WORK PROPOSAL FOR GERALD LAPLANT

SullivanManagement

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 12/14/15

DATE: October 21, 2015

TO: Gerald Laplante
32 Devonshire Street
Portland, ME 04103
Phone – (716) 704-6010
E-mail – glaplante1057@yahoo.com

FROM: Sullivan Management
84 Middle Street
Portland, ME 04101
Phone - (207) 771-5503 / Fax - (207) 773-4647 / Cell – (207) 951-5503
E-mail – todd@sullivanmgmt.com

PROJECT: 3rd Floor Renovations at 121 Cumberland Ave., Portland, ME 04101.

Sullivan Management proposes to furnish all materials, equipment and subcontractor's where indicated, and perform all labor necessary for the completion of the following projects at the residence.

- Complete the demolition of the 3rd floor at 121 Cumberland Ave., Portland, ME 04101. We will remove all of the flooring, ceiling tiles and wall paneling. Remove all the closets on the left side of the hallway. Remove the existing tub, tub surround and framing. Take all the construction debris to the dump.
- After Demolition is complete we will evaluate with the Owner to evaluate all the necessary work.
- Complete all necessary framing to the Owner's specifications.
- Provide and coordinate the Electrical Contractor, Insulation Contractor and Plumbing Contractor to complete all necessary items before replacing the ceiling and walls.
- Install drywall. The Owner will provide drywall finishing.
- Install interior trim as needed to match existing.
- Coordinate with the Plumbing Contractor to install a new bath tub, surround and shower valve.
- Coordinate with the Electrical Contractor to complete all finish electrical.
- The Owner will provide painting the apartment.
- Install new vinyl flooring in the kitchen and bathroom area.
- Coordinate with the Carpet Contractor to install carpet in the remaining areas.
- Complete any other items not listed above at the Owner's request.

TOTAL BID PRICE: Time & Materials Basis as Indicated in # 3 of the Payment Schedule Below

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PAYMENT SCHEDULE:

1.) **A Deposit of $ 1,000.00 is due upon acceptance of this contract.**
2.) **The remaining balance will be billed in progress payments each week until completion of the job. The $ 1,000.00 deposit will be credited on the final invoice.**

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3.) **Carpentry Labor is billed at $ 35/Hour and Carpenter Helpers are billed a Subcontractors and Job Materials are billed at cost plus 15% for managen**

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ACCEPTANCE OF CONTRACT:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written change orders, and will become an extra charge over and above the estimate. All agreements are contingent upon accidents or delays beyond our control. The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

AUTHORIZED SIGNATURE

NOTE: THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 30 DAYS.

DATE OF ACCEPTANCE: 10-22-15

SIGNATURE:

SIGNATURE: