

Carmichael



RECREATION AND
PARK DISTRICT

Memo

To: Advisory Board of Directors
From: James Perry, Park Services Manager
Date: September 16, 2021
Subject: Facilities Assessment Report – Deferred Maintenance

Carmichael Recreation and Park District contracted with KYA Services, LLC to perform a Facilities Assessment for the purpose of learning “today’s costs” for the CRPD’s most pressing deferred maintenance needs.

Staff met with representatives of KYA, Tremco Roofing, Solace Ent. (HVAC) and ESS Environmental to visit CRPD facilities. We toured the La Sierra Community Center, Carmichael Park District Office/Clubhouse and Vets Hall, and Del Campo Park.

Attached is the Facilities Assessment Report. The Report details findings and costs by site/facility and a summary of estimated full project costs. The estimated cost to address the CRPD’s deferred maintenance needs using current values is \$8,561,050.

This assessment DOES NOT address infrastructure i.e.: water mains (including backflows/booster pumps), sewer mains, electrical, and pretty much anything underground.

Heather Steer, with KYA, will attend the Advisory Board Meeting to make a presentation of their report. You will have an opportunity to ask questions of Heather and CRPD Staff.

FACILITIES ASSESSMENT REPORT



September 2021

Compiled and presented by:



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INTRODUCTION

While the Carmichael Recreation and Parks District is currently updating their prior master plan in order to address holistically the needs of the District and a united plan to move forward, there was a distinct need to specifically evaluate the deferred maintenance costs for specific buildings on District sites. This would allow the District to isolate those impending facilities costs and in turn plan for the repairs and replacements fiscally.

Since many of the projects on the interiors have been addressed in other reports and plans, the focus for this report was intended to be on exterior building needs and parking lot improvements.

In this report we will be looking at the following facilities: La Sierra Community Center, Carmichael Clubhouse/District Office, Del Campo, and the Veteran's Hall.



Each site profile of assessment will contain a listing of projects as reflected from the site evaluations and reports of findings from various experts in each trade. What is not detailed within these charts are:

- The full scope of the projects that justify the estimated costs.
- The amount of the project by the time it is bid or constructed.

The costs within these sections are estimated **full project costs**, which are a great deal more than 'hard' construction costs noted in some attached site assessments. These estimates are intended to include all soft costs (this is generally a flat 20% for estimating) and project contingency at 10%. Please keep in mind that all projects on these sites will need to be prevailing wage as they are considered "public".

The dollar amounts represented are costs in dollars as expected for mid-2021. Construction cost escalation has been at record highs and is not expected to stop in the near future. Currently experts are earmarking between 10-15% annual increases for the next few years. If we were to take these same projects and escalate them out to year 2025, the total project costs would be significantly greater.

In some areas, such as La Sierra, costs can be saved when doing more areas at once instead of piecing them out.

Projects are listed in no particular priority order, and summary costs will be outlined in the 'Summary' section at the end of this report.

Consultants that assisted in the evaluation of these sites were:



LA SIERRA COMMUNITY CENTER



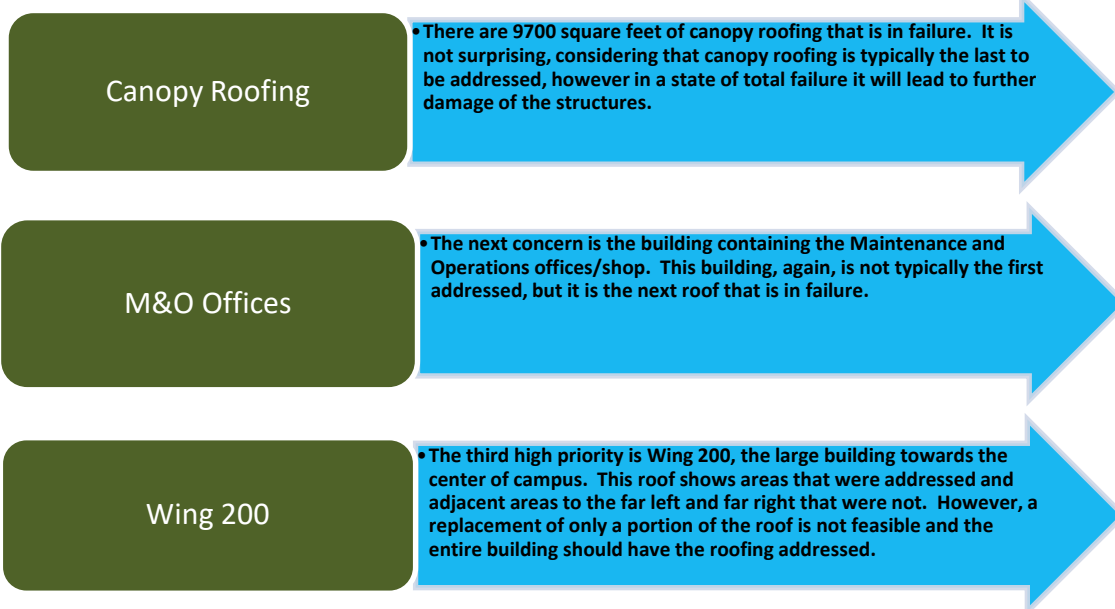
La Sierra Community Center presents as an older site that is more than ready for facility improvements. The review of this campus included not only the old school facilities, but also the adjacent Maintenance Office/Shop and the Arts building. While some areas of this facility have been slowly improved upon, a few key areas have been evaluated:

- Roofing
- Heating, Ventilation, and Air Conditioning (HVAC) units
- Paved parking
- Boiler Room Abatement
- Exterior Painting

Roofing

The entirety of the complex was reviewed, and most of the roofs are in states of failure or disrepair. La Sierra has approximately 123,300 square feet of built-up roofing that needs to be addressed. While there are a few newer roofs dotted throughout the campus that are in great shape and recently redone, there are a couple of specific areas of concern. What is difficult to define without destructive testing is the amount of dry rot that is likely to be encountered on these buildings. Because the roofs have failed or have areas of failing trim pieces, water intrusion has occurred, and this would need to be addressed at that time. Currently, fascia replacement averages around \$20.00 per linear foot. This cost has been included in the contingency of estimated project costs at the end of this report, however some areas may need additional.

Out of all the areas noted on this walk, three buildings stood out as the top priorities for replacements. These are noted in the chart below:





La Sierra Community Center - Small Canopy on North Side of Facility

Another roof that has completely failed and should be replaced as soon as possible.



La Sierra Community Center - South Canopy Roof

The roof has failed and should be scheduled for replacement as soon as possible. Repairs are not an option on this roof. Exposed insulation, open perimeter, and holes in the roof are prevalent throughout.



La Sierra Community Center - Facilities Maintenance Building

Perimeter of lower roof has failed. Entire roof is ready for replacement.



La Sierra Community Center - 200 Wing

Roof is splitting along the entire perimeter. Roof samples revealed that the existing system is extremely dry with little to no waterproofing left in the built up roof membrane.



HVAC

Once again, the roofs were walked upon as the HVAC units for this campus were reviewed. While units did range from 11 to 34 years in age, most at this site are overdue for replacement. **Appendix B** has a complete outline of number of units and associated scope



that would need to be addressed on each wing and building at this campus.



Asphalt Lots

The areas surrounding La Sierra that make up driveways and parking areas cover approximately 250,000 square feet and runs from the front of the campus, to down the side, and the parking areas in front of the buildings adjacent to campus along Gibbons Drive.

Much of these lots are presenting with severe cracking, to which filling, and slurry coating will not hold.

The general recommendation for these paved areas is to grind down the top 3" (approximately) and apply a new topcoat of asphalt. However, it has been noted that in the past during repairs the current asphalt was not installed with base. With that information, it is recommended that an engineering firm be engaged to perform a coring to fully determine the needs of the site. In order to budget appropriately, a full tear out and replace is quoted in site costs.





Exterior Painting

This review of exterior does present with many areas that will require re-painting, especially after re-roofing and repair of dry rot/fascia. While this report does not go to a master plan level of painting types or elevations, costing will be documented as estimated per square foot painting of typical commercial grade exterior paint.

While areas of specific repair may require painting sooner, painting can be portioned off as desired throughout the campus.

Boiler Room Abatement

La Sierra Campus holds two separate boiler rooms that were once used to heat the entire campus. Many of the roofing areas still have abandoned piping that can be removed as roofing is replaced. However, these boiler rooms and machines contain asbestos that has been well documented. Because of the significant size of the equipment contained in these rooms, the boilers must be broken down in place and then taken out and disposed of in individual pieces. This is what has made this project difficult to execute and fund.

The environmental consultant visited both rooms and also reviewed prior bids for this work. Costs are outlined within the chart after this section.

Boiler Room at La Sierra



PROJECT COSTS – LA SIERRA

	<u>Area</u>	<u>Estimated Project Costs</u> <u>(in 2021 \$\$)</u>
Roofing	Canopy Areas	\$325,000.00
	Maintenance Building	\$383,000.00
	Arts Building	\$403,000.00
	Wing 200	\$572,000.00
	Misc Roofs to Front of Campus	\$162,000.00
	Classroom Wings (8 wings at \$182,000.00 each)	\$1,456,000.00
Total Roofing		\$3,301,000.00
HVAC	Arts Building	\$107,900.00
	Maintenance Building	\$57,200.00
	Building 800	\$120,000.00
	Building 700	\$136,000.00
	Building 600	\$162,500.00
	Building 500	\$113,100.00
	Building 400	\$223,600.00
	Building 300	\$162,500.00
	Building 200	\$188,500.00
	Gym	\$182,000.00
	John Smith Hall	\$198,900.00
Total HVAC		\$1,652,200.00
Asphalt/Paving		\$2,437,500.00
Boiler Room Abatements		\$328,900.00
Exterior Painting		\$425,000.00
Total		\$8,144,600.00

CARMICHAEL CLUBHOUSE AND DISTRICT OFFICES



The District Offices and Clubhouse buildings occupy a corner of Carmichael Park right off of Grant Avenue.

- Roofing
- Heating, Ventilation, and Air Conditioning (HVAC) units
- Exterior Painting

Roofing

While a much smaller complex than the La Sierra Center/Campus, the District Offices and Clubhouse still presented a concern as far as roofing. Much of the Clubhouse area and the District Office were still in relatively great

shape, and the upper portion that is metal roofing is holding up very well.

However, the roofing above a portion of the District Office, on the East Side looks in fairly good shape at first glance but in fact is slipping from the top of the roof slope. This presents itself as overlapping layers and there is an overhang of roofing materials beginning to show along the edge.



HVAC

The units at this site are generally not only at the end of their useful life, but much of the installation and ducting is less than efficient and could possibly cause additional strain on roofing.

As noted in the costs report provided by Solace Enterprises in **Appendix B**, the existing ductwork has been converted and has been exposed to weather and is near failure.



Exterior Painting

The exterior of this site requires painting not just for esthetics, but also due to obvious signs of wear and tear. While this report, again, does not go to a master plan level of painting types or elevations, costing will be documented as estimated per square foot painting of typical commercial grade exterior paint.

Where this site differs from La Sierra Campus is that sectioned painted wouldn't be cost effective, and it is recommended these facilities be painted in unison.

PROJECT COSTS – CARMICHAEL CLUBHOUSE AND DISTRICT OFFICES

	<u>Area</u>	<u>Estimated Project Costs</u> <u>(in 2021 \$\$)</u>
Roofing	D.O. East Side Bldg	\$58,500.00
HVAC	Clubhouse	\$84,500.00
Exterior Painting		\$28,000.00
Total		\$171,000.00

VETERAN'S HALL

The Veteran's Hall is also located within the Carmichael Park and sits on the corner of Grant Avenue and Sue Pam Drive. This facility has had some recent improvements to it, specifically the HVAC system, so the following were addressed on this site:



- Roofing
- Exterior Painting

Roofing

The majority of the roofing was recently done and looks to be in excellent condition. However, when this project was taken on, the back 350 square foot overhang was not included in the project and has a roof that at this time is nearly not safe to walk on. As you can see in the photo below, the HVAC unit was even placed on top of the roofing membrane very little blocking. This roofing was placed on top of the existing wood decking, so to replace the HVAC unit would need to be lifted, the wood decking torn out and replaced, as well as re-setting the HVAC unit.



Exterior Painting

The exterior of this building has a much better exterior paint condition than anticipated, this could be due to many factors, however there is less wear than at the other two campuses in this report. That said, re-painting is still recommended if nothing else to ensure that the structure systems remain protected. This site could be prioritized lower in project implementation.

PROJECT COSTS – VETERAN’S HALL

	<u>Area</u>	<u>Estimated Project Costs</u> <u>(in 2021 \$\$)</u>
Roofing	Rear Overhang	\$26,000.00
Exterior Painting		\$14,700.00
Total		\$40,700.00

DEL CAMPO



The Del Campo Park does not have a specific building on site that needed assessments, however the asphalt parking areas were requested to be reviewed.

Asphalt Lots

There are two specific lots of entry to the Del Campo Park, one at the end of Oleander Drive, and one at the end of Heathcliff Drive. These areas cover approximately 21,000 square feet.



These areas are also presenting with severe cracking, to which filling, and slurry coating will not hold. The general recommendation for these paved areas is to grind down the top 3" (approximately) and apply a new topcoat of asphalt. However, it has been noted that in the past during repairs the current asphalt was not installed with base. With that information, it is recommended that an engineering firm be engaged to perform a coring to fully determine the needs of the site. In order to budget appropriately, a full tear out and replace is quoted in site costs



PROJECT COSTS – DEL CAMPO PARK

LOTS

	<u>Area</u>	<u>Estimated Project Costs</u> <u>(in 2021 \$\$)</u>
Asphalt	Two parking Lots	\$204,750.00
Total		\$204,750.00

SUMMARY

Reviewing the assessments and attached estimated costs, it is clear that La Sierra Community Center is the facility weighs the heaviest in need for revitalization and of funding. However, the comparative size of La Sierra has quite a bit to do with this, as well as the specific concerns of the Boiler Room abatements. While this report does not address prioritization of projects from the District’s perspective, the outlined roofs at La Sierra will be the pressing issue.

For roofing projects, the recommendations on all sites it to remove all of the old built-up roofing in full and replace with single ply roofing. Should the District find that it would like to replace with another type of roofing, like metal, we recommend engaging in a calculation of structural load on the site before replacing with a heavier material.

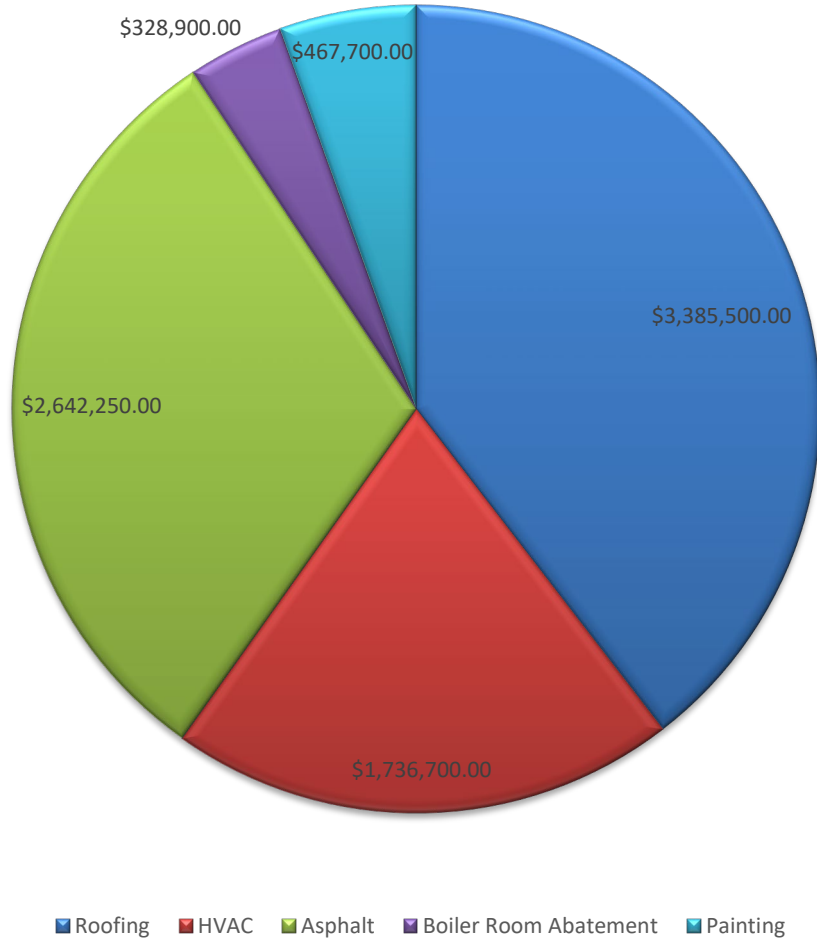
Additional recommendations include when planning for any asphalt work, to engage an engineering firm to take core samples of various areas to determine the underlying soils conditions and base. This way, the District will be able to adequately gauge if a grinding and resurfacing can be performed or if a full tear out and new base installation will need to occur before laying new asphalt. If, for any reason, there is no need for a full replacement, the estimated project costs could be reduced by nearly 40%.

As for estimated cost of needs, the below chart represents a summary of the estimates of full project costs. Again, exact costs at time of bid or procurement is not guaranteed and the construction cost escalations over the last year have been unprecedented and are anticipated to remain for the foreseeable future.

<u>Site/Facility</u>	<u>Estimated Project Costs</u> <u>(in 2021 \$\$)</u>
La Sierra	\$8,144,600.00
Carmichael Clubhouse/District Office	\$171,000.00
Veteran’s Hall	\$40,700.00
Del Campo	\$204,750.00
Total	\$8,561,050.00

To give an idea of cost by category, the below illustration can outline where the bulk of funding would need to address in order to remedy all areas within this report.

Costs by Category



While this report does not address funding or financing mechanisms, it should be able to give Carmichael Recreation and Parks District a starting to point to address impending facility needs and future budgeting.

APPENDIX A: ROOFING ASSESSMENTS BY TREMCO, INC.

Carmichael Clubhouse

Approx. 1,600 sq. ft.
Budget = \$45,000

Budget includes replacement of wood trim around outside of building.

Carmichael Park Rd



Approx. 14,025 sq. ft.
Budget = \$295,000

Approx. 14,690 sq. ft.
Budget = \$310,000

Approx. 7,200 sq. ft.
Budget = \$140,000

Approx. 7,200 sq. ft.
Budget = \$140,000

Approx. 7,200 sq. ft.
Budget = \$140,000

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Budget = \$140,000

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Budget = \$140,000

Approx. 7,200 sq. ft.
Budget = \$140,000

Approx. 7,200 sq. ft.
Budget = \$140,000

Approx. 22,000 sq. ft.
Budget = \$440,000

Approx. 9,700 sq. ft. (entire canopy outlined)
Budget = \$250,000

Approx. 2,900 sq. ft.
Budget = \$65,000

Approx. 1,200 sq. ft.
Budget = \$30,000

Approx. 1,200 sq. ft.
Budget = \$30,000



APPENDIX B: HVAC ASSESSMENTS, SOLACE ENTERPRISES



COMMERCIAL HEAT & AIR SPECIALISTS

August 13, 2021

Re: La Sierra Community Center

Attn: Heather Steer

Heather.steer@thekysgroup.com

Project: Budget requested to replace all equipment. Pricing based on each job being performed and awarded at different times. Bundling the project will allow pricing to be reduced based on size of equipment purchased and, scope, along with savings on project Management, and labor mobilization. All equipment we inspected at was between 1987 – 2009-2010. Some smaller unit were brand new. In general the equipment on each building has a life span of 18-25 years based on use and maintenance of the equipment. (equipment list and sizing provided by James Perry site contact)

Per your request to provide pricing to replace HVAC equipment at the above mentioned job sites, please see our included scope of work below for each wing and location:

Scope of Work: For Club house located at 5750 Grant Ave 2022 Budget

- Remove (4) existing unit and dispose of each
- Supply and install (3)- 5 ton package units
- Supply and install (1) 2 ton Package unit
- Tie into existing electrical, and gas lines as required.
- Provide and install all new roof mounted Duct work as the existing has been converted, and abused by the weather and is in very poor condition.
- Tie into existing low voltage, and condensate drains.
- Crane fees for lifting equipment to roof
- Perform equipment start-up and test operations
- Provide needed Permits and fees for project
- All work to be performed during normal business hours
- WARRANTY: 1-year parts and labor

TOTAL FOR THE ABOVE BID.....\$65,000.00

Scope of Work: For Main Location Fine arts 2022 Budget

- Remove (4) existing unit and dispose of each
- Supply and install (4)- 5 ton package units
- Supply and install (3) 2 unit heaters
- Tie into existing electrical, and gas lines as required.
- Provide reconnection to existing roof duct work. Replace flex connectors



COMMERCIAL HEAT & AIR SPECIALISTS

- Tie into existing low voltage, and condensate drains.
- Crane fees for lifting equipment to roof
- Perform equipment start-up and test operations
- Provide needed Permits and fees for project
- All work to be performed during normal business hours
- WARRANTY: 1-year parts and labor

TOTAL FOR THE ABOVE BID.....\$83,000.00

Scope of Work: For Main Location Maintenance shop 2022 Budget

- Remove (3) existing unit and dispose of each
- Supply and install (1)- 2 ton package units
- Supply and install (2) unit heaters
- Tie into existing electrical, and gas lines as required.
- Provide reconnection to existing roof duct work. Replace flex connectors
- Tie into existing low voltage, and condensate drains.
- Crane fees for lifting equipment to roof
- Perform equipment start-up and test operations
- Provide needed Permits and fees for project
- All work to be performed during normal business hours
- WARRANTY: 1-year parts and labor

TOTAL FOR THE ABOVE BID.....\$44,000.00

Scope of Work: For Main Location Building 800 South -North 2022 Budget

- Remove (10) existing unit and dispose of each
- Supply and install (5)- 4 ton package units
- Supply and install (1)-3 ton Package Unit
- Supply and install (4) 2 ton Package Units
- Tie into existing electrical, and gas lines as required.
- Provide reconnection to existing roof duct work. Replace flex connectors
- Tie into existing low voltage, and condensate drains.
- Crane fees for lifting equipment to roof
- Perform equipment start-up and test operations
- Provide needed Permits and fees for project
- All work to be performed during normal business hours
- WARRANTY: 1-year parts and labor

TOTAL FOR THE ABOVE BID.....\$93,000.00

Scope of Work: For Main Location Building 700 South -North 2022 Budget

- Remove (9) existing unit and dispose of each
- Supply and install (4) – 5 ton Package units
- Supply and install (1)- 4 ton package units
- Supply and install (3)-3 ton Package Unit



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- Supply and install (1) 2 ton Package Units
 - Tie into existing electrical, and gas lines as required.
 - Provide reconnection to existing roof duct work. Replace flex connectors
 - Tie into existing low voltage, and condensate drains.
 - Crane fees for lifting equipment to roof
 - Perform equipment start-up and test operations
 - Provide needed Permits and fees for project
 - All work to be performed during normal business hours
 - WARRANTY: 1-year parts and labor
- TOTAL FOR THE ABOVE BID.....\$105,000.00**

Scope of Work: For Main Location Building 600 east west 2022 Budget

- Remove (11) existing split systems unit and dispose of each
 - Supply and install (11)- 2 ton package units
 - Tie into existing electrical, and run new gas lines to each.
 - Provide new duct work as has been done in the past.
 - Tie into existing low voltage, and condensate drains.
 - Crane fees for lifting equipment to roof
 - Perform equipment start-up and test operations
 - Provide roofing as needed
 - Provide needed Permits and fees for project
 - All work to be performed during normal business hours
 - WARRANTY: 1-year parts and labor
- TOTAL FOR THE ABOVE BID.....\$125,000.00**

Scope of Work: For Main Location Building 500 East -West 2022 Budget

- Remove (8) existing unit and dispose of each
 - Supply and install (3)- 4 ton package units
 - Supply and install (4)-3 ton Package Units
 - Supply and install (1)-5 ton Package Unit
 - Tie into existing electrical, and gas lines as required.
 - Provide reconnection to existing roof duct work. Replace flex connectors
 - Tie into existing low voltage, and condensate drains.
 - Crane fees for lifting equipment to roof
 - Perform equipment start-up and test operations
 - Provide needed Permits and fees for project
 - All work to be performed during normal business hours
 - WARRANTY: 1-year parts and labor
- TOTAL FOR THE ABOVE BID.....\$87,000.00**



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Scope of Work: For Main Location Building 400 east -west 2022 Budget

- Remove (11) existing split systems unit and dispose of each
- Supply and install (10)- 4 ton package units
- Supply and install (1) – 3 ton Package unit
- Tie into existing electrical, and run new gas lines to each.
- Provide new duct work as has been done in the past.
- Tie into existing low voltage, and condensate drains.
- Crane fees for lifting equipment to roof
- Perform equipment start-up and test operations
- Provide roofing as needed
- Provide needed Permits and fees for project
- All work to be performed during normal business hours
- WARRANTY: 1-year parts and labor

TOTAL FOR THE ABOVE BID.....\$172,000.00

Scope of Work: For Main Location Building 300 east -west 2022 Budget

- Remove (4) existing split systems unit and dispose of each
- Remove (6) Package Units
- Supply and install (10)- 3 ton package units
- Tie into existing electrical, and run new gas lines to each.
- Provide new duct work as has been done in the past.
- Tie into existing low voltage, and condensate drains.
- Crane fees for lifting equipment to roof
- Perform equipment start-up and test operations
- Provide roofing as needed
- Provide needed Permits and fees for project
- All work to be performed during normal business hours
- WARRANTY: 1-year parts and labor

TOTAL FOR THE ABOVE BID.....\$125,000.00

Scope of Work: For Main Location Building 200 East -West 2022 Budget

- Remove (13) existing units and dispose of each
- Supply and install (3)- 4 ton package units
- Supply and install (5)-3 ton Package Units
- Supply and install (3)-5 ton Package Unit
- Supply and install (2) 7.5 ton package units
- Tie into existing electrical, and gas lines as required.
- Provide reconnection to existing roof duct work. Replace flex connectors
- Tie into existing low voltage, and condensate drains.
- Crane fees for lifting equipment to roof
- Perform equipment start-up and test operations



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- Provide needed Permits and fees for project
 - All work to be performed during normal business hours
 - WARRANTY: 1-year parts and labor
- TOTAL FOR THE ABOVE BID.....\$145,000.00**

Scope of Work: For Main Location Building 100 suite 155-170 2022 Budget

- Remove (8) existing unit and dispose of each
 - Supply and install (2)- 4 ton package units
 - Supply and install (1)-3 ton Package Unit
 - Supply and install (1) – 2 ton Package unit
 - Supply and install (4)-5 ton Package Unit
 - Tie into existing electrical, and gas lines as required.
 - Provide reconnection to existing roof duct work. Replace flex connectors
 - Tie into existing low voltage, and condensate drains.
 - Crane fees for lifting equipment to roof
 - Perform equipment start-up and test operations
 - Provide needed Permits and fees for project
 - All work to be performed during normal business hours
 - WARRANTY: 1-year parts and labor
- TOTAL FOR THE ABOVE BID.....\$109,000.00**

Scope of Work: For Main Location GYM 2022 Budget

- Remove (6) existing unit heaters and dispose of each
- Supply and install (6) replacement heaters.
- Tie into existing electrical, and gas lines as required.
- Tie into existing low voltage.
- Crane fees or lifting equipment to ceiling
- Perform equipment start-up and test operations
- Provide needed Permits and fees for project
- All work to be performed during normal business hours
- WARRANTY: 1-year parts and labor

TOTAL FOR THE ABOVE BID.....\$140,000.00

Scope of Work: For Main Location John Smith Hall 2022 Budget

- Remove (6) existing unit and dispose of each
- Supply and install (2)- 15 ton package units
- Supply and install (1)-3 ton Package Unit
- Supply and install (1) – 2 ton Package unit
- Supply and install (1) -6 ton Package unit
- Supply and install (1)-10 ton Package Unit



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- Tie into existing electrical, and gas lines as required.
- Provide reconnection to existing roof duct work. Replace flex connectors
- Tie into existing low voltage, and condensate drains.
- Crane fees for lifting equipment to roof
- Perform equipment start-up and test operations
- Provide needed Permits and fees for project
- All work to be performed during normal business hours
- **WARRANTY: 1-year parts and labor**

TOTAL FOR THE ABOVE BID.....\$153,000.00

EXCLUSIONS: bonding, HERS testing or repairs, painting, Fire Dampers, Overtime Labor, structural engineering or upgrades, work on existing roof-top equipment and any scope of work not mentioned above in scope.

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 orders and will become an extra charge over and above the estimate. This agreement is not contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Any additional labor for services requested will be billed at \$120.00 per hour. Proposal and labor good for 90-days, after 90 days, the equipment and material pricing will need to be reviewed for any price adjustments.

Please contact me for any clarification regarding this Budget proposal

Respectively submitted by: Walter Yocum
walt@solace-ent.com Cell 916-296-5880