



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

Additional Services Proposal
 #7

Job# _____

Date: November 6, 2006

Project: Monte Vista HOA

Location: 179-272 Serravista Avenue
Daly City, CA

Subject: Additional hidden damage repairs
Change order #7

To: Celeste Moore

Company: Prime Management
819 Second Street
Fairfield, CA 94533

Fax: celeste@prime-management.com

From: Mike Yin

CC: _____

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 October 17, 2006 forms the basis for the proposal that follows:					
Observed existing damaged decks, sidings, trims, and hidden damages. 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.					
<u>Building 7</u>					
<u>Unit 252 - Front</u>					
Sawcut existing damaged 2x12 deck joists and sister with new 2x12 deck joists.					
-Labor and Materials LF=20 ft (2) total		20	ft	\$ 11.54	\$ 230.89
Remove and replace existing downspout with new GSM downspout.					
-Labor and Materials LF=10 ft		10	ft	\$ 16.80	\$ 168.00
Subtotal					\$ 398.89
<u>Unit 252 - Rear deck</u>					
Remove and replace existing damaged 2x6 deck joists.					
-Labor and Materials LF=50 ft		50	ft	\$ 9.48	\$ 473.85

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Scope of Work:	Man	Hours	Total Hrs	Rate	Total
Remove and replace existing damaged 2x6 door trims.					
-Labor and Materials LF=10 ft		10	ft	\$ 9.61	\$ 96.06
Install new Vycor ultra self-adhered waterproof membrane around windows.					
-Labor and Materials SF=10 sq ft		10	sq ft	\$ 4.65	\$ 46.52
Subtotal					\$ 616.43
Unit 258 - Front					
Remove and replace existing downspout collector box with new GSM downspout collector box.					
-Labor and Materials (1) total		1	box	\$168.00	\$ 168.00
Subtotal					\$ 168.00
Unit 266 - Interior					
Remove and replace existing sump pump at garage subfloor.					
-Labor and Materials (Homeowner responsibility.)					\$ (672.00)
Subtotal				Credit	\$ (672.00)
Unit 266 - Front					
Remove and replace existing damaged 4'x9' T1-11 siding.					
-Labor and Materials SF=72 sq ft (2) sheets		2	sheets	\$336.00	\$ 672.00
Remove and replace existing damaged 2x12 upper balcony rim joist and deck joist.					
-Labor and Materials LF=35 ft		35	ft	\$ 16.11	\$ 563.88
Remove and replace existing damaged 2x12 upper balcony rail.					
-Labor and Materials LF=10 ft		10	ft	\$ 65.89	\$ 658.87

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Scope of Work:	Man	Hours	Total Hrs	Rate	Total
Remove and replace existing deck sheathing.					
-Labor and Materials SF=20 sq ft (1) sheet		1	sheet	\$224.00	\$ 224.00
Remove and replace existing damaged 2x6 window trims.					
-Labor and Materials LF=30 ft		30	ft	\$ 9.61	\$ 288.18
Install new Vycor ultra self-adhered waterproof membrane around windows.					
-Labor and Materials SF=30 sq ft		30	sq ft	\$ 4.65	\$ 139.57
Remove and replace existing downspout with new GSM downspout.					
-Labor and Materials LF=40 ft		40	ft	\$ 16.80	\$ 672.00
Subtotal					\$ 3,218.50
Unit 272 - Side					
Remove and replace existing damaged 4'x9' T1-11 siding.					
-Labor and Materials SF=144 sq ft (4) sheets		4	sheets	\$336.00	\$ 1,344.00
Remove and replace existing damaged 2x6 window trims.					
-Labor and Materials LF=30 ft		30	ft	\$ 9.61	\$ 288.18
Install new Vycor ultra self-adhered waterproof membrane around windows.					
-Labor and Materials SF=30 sq ft		30	sq ft	\$ 4.65	\$ 139.57
Install new GSM head flashing.					
-Labor and Materials LF=8 ft		8	ft	\$ 10.94	\$ 87.53
Subtotal					\$ 1,859.29

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Scope of Work:	Man	Hours	Total Hrs	Rate	Total
Unit 272 - Front					
Remove and replace existing damaged 2x4 rail cap					
-Labor and Materials LF=20 ft		20	ft	\$ 9.61	\$ 192.12
Remove and replace existing deck sheathing.					
-Labor and Materials SF=20 sq ft (1) sheet		1	sheet	\$224.00	\$ 224.00
Remove and replace existing downspout with new GSM downspout.					
-Labor and Materials LF=30 ft		30	ft	\$ 16.80	\$ 504.00
Subtotal					\$ 920.12
Total This Estimate					\$ 6,509.23

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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.

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.

 Estimator Signature

 Date

 Authorized Signature

Title

 Date

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