



Contract

MCLEMORE CONSTRUCTION INC.

Lic# BC603644

DATE: OCTOBER 16, 2018

18 WINTHROP ST S. SAINT PAUL MN 55119

OFFICE # 756-8929 FAX # 651-340-3235

MCLEMORECON@YAHOO.COM

WEBSITE: MCLEMORECONSTRUCTION.NET

TO: Hooyoo Huno Housing LLC
677 Thomas Ave
St. Paul MN 55104

JOB: Code Compliance

LINE ITEMS	LABOR	MATERIALS	LINE TOTAL
	Permits		\$2000.00
1.	Insure Basement Cellar Floor		\$200.00
2.	Exit Doors		\$300.00
3.	Repair Damaged doors and Frames		\$400.00
4.	Seal Exterior doors threshold and weather striping		\$200.00
5.	Floor covering, bathroom and kitchen		\$900.00
6.	Repair walls, ceiling and floors.		\$1,000.00
7.	Paint interior, exterior as necessary		\$3,000.00
8.	Framing members that required repair or do not meet code		\$800.00
9.	Install full thickness or codes specified insulation		\$1,200.00
10.	Install Smoke detectors/Carbon Monoxide		\$200.00
11.	Major clean-up of Premises		\$300.00
12.	Dry out basement and eliminate source of moisture		\$600.00
13.	Water-proof enclosure in shower		\$400.00

14.	Repair Siding, soffit, fascia, trim		\$1,700.00
15.	Provide proper drainage around house		\$400.00
16.	House and Garage roof, vents		\$300.00
17.	Install flashing walls ,chimneys,& other conjoined surfaces		\$350.00
18.	Grade drowned away from foundation and dwelling		\$300.00
19.	Remove bathroom drywall		\$500.00
20.	Re-level front steps		\$700.00
21-	Remove Fence		\$100.00
22.	Remove mold ,mildew		\$100.00
23.	Encapsulate asbestos/approve manner		\$800.00
24.	Install 20 min. fire rating doors		\$300.00
25.	1hr. fire separation between units and common areas		\$100.00
26.	Repair deteriorated window sash, and broken glass		\$500.00
27.	Provide Storms and screens in good repair		\$400.00
28.	Functional hardware at all doors and windows		\$400.00
29.	Electrical		\$13,000.00
30.	Plumbing		\$11,450.00
31.	HVAC		\$17,650.00
		SUBTOTAL	\$60,850.00
		10% ADMINISTRATIVE OVERHEAD AND GENERAL CONDITIONS, PROFIT	\$12,170.00
		GRAND TOTAL	\$73,020.00

McLemore Construction Inc. Service Agreement

This Agreement is entered into this _16_ th day of October 2018 by and between McLemore Construction Inc. ("MC") and _ . _____ .

PURPOSE OF AGREEMENT

MC agrees to provide the following described labor, materials and/or equipment in accordance with plans and specifications as may be referred to herein by reference.

SCOPE OF WORK

Additional Information:

1st Stage Payment Date:

Contractor:

Owner:

1st Draw \$

2nd Draw \$

3rd Draw \$

4th Draw \$

CHANGE ORDERS

A Change Order must be issued by and between MC and owner for any variation from the scope of work as defined in this contract. The Change Order will define the requested, recommended, or necessary changes specific to that individual project. The Change Order amount will be due on or before the completion of the project without demand.

INSURANCE AND RISK OF LOSS

Owner(s) agree to maintain insurance covering the replacement cost of the improvements under contract in the event of loss through fire, casualty, storm or other disasters, and theft of materials from the site. Before work begins, the property owner will furnish a certificate of that insurance to MC. MC agrees to maintain workers' compensation insurance and liability insurance to protect the owners for liability for damages because of bodily injury, including death, and from liability for damages to property. Before beginning the work, MC will furnish a certificate of said insurance at owner's request.

ACCESS

Owner(s) will allow free access to work areas for workers and vehicles and will allow areas for the storage of materials and debris. Driveways will be kept clear for the movement of vehicles during work hours. MC will make reasonable efforts to protect driveways, lawns, shrubs, and other vegetation. Should access be blocked, MC will wait no more than 30 minutes before leaving and it will be the responsibility of the owner to ensure access prior to MC coming back.

SITE CONDITIONS

The property owners acknowledge that this contract is based upon MC's observation of conditions. Conditions which could not be known by a reasonable inspection, such as termite damage, hidden water damage, hidden code violations, or other concealed conditions, may require extras labors or materials, which are not part of this contract. If such hidden conditions are discovered, MC will notify the owner(s) and will attempt to reach an agreement for a change order to this contract that addresses those problems.

PERMITS, LICENSES, AND APPROVALS

MC will obtain and pay for local building and construction permits, and will obtain and pay the fees for the governmental inspections that are necessary for the work to be done, except as otherwise provided in this contract. The owners will secure and pay for any easements, variances, zoning changes, necessary modifications of restrictive covenants, or other actions. The owner(s) will indicate the property lines to MC and will provide boundary stakes by a licensed land surveyor if the owners are in doubt about the property boundaries. This would be necessary for the instillation of geo-thermal heat pumps loops and/or wells.

PAYMENT

The owner(s) will pay the cost of all materials and equipment used in the work to be done as evidence by a written proposal and as described in the payment schedule. Owner Agrees to pay all cost if a check is used and is rejected. Should a check be rejected, MC at its discretion may demand a cashier's check or money order be used for future payments. **All depreciation that comes from insurance jobs will go to MC.**

WARRANTY

MC shall provide its services and meet its obligations under this Contract in a timely and workmanlike manner, using knowledge and recommendations for performing the services which meet generally acceptable standards in MC's community.

Warranty period shall be 1 year from the completion date.

RIGHT TO DISPLAY WORK

Owner agrees that MC shall have the right to use pictures of its work for marketing, subject to owner's approval. If MC sends notice and no response is received within 30 days then it shall be deemed an approval.

PRE-LIEN NOTICE

(a) Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions.

(b) Under Minnesota law, you have the right to pay persons who supplied labor or materials for this improvement directly and deduct this amount from our contract price, or withhold the amounts due them from us until 120 days after completion of the improvement unless we give you a lien waiver signed by persons who supplied any labor or material for the improvement and who gave you timely notice.

CANCELLATION

Cancellations occurring after the contract has been signed shall cause all fees due to be paid immediately and a charge of 20% of the remaining contract.

FINAL INSPECTION AND LIENS

Upon notification by MC of substantial completion of the work, the owner(s) and MC will inspect the work performed, and at that time owner(s) will prepare a punch list that identifies any incomplete work or deficiencies in workmanship or materials. The owner(s) may retain the value of the punch list from the final payment until punch list items are completed per industry standards. MC will deliver to owner(s) a release of all liens after final payment.

DISPUTE RESOLUTION

The parties will attempt to resolve any dispute (whether in contract, tort or otherwise) between the parties, arising out of or relating to this Agreement, through face-to-face negotiation. Prior to arbitration, both parties shall use persons fully authorized to resolve the Dispute. The party making a claim shall put the full claim in writing and send to the other party. The responding party shall have 15 days to respond before any new action may be taken. The existence or results of any negotiation or mediation will be confidential. In the event the parties are unable to resolve the dispute within thirty (30) days of notice of the Dispute to the other party, the parties shall be free to pursue binding arbitration with the American Arbitration Association. The prevailing party shall be entitled to costs, fees, and reasonable attorneys' fees.

SEVERABILITY

If any provision, paragraph, or subparagraph of this Agreement is adjudged by any court of law to be void or unenforceable in whole or in part, adjudication shall not be deemed to affect the validity of the remainder of the Agreement, including any other provision, paragraph, or subparagraph. Each provision, paragraph, and subparagraph of this Agreement is declared to be severable from every other provision, paragraph, and subparagraph and constitutes a separate and distinct covenant.

ENTIRE AGREEMENT

This Contract contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written concerning the subject matter of this Contract. This Contract supersedes any prior written or oral agreements between the parties.

GOVERNING LAW

This agreement shall be subject to and governed by the laws of the State of Minnesota irrespective of the fact that a party is or may become a resident of a different state.

NOTICES

All notices required to be given under the AGREEMENT shall be deemed delivered when deposited in the U.S. mail, first class postage prepaid, addressed to receipt at:

IN WITNESS WHEREOF, the parties have executed the AGREEMENT as of the date first set forth above.

President/Manager

Date: _____

Owner:

Name

Address

City, State, Zip

Owner:

Name

Address

City, State, Zip

Homeowner Signature: _____ Date: _____

Homeowner Signature: _____ Date: _____

Order of Job as assigned by General Contractor
(This can change due to Weather or Receiving of Materials etc.)

1. Permit, Dumpster, Extract Trash and Sanitize, Demo where necessary, and prep for all Subs as needed. **This part of the project will take 3 to 5 business days at the start of the project.**
October 26th

2. All three Subs: Plumbing, Electrical and HVAC will be pulling permits and starting on the week of October 21st. **Projected time of rough-in completion will be for the week of November 25th**

3. As said the same for 610 St. Albans, McLemore Construction Company will be securing and starting work throughout house where availability for staff to work outside of the subs. **This part of the project will continue through out, until completion of Saint Paul Code Compliance. The projected time will be the 180 days that has been given from the city. April 18th**
4. Installation of Windows and Exterior Doors. **Projected start of this part of the job will be the week of November 3rd**
5. Framing and Sheetrocking where necessary per Code Compliance. **The projected time to start this process will be the week of November 25th after all Sub's rough-ins have been completed. Projected completion date would be the week of December 16th**
6. Tape, mud, sand and painting will be the next phase. **This part of the project will start the week of December 16rd. There will be a four-day break for Christmas holiday. The projected completion for this job will be the week of January 6th.**
7. Installment of Cabinets, Flooring and All Trim. **Projected start will be the week of January 13th and completion date will be the week of February 17th**
8. Ordering of all materials needed for 1st stages of project, (Kitchen Cabinets, Windows, Doors, Bathroom Tub, Surround Wall, Vanity Set, Toilet, etc. **This will take place the week of start up date.**