

CorMan Construction/Maintenance, Inc.

Cory B. Wood-President

P.O. Box 773305

Steamboat Springs, CO 80477

(970) 846-1944

Estimate Submitted to:

Kirk Jones Construction

Attn: Kirk Jones

PO Box 882706

Steamboat Springs, CO 80488

(970) 846-2430

Work to be performed at:

Apres Ski Condominiums

2610 Apres Ski Way

Steamboat Springs, CO 80487

May 28th, 2010

PROPOSAL, I hereby propose to furnish the materials and tools needed and perform the labor necessary for the completion of.....Demo of siding, Removal & Replacement of doors and windows, Trim, and Stucco.

PROPOSED LABOR TO BE PERFORMED:

- 1. Removal of siding on entire building.
- 2. Removal of interior trim, windows and exterior doors, and exterior trim.
- 3. Replace windows and doors. (8 windows on west side of building not included.)
- 4. Install new trim around new windows and doors (interior & exterior).
- 5.) Stucco on building.
- 6.) Cleanup.

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Apres Ski Condominiums "Stucco, Door & Windows" Estimate Proposal, Page 2

Work that needs to be performed before we begin:

- 1) Permit process
- 2) Dumpster delivered
- 3) Port-a-let delivered
- 4) Notification to all homeowners and tenants of buildings.
- 5) Establish a safe and barricaded working area.

All material is guaranteed to be as specified. If the owner shall breach contract after acceptance, but before above described work is started, owner shall pay to **CorMan Construction/Maintenance, Inc.** 20% of contract price as contractors liquidated damage and cost incurred. A 1 ½% per month late charge will be added to past due accounts or not more than the rate normally allowable. This contract is non-transferable.

Owner authorizes the use of yard or driveway where trucks and equipment can gain access to structure for loading and unloading tools and equipment to and from site at owner's risk. **CorMan Construction/Maintenance, Inc.** accepts no liability for the existence, presence, damage, illness, or health issues from or of mold, fungus, or organic pathogens of any form or type.

CorMan Construction/Maintenance, Inc. will not substitute, or install inferior or lesser products other than the exact make and manufacturer of products in said bid proposal. **CorMan Construction/Maintenance, Inc.** will replace and repair any problems due to their negligence. Guarantee is void if a contractor other than **CorMan Construction/Maintenance, Inc.** makes modifications of said work or any additional work.

** All material specified is subject to market value prices. After bid proposal acceptance, prices may vary due to market availability and market pricing variations. **CorMan Construction/Maintenance, Inc.** is granted permission to perform the labor necessary and coordinate the services needed for the said homeowner's association "Stucco, Door, and Window" project.

CorMan Construction/Maintenance, Inc. will not be held responsible for loss of income for rental property or any other income the Owner may incur during the said job. Customer understands and agrees to all acknowledgements while said job is underway.

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"Stucco, Door & Windows", Estimate Proposal, Page 3**

Additional recommended work that is not specified:

This estimate is an Estimate only and **CorMan Construction/Maintenance, Inc.** will work with homeowners to decide exactly which windows, kinds of trim, doors, etc., to make this project a success. This Estimate is based only on what we have come up with as a base. This is to get Homeowners a base price of what future costs will be. More specifics will be needed before a contract can be signed.

CorMan Construction/Maintenance, Inc. has specifics for windows, doors, and stucco. Trim will also have to be addressed. Hopefully, this Estimate will provide an example of what costs will be. Bid will depend solely on materials used. **CorMan Construction/Maintenance, Inc.** will work with homeowners to make this project a success.

Estimate Broken Down as Follows:

Permit Fees: To be Determined

Dumpster and Port-a-pot: \$4000.00

Removal of Siding: \$15,000.00

Stucco: \$57,615.00

Doors & Windows: \$33,236.44 (Kolbe)

Installation of Windows and Trim: \$28,500.00

Estimate Total: \$138,351.44

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The above additional recommended work is to be completed in a substantial workmanlike manner for the sum of.....\$138,351.44 plus 15% on all materials and services.
(Estimate Only)

Payment terms:

All payments made payable to **CorMan Construction/Maintenance, Inc.**

Payment terms, contract to be paid half down upon acceptance of job, progress payments as work progresses, and final payment submitted upon acceptance and completion of said contract within ten days. All other payment terms need be discussed and approved by Cory B. Wood of **CorMan Construction/Maintenance, Inc.** upon acceptance of contract

For the consideration set out above, Employer hereby employs the Independent Contractor to perform and complete the said above. Said Independent Contractor hereby accepts and agrees to such employment subject to the terms of this contract, and the general supervision of the Employer.

Additional Provisions:

In the event the Employer/Owner/Engineer hereto agrees to expand the scope of this contract, the payment shall be made on a similar basis.

This contract may be terminated upon two (2) weeks notice, or as follows.

Enforcement:

In the event either party believes the other has failed to comply with the obligations of this Agreement, the parties shall mediate with a mutually acceptable mediator within twenty (20) days of this dissatisfied party's written notice of mediation. In the absence of mutual agreement as to a mediator, Paul Hughs or Paul Sachs shall be deemed an acceptable mediator. In the unhappy event that the mediation fails to resolve the party's differences and court enforcement is sought or obtained, the prevailing party shall be entitled to an award of its attorney fees and costs.

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ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted.
You are authorized to perform the work specified. Payment will be made as outlined
above.

Accepted:

Date: _____

Signature _____

RETURN ORIGINAL TO CORMAN CONST/MAINT, Inc.

CorMan Construction/Maintenance, Inc.

Fully Insured

PO Box 773305, Steamboat Springs, CO 80477 Voice# (970) 846-1944 Fax# (970) 870-0105