					
<b>Unit 237</b>					
Remove and replace existing damaged 2x4 trims.					
-Materials LF=18 ft		18	ft	\$ 8.57	\$ 154.30
Remove and replace existing damaged 2x6 trims.					
-Materials LF=10 ft		10	ft	\$ 9.61	\$ 96.06
Install new GSM flashing and waterproofing at retrofit sliding glass door.					
-Materials LF=10 ft		10	ft	\$ 14.56	\$ 145.60

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Scope of Work:	Man	Hours	Total Hrs	Rate	Total
<b>Note:</b> Draeger Construction, Inc. will provide additional waterproofing to the retrofit sliding glass doors due to the lack of waterproofing. Since the retrofit windows/sliding glass doors are installed in a different manner, Draeger Construction, Inc. will do our best to waterproof the area. Therefore, we cannot warranty the waterproofing portion for this sliding glass door.					
Install new 2x2 corner trim to cover the gap at the building corner.					
-Materials LF=45 ft		45	ft	\$ 6.12	\$ 275.26
<b>Subtotal</b>					<b>\$ 671.22</b>
<b>Unit 243</b>					
Remove and replace existing damaged 2x4 trims.					
-Materials LF=24 ft		24	ft	\$ 8.57	\$ 205.74
Remove and replace existing damaged corner siding.					
-Materials SF=36 sq ft (1) sheets		1	sheets	\$ 336.00	\$ 336.00
Install new GSM flashing and waterproofing at retrofit sliding glass door.					
-Materials LF=10 ft		10	ft	\$ 14.56	\$ 145.60
Remove and replace existing damaged 2x12 fascia.					
-Materials LF=5 ft		5	ft	\$ 14.43	\$ 72.15
Remove and replace existing damaged soffit siding.					
-Materials SF=36 sq ft (1) sheets		1	sheets	\$ 336.00	\$ 336.00
<b>Subtotal</b>					<b>\$ 1,095.49</b>
<b>Total This Estimate</b>					<b>\$ 10,055.98</b>

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Hidden Damages are not included in this proposal.

The contractor shall use proper care and endeavor to minimize damages to existing landscaping adjacent to the work area. The owner understands that some damage may occur and is inherent to this type of retrofit work.

The owner recognizes that exterior repairs of a completed and occupied structure produce certain interior damages, such as nail pops, which are not the result of contractor negligence, but are in fact inherent to the construction retrofit process.

Engineering is not included in this proposal; if engineering is necessary, the cost for the same is payable by owner/agent

Plans, permits (up to 15% of total job cost), processing, and code upgrades are not included in this proposal, if such costs are necessary, they are payable by owner/agent.

The four pages of Draeger Construction Inc., Terms and Conditions are acknowledged to be a part of this proposal, a copy of which is on file with your property management firm.

Thank you for choosing Draeger Construction, Inc. Should you have any questions or concerns, please do not hesitate to call our office at 408-536-0420.

\_\_\_\_\_  
Estimator Signature

\_\_\_\_\_  
Date

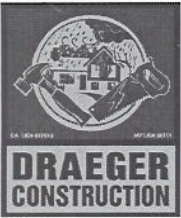
\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

PM = Project Mngr - \$65./hr.  
 F = Foreman - \$46./hr.  
 DW = Drywall - \$46./hr.  
 DC = Deck Coating - \$46./hr.  
 J = Journeyman - \$46./hr.  
 A = Apprentice - \$40./hr.  
 S = Sheetmetal - \$46./hr.  
 P = Painter - \$42./hr.  
 E = Electrician - \$70./hr.  
 PL = Plumber - \$65./hr.

**Draeger Construction, Inc. reserves the right to withdraw any proposal 60 or more days outstanding.**



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**Additional Services Proposal**  
 #3

Job# 610150

*emailed 10/6/06*

Date: October 5, 2006  
 Project: Monte Vista HOA  
 Location: 179-272 Serravista Avenue  
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 Subject: Additional hidden damage repairs  
Change order #3

To: Celeste Moore  
 Company: Prime Management  
819 Second Street  
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 Fax: celeste@prime-management.com  
 From: Mike Yin  
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<b><u>Building 3</u></b>					
<b><u>Unit 231 - Side</u></b>					
Remove and replace existing damaged 2x4 corner trims.					
-Labor and Materials LF=24 ft		24	ft	\$ 8.57	\$ 205.74
Remove and replace existing damaged 2x6 window trims.					
-Labor and Materials LF=20 ft		20	ft	\$ 9.61	\$ 192.12
Install new Vycor ultra self-adhered waterproof membrane around windows.					
-Labor and Materials SF=24 ft		24	sq ft	\$ 4.65	\$ 111.66
Install new GSM window head flashing.					
-Labor and Materials LF=4 ft (2) total		4	ft	\$ 10.94	\$ 43.77

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Scope of Work:	Man	Hours	Total Hrs	Rate	Total
Remove and replace existing damaged 4'x9' T1-11 siding.					
-Labor and Materials SF=432 sq ft (12) sheets		12	sheets	\$ 336.00	\$ 4,032.00
<b>Subtotal</b>					<b>\$ 4,585.28</b>
<b>Unit 231 - Rear</b>					
Remove and replace existing damaged 2x6 rear slider trims.					
-Labor and Materials LF=25 ft		25	ft	\$ 9.61	\$ 240.15
Install new GSM slider head flashing.					
-Labor and Materials LF=8 ft (1) total		8	ft	\$ 10.94	\$ 87.53
Remove and replace existing damaged 2x4 bottom plates at slider.					
-Labor and Materials LF=50 ft		50	ft	\$ 5.00	\$ 249.85
Remove and replace existing damaged 2x12 rim joist at rear wall.					
-Labor and Materials LF=18 ft		18	ft	\$ 7.06	\$ 127.16
Sister new 2x12 Pressure Treated Douglas Fir deck joists to existing 2x12 deck joists.					
-Labor and Materials LF=15 ft (3) total		15	ft	\$ 16.11	\$ 241.66
Remove and replace existing damaged 4'x9' T1-11 siding at rear wall.					
-Labor and Materials SF=180 sq ft (5) sheets		5	sheets	\$ 336.00	\$ 1,680.00
Remove and replace existing damaged 2x4 wall studs at rear wall.					
-Labor and Materials LF=100 ft (10) total		100	ft	\$ 3.62	\$ 361.85
Remove and replace existing damaged 2x12 fascia at rear wall.					
-Labor and Materials LF=18 ft		18	ft	\$ 14.43	\$ 259.75
Remove and replace existing damaged 2x6 window trims at rear wall.					
-Labor and Materials LF=30 ft		30	ft	\$ 9.61	\$ 288.18