

CONSTRUCTION Agreement

Construction Development Consultants

| | |
|--------------------------|-------------------------|
| Engineering | |
| Contractor | GC - Silva Construction |
| Architect: | |
| | |
| Sub - Electrical | |
| Sub - Plumbing | NOSTAW Plumbing |
| Sub - HVAC | All Temps |
| Sub - Leveling & Shoring | |

SILVA CONSTRUCTION

Joseph Koveleskie

1321 Calhoun St.

| BUDGET | ACTUAL | UNDER/OVER |
|---------------|--------|---------------|
| \$ 107,410.00 | \$ - | \$ 107,410.00 |

| TASK | VENDOR | HRS | RATE | UNITS | \$/UNIT | LABOR | MATERIALS | FIXED COST | BUDGET | ACTUAL | UNDER/OVER |
|--------------------------|--------|-----|------|-------|---------|-------|-----------|------------|--------|--------|------------|
| SUBCONTRACTOR/CONTRACTOR | | | | | | | | | | | |

GENERAL REQUIREMENTS

| | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|-------------|-------------|---------------|
| Plans & Specifications | | | | | | | | | \$ - | \$ - | \$ - |
| Plan Review | | | | | | | | | \$ 125.00 | \$ 125.00 | \$ (125.00) |
| Permits: Zoning, Building, Environmental, Other | | | | | | | | | \$ 1,000.00 | \$ 1,000.00 | \$ (1,000.00) |
| Survey | | | | | | | | | \$ - | \$ - | \$ - |
| Bench Mark Certificate | | | | | | | | | \$ - | \$ - | \$ - |
| Administrative Costs(additional Permit Cost) | | | | | | | | | \$ - | \$ - | \$ - |
| Financing Costs | | | | | | | | | \$ - | \$ - | \$ - |
| Project Management | | | | | | | | | \$ - | \$ - | \$ - |
| Engineering Fees | | | | | | | | | \$ - | \$ - | \$ - |
| Other | | | | | | | | | \$ - | \$ - | \$ - |
| | | | | | | | | | \$ 1,125.00 | \$ - | |

SITE PREP

| | | | | | | | | | | | |
|----------------------------------|--|--|--|--|--|--|--|--|--------------|-------------|---------------|
| Demolition (Gutting) | | | | | | | | | \$ - | \$ - | \$ - |
| Jacking & Shoring (Remodel) | | | | | | | | | \$ - | \$ - | \$ - |
| Dust control, Surface Protection | | | | | | | | | \$ - | \$ - | \$ - |
| Job-Site Access | | | | | | | | | \$ 500.00 | \$ 500.00 | \$ (500.00) |
| Job-Site Security | | | | | | | | | \$ - | \$ - | \$ - |
| Dumpster & Removal | | | | | | | | | \$ 2,200.00 | \$ 2,200.00 | \$ (2,200.00) |
| Clear Lot | | | | | | | | | \$ - | \$ - | \$ - |
| Storage On Site | | | | | | | | | \$ 1,500.00 | \$ 1,500.00 | \$ (1,500.00) |
| Portable Toilet | | | | | | | | | \$ 1,400.00 | \$ 1,400.00 | \$ (1,400.00) |
| Temporary Power | | | | | | | | | \$ - | \$ - | \$ - |
| Temporary Heat | | | | | | | | | \$ - | \$ - | \$ - |
| Scaffolding Rental | | | | | | | | | \$ 3,600.00 | \$ 3,600.00 | \$ (3,600.00) |
| Tool/Equipment Rental | | | | | | | | | \$ 2,200.00 | \$ 2,200.00 | \$ (2,200.00) |
| Other | | | | | | | | | \$ 1,500.00 | \$ 1,500.00 | \$ (1,500.00) |
| | | | | | | | | | \$ 12,900.00 | \$ - | |

ON-SITE WATER/SEWER

| | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|------|------|------|
| Soil & Perc Tests | | | | | | | | | \$ - | \$ - | \$ - |
| Septic System Design | | | | | | | | | \$ - | \$ - | \$ - |
| Septic Permits, Inspections, Fees | | | | | | | | | \$ - | \$ - | \$ - |
| Septic System Installation, Tie in to House | | | | | | | | | \$ - | \$ - | \$ - |
| Dewatering (High Water Table) | | | | | | | | | \$ - | \$ - | \$ - |
| Well, Pump, Trenching, Plumbing to House | | | | | | | | | \$ - | \$ - | \$ - |
| Well Permits & Fees | | | | | | | | | \$ - | \$ - | \$ - |
| Other | | | | | | | | | \$ - | \$ - | \$ - |

OTHER MASONRY/PAVING

| | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|------|------|------|
| Patios/Pads | | | | | | | | | \$ - | \$ - | \$ - |
| Exterior Stairs(4 sets) | | | | | | | | | \$ - | \$ - | \$ - |
| Masonry Chimneys | | | | | | | | | \$ - | \$ - | \$ - |
| Fireplaces/Hearths | | | | | | | | | \$ - | \$ - | \$ - |
| Driveway - GeoCell Pad | | | | | | | | | \$ - | \$ - | \$ - |
| Walkways | | | | | | | | | \$ - | \$ - | \$ - |
| Brick Piers - Other- Continuous Brick Skirt Veneer - Re-point-Stucco | | | | | | | | | \$ - | \$ - | \$ - |
| | | | | | | | | | \$ - | \$ - | \$ - |

ROUGH FRAMING

| | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--------------|-------------|---------------|
| Wood Sill & Seal & Termite shields | | | | | | | | | \$ - | \$ - | \$ - |
| Steel/Wood Carrying Beam, Lolly Columns | | | | | | | | | \$ - | \$ - | \$ - |
| Floor Framing & install (Wood Flooring) | | | | | | | | | \$ 2,500.00 | \$ 2,500.00 | \$ (2,500.00) |
| Finish Stairs | | | | | | | | | \$ 2,300.00 | \$ 2,300.00 | \$ (2,300.00) |
| Sheathing, Subflooring | | | | | | | | | \$ 1,010.00 | \$ 1,010.00 | \$ (1,010.00) |
| Roof Framing/Trusses | | | | | | | | | \$ - | \$ - | \$ - |
| Sub fascia | | | | | | | | | \$ - | \$ - | \$ - |
| Steel Framing Connectors/Colum's/Beams/Sheeting | | | | | | | | | \$ - | \$ - | \$ - |
| Nails, Screws, Fasteners | | | | | | | | | \$ 2,600.00 | \$ 2,600.00 | \$ (2,600.00) |
| Prep for Plaster, Drywall | | | | | | | | | \$ 2,000.00 | \$ 2,000.00 | \$ (2,000.00) |
| Rough Framing - Labor Only | | | | | | | | | \$ - | \$ - | \$ - |
| Other - Bid Price Materials | | | | | | | | | \$ 1,400.00 | \$ 1,400.00 | \$ (1,400.00) |
| | | | | | | | | | \$ 11,810.00 | \$ - | |

EXTERIOR

| | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|-------------|-------------|---------------|
| Exterior Sheathing | | | | | | | | | \$ - | \$ - | \$ - |
| Weather Barrier (Tyvek, etc.) | | | | | | | | | \$ - | \$ - | \$ - |
| Membrane & Flashing | | | | | | | | | \$ - | \$ - | \$ - |
| Shingle or Metal Roofing | | | | | | | | | \$ - | \$ - | \$ - |
| Wood\Hardie Siding - (Patch) | | | | | | | | | \$ 1,000.00 | \$ 1,000.00 | \$ (1,000.00) |
| Brick Veneer | | | | | | | | | \$ - | \$ - | \$ - |
| Stone Veneer | | | | | | | | | \$ - | \$ - | \$ - |
| Stucco | | | | | | | | | \$ - | \$ - | \$ - |
| Fascia, Frieze, Corner Boards, Water Table | | | | | | | | | \$ - | \$ - | \$ - |
| Soffit/Gable Vents | | | | | | | | | \$ - | \$ - | \$ - |
| Window/Door Trim | | | | | | | | | \$ - | \$ - | \$ - |
| Other Exterior Trim | | | | | | | | | \$ 1,200.00 | \$ 1,200.00 | \$ (1,200.00) |
| Exterior Paint, Stain, Caulk | | | | | | | | | \$ 3,500.00 | \$ 3,500.00 | \$ (3,500.00) |
| Exterior, labor-only | | | | | | | | | \$ - | \$ - | \$ - |
| Other - Bid price | | | | | | | | | \$ - | \$ - | \$ - |
| | | | | | | | | | \$ 5,700.00 | \$ - | |

WINDOWS/EXTERIOR DOORS

| | | | | | | | | | | | |
|--------------------------------|--|--|--|--|--|--|--|--|-------------|-------------|---------------|
| Membrane & Flashing | | | | | | | | | \$ - | \$ - | \$ - |
| Exterior doors, prehung | | | | | | | | | \$ - | \$ - | \$ - |
| Exterior door slabs | | | | | | | | | \$ - | \$ - | \$ - |
| Exterior door frames, sills | | | | | | | | | \$ - | \$ - | \$ - |
| Sidelights, transoms | | | | | | | | | \$ - | \$ - | \$ - |
| Locksets, knobs, door hardware | | | | | | | | | \$ - | \$ - | \$ - |
| Patio doors: sliding or hinged | | | | | | | | | \$ - | \$ - | \$ - |
| Windows | | | | | | | | | \$ 6,500.00 | \$ 6,500.00 | \$ (6,500.00) |
| Garage Doors & Opener | | | | | | | | | \$ - | \$ - | \$ - |
| Other- Bid | | | | | | | | | \$ - | \$ - | \$ - |
| | | | | | | | | | \$ 6,500.00 | \$ - | |


PLUMBING

| | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|-------------|-------------|---------------|
| Drain/Waste/Vent | | | | | | | | | \$ - | \$ - | \$ - |
| Water Supply Piping | | | | | | | | | \$ - | \$ - | \$ - |
| Gas Piping | | | | | | | | | \$ - | \$ - | \$ - |
| Water Treatment | | | | | | | | | \$ - | \$ - | \$ - |
| Water Heater | | | | | | | | | \$ - | \$ - | \$ - |
| Fixtures: Toilets, Tubs, Sinks, Showers | | | | | | | | | \$ - | \$ - | \$ - |
| Faucets, Mixing Valves, Shower Heads | | | | | | | | | \$ - | \$ - | \$ - |
| Disposal | | | | | | | | | \$ - | \$ - | \$ - |
| Other (trim-out - re-seat) - BID | | | | | | | | | \$ 9,600.00 | \$ 9,600.00 | \$ (9,600.00) |
| | | | | | | | | | \$ 9,600.00 | \$ - | |

| | | | | | | | | | |
|---|--|--|--|----|----------|----|------------|----|------------|
| ELECTRICAL | | | | | | | | | |
| Service, Panel, Sub-Panels | | | | \$ | - | | | \$ | - |
| Rough Wiring | | | | \$ | - | \$ | - | \$ | - |
| Phone, Cable, Internet Wiring | | | | \$ | - | \$ | - | \$ | - |
| Lighting Fixtures | | | | \$ | - | \$ | - | \$ | - |
| Low-Voltage Fixtures/Transformers | | | | \$ | - | \$ | - | \$ | - |
| Exterior Lighting | | | | \$ | - | \$ | - | \$ | - |
| Devices: outlets, switches, dimmers | | | | \$ | - | \$ | - | \$ | - |
| Lighting control system | | | | \$ | - | \$ | - | \$ | - |
| Doorbell System | | | | \$ | - | \$ | - | \$ | - |
| Smoke, CO2 Alarms | | | | \$ | - | \$ | - | \$ | - |
| Intercom system | | | | \$ | - | \$ | - | \$ | - |
| Security system | | | | \$ | - | \$ | - | \$ | - |
| Home theater/Entertainment | | | | \$ | - | \$ | - | \$ | - |
| Other (PROVIDING DESIGN/BUILD ELECTRICAL) - BID | | | | \$ | 9,845.00 | \$ | 9,845.00 | \$ | - |
| | | | | | | \$ | 9,845.00 | \$ | - |
| | | | | | | | | \$ | (9,845.00) |
| HVAC | | | | | | | | | |
| Furnace/Heat Pump | | | | \$ | - | | | \$ | - |
| Central AC | | | | \$ | - | \$ | - | \$ | - |
| Air Handler | | | | \$ | - | \$ | - | \$ | - |
| Ductwork, Grilles, Registers | | | | \$ | - | \$ | - | \$ | - |
| Air Filter | | | | \$ | - | \$ | - | \$ | - |
| Boiler, Piping | | | | \$ | - | \$ | - | \$ | - |
| Radiators | | | | \$ | - | \$ | - | \$ | - |
| Whole-House Ventilation (HRV, ERV, Exhaust Only, Other) | | | | \$ | - | \$ | - | \$ | - |
| HVAC Controls | | | | \$ | - | \$ | - | \$ | - |
| Solar hot water | | | | \$ | - | \$ | - | \$ | - |
| Other (PROVIDING DESIGN/BUILD HVAC)- BID | | | | \$ | 6,500.00 | \$ | 6,500.00 | \$ | - |
| | | | | | | \$ | 6,500.00 | \$ | - |
| | | | | | | | | \$ | (6,500.00) |
| INSULATION & AIR-SEALING | | | | | | | | | |
| Roof/Attic Insulation | | | | \$ | - | | | \$ | - |
| Roof/Eave Baffles | | | | \$ | - | \$ | - | \$ | - |
| Wall Cavity Insulation | | | | \$ | - | \$ | - | \$ | - |
| Foam Board Insulation | | | | \$ | - | \$ | - | \$ | - |
| Spray Foam Insulation | | | | \$ | - | \$ | - | \$ | - |
| Basement Insulation | | | | \$ | - | \$ | - | \$ | - |
| Crawlspace Insulation | | | | \$ | - | \$ | - | \$ | - |
| Air Sealing | | | | \$ | - | \$ | - | \$ | - |
| Energy Diagnostics (Blower Door, Infrared) | | | | \$ | - | \$ | - | \$ | - |
| Other - BID | | | | \$ | 9,845.00 | \$ | 9,845.00 | \$ | - |
| | | | | | | \$ | 9,845.00 | \$ | - |
| | | | | | | | | \$ | (9,845.00) |
| DRYWALL/PLASTER | | | | | | | | | |
| Walls | | | | \$ | 9,500.00 | \$ | 9,500.00 | \$ | (9,500.00) |
| Ceilings, Soffits | | | | \$ | 7,800.00 | \$ | 7,800.00 | \$ | (7,800.00) |
| Decorative Plaster | | | | \$ | - | \$ | - | \$ | - |
| Additional Drywall Labor Only | | | | \$ | 3,200.00 | \$ | 3,200.00 | \$ | (3,200.00) |
| Materials | | | | \$ | 1,200.00 | \$ | 1,200.00 | \$ | (1,200.00) |
| | | | | | | \$ | 21,700.00 | \$ | - |
| INTERIOR FINISH | | | | | | | | | |
| Interior Doors, prehung | | | | \$ | - | \$ | - | \$ | - |
| Interior Door slabs | | | | \$ | - | \$ | - | \$ | - |
| Interior Door frames, thresholds | | | | \$ | - | \$ | - | \$ | - |
| Door knobs, hardware | | | | \$ | - | \$ | - | \$ | - |
| Chair Rail, Other | | | | \$ | - | \$ | - | \$ | - |
| Wainscoting, Paneling | | | | \$ | - | \$ | - | \$ | - |
| Built-in Shelving, Cabinets | | | | \$ | - | \$ | - | \$ | - |
| Closet Shelving, Hardware | | | | \$ | - | \$ | - | \$ | - |
| Stairs, Railings, Newels | | | | \$ | - | \$ | - | \$ | - |
| Interior Painting, Staining | | | | \$ | - | \$ | - | \$ | - |
| Wood Flooring | | | | \$ | - | \$ | - | \$ | - |
| Carpeting | | | | \$ | - | \$ | - | \$ | - |
| Resilient/Vinyl Flooring | | | | \$ | - | \$ | - | \$ | - |
| Tile Flooring | | | | \$ | - | \$ | - | \$ | - |
| Acoustical, Metal, Decorative Ceilings | | | | \$ | - | \$ | - | \$ | - |
| Interior Carpentry Labor/Materials - BID | | | | \$ | 5,560.00 | \$ | 5,560.00 | \$ | (5,560.00) |
| | | | | | | \$ | 5,560.00 | \$ | - |
| KITCHEN & BATH | | | | | | | | | |
| Kitchen Cabinets | | | | \$ | 4,500.00 | \$ | 4,500.00 | \$ | (4,500.00) |
| Bath Cabinets | | | | \$ | 1,900.00 | \$ | 1,900.00 | \$ | (1,900.00) |
| Cabinet Pulls, Hardware | | | | \$ | 250.00 | \$ | 250.00 | \$ | (250.00) |
| Countertop, Backsplash | | | | \$ | 2,600.00 | \$ | 2,600.00 | \$ | (2,600.00) |
| Ceramic Tile, Stone | | | | \$ | - | \$ | - | \$ | - |
| Raised Tub Platform | | | | \$ | - | \$ | - | \$ | - |
| Tub Enclosure | | | | \$ | 1,200.00 | \$ | 1,200.00 | \$ | (1,200.00) |
| Shower enclosure/doors | | | | \$ | - | \$ | - | \$ | - |
| Medicine Cabinets | | | | \$ | 600.00 | \$ | 600.00 | \$ | (600.00) |
| Mirrors | | | | \$ | 300.00 | \$ | 300.00 | \$ | (300.00) |
| Towel hangers, toilet paper holders, accessories | | | | \$ | 275.00 | \$ | 275.00 | \$ | (275.00) |
| K&B Labor Only | | | | \$ | - | \$ | - | \$ | - |
| Other - BID | | | | \$ | 2,100.00 | \$ | 2,100.00 | \$ | (2,100.00) |
| | | | | | | \$ | 13,725.00 | \$ | - |
| ROOF & PORCHES | | | | | | | | | |
| Open Porch | | | | \$ | - | | | \$ | - |
| Screen Porch | | | | \$ | - | \$ | - | \$ | - |
| Roof Framing | | | | \$ | - | \$ | - | \$ | - |
| Roof Shingles (Sq's) | | | | \$ | - | \$ | - | \$ | - |
| Roof Under-layment | | | | \$ | - | \$ | - | \$ | - |
| Other - BID | | | | \$ | 2,200.00 | \$ | 2,200.00 | \$ | (2,200.00) |
| | | | | | | \$ | 2,200.00 | \$ | - |
| APPLIANCES | | | | | | | | | |
| Refrigerator | | | | \$ | - | | | \$ | - |
| Range, Cooktop | | | | \$ | - | \$ | - | \$ | - |
| Microwave | | | | \$ | - | \$ | - | \$ | - |
| Range Hood | | | | \$ | - | \$ | - | \$ | - |
| Dishwasher | | | | \$ | - | \$ | - | \$ | - |
| Washer/Dryer | | | | \$ | - | \$ | - | \$ | - |
| Other - Bid Appliances | | | | \$ | - | \$ | - | \$ | - |
| | | | | | | \$ | - | \$ | - |
| TOTAL | | | | | | | | | |
| | | | | | | \$ | 107,410.00 | | |

DRAW SCHEDULE

| | | | | |
|---------------------------------------|-----|---|---|-------------|
| Mobilization/Site Prep | 25% | 1 | Signing of contract & Mobilization | \$26,852.50 |
| Inspection Foundation complete | 55% | 2 | Start Wrouh-inFraming, Plumbing, Electrical | \$59,075.50 |
| Close-Wall Inspection Passed | 15% | 3 | Rough-in Complete - Walls Closed | \$16,111.50 |
| Cleanup-Punch list Complete | 5% | 4 | | \$5,370.50 |

| | | |
|--------------------|---|----------|
| OWNER |  | 8/4/2021 |
| | Joseph Koveleskie | |
| Silva Construction |  | 8/6/2021 |
| | Rick Silva | |