



CHRISTIAN ROOFING

1226 Greenfield Dr.
El Cajon, CA 92021
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CA CSLB License No. 1002598

Owner's Name: Literacy First Charter School - J. Murphy
Owner's Address: 698 West Main St.
Owner's City: El Cajon
Owner's Zip Code: 92020
Owner's Phone: 619-277-1465
Owner's Work Phone:
Project Name & Address: Alpine Elementry - 1850 Alpine Blvd. Alpine 91901
Email: Jeremy.murphy@ifcsinc.org

a. Scope of Work: Christian Roofing hereby submits the following specifications and estimates:

Shingle Roof Installation:

- 1. Remove one layer of shingle roof and haul away from jobsite. Magnetically sweep grounds on a daily basis.
2. Inspect entire substrate for termite and/or dry rot wood and advise owner. For wood work pricing please refer to woodwork addendum
3. Install one layer of Certainteed Synthetic underlayment and attach with simplex type fasteners.
4. Install 2" pre-painted (white) drip edge metal around entire perimeter and attach with electro galvanized roofing nails.
5. Install new pipe/vent flashing's, roof to wall metal, tin shingle runs and counter flashing's where applicable.
6. Apply vulkum sealant at all applicable collars of pipes/vents and paint to match color of new shingles.
7. Install starter shingles along entire perimeter, all eaves and rake edges as required by manufacture.
8. Install Certainteed Landmark Lifetime Class A Fire Rated shingles per all manufacturer specs. Color to be
9. Install Certainteed Mountain Ridge caps on all hip and ridge lines and attach with electro galvanized roofing nails.
10. Clean up and haul away of all roofing debris upon completion including gutters and common grounds.
11. All workmanship comes with a (15) Year warranty on labor only. Shingles come with a registered Lifetime Manufacturer Warranty.

Notes: This proposal is based on roof install of roof area over auditorium.

Options: area approximately 7700 sq ft

Reroof with tear off \$47,000.00 (initial if accepting)

Overlay (no tear off) \$41,750.00 (initial if accepting)

Payment Terms: 50% upon job start/material delivery. Balance upon completion. (3% fee will apply if paying with credit card)
18% annum fee will apply to payments made after 30 days

JOB DURATION: 5 - 7 WORKING DAYS.

B. Not Included: Any other scope of work not mentioned herein.

c. WE PROPOSE to furnish material, equipment and labor in accordance with the above specifications for the sum of:

SEE OPTIONS ABOVE dollars

NOTE: This proposal may be withdrawn if not accepted within 10 days from 3/16/2022 date

Respectfully submitted by: Pablo Gamez
Company Representative

d. WE ACCEPT the prices, specifications, and terms as stated in this bid proposal are approved. We authorize you to draw up all necessary contract documents so work can begin.

approved and accepted (owner or owner's authorized) date

approved and accepted (second owner - if any) date

ADDITIONAL PROVISIONS: Unless otherwise specified herein, the following additional provisions are expressly incorporated into this contract:

1. Contract, Plans, Specifications, Permits and Fees. The work described in this contract shall be done according to the plans and the plan specifications (if any) except in the case of conflict when the provisions of this contract shall have control over both the plans and the plan specifications. All required building permits will be paid for by owner and obtained by Contractor. All other charges, taxes, assessments, fees etc., of any kind whatsoever, required by any government body, telephone or utility company or the like shall be paid for by Owner.

2. Installation. Contractor has the right to subcontract any part of, or all of, the work herein.

3. Change Orders. Should Owner, construction lender, or any government body or inspector require any modification to the work covered under this contract, any cost incurred by Contractor shall be added to the contract price as extra work and Owner agrees to pay Contractor his normal selling price for such extra work. All extra work as well as any other modifications to the original contract shall be specified and approved by both parties in a written change order. All change orders shall become a part of this contract and shall be incorporated herein.

4. Owner's Responsibility: Insurance etc. Owner is responsible for the following: (1) to see that all necessary water, electrical power, access to premises, and toilet facilities are provided on the premises. (2) to provide a storage area on the premises for equipment and materials. (3) to relocate and protect any item that prevents Contractor from having free access to the work areas such as but not limited to TV or radio antennas, vehicles, tools or garden equipment. In the event that Owner fails to relocate such items, Contractor may relocate these items as required but in no way is Contractor responsible for damage to these items during their relocation and during the performance of the work. (4) to obtain permission from the owner(s) of adjacent property(ies) that Contractor must use to gain access to the work areas. Owner agrees to be responsible and to hold Contractor harmless and accept any risks resulting from the use of adjacent property(ies) by Contractor. (5) to correct any existing defects which are recognized during the course of the work. Contractor shall have no liability for correcting any existing defects such as, but not limited to, dry rot, structural defects, or code violations. (6) to maintain property insurance with Fire, Course of Construction, all Physical Loss with Vandalism and Malicious Mischief clauses attached, in a sum at least equal to the contract price, prior to and during performance of this contract. If the project is destroyed or damaged by an accident, disaster or calamity, or by theft or vandalism, any work or materials supplied by Contractor in reroofing or restoring the project shall be paid for by Owner as extra work.

5. Delay. Contractor shall not be held responsible for any damage occasioned by delays resulting from: work done by Owner's subcontractors, extra work, acts of owner or owner's agent including failure of owner to make timely progress payments or payments for extra work, shortages of material and/or labor, bad weather, fire, strike, war, governmental regulations, or any other contingencies unforeseen by Contractor or beyond Contractor's reasonable control.

6. Surplus Materials and Salvage. Any surplus materials left over after this contract has been completed are the property of Contractor and will be removed by same. No credit is due Owner on returns for any surplus materials because this contract is based upon a complete job. All salvage resulting from work under this contract is the property of Contractor.

7. Cleanup & Advertising. Upon completion, and after removing all debris and surplus materials, wherever possible, Contractor will leave premises in a neat, broom clean condition. Any debris consisting of dust, dirt, asphalt, or small bits of materials that settle into attics, garage areas, or any other area being worked over with open beam ceilings or no attic, is unavoidable and Contractor shall not be responsible for this cleanup. Contractor recommends that Owner lay out drop cloths to protect such areas wherever owner discovers debris infiltration. Owner hereby grants to Contractor the right to display signs and advertise at the job site for the period of time starting at the date of signing of this contract and continuing uninterrupted until fourteen (14) days past the date the job is completed and payment in full has been made. Owner grants Contractor the right to publish the project street address on a "references" list which may be given to prospective customers.

8. Concealed Damage & Dry Rot. Contractor will inform Owner of any dry rot or other sub-roof deterioration which is concealed and is discovered during the course of the work. Contractor is not responsible to repair any such discovered deterioration and any work done by Contractor to remedy such discovered deterioration will only be done as extra work in a written change order.

9. Termites, Pests & Hazardous Substances. Owner understands that Contractor is not qualified or licensed as an inspector or abatement contractor for Hazardous Materials (as defined by the government), or for Pests (including Termites). Should any such hazardous substances or Pest be suspected to be present on the premises, it is the Owners' responsibility to arrange and pay for inspection and abatement. Contractor cannot certify or warrant your building as being free of hazardous substances or pests.

10. Standing Water. Contractor is not responsible for standing water or "ponding" problems due to structural "low spots" in the roof unless otherwise specifically stated in this contract. If ponding is a problem, it may be necessary for Owner to have a licensed plumber install additional drainage on the roof. Should such drains be necessary, Owner will pay for all direct and related costs since Contractor did not contemplate installing drains in this contract.

11. Right to Stop Work and to Withhold Payment on Labor and Materials. If any payment is not made to Contractor as per this contract, Contractor shall have the right to stop work and keep the job idle until all past due progress payments are received. Contractor is further excused by Owner from paying any material, equipment and/or labor suppliers or any subcontractors (hereinafter collectively called "suppliers"), during the period that Owner is in arrears in making payments to Contractor for bills received during that same period. If these same "suppliers" make demand upon Owner for payment, Owner may make such payment on behalf of Contractor and Contractor shall reimburse Owner for this amount at such time that Owner becomes current with Contractor for all past due payments. Owner is responsible to verify the true amounts owed by Contractor to these same "suppliers",

prior to making payment on behalf of Contractor. Owner shall not be entitled, under any circumstances, to collect as reimbursement from Contractor any amount greater than that exact amount actually and truly owed by Contractor to these same "suppliers", for work done or materials supplied on Owner's job.

12. Collection. Owner agrees to pay all collection fees and charges including but not limited to all legal and attorney fees that result should Owner default in payment of this contract. Overdue accounts are subject to interest charged at the rate of 10% per annum.

13. Legal Fees. In the event litigation or arbitration arises out of this contract, prevailing party(ies) are entitled to all legal, arbitration, and attorney fees. The court or arbitrator shall not be bound to award fees based on any set, fee schedule but shall if it so chooses, award the true amount of all costs, expenses and attorney fees paid or incurred.

14. Limitations. No action arising from or related to this contract, or the performance of this contract, shall be started by either party against the other more than two years from either the date of completion or the date of cessation of work under this contract. This limitation applies to all actions of any character. Negligent misrepresentation or unintentional concealment shall not extend this limitation. received by the other party after one (1) day.

15. Arbitration of Disputes. Any controversy or claim arising out of or relating to this proposal/contract, or the breach thereof, shall be settled by arbitration in accordance with the applicable Construction Industry Arbitration Rules of the American Arbitration Association which are in effect at the time the demand for arbitration is filed. A judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. Any arbitration award shall be subject to correction and/or vacation for the reasons stated in the Code of Civil Procedure. The arbitrator shall award reasonable attorneys fees and expenses to the prevailing party. After being given due notice, should any party fail to appear at or participate in the arbitration proceedings, the arbitrator shall make an award based upon the evidence presented by the party(ies) who do (does) appear and participate. Notwithstanding Contractor's right to arbitrate, Contractor does not waive any of its lien rights.

NOTICE: By initialing in the space below you are agreeing to have any dispute arising out of the matters included in the "arbitration of disputes" provision decided by neutral arbitration as provided by California law and you are giving up any rights you might possess to have the dispute litigated in a court or jury trial. By initialing in the space below you are giving up your judicial rights to discovery and appeal, unless those rights are specifically, included in the "arbitration of disputes" provision. If you refuse to submit to arbitration after agreeing to this provision, you may be compelled to arbitrate under the authority of the Business and Professions Code or other applicable laws. Your agreement to this arbitration provision is voluntary.

We have read and understand the foregoing and agree to submit disputes arising out of the matters included in the "arbitration of disputes" provision to neutral arbitration.

I Agree to Arbitration: _____ I Agree to Arbitration: _____
(Initials Owner) (Initials Contractor)

Contractors are required by law to be licensed and regulated by the contractors state license board, which has jurisdiction to investigate complaints against contractors if a complaint regarding a patent act or omission is filed within four years of the date of the alleged violation. A complaint regarding a latent act or omission pertaining to structural defects must be filed within 10 years of the date of the alleged violation. Any questions concerning a contractor may be referred to the Registrar, Contractors State License Board, P.O. Box 26000, Sacramento, CA 95826-0026.



CUSTOMER PREP LIST

Thank you for choosing Christian Roofing. We appreciate your business. If you are like most customers, this may be your first experience with re-roofing and you may wonder what to expect. The most important thing to be aware of is, there is no way we can re-roof your home without creating some inconvenience to you or disrupting your normal routine. The following information will help prevent misunderstandings and irritations that can occur once the job begins. Once you have reviewed this information, please sign and date this document upon acceptance of the agreement.

WE'D LIKE YOU TO KNOW ABOUT...

- 1) SIGN** — Placing a sign on your property for the duration of the job is the first step in re-roofing your home. We are proud of our work and this is one of the ways we advertise.
 - 2) ADVERTISING** — In addition to the sign in your yard, we may list your address in our "direct mail" pieces or our "reference" list. Any potential customers can drive by and see end results of the particular roofing material we have installed on your roof.
 - 3) LIGHT FIXTURES, PICTURES, MIRRORS** — There is the possibility that these items could fall if not firmly attached to walls or ceilings. We suggest you make sure all of these items are securely in place. If you are not sure, please take them down.
 - 4) TEAR-OFF** — During the removal of the existing roof, some debris (wood shakes, asphalt, tar-paper, gravel, dirt, etc.) may fall into the attic area (if applicable). We suggest covering or removing items that require protection. In the living area, we will clean up the large pieces of debris and leave the area broom clean after the tear-off is complete. The clean-up of the attic area is the occupant's responsibility. We will be as careful as possible to avoid an abundance of falling debris. We will not be responsible for driveway and/or walkway cracking or coincidental damages that may occur.
 - 5) LAYERS OF ROOFING** — Your estimate is based on removal of 1 layer(s) of roofing material. If additional layers are found and no one was made aware of them, there is an additional charge. You will be notified if this is the case. This is a rare occurrence but does happen occasionally.
 - 6) ACCESS** — This roofing estimate is based on the use of your drive-way and walk ways for the duration of the job. If this is a problem, you agree to advise Christian Roofing as soon as possible or it could result in extra job costs being incurred due to inability to deliver material(s).
 - 7) TREES & SHRUBS** — If there are low hanging branches over the roof area, trimming may be necessary. Our crew will be very conservative in branch removal to only include the branches that hinder their ability to be efficient and competent in the application of your roof. If this is not acceptable, you agree to have the trimming done by others prior to our arrival on the job.
 - 8) ELECTRICITY** — We require access to electricity for our saws and compressors. If an outside outlet is not available, an extension cord will suffice. We will also need access to the breaker box in case of a power outage.
 - 9) SOLAR PANELS** — Christian Roofing Inc. Is your solar specialist. We offer new turnkey solar installations either with your new roof installation or after your roof installation. Should you have an existing system done by others, we can disconnect and reconnect. We will be as careful as possible, however, should damages occur to be at homeowners expense.
 - 10) ANTENNAS** — We recommend professional removal/replacement. However, if antennas are not in use, we will, upon your request, take them down and haul them away.
 - 11) EXCESS MATERIALS** — Our material deliveries are based upon an estimate for a complete job. However, we often overstock the job to avoid any shortage of material which would hinder the completion date. Any surplus material(s) will be returned to our warehouse.
 - 12) COUNTERFLASHING** — Existing metal flashing on chimneys and sidewalls work best and will be re-used whenever possible. The main flashing material will be installed new.
 - 13) MATERIAL DELIVERY & START DATE** - It is not always possible to keep an exact schedule due to material delays, rain, structural repair due to wood rot, termite damage. We will do our best to keep you informed as we realize your time is valuable. Communication is absolutely necessary on both our parts. Be advised that there maybe 1-2 days between the tear-off, loading of the materials and the start of the installation.
 - 14) TERMITE & DRY ROT DAMAGE** — If we find damage done by termites or dry rot, you will be notified immediately. It is not always obvious until the tear-off is done. We provide all types of wood repair. Wood repair and replacement is done on a "per foot" basis. A price list is included for your reference in this packet. Prices shown include labor and material(s). If wood replacement/repair is needed an "Extra Work Authorization" will be generated with an itemized breakdown done for the work which will require your approval by signature prior to work being done. Occasionally, verbal approval is given by the homeowner and is considered valid. Painting of the new wood is not included in the proposal and will be an extra charge (if applicable)
 - 15) OPEN BEAM CEILING** - Due to the aging of wood, some cracking and/or splitting can occur. This is beyond our control and should be expected. Dust and dirt can possibly fall through the grooves during installation. Covering furnishings is highly recommended.
 - 16) PRELIMINARY LIEN NOTICE** — You may receive a certified letter from our suppliers, prior to, during or after the installation of your roof.- This is only a preliminary notice reserving the suppliers' right to file a lien if we should fail to meet our financial obligation to them, for any reason. This is not a reflection of our standing with our supplier. It is common procedure in following California State Law.
- PRE-EXISTING CONDITIONS** — Christian Roofing is not responsible for repair or replacement of any pre-existing conditions. Water stains on walls or ceilings; cracks in plaster; chipped or peeling paint. Cracking on driveways, walkways, ect.

THANK YOU FOR THE OPPORTUNITY TO MEET YOUR ROOFING NEEDS. WE HOPE TO BE "YOUR BEST CHOICE".

Signature of Owner/Representative

Date



The following is a list of prices and costs for work that is not covered by contract or other written agreement. This list is provided as a way to lessen confusion for customers during a time when their roof has been removed and dry rot or termite damage has been discovered. Any additional work that may be wanted or required can also be covered by an additional estimate or by this price list. During the re-roofing process minor plumbing, sheetmetal, carpentry, painting, and general construction issues may arise. We feel it is best to be prepared for these issues in advance so that decisions can be made quickly and fairly to both parties.

WOOD REPLACEMENT- FIXED PRICES (includes material and labor) :

1/2" Plywood:	\$4.50 per square foot
1x2 to 1x4 Sheathing	\$13.10 per lineal foot
1x6 to 1x8 Sheathing	\$14.40 per lineal foot
1x10 Sheathing	\$15.75 per lineal foot
1x4 to 1x8 Shiplap	\$17.40 per lineal foot
1x6 to 1x8 Tongue & Groove	\$18.45 per lineal foot
2x6 to 2x8 Tongue & Groove	\$20.20 per lineal foot
1x4 to 1x8 Fascia	\$21.50 per lineal foot
2x4 Resawn Fascia	\$23.80 per lineal foot
2x6 to 2x8 Primed Fascia	\$25.45 per lineal foot
2x10 to 2x12 Primed Fascia	\$27.50 per lineal foot
Tear off additional layers of roofing	\$59.00 per sq (per 100 sq ft)
Structural Wood/Other	Standard Hourly Rate \$105/Hr. plus materials @ Direct Cost

Note: All new woodwork to be primed by Christian Roofing prior to installation.

Owner or others can do carpentry and additional work as long as it does not affect our production or liability (rain while roof is removed etc.)

If you have any questions please give us a call at (619) 401-9607 or (619) 443-4241.

Pricing is subject to change according to current market rates

Approved and Accepted By:

Christian Roofing Representative

Date

Owner/Authorized Party

Date