

# KJC Inc.

## ***Proposal Submitted to:***

Apres Ski Condo Association  
Attention: Homeowner's  
Office Phone: N/A  
Fax: N/A  
Cell Ph: N/A

## ***Work to be performed at:***

Apres Ski Condo  
2610 Apres Ski Way  
Steamboat Springs,  
Colorado

June 8, 2010

PROPOSAL, we hereby propose to furnish the materials & perform the labor necessary for the repair & completion of .....a heat welded roofing system

Job Specifications for: The Apres Ski Condo, 2610 Apres Ski Way, Steamboat Springs, Colorado

- 1 Remove sides & bottoms of roof
- 2 Bituthene and replace metal edge and shingles
- 3 Remove deck roofing
- 4 Install Heat Welded Bituminous Roofing system

Snow Removal – (if applicable) not included in proposal

- 1 Fee as follows: \$40.00 per man, per hour.....snow removal is crucial for the longevity of your roof and maintenance is advisable with Kirk Jones Construction through the winter season, as we will be cautious to protect your investment.

All material is guaranteed to be as specified. Any alteration or deviation from above specifications involving extra costs will be executed only upon owner's approval and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays are beyond our control. Owner to carry fire, tornado and other necessary insurance except as stated above. If the owner shall breach contract after acceptance, but before above described work is started, owner shall pay to contractor 20% of contract price as contractors liquidated damage and cost incurred. Work will commence after contractor's acceptance. Delays beyond contractors control accepted. A 11/2% per month late charge will be added to past due accounts or not more than that 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 material and equipment to and from site at owner's risk. KJC 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. KJC Inc. is not liable for Owner/Contractor in house delays regarding said project construction.

KJC Inc. will not substitute, or install inferior or lesser products other than the exact make and manufacturer of products in said bid proposal. All workmanship is guaranteed against leaking, for a period of 2 years.

During the winter season all projects that require snow removal will be charged separately for this maintenance service.

\* ***Guarantee*** is void if a contractor other than KJC Inc. modifications of said work or any additional work on the roof. - i.e. vents, chimneys, sky lights, air conditioning units, etc. Guarantee is void if the roof is not properly maintained during the winter season. *This includes all roofs that are temporarily blacked in with Ice & Water shield.* We are not responsible for other contractor damage to roof, which includes snow removal not performed by KJC Inc. Any & all repairs will be an additional cost to project.

Acceptance of Guarantee information

Authorized Signer:

Date:

X \_\_\_\_\_

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# KJC Inc.

## Roofing Bid Proposal, page #2

Job Specifications for: The Apres Ski Condo, 2610 Apres Ski Way, Steamboat Springs, Colorado

The above project is to be performed in accordance with the drawings and specifications submitted, is to be completed in a substantial workmanlike manner for the sum of.....

### Re Roof a portion of the Strack Residence

Seven Thousand, Two Hundred dollars & 00/100

\$ 7,200.00

**\*\* This price is contingent upon the fact that no other damage is uncovered during the re-roof construction process. If additional roof damage is present we will notify the Contractor/Owner immediately.**

*\* All material specified is subject to market value prices. After bid proposal acceptance, prices may vary due to market availability and market pricing inflation. Kirk Jones Construction will notify Contractor/Owner if this should result in any bid pricing variations.*

### Repair Construction payment requirements:

- 1 An initial payment of half down upon acceptance of contract, prior to commencement of said project
- 2 Remaining balance of contract due & payable in full upon completion of project
- 3 Payments due upon acceptance of contract and subsequent job completion &/or billing invoicing from Kirk Jones Construction
- 4 Late fees will apply if the balance is not paid in full upon completion of project, within 15 days
- 5 Other payment negotiations subject to approval with Kirk Jones of Kirk Jones Inc.

Payment terms may be discussed and approved with Kirk R Jones of KJC Inc., upon acceptance of contract. This proposal may be withdrawn by KJC Inc. if not accepted by General/Owner within 30 days.

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

Kirk R Jones Date: June 8, 2010

### ACCEPTANCE OF PROPOSAL

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

Accepted:

Date \_\_\_\_\_

Signature \_\_\_\_\_

RETURN ORIGINAL TO KJC Inc.

**KJC Inc.**

PO Box 882706, Steamboat Springs, CO 80488 Office# 970-870-0497 Fax # 970-879-7056  
Email: candicedeanjones@yahoo.com