



“Affordable Alternatives for Today’s Homeowners”

HOME CONSTRUCTION PROPOSAL

Contract No. **401**

Date: 8-07-08

1. Parties to this Contract:

Contractor: Bo Jespersen, .

Phone:

Address:

2. Homeowner or Lessee:

Location Address:

Mailing Address Same as above

3. Estimated Date of Commencement: November, 2008 **Estimated Date of Completion:** December ,2008

4. Estimated Contract Price Includes all material and labor. Please see description of break down in section 6.

5. Down Payment Accepted:

a. Amount: **\$ 5,966.00**

b. Date: **TBD**

c. Method: **Check**

6. Description of Work and payment breakdown:

- All labor including: carpentry, drywall, electrical and clean-up. **\$6,800.00**

This does not include any sprinkler system updates (labor, material, permits) that may be required by the City of Portland (they are getting back to us if any are needed). Nor does it include; painting labor or material or any labor involved with installing flooring-both of which can be added at any time when colors and materials are decided

- All material including: drywall and compound, electrical boxes, wire, wood material, fasteners, trim, doors and hardware: **\$3,200.00**

*** This does not include paint, lights/bulbs or any flooring material***

- Disposal of all waste material and recycling of reusable goods, **\$1000.00**
- Contracting fee: This fee includes all the responsibilities that fall upon the general contractor during the work in progress (see below). Our fee is 10% of the entire project which equals: **\$1,100.00**

The contracting responsibilities include, but are not limited to: payment schedule for all sub-contractors, proof of insurance for all work performed, proper licenses and permits by all contractors, schedule all city inspections, provide change orders that are understood and signed by the customer **prior** to new work being initiated, and assuring quality performance by each of the contractors hired. It is also my job to ensure the job is on a schedule and for having an overall understanding of the project being done and, most of all, making sure the customer is happy with the agreement being fulfilled

Total job cost: \$ 12,100.00

6A.) Payment schedule:

1.) Day of signing: \$ 5,966.00. This includes all material (\$3,200.00), ½ disposal (\$500.00), and 1/3 of labor (\$2,266.66).

2.) First day of second week: \$3,316.00. This includes our second labor payment (\$2,266.66), second and last disposal payment (\$500.00), and first ½ of our contracting fee (\$550.00). ***Any changes made previous would be added or subtracted to this amount and paid in full at this time***

3.) Final payment: \$2,818.00. This is the last payment, once all work has been inspected and satisfied. It includes the last half of our contracting fee (\$550.00) and final 1/3 for labor (\$2,268.66). ***Any changes made previous would be added or subtracted to this amount and paid in full at this time***

Total paid (not including changes or discounts): \$12,100.00

***All prices are best **estimates** based on all evidence given and acquired. Please note that this price may increase or decrease based on the circumstances as they arise. If any price adjustment is unavoidable and must increase, then you will be immediately notified and a price change form will be itemized with the description of work needed for your approval. ***

7. Warranties: All labor is guaranteed for the term of one year after all work is completed.

In addition to any additional warranties agreed to by the parties, the contractor warrants that the work will be free from faulty materials; constructed according to the standards of the building code applicable for this location; constructed in a skillful manner and fit for habitation. The warranty rights and remedies set forth in the Maine Uniform Commercial Code apply to this contract.

8. Resolution of Disputes: If a dispute arises concerning the provisions of this contract or the performance by the parties, then the parties agree to settle this dispute by jointly paying for one of the following (check only one):

1. ☐ Binding arbitration as regulated by the Maine Uniform Arbitration Act, with the parties agreeing to accept as final the arbitrator's decision.
2. ☐ Nonbinding arbitration, with the parties free to not accept the arbitrator's decision and to seek satisfaction through other means, including a lawsuit.
3. ☐ Mediation, with the parties agreeing to enter into good faith negotiations through a neutral mediator in order to attempt to resolve their differences.
4. ☐ Parties do not select one of the above dispute resolution options.

9. Change Orders: Any alteration or deviation from the above contractual specifications that involve extra cost will be executed only upon the parties entering into a written change order.

10. Additional Provisions:

11. Contract Acceptance:

Signature: _____ Date: _____
(Homeowner or Lessee)

Signature: _____ Date: _____
(Contractor)

WORK ORDER CHECKLIST (Master)

Contract No. 401

Name:

Date work to begin: November 2008

Estimated date of completion: December 2008

- A.** Remove and dispose of existing wall between 2 large offices. Fill in ceiling with same or similar tiles.
 - *May be some variance in ceiling if original tile cannot be easily matched-option is to change one room entirely if difference is unacceptable.*
 - *Also, please be aware, flooring once exposed, that was once covered, may be different color due to fading and wear-will discuss options if necessary.*
- B.** Add 2 new walls to make 2 large offices and 3 smaller rooms. Bring all new walls to “paint ready” condition.
 - *Attachment of tops of new walls to structural supports is a concern. We have estimated that a fairly simple connection can be found, if not, a change order will need to be discussed.*
- C.** Move existing doors in 2 large offices and sheetrock over existing spots. Match new doors to existing including door hardware.
- D.** Reframe new door openings for existing offices, install and trim doors to match existing. (There is a possibility of keeping 1 door where it is.)
- E.** Add 2 new rooms to opposite side of office space to make 3 total rooms approximately 8'X11.5'. Drywall to “paint ready” and trim to match.
- F.** Move wall in front office approximately 3 feet closer to front of building in order to add extra room to 3 new rooms.
- G.** Add a 12'X12' T shaped partition in large room to make 2 more bed spaces. Height to be determined, topped with pine sill, unfinished.
- H.** Add new electrical outlets where required (TBD).
- I.** Install new baseboard in new construction areas (match existing).
- J.** Move fluorescent lighting around to accommodate new rooms (install as central as possible).
- K.** Add new fluorescent fixtures where required (fixtures to be provided).

- L. Determine if City requires sprinkler systems to be moved or installed (compliance is not included in price).

General Contractor

Homeowner/Lessee