



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

**Additional Services Proposal**  
 #8

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

**Date:** November 8, 2006

**Project:** Monte Vista HOA

**Location:** 179-272 Serravista Avenue  
Daly City, CA

**Subject:** Additional hidden damage repairs  
Change order #8

**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 November 7, 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.					
<b>Building 8</b>					
<b>Unit 179 - Rear</b>					
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
<b>Subtotal</b>					<b>\$ 427.75</b>
<b>Unit 181 - Rear</b>					
Remove and replace existing 2x12 rim joist.					
-Labor and Materials LF=24 ft		24	ft	\$ 16.11	\$ 386.66

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Install new GSM window and slider head flashing.					
-Labor and Materials LF=24 ft (3) total		24	ft	\$ 10.94	\$ 262.60
Remove and replace existing damaged 2x6 window trims.					
-Labor and Materials LF=36 ft		36	ft	\$ 9.61	\$ 345.82
Install new Vycor ultra self-adhered waterproof membrane around windows.					
-Labor and Materials SF=36 sq ft		36	sq ft	\$ 4.65	\$ 167.48
Remove and replace existing damaged 2x12 fascia.					
-Labor and Materials LF=20 ft		20	ft	\$ 14.43	\$ 288.62
Remove and replace existing damaged 2x4 corner trims.					
-Labor and Materials LF=120 ft		120	ft	\$ 8.57	\$ 1,028.68
Remove and replace existing damaged 4'x9' T1-11 siding.					
-Labor and Materials SF=108 sq ft (3) sheets		3	sheets	\$336.00	\$ 1,008.00
Install new GSM Z- flashing.					
-Labor and Materials LF=14 ft		14	ft	\$ 10.94	\$ 153.18
Remove and replace 2x12 joist blocking.					
-Labor and Materials LF=10 ft		10	ft	\$ 16.11	\$ 161.11
<b>Subtotal</b>					<b>\$ 3,802.14</b>
<b>Unit 181 - Front</b>					
Remove and replace existing damaged 2x6 garage door trims.					
-Labor and Materials LF=8 ft		8	ft	\$ 9.61	\$ 76.85

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Remove and replace existing damaged 2x6 window trims.					
-Labor and Materials LF=22 ft		22	ft	\$ 9.61	\$ 211.34
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 damaged 4'x9' T1-11 siding.					
-Labor and Materials SF=108 sq ft (3) sheets		3	sheets	\$336.00	\$ 1,008.00
Install new GSM window head flashing.					
-Labor and Materials LF=6 ft (1) total		6	ft	\$ 10.94	\$ 65.65
Remove and replace existing damaged 1x4 trims.					
-Labor and Materials LF=13 ft		13	ft	\$ 7.32	\$ 95.20
<b>Subtotal</b>					<b>\$ 1,596.60</b>
<b>Unit 183</b>					
Remove and replace existing damaged 4'x9' T1-11 siding.					
-Labor and Materials SF=36 sq ft (1) sheet		1	sheets	\$336.00	\$ 336.00
Remove and replace existing damaged 1x4 entry column trims.					
-Labor and Materials LF=40 ft		40	ft	\$ 7.32	\$ 292.92
Remove and replace existing damaged 1x6 entry column trims.					
-Labor and Materials LF=20 ft		20	ft	\$ 8.01	\$ 160.25
Remove and replace existing damaged 2x6 garage door trims.					
-Labor and Materials LF=20 ft		20	ft	\$ 9.61	\$ 192.12

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Remove and replace existing damaged 2x4 corner trims.					
-Labor and Materials LF=10 ft		10	ft	\$ 8.57	\$ 85.72
Remove and replace existing 2x4 roof fascia.					
-Labor and Materials LF=10 ft		10	ft	\$ 13.40	\$ 133.97
Remove and replace existing damaged 2x4 corner trims at deck.					
-Labor and Materials LF=45 ft		45	ft	\$ 8.57	\$ 385.75
Remove and replace existing damaged 2x12 fascia.					
-Labor and Materials LF=15 ft		15	ft	\$ 14.43	\$ 216.46
Remove and replace existing damaged 4'x9' T1-11 siding.					
-Labor and Materials SF=36 sq ft (1) sheet		1	sheets	\$336.00	\$ 336.00
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 2x12 rim joist.					
-Labor and Materials LF=20 ft		20	ft	\$ 16.11	\$ 322.22
Sawcut existing damaged 2x12 deck joists and sister with new 2x12 deck joists.					
-Labor and Materials LF=10 ft (1) total		10	ft	\$ 11.54	\$ 115.45
Remove and replace existing 2x6 deck board.					
-Labor and Materials LF=10 ft (1) total		10	ft	\$ 8.44	\$ 84.43

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<b>Subtotal</b>					<b>\$ 3,089.05</b>
<b>Unit 185</b>					
Remove and replace existing damaged 2x6 sliding glass door and window trims.					
-Labor and Materials LF=65 ft		65	ft	\$ 9.61	\$ 624.40
Install new Vycor ultra self-adhered waterproof membrane around windows.					
-Labor and Materials SF=65 sq ft		65	sq ft	\$ 4.65	\$ 302.40
Remove and replace existing 2x6 deck boards.					
-Labor and Materials LF=20 ft (2) total		20	ft	\$ 8.44	\$ 168.86
Remove and replace existing 2x6 step deck boards.					
-Labor and Materials LF=16 ft		16	ft	\$ 8.44	\$ 135.09
Remove and replace existing damaged 2x12 fascia.					
-Labor and Materials LF=6 ft		6	ft	\$ 14.43	\$ 86.58
Remove and replace existing 2x12 rim joist.					
-Labor and Materials LF=24 ft		24	ft	\$ 16.11	\$ 386.66
Install new GSM slider head flashing.					
-Labor and Materials LF=8 ft (1) total		8	ft	\$ 10.94	\$ 87.53
Remove and replace 2x12 joist blocking.					
-Labor and Materials LF=12 ft		12	ft	\$ 16.11	\$ 193.33
Remove and replace existing damaged 4'x9' T1-11 siding.					
-Labor and Materials SF=36 sq ft (1) sheet		1	sheets	\$336.00	\$ 336.00

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Remove and replace existing damaged 1x4 trims.					
-Labor and Materials LF=15 ft		15	ft	\$ 7.32	\$ 109.85
<b>Subtotal</b>					<b>\$ 2,430.70</b>
<b>Total This Estimate</b>					<b>\$ 11,346.25</b>

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.**