



July 2, 2010

Addendum A

Scope of Work:

This document is an addendum to the construction documents, plans and contract for the construction of the above named project and is a binding part of the Construction Agreement

- a. **Project Summary:**
 - i. Renovation of (3) one bedroom/one bath living units with kitchens; (1) located on the first floor and (2) located on the second floor of an existing two story building
- b. **Plans/Permits includes:**
 - i. Proposal plan and scope of work
 - ii. Over the counter submittal to City of Escondido Building Department
 - iii. Permit fees
- c. **Preparation includes:**
 - i. Pre construction meeting(s) with client, Interfaith Community Services site staff, subcontractors and inspectors
 1. Scheduling/coordination of work
 2. Identification of temporary onsite location for the storage of supplies/materials
 3. Safety plan review and approval
 - ii. Move on of equipment
 - iii. Lead testing is by owner
 1. If lead is found above acceptable levels, owner to provide laboratory test waste samples prior to haul away of debris
 2. Owner to provide lead clearance lead clearance
- d. **General Demolition includes:**
 - i. Removal of existing flooring, cabinetry, electrical fixtures, scrape acoustic ceilings, demo tub surround, bath vanity and mirrors, interior doors, casing, trim shelf & pole
 1. Including pocket door and jamb at bath
 - ii. Remove and set aside
 1. Kitchen light fixture
 2. Bathroom wall sconce
 3. Furnace cover

| | |
|----------------|---------------------|
| Owner Initials | Contractor Initials |
|----------------|---------------------|



July 2, 2010

Addendum A

Scope of Work:

- 4. Kitchen appliances
- e. **Hauling & Dump** includes:
 - i. Non-hazardous debris removal from site and dump fees
 - 1. Owner agrees not to place non-construction debris into bins
- f. **Rental Equipment** includes:
 - i. (2) portable toilet during construction
- g. **Plumbing** includes:
 - i. Labor, materials and equipment to complete
 - 1. New bathroom tub/shower combination
 - a. White Vikrell (4) piece tub and shower unit
 - b. Moen tub shower/faucet combination
 - 2. New bathroom lavatory faucet and sink
 - a. Drop in white self rimming sink
 - b. Moen faucet and trap
 - c. (2) angle stops and braided SS supply lines
 - 3. Bathroom toilet
 - a. White low flow (2) piece toilet
 - b. (1) angle stop and braided SS supply line
 - 4. Kitchen sink
 - a. 32" x 21" 18 ga self rimming kitchen sink
 - b. Moen kitchen faucet
 - c. (2) angle stops and braided SS supply lines
 - ii. No other Plumbing is anticipated or included in this agreement.
- h. **Framing/Rough Carpentry** includes:
 - i. Labor, equipment, lumber and hardware
 - 1. Interior Walls
 - a. Frame in former bathroom pocket door opening to allow for 2868 Right Hand Swing Hardboard Prehung door
 - 2. Screw floors at second floor units w/ #8 x 2" Quickdrive or similar screws 6" O.C. EN and 10" O.C. FN
- i. **Glazing** includes:

| | |
|----------------|---------------------|
| Owner Initials | Contractor Initials |
|----------------|---------------------|



July 2, 2010

Addendum A Scope of Work:

- i. Interior
 - 1. Bathroom
 - a. 42" x 36" 1/4" polished edge bathroom mirror
- j. Doors includes:
 - i. Interior
 - 1. Prehung slab doors w/ 1 5/8" paint grade casing
 - a. 2068 closet
 - b. 2868 bath
 - c. 2668 bedroom
 - 2. Hardware
 - a. Lever style
 - b. Closet,
 - c. Bath, privacy
 - d. Bedroom, privacy
- k. Electrical includes:
 - i. Labor, materials and equipment to complete the electrical systems
 - 1. Remove and replace receptacles and switches throughout
 - a. Rocker style, white
 - 2. Bedroom
 - a. (4) 6" Halo can light fixture with white baffle trim and R30 lamp or equivalent ceiling mounted can lights
 - 3. Bathroom
 - a. Relocate light switches for swinging door
 - b. (1) ceiling mounted exhaust fan/light unit
 - c. Install (E) wall sconce over vanity
 - 4. Kitchen
 - a. Install (N) range, hood vent
 - b. Install (E) light fixture
 - c. Install GFCI
 - 5. Dining
 - a. Install (N) ceiling fan w/ light kit

| | |
|----------------|---------------------|
| Owner Initials | Contractor Initials |
|----------------|---------------------|



July 2, 2010

Addendum A

Scope of Work:

- 6. Smoke Detectors
 - a. Use (E)
 - ii. No other electrical work is included
- l. HVAC includes:
 - i. Reinstall wall heater grill after paint
- m. Drywall includes:
 - i. Labor, materials and equipment to complete the interior drywall ceilings and walls
 - 1. Tape and repair ceilings and walls throughout
 - 2. Bathroom
 - a. Hang & Repair bathroom door change
 - 3. Corners: Corner Bead
 - 4. Texture: spray texture for best practical match
 - 5. Green board: at new tub surround
 - 6. 5/8" type X at Stair / Garage Fire Wall: N/A
- n. Interior Finish Carpentry includes:
 - i. Labor, materials and equipment to complete the following:
 - 1. Base Molding, U.N.O.
 - a. 2 1/4" tall x 7/16" thick paint grade base mold throughout
 - 2. Shelf & Pole at Closet
 - a. MDF single pole, preprimed
 - 3. Window treatments
 - a. 1 5/8" casing all four sides
 - b. 4 1/2" MDF stool
 - 4. Entry door casing
 - a. 1 5/8" Paint grade
 - 5. Install new interior prehung doors, casing and hardware
 - 6. Install Accessories, fixtures, mirrors, medicine cabinets
- o. Countertops includes:
 - i. Labor, materials and equipment to complete
 - 1. Kitchen

| | |
|----------------|---------------------|
| Owner Initials | Contractor Initials |
|----------------|---------------------|

July 2, 2010

Addendum A

Scope of Work:

- a. Preformed Formica countertops w/ backsplash
 - b. +/- 24 square feet
 - 2. Bath
 - a. Preformed Formica countertops w/ backsplash
 - b. +/- 7 square feet
 - p. **Paint** includes:
 - i. Labor, materials and equipment to complete the paint at ceilings, walls, furnace grill, finish carpentry and cabinets throughout
 - 1. Paint – Interior, U.N.O.
 - a. (1) base coat of latex “Kilz” or better primer
 - b. (2) coats of Sherwin Williams or better latex paint
 - i. Satin Finish at bedrooms, halls, closets, etc.
 - ii. Semi-gloss Finish at kitchen, baths, shelf & pole in closets
 - c. (1) man-day for touch up prior to certificate of occupancy
 - 2. Exterior painting is not included
- q. **Flooring** includes:
 - i. Labor, materials and equipment to complete floor preparation, surface planning/filling and installation
 - ii. Vinyl or laminated plank throughout
- r. **Appliances** includes:
 - i. Kitchen
 - 1. 30” Slide in free standing range top, electrical
 - 2. 30” vent hood
 - 3. 36” refrigerator/freezer
 - a. No ice maker
- s. **Cabinetry** includes:
 - i. Kitchen
 - ii. Basic white melamine thermafoil
 - 1. Upper and lower cabinets
 - a. 20 lineal feet +/-

| | |
|----------------|---------------------|
| Owner Initials | Contractor Initials |
|----------------|---------------------|

July 2, 2010

Addendum A

Scope of Work:

2. Scribe molding at ceilings and walls
3. Chrome pulls at doors and drawers
- t. **Accessories/Fixtures** includes:
 1. Bath
 - a. Chrome, basic finish
 - b. 24" double towel bar
 - c. Toilet paper holder
 - d. Towel ring
- u. **Final** includes:
 - i. Re-installation of (E) fixtures, etc. removed during preparation
 - ii. Client walk thru and completion of punch-out
 - iii. Site clean up
 - iv. Final clean
- v. **Exclusions:**
 - i. The following are items specifically not a part of this agreement
 1. Plans, permits, designs, interior design, building department fees, etc.
 2. Fire sprinklers are not a part of this proposal
 - a. Fire sprinklers, if required, will be a deferred submittal and quoted upon completion of county approved design
 3. Temporary power, fencing, toilet and /or wash facilities
 4. Engineering and/or certification, excavation, trenching, grading, surveying, staking, etc.
 5. Moving of owner's possessions and/or furnishings
 6. Insulation
 7. Lead and/or Asbestos testing, removal, clearing and/or certification
 - a. The EPA's RRP Rule requires that work performed after 04/22/2010 conform to new guidelines not addressed in the scope of work above
 8. Refer to "Notices" below for additional information
 9. Inspections, special inspections

| | |
|----------------|---------------------|
| Owner Initials | Contractor Initials |
|----------------|---------------------|



NARI's Project Harmony
Interfaith Community Services Remodel
495 Aster Street
Escondido, CA 92027
A.P.N.: XXX-XXX-XXX

July 2, 2010

Addendum A

Scope of Work:

10. Repair and/or replacement of incidental damage to existing "aged" utilities, wiring, fixtures, etc.
 11. Reconnection of satellite dishes/services
 12. General Demolition/demolition of items not specifically named above
 13. Exterior finishes such as painting, stucco, paving, stone work, stone veneers, false work, fire rated drywall, etc.
 14. Landscaping, irrigation, planting, pools, pool equipment, landscape valve and/or timing control, fountains, softscape and hardscape, masonry walls, etc.
 15. Items not specifically named in Section I. Inclusions above
- w. Changes / Additional Items
- i. No other additional work is anticipated or included in this agreement



| | |
|----------------|---------------------|
| Owner Initials | Contractor Initials |
|----------------|---------------------|