

60' OF ROUGH PLANK PRIVACY FENCING

- Trim and cut trees that interfere with the new fence installation.
- Drill 8" holes and install pressure treated 4x4 posts, 8' apart, in a base of crushed stone. Posts to be a minimum of 36" deep.
 - Fence to be placed as close to property boundary line as possible. (Boundary line marked by owner.)
 - The fence will follow the wood line from the sidewalk to the wood pile.
- Install three 2x3x8' (True size: 1-1/2" x 2-1/2"x 8') horizontal planks to each 8' bay between the 4x4 posts to attach the vertical planks.
- Install 2x10x10' (True size: 1-1/2" x 9-1/4"x 10') vertical white cedar planks on the horizontal framing.
- Install horizontal 2x8x10' (True size: 1-1/2" x 7-1/4"x 10') planks across the top of the vertical planks to hide the top edges.
- Apply one coat of natural cedar exterior wood stain to all sides.
- **\$27,700.00 labor, materials and permits.**

NOTES:

- In this climate we prefer to use crushed gravel as opposed to concrete for securing the posts. If there is movement in the soil from frost it is easier to move the post and remedy.
- Includes all hardware.
- Assumes Polli can drill for posts. (No ledge interference.)
- Polli construction will take care of the permitting process.

YES__NO__

TIME AND MATERIAL WORK

- The below work will be completed on a time and materials basis. The labor rate is \$ 73 per man hour (eg. 2 men working for 10 hours = 20 man hours).
- To be transparent there is a 40% contractor overhead markup on the cost of supplies, disposal fees, subcontractors (electrical, plumbing, etc.) and any equipment rentals.
- Estimates are ONLY estimates and cannot be guaranteed to fall within a 10-15% range.
- You are billed for all hours worked on your project including but not limited to on-site hours, material pick up, disposal drop off, shop time, permitting and travel. You are not billed for office admin except for permitting.

- You will be responsible for any permit fees associated with the work.
 - Due to the nature of time and materials work, we do not offer a workmanship warranty.
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IMPORTANT INFORMATION ABOUT TIME & MATERIALS WORK

- There are pros and cons to time and materials. Please see our blog: <https://polliconstruction.com/blog/fixed-priced-contract-vs-time-materials/>
 - A time and materials contract is akin to an employee / employer relationship. Client will be responsible for all the time and materials at the agreed rates.
 - The client can stop the work at any time but you will be responsible for payment up to that time.
 - The client can add work at your own discretion and will be responsible for payment for all the work.
 - This type of contract can be stressful for you. The final cost is unknown and you may not be comfortable with that stress.
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GENERAL NOTES

- Client waives liability if we have to move furniture or disconnect appliances and electronics.
 - All trash will be removed at project completion.
 - We are fully insured. A copy of COI can be provided per request.
 - Any code changes effective after the proposal date may incur additional costs.
 - The proposal does not comply with 2020 VT RBES (Residential Building Energy Standards).
 - We are a certified RRP contractor with the EPA (certificate # F151611-1). By law, all contractors must be certified and follow EPA lead containment requirements on homes built prior to 1978.
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RBES (Residential Building Energy Standards)

- This proposal does not comply with 2020 VT RBES.
- If client is the general contractor for the job, they assume responsibility for necessary paperwork, town and state permits related to the project and any

repercussions for not following RBES (if a VT RBES form is not completed after the project, a certificate of occupancy may be delayed or not issued and the future sale of the house may be affected).

GENERAL ASSUMPTIONS

JOBSITE ACCESS

- We can have uninterrupted use of the project space and clear access to use equipment as needed.

CARPENTRY & SUBCONTRACTORS

- Removed wall(s) are not load-bearing.
- Existing electrical service is up to code and the electrician, if necessary, can tie into the existing panel box. Existing panel box has capacity.
- Existing plumbing is up to code and the plumber, if necessary, can use the existing water lines, drains and venting.
- No repairs needed outside of the construction area. Any necessary repairs needed outside of the construction area would be additional work.
- No other mechanicals/services to be moved, rerouted or relocated. This would be additional work.
- All exterior flashing will be chemically compatible with the decking or roofing products.
- Client provides on-site access to electric, water and bathroom facilities.

CONCRETE REMOVAL

- Existing slab is no more than 5" thick.
- Concrete block cores are not filled and do not contain rebar.

CONCRETE POURING/FORMING

- Foundation grounding rod to be bonded with other existing grounds.
- Existing footing and foundation walls can be tied into.
- Excludes the cost of a pump truck.

EXCAVATION

- No dewatering. No existing ground water issues.
- No fine grading for slabs.
- No prep for radon piping.

- No buried/hidden obstacles to impede work.
- No ledge on site. No blasting necessary.
- No rubbing or grinding needed.
- No tenting/heating.
- No locating property lines (unless agreed upon).
- Existing native soil can be used for back-fill. New would be additional.
- All excess soil to stay on site.

EGRESS

- This price includes the state permits and inspections.
- We will contact and coordinate Dig Safe.
- There will be additional charges if any utility lines require disconnecting and/or moving.
- No other mechanicals/services to be moved, rerouted or relocated. This would be additional work.
- Assumes perimeter drain, if present, is usable and can be tied into.

FENCING

- In this climate we prefer to use crushed gravel instead of concrete. If there is movement in the soil due to frost, it is simpler to remedy.

HARDWOOD & TILE FLOORING

- Flooring and tiles to be mixed between all boxes prior to installation to ensure a variable pattern.

ROOF

- Only one layer of shingles to remove.
- All the flashing (connection from the wall to the roof, or chimney to the roof) is in good condition and can be re-used. If any flashing needs to be replaced or repaired, that would be additional work.
- If you have ever experienced ice damming, we recommend an additional layer of Grace Ice & Water membrane to make a total of 6 feet coverage from the eaves and in valleys.

WARRANTIES

- Labor: 3 year workmanship on bid projects (excludes wear and tear).



- Due to the nature of time and materials work, we do not offer a workmanship warranty.
 - Product Supplies: Per manufacturer
 - Painting Labor: 1 year. No warranty on any exterior flat surface.
 - Repairs to cracks or fastener pops in drywall for 1 year only
 - No warranty on any work inherited by previous contractor or on partially completed work.
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TERMS AND CONDITIONS

Price valid for 30 days. POLLI reserves the right to re-bid project after 30 days

Contract may be cancelled by either party within 3 days from date of signature.

POLLI will provide an insurance certificate upon request and will maintain the insurance throughout the project.

Unless otherwise noted, permits are the responsibility of the owner.

Payment schedule: 35 % deposit, 50% on substantial completion and the remaining 15% due upon completion. Projects over \$50,000 will have a TBD payment schedule. Scheduled progress payments to be made immediately upon receipt of invoice. No retainage shall be held.

Client agrees to maintain a balance under \$ 20,000 for Time & Materials projects.

Credit card payments any amount have a 3.5% additional service charge.

Any “BUDGET ITEMS” that we purchase for you must be paid in advance and is not considered a part of any deposit or progress payment.

Client allows POLLI to photograph the project for use in promotional material and place signage on site for the duration.

Any work not detailed in the contract and/or beyond the original scope (including but not limited to, plumbing, electrical or bringing items up to code) will be billed out on a time and materials basis unless another agreement is entered into.

POLLI reserves the right to subcontract any portion of the work.

Client will notify POLLI of any disputes in writing within 48 hours or waives right to dispute. Client will allow POLLI to make any corrections on disputed work POLLI deems fit. No back charges unless agreed to in writing by POLLI.

Unpaid accounts will be charged 1.5% per month from date of billing. Costs of collection, including but not limited to court costs and reasonable attorney’s fees to be paid by client.

Client agrees to Vermont binding arbitration on any disputes within 60 days of dispute and waives rights to litigation. Cost of collection, including but not limited to attorney’s fees to be paid by client.

Please make two (2) copies of the proposal. Sign one copy and send it to us with the deposit.
Please keep the other copy for your records.

SIGNATURE

DATE