

31325

Neighborhood Stabilization Program Rehabilitation Contract

This Neighborhood Stabilization Program Rehabilitation Contract is between the **City of Long Beach** (hereinafter "**City**"), and **Villacorta Pacific Construction Inc., State License No. 909421**, whose business address is **12470 Highland Drive, Tustin, CA 92782** (hereinafter "**Contractor**"), who warrants to be licensed and qualified to perform the work specified herein. This Contract is for the rehabilitation of property located at **301 E. Eleanor Lane, Long Beach, California 90805-1346** (hereinafter "**Property**").

In consideration of their mutual promises, the parties agree as follows:

Part I. Specific Terms

1. **Effective Date.** This Contract shall have no force or effect unless and until executed by City and Contractor, and a copy is delivered to Contractor with a Notice to Proceed date. If an executed copy of this Contract with Notice to Proceed date is not delivered within 30 days, neither City nor Contractor shall be bound by the terms of this Contract. If, however, an executed copy of this Contract with Notice to Proceed date is delivered after that date, and Contractor subsequently performs work on, or delivers materials to the Property, both parties shall be bound by this Contract. Contractor shall not be compensated under this Contract for work commenced, or materials delivered to the Property before the Notice to Proceed date.

2. **The Contract.** This Contract consists only of Part I (Specific Terms), Part II (Standard Terms), and Attachment No. 1 entitled Work Write-up, dated **May 4, 2009**. This Contract shall comply with all Housing Quality Standards of the U.S. Department of Housing and Urban Development, and City of Long Beach housing and building codes, as applicable.

3. **Time For Commencement and Completion.** Contractor agrees to commence, or cause to be commenced, the actual work described in the Work Write-up within 7 calendar days after the Notice to Proceed date. Contractor agrees to complete, free of liens or rights of liens of contractors, mechanics, material suppliers or laborers, all work listed in Attachment No. 1 within **60 calendar days** after the Notice of Completion date, subject to extensions approved by City for the period of any excusable delays (including strikes, acts of God or other reasons beyond the control of Contractor). Contractor agrees that time is of the essence of this Contract.

4. **Contract Price.** Contractor agrees to accomplish work as described in the Work Write-up in accordance with each and every term and condition of this Contract, for a total contract price of **Fifty Five Thousand Two Hundred Twenty Five Dollars and no 00/100 (\$55,225.00)**.

5. **Progress Payments.** City and Contractor agree that the total contract price shall be paid in progress payments, based upon the value of the work completed at the time the progress payment is requested, and a final payment representing 15% of the total contract amount. Progress payments shall be disbursed at the time and in the amounts specified in the payment schedule after inspection and approval of the work by City. The final payment amount may be reduced, or increased for payments made to Contractor for change orders specified in Part II, Paragraph 3. The final payment shall be disbursed in accordance with Part I, Paragraph 8. Final payment shall be disbursed upon receipt by City of a title report pertaining to the Property indicating that no mechanic's liens have been recorded against the Property in connection with the rehabilitation work performed under this Contract. Said title report will be requested by City on or about the 35th day after the recording date of the Notice of Completion unless this day is a Saturday, Sunday or holiday, in which case the title report will be requested on the next business day.

City shall not withhold payment to Contractor except for noncompliance with the terms of this Contract, and shall not request Contractor to perform work outside the scope of this Contract as a condition of receiving payment. Contractor acknowledges that it is a material breach of this Contract to request or accept a progress payment or final payment which is in excess of the price of the work completed at the time such payment is requested.

6. **Liquidated Damages.** City and Contractor agree that it would either be impractical, or extremely difficult to fix actual damages in the event that Contractor fails to complete the described work within the time prescribed by this Contract. In connection therewith, Contractor agrees to pay to City liquidated damages of Fifty Dollars (\$50.00) per day for each calendar day thereafter the work is incomplete beyond the date when completion is required, so long as any such delay is not occasioned by the fault of City, or excused in accordance with Part II, Paragraph 17. City and Contractor further agree that **Fifty Dollars (\$50.00)** per day is a fair and reasonable estimate of such damages, and that said sum is not to be construed in any sense as a penalty. The parties further agree that said Liquidated Damages for delay shall be City's sole and exclusive remedy for such delay.

7. **Warranty.** Contractor warrants that all improvements, materials, hardware, and fixtures of whatever kind or nature to be installed or constructed by Contractor or Contractor's subcontractors, shall be new, of good quality, suitable for their purpose and be free from defects in workmanship, materials, or other deficiencies. This is a full warranty extending to City and subsequent owners of the Property; provided however, that the warranty set forth in this Paragraph shall apply only to deficiencies and defects about which City or subsequent owners shall have notified Contractor at the address stated above within 1 year from the date established by the final acceptance of all work performed under this Contract (Acknowledgement of Satisfactory Completion of Work), except for any longer manufacturer warranties which must be furnished to City. City or subsequent owners shall submit in writing to Contractor, a list of all corrections, which are covered by Contractor's warranty. Contractor shall proceed to make every attempt to have those corrections completed to the satisfaction of City of subsequent owners.

8. **Payment Schedule.** All payments (except the final payment) have been reduced by the holdback percentage (15%), specified in Part I, Paragraph 5.

Contractor shall be entitled to request:

\$ 15,647.08, when Work Write-up items listed in Contractor's invoice totaling **33-1/3%** of the contract price has been completed.

\$15,647.08, when Work Write-up items listed in Contractor's invoice totaling **66-2/3%** of the contract price has been completed.

\$15,647.09, when all Work Write-up items have been accepted by City as completed.

Additionally:


City shall execute a **Notice of Completion** and cause it to be recorded.

Contractor shall provide City with a **Standard Notice of Work Completed and Not Completed** report from a company licensed by the California Structural Pest Control Board. Also, any work not completed by the pest control company, but recommended in the initial pest control inspection report, shall have been completed and certified by Contractor. Contractor shall provide City with the **building permit inspection sign-off**.


Contractor shall submit all manufacturer warranties and guarantees.

\$8,283.75, when the legally required time period for filing liens against the property related to the construction work referenced herein has expired, and no liens have been found to exist.

9. **Parties to Contract.** City and Contractor agree that they are the sole parties to this Contract, and are solely responsible for its performance. The parties agree that the United States Department of Housing and Urban Development, and its agents, officers, or employees, do not assume any liability or responsibility whatsoever arising out of this Contract.



City of Long Beach



Villacorta Pacific Construction Inc. - Contractor

09/15/09
Date

9/14/09
Date

Delivered to Contractor and Notice to Proceed given on _____

Part II. Standard Terms

Insurance. Prior to execution of this Contract, Contractor shall procure and maintain the following insurance at the sole expense of Contractor for the duration of this Contract, including any extensions or renewals: A certificate of insurance, showing the Certificate Holder as the "City of Long Beach, 333 West Ocean Blvd., 3rd Floor, Long Beach, CA 90802", must be provided to City for approval. The certificate must evidence the following insurance coverage placed with an insurer admitted to write insurance in the State of California, or an authorized non-admitted insurer having a rating of or equivalent to A:VIII by A.M. Best Company:

- (a) Commercial General Liability insurance equivalent in coverage scope to ISO form CG 00 01 11 85 or CG 00 01 10 93 in an amount not less than One Million Dollars (\$1,000,000) per occurrence and Two Million Dollars (\$2,000,000) in general aggregate. Such insurance shall not exclude or limit coverage for broad form contractual liability, cross liability protection, independent contractors liability, or products and completed operations liability.
- (b) Automobile Liability insurance equivalent in scope to CA 00 01 06 92 in an amount not less than Five Hundred Thousand Dollars (\$500,000) combined single limit per accident for bodily injury and property damage covering Auto Symbol 1 (Any Auto).
- (c) Professional Liability or Errors and Omissions Liability insurance in an amount not less than Five Hundred Thousand Dollars (\$500,000) per claim covering the services provided pursuant to this Contract.
- (d) Workers' Compensation and Employer's Liability insurance as required by the Labor Code of the State of California and employer's liability insurance in an amount not less than One Million Dollars (\$1,000,000) per accident.
- (e) All applicable endorsements must also be filed with City including, but not limited to, an additional insured endorsement to the general liability policy (equivalent in coverage to ISO form CG 20 10 11 85 or CG 20 26 11 85) naming City, "and its officials, employees and agents" as additional insureds.

Any self-insurance program, self-insured retention or deductible must be approved separately in writing by City's Risk Manager or designee and shall protect City and its officials, employees, and agents in the same manner and to the same extent as they would have been protected had the policy or policies not contained such self-insurance or deductible provisions.

Each insurance required hereunder shall be separately endorsed to provide that coverage shall not be canceled, non-renewed, or materially changed in coverage or limits (other than exhaustion of limits by paid claims) except after thirty (30) days prior written notice to City.

Each insurance policy required hereunder shall also be separately endorsed to provide that coverage shall be primary and not contributing to any other insurance or self-insurance maintained by City, its officials, employees, or agents.

Contractor shall require any subcontractor that Contractor may use in the performance of this Contract to maintain insurance in compliance with the provisions of this section, unless City's Risk Manager or designee otherwise agrees in writing.

2. Assignment. Contractor agrees not to assign this Contract without written consent of City.

3. Change Orders. Contractor agrees **not** to make any changes or additions to the Work Write-up, or the Specifications, without prior written authorization by City.

4. Permits and Codes. Contractor shall perform all work under this Contract in conformance with applicable laws, ordinances, regulations, and orders, whether or not such applicable laws, ordinance, regulations, and orders are specified in this Contract, or the attachments hereto. If any discrepancy is discovered in this Contract in relation to any such law, ordinance, regulation, or order, Contractor shall immediately notify City of the discrepancy. Contractor agrees to secure, and pay for all necessary permits, and licenses required for Contractor's performance of this Contract in compliance with applicable local requirements, including local building and housing codes, where applicable, whether or not specified in the Work Write-up.

5. Hold Harmless. Contractor agrees to defend, indemnify, and hold City and its agents, employees and officers harmless from any liability, or claim for damages because of bodily injury, death, property damage, sickness, disease, or loss, and expense arising from this Contract. Each Contractor and subcontractor is acting in the capacity of an independent contractor with respect to City. Contractor further agrees to protect, defend and indemnify City, and its agents, employees, and officers from any claims by laborers, subcontractors, or material suppliers for unpaid work, or labor performed, or materials supplied in connection with this Contract.

6. Eligibility. Contractor represents that it is not listed on the Disbarred and Suspended Contractor's List of The United States Department of Housing and Urban Development, or City, and Contractor further agrees not to hire or utilize as a subcontractor or supplier any person or firm that is so listed.

7. Condition of Property. Contractor agrees to keep the Property broom clean, and orderly, and to remove all debris as needed during the course of the

work, and upon completion of the work, in order to maintain work conditions which do not cause health or safety hazards.

8. Lead Based Paint. Contractor agrees to use **No Lead Based Paint** in Contractor's performance of this Contract, including the performance of any subcontractor. "**Lead Based Paint**" means any paint containing more than six one-hundredths of one percent lead by weight (calculated as lead metal), in the total nonvolatile content of the paint, or the equivalent measure of lead in the dried film of paint already applied.

9. Termination. Contractor agrees that City shall have the right to declare Contractor in default if Contractor fails to furnish materials, or perform work in accordance with the provisions of this Contract. In such event City shall be responsible for providing written notice to Contractor by registered mail of such default. If Contractor fails to remedy such default within 15 days of mailing such notice, City shall have the right to select one or more substitute contractors who meet the requirements of this Contract, to finish the work. If the expense of finishing the work exceeds the balance not yet paid to Contractor on this Contract, Contractor shall pay the difference to City within 10 days after City mails by registered mail, a written request for payment to Contractor. If the expense of finishing the work does not exceed the balance not yet paid to Contractor, City shall pay the difference to Contractor within 30 days after satisfactory completion of all work by the substitute contractor. City may use all, or any portion of the unpaid balance not yet paid to Contractor, to compensate substitute contractors selected pursuant to this Paragraph, and Contractor shall have no right to object to this determination by City.

10. Inspection. The United States Government, City, and their designees shall have the right to inspect all work performed under this Contract. Contractor will take all steps necessary to assure that the Government, City, or their designees are permitted to examine and inspect the Property, and all contracts, materials, equipment, payrolls, and conditions of employment pertaining to the work, including all relevant data and records. By such inspection, the United States Government, and City, assume no responsibility for defective material, or work under this Contract, or to either party for any breach of this Contract by the other. However, City may determine whether or not work by Contractor on the project is in compliance with plans, and specifications. City may stop the work of Contractor if necessary to prevent improper execution, and may determine the amount, quality, and fitness of the several kinds of work, and materials. City may reject all work and materials, which do not conform to the requirements of this Contract. City and Contractor shall make every effort to resolve disagreements. In cases that cannot be resolved between City and Contractor, the disagreement shall be resolved pursuant to the provisions of Part II, Paragraph 18.

11. Interest of Federal or City Personnel. Contractor agrees that none of the following shall have any interest or benefit, direct or indirect, in this Contract:

- a. Any officer or employee of City who exercises any function or responsibility in

- connection with administration of the Neighborhood Stabilization Program, or any member of the governing body of City.
- b. Any member of the governing body of the locality (as defined by 24 CFR 510.4(m).
 - c. Any member of, or delegate to, the Congress of the United States.
 - d. Any Resident Commissioner.
 - e. Any person employed by the United States Department of Housing and Urban Development at a grade level of GS-9 or above.

12. Equal Opportunity. Contractor agrees to abide by all Federal, State or local laws and regulations relative to equal opportunity to all persons, without discrimination as to race, color, creed, religion, national origin, sex, marital status, disability or discrimination as to the receipt of any form of public assistance. On agreements of \$10,000.00 or more, Contractor agrees to abide by the following provisions of Executive Order 11246, and agrees to incorporate such language in all contracts for \$10,000.00 or more, which it may enter into in connection with this Contract. During the performance of this Contract, Contractor agrees as follows:

- a. Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex or national origin. Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Contractor agrees to post in conspicuous place, available to employees and applicants for employment, notices to be provided by the municipality setting forth the provisions of this nondiscrimination clause.
- b. Contractor will in all solicitation or advertisements for employees placed, or on behalf of Contractor, state that all qualified applicants will receive consideration for employment without regard to their race, color religion, sex or national origin.
- c. Contractor will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract, or understanding, a notice to be provided, advising the said labor union or workers' representative of Contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- d. Contractor will comply with all provisions of Executive Order 11246 of

September 24, 1965, and of the rules, regulations and relevant orders of the Secretary of Labor.

e. Contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or the Secretary of Housing and Urban Development, or pursuant thereto, and will permit access to its books, records and accounts by the Secretary of Housing and Urban Development or designee, and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, relations and orders.

f. In the event of Contractor's noncompliance with the nondiscrimination clauses of this Contract, or with any of the said rules, regulations or orders, this Contract may be cancelled, terminated, or suspended in whole or in part, and Contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed, and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation or order of the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations and orders.

g. Contractor will include the portion of the sentence immediately preceding Paragraph a, and the provisions of Paragraphs a through g, in every subcontract or purchase order unless exempted by rules, regulations or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. Contractor will take such action with respect to any subcontract or purchase order as City or the Secretary of Housing and Urban Development may direct as a means of enforcing such provisions, including sanctions for noncompliance; provided, however, that in the litigation with a subcontractor or vendor as a result of such direction by City or the Secretary of Housing and Urban Development, Contractor may request the United States to enter into such litigation to protect the interest of the Secretary of Housing and Urban Development of the United States.

13. Other Contractors. During the time for performance of work under this Contract, City shall not have other contractors or workers on the portion of the Property where work is to be performed by Contractor without the permission of Contractor, except for workers performing routine property maintenance services. This restriction shall not apply if Contractor is in default under this Contract.

14. Cooperation of City. While this Contract is in force, City shall permit Contractor to use existing utilities such as light, heat, power and water to carry out and complete the work. City shall cooperate with Contractor to facilitate Contractor's

performance of the work, which includes the removal and replacement of rugs, draperies, coverings, furniture, etc., as necessary.

15. Work Write-up, Specifications, and Drawings. Contractor has carefully compared and studied the Work Write-up, rehabilitation specifications, and drawings. Any part of the work, or any item not specifically set forth in the Work Write-up or drawings, but which is necessary for the proper completion of the work, and which is not specifically excluded from this Contract, shall be supplied and set in place at the expense of Contractor as though it had been shown on the drawing, or mentioned in the Work Write-up.

16. Materials and Workmanship. Except as otherwise noted, Contractor shall provide and pay for all materials, labor, tools and other items necessary to complete the work. Unless otherwise specified, all materials shall be new, and both workmanship and materials shall be of good quality.

17. Extension of Time of Completion. The time of completion of this Contract shall be extended by the number of calendar day which Contractor and subcontractor are prevented from performing work as a result of:

- a. Inclement weather.
- b. The unavailability of workers, or materials because of labor disputes.

City shall be informed, in writing, by Contractor as soon as possible of any suspension or delay of work.

18. Disputes to be Determined by Binding Arbitration. In the event that any dispute(s) between Contractor and City arises out of, or in connection with, provisions of this Contract, either one, or both, shall submit in writing the fact and nature of such dispute(s) to the other party. Within thirty (30) days of such notice, Contractor and City shall either resolve the dispute, or shall seek a resolution of the dispute(s) pursuant to binding arbitration pursuant to Title 9 of the California Code of Civil Procedure. The arbitration shall be conducted by an office of the American Arbitration Association located within the County of Los Angeles. Contractor and City agree that the arbitration decision shall be binding in any court of competent jurisdiction, and the losing party in the arbitration shall pay the cost of the arbitration and the prevailing party's attorneys' fee, and other reasonable expenses.

Attachment No. 1

Schedule of Work - Work Specification dated May 4, 2009 and revised Landscape Addendum dated Sept 10, 2009

City of Long Beach

110 Pine Ave., Twelfth Floor, Long Beach, CA 90802
(562) 570-6083 - (562)-570-5921 Fax

WORK SPECIFICATION- CONTRACTOR BID PROPOSAL

ORIGINAL

Property Owner: NSP
Address of Property: 301 E. Eleanor Lane
Zip Code:
Owner's Phone Number: 570-6083

Inspection Date: 5/4/09
Inspected by: Rikki Page
Charge Point:
Loan Officer Christy Valley

Year Built:

Contractor: Villacorta Pacific Const. Inc.

Address: 12470 Highland Dr.

Tustin CA 92782

Telephone: 562-682-1510

State Contractor License
Number: 909421

Expiration Date: March 13, 2010

Tax ID # or
Social Security #:

Ethnicity: Hispanic

The undersigned Contractor hereby submits a
lump sum bid in the amount of:

\$ 50,225 (lump sum)
(as specified)

Fifty Thousand Two Hundred
and Twenty-Five Dollars.

Acceptance of attached Work Specification and Bid Proposal

All work to be performed shall be in conformance with Long Beach City Codes and Ordinances. Contractor is responsible for property line designation, properly designed plans, securing building permits, certifications and paying fees, if applicable. Contractor shall verify all dimensions on the job site. Owner shall select colors and patterns of materials where applicable. All lead inspection and controls to be performed by State certified company or individual and it is the responsibility of the contractor to provide all documentation to satisfy this requirement from initial inspection through clearance.

Date

Date

7/8/09

Contractor

Date

9-14-09

Reviewed and Approved

Date

1. Contractor hereby agrees to comply with all conditions and requirements of the Bid and Contract documents. If so requested by the City of Long Beach (City) or Owner, the Contractor further agrees to submit additional information regarding the Contractor's qualifications and financial status.
2. The City will deliver a copy of the Owner and Contractor Rehabilitation Contract containing the effective date, which shall serve as the Notice to Proceed.
3. Contractor shall procure and maintain at Contractor's expense, for the duration of this Contract, from an insurance company that is authorized to write insurance in the State of California or that is an eligible surplus lines insurer in the State of California with a minimum rating of or equivalent to an A: VIII by A.M. Best Company, the following insurance:
 - a. Commercial general liability insurance (equivalent in coverage scope to ISO CGL CG 00 01) naming the City of Long Beach, its officials, employees, and agents as additional insureds (equivalent in coverage scope to ISO CG 20 10 11 85) from and against claims, demands, causes of action, expenses, costs, or liability for injury to or death of persons, or damage to or loss of property rising out of activities performed by or on behalf of the Contractor in an amount not less than One Million Dollars (US \$1,000,000) per occurrence and Two Million Dollars (US \$2,000,000) in aggregate.
 - b. Workers' compensation coverage as required by the Labor Code of the State of California and Employer's liability insurance with minimum limits of One Million Dollars (US \$1,000,000) per accident.
 - c. Automobile liability insurance (equivalent in coverage scope to ISO CA 00 01) in an amount not less than Five Hundred Thousand Dollars (US \$500,000) combined single limit (CSL) per accident for bodily injury and property damage covering owned, non-owned, and hired automobiles.

Any self-insurance program or self-insurance retention must be approved separately in writing by City and shall protect the City of Long Beach, its officials, employees, and agents in the same manner and to the same extent as they would have been protected had the policy or policies not contained retention provisions. Each insurance policy shall be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after thirty (30) days prior written notice to City (ten (10) days for nonpayment of premium), and shall be primary and not contributing to any other insurance or self-insurance maintained by City.

Any subcontractor which Contractor may use in the performance of this Contract shall be required to maintain insurance in compliance with the provisions of this section.

Contractor shall deliver to City certificates of insurance and original endorsements for approval as to sufficiency and form prior to the start of performance hereunder. The certificates and endorsements for each insurance policy shall contain the original signature of a person authorized by that insurer to bind coverage on its behalf.

"Claims-made" policies are not acceptable unless City Risk Manager determines that "Occurrence" policies are not available in the market for the risk being insured. If a "Claims-made" policy is accepted, it must provide for an extended reporting period of not less than one hundred eighty (180) days.

Such insurance as required herein shall not be deemed to limit Contractor's liability relating to performance under this Contract. City reserves the right to require complete certified copies of all said policies at any time. Any modification or waiver to the insurance requirements herein shall be made only with the approval of City Risk Manager.

The procuring of insurance shall not be construed as a limitation on liability or as full performance of the indemnification provisions of the Contract.

4. Owner shall select within "Builder's Line" (standard) quality, all colors, patterns and styles of material not already specified by this Work Specification, with exception of plumbing fixtures, which shall be in all cases white.
5. All measurements whether supplied or not shall be verified or obtained by the contractor. Where a discrepancy of supplied measurement differs from that of the Contractor, the Contractor shall indicate their own measurement on the applicable Work Specification item and base the item bid amount on their own measurement.
6. All work as described by this Work Specification shall be completed by the Contractor in accordance with standard building practices and shall comply with all Long Beach building Codes and Ordinances.
7. All items whether installed or replaced shall be provided by the Contractor and be unused prior to installation. Items removed for replacement, unless specified in writing, shall become the property of the Contractor.
8. The only additions to this Work Specification, which may be considered, are those, which are necessary due to an unforeseen condition at the time of initial inspection of this property by the City representative. Additional work items, or changes, require a fully executed "CHANGE ORDER" or "ADDENDUM" and must be approved by the City representative prior to the implementation of the requested addition or change.

THE USE OF LEAD BASED PAINT IS PROHIBITED

301 E. Eleanor Lane NSP		%Complete	Payment	Init.	% complete	Payment	Init.	Paid to date	Balance Due	Ret. 15%
(1)	Remove all layers of roof from existing 5/12 pitched roofing of house and garage (approximately 15 squares). Extend roof line over existing flat 8'x26' area at rear of structure to match existing pitch. Install light color roof shingles and dispose of all debris using permitted C and D handlers. See attached Construction and Demolition Recycling Program application. <i>Contractor's Comments: Price includes all labor, materials, and material disposal to re-roof house and garage with Owens Corning PRO 30 Yr Shasta White roof shingles. Material disposal of up to 1 ton will be in accordance with C&D Recycling Program. Estimated disposal quantity based on C&D program conversion factors for 15 squares of material removed.</i>	\$ 8,834.00	\$0		0%	\$0		\$0	\$ -	\$ -
(2)	Remove attached patio at rear of structure and dispose of all debris in the same manner as #1. Do not disturb slab. <i>Contractor's Comments: Price includes all labor and material disposal to remove rear covered patio.</i>	\$ 457.00	\$0		0%	\$0		\$0	\$ -	\$ -
(3)	Replace all galvanized plumbing with copper to city connection. <i>Contractor's Comments: Price includes all labor and materials to re-pipe house plumbing (from meter connection) with copper piping and complete wall repair.</i>	\$ 1,524.00	\$0		0%	\$0		\$0	\$ -	\$ -

301 E. Eleanor Lane NSP

(4) Prepare exterior of house/garage by repairing all damaged areas and apply paint to all surfaces. \$ 2,309.00

Contractor's Comments: Price includes all labor and materials to repair damaged exterior stucco and wood trims (including dryrot) and apply exterior primer and paint to all surfaces. All loose, chipped, peeling, and otherwise deteriorated finishes shall be scraped and wire brushed as needed to provide a clean solid surface ready for priming or finishing, free of foreign materials, grit, dust, rust, oil or grease.

GREEN OPTION: If City considers viable, Contractor can supply Dunn Edwards brand low VOC primer and exterior paint to all surfaces for an additional cost of \$200.

(5) Remove all chainlink fence. At rear of property, install approximately 155 l/f of dogear fence with two 4' W by 6' H - wrought iron double gates with privacy screen at end of driveway. At front of property, install approximately 80 l/f of 4' vinyl, picket fence and matching entry gate. \$ 8,320.00

Contractor's Comments: Price includes all labor and materials to remove chainlink fence and install redwood dogear fencing (15 year warranty) with wrought iron double gates at rear of property and vinyl picket fencing (classic style) with matching entry gate at front of property.

(6) Install energy efficient wall furnace to accommodate 800 s/f interior. \$ 720.00

Contractor's Comments: Price includes all labor and materials to remove and dispose existing wall furnace and install 71% efficiency Williams single-wall vent furnace (25,000 BTU/hr). The existing analog thermostat will be replaced with a programmable thermostat to preset temperatures and offer greater control over energy use.

	%Complete	Payment	Init.	% complete	Payment	Init.	Paid to date	Balance Due	Ret. 15%
	0%	\$0		0%	\$0		\$0	\$ -	\$ -
	0%	\$0		0%	\$0		\$0	\$ -	\$ -
	0%	\$0		0%	\$0		\$0	\$ -	\$ -

301 E. Eleanor Lane NSP

(7) Replace 6 existing aluminum windows and two 4'x5' stationery windows facing entry with vinyl - Title 24 compliant - Low E-3, retrofit units. Sash style, no grids.

Contractor's Comments: Price includes all labor and materials to remove and dispose existing windows and install 8 replacement vinyl windows. Replacement vinyl windows were specified so homeowner may qualify for Energy-Efficient Tax Credit of up to 30% for purchasing energy efficient windows which help homes stay warmer in the winter and cooler in the summer (Low E (Type III), Argon gas filled between panes, 0.3 U-Factor, 0.3 Solar Heat Gain Coefficient). Low E-Type III windows minimize the amount of heat energy transmitted through the glazing. All window trims, exterior door trims and other exterior openings will be caulked with an exterior caulking compound to provide a weatherproof surface.

(8) Replace standard 6' Title 24 compliant - Low E-3, retrofit slider with vinyl north of existing kitchen.

Contractor's Comments: Price includes all labor and materials to remove and dispose existing slider and install a replacement slider. Replacement vinyl slider was specified so homeowner may qualify for Energy-Efficient Tax Credit of up to 30% for purchasing energy efficient windows which help homes stay warmer in the winter and cooler in the summer (Low E (Type III), Argon gas filled between panes, 0.3 U-Factor, 0.3 Solar Heat Gain Coefficient). All window trims, exterior door trims and other exterior openings will be caulked with an exterior caulking compound to provide a weatherproof surface.

		%Complete	Payment	Init.	% complete	Payment	Init.	Paid to date	Balance Due	Ret. 15%
	\$ 3,074.00	0%	\$0		0%	\$0		\$0	\$ -	\$ -
	\$ 1,256.00	0%	\$0		0%	\$0		\$0	\$ -	\$ -

301 E. Eleanor Lane NSP

			%Complete	Payment	Init.	% complete	Payment	Init.	Paid to date	Balance Due	Ret. 15%
(9)	Replace 40 gallon water heater with tankless.	\$	1,049.00	0%	\$0		0%	\$0	\$0	\$ -	\$ -
	<p><i>Contractor's Comments: Price includes labor and materials to remove and dispose existing 40 gallon water heater and installation of Bosch 4.3 gpm natural gas tankless water heater.</i></p> <p><i>GREEN OPTION: HUD strongly recommends projects to incorporate energy efficiency into the design. If City considers viable, Contractor can supply an Energy-Star certified Bosch 6.4 gpm natural gas tankless heater for an additional cost of \$600.00. Energy-Star distinguishes energy efficient products which, although cost more to purchase than standard models, will pay back in lower energy bills within a reasonable amount of time.</i></p>										
(10)	Frame one car garage door opening and install reinforced metal sectional. Remove window and exterior access door and seal to match existing.	\$	1,813.00	0%	\$0		0%	\$0	\$0	\$ -	\$ -
	<p><i>Contractor's Comments: Price includes labor and materials to remove old garage door, dispose, reframe and install Relia-Built Basic garage door steel sectional (15 year warranty; color options include white, almond, or sandstone), remove window and exterior door openings, reframe, and stucco seal to match.</i></p>										
(11)	Install 100 AMP service.	\$	1,800.00	0%	\$0		0%	\$0	\$0	\$ -	\$ -
	<p><i>Contractor's Comments: Price includes labor and materials to remove existing panel and install new 100 amp circuit breaker panel with provisions for future circuits.</i></p>										
(12)	Install decorative exterior security light with electrical supply at entry and 2 at rear of property.	\$	296.00	0%	\$0		0%	\$0	\$0	\$ -	\$ -
	<p><i>Contractor's Comments: Price includes all labor and materials to install decorative white ceiling flush mount exterior lighting at front entry and two Heath Zenith motion sensing security lights with lamp shields at rear of property.</i></p>										

301 E. Eleanor Lane NSP			%Complete	Payment	Init.	% complete	Payment	Init.	Paid to date	Balance Due	Ret. 15%
(13)	Remove existing pond in east side yard. Grade level.	\$ 220.00	0%	\$0		0%	\$0		\$0	\$ -	\$ -
	<i>Contractor's Comments: Price includes labor to remove and dispose of existing pond and backfill with dirt to grade level.</i>										
(14)	Landscaping	\$ 1,000.00	0%	\$0		0%	\$0		\$0	\$ -	\$ -
	<i>Contractor's Comments: Price includes labor and materials to install drip irrigation system with 3-zone timer to south-facing house perimeter planter area using drought tolerant native plants and re-seed of grass. Plants include up to eight 5-gallon selections, sixteen 1-gallon selections, 3 flats of perennial flowers.</i>										
	<i>GREEN OPTION: City should consider the use of drought tolerant native plants throughout front yard to reduce water demand on existing grass yard. Grass lawns contribute to excessive water use, reduced air quality due to lawn mower emissions, and green waste volumes at landfills. Price to vary depending on City's scope of work.</i>										
(16)	Remove suspended ceiling in den and install drywall, tape and prepare for paint.	\$ 2,188.00	0%	\$0		0%	\$0		\$0	\$ -	\$ -
	<i>Contractor's Comments: Price includes labor and materials to remove and dispose of existing suspended ceiling and wall paneling, to install drywall, tape, wall texture, and prepare for paint, and to install 4" baseboard.</i>										
(17)	Remove existing paneling in den and drywall, tape and prepare for paint.	\$ -	0%	\$0		0%	\$0		\$0	\$ -	\$ -
	<i>Contractor's Comments: Labor and material costs included in Bid Item (16).</i>										
(18)	Install 4" baseboard in den.	\$ -	0%	\$0		0%	\$0		\$0	\$ -	\$ -
	<i>Contractor's Comments: Labor and material costs included in Bid Item (16).</i>										

301 E. Eleanor Lane NSP			%Complete	Payment	Init.	% complete	Payment	Init.	Paid to date	Balance Due	Ret. 15%
(19)	Replace 28" door from den to attached garage with fire rated 30". Install security hardware per standard specifications.	\$ -	0%	\$0		0%	\$0		\$0	\$ -	\$ -
<p><i>Contractor's Comments: Labor and material costs included in Bid Item (21).</i></p>											
(20)	Replace interior electrical to meet current codes.	\$ 822.00	0%	\$0		0%	\$0		\$0	\$ -	\$ -
<p><i>Contractor's Comments: Price includes all labor and materials to install replacement interior switches and recepticals (three-prong grounded type), GFCI recepticals in kitchen and bathroom, and rewire front bedroom wall mounted conduit and recepticals to inside of wall. Based on Contractor's verification of existing three-prong recepticals throughout house, Contractor's pricing assumes that all existing in-wall electrical wiring is three-wire and currently meets code.</i></p>											
(21)	Replace 3 interior doors and entry door. Install hardware per standard specifications.	\$ 1,426.00	0%	\$0		0%	\$0		\$0	\$ -	\$ -
<p><i>Contractor's Comments: Price includes labor and materials to remove, dispose and install three standard interior doors, one standard entry door, and one standard fire rated 30" door. Pricing includes hardware for all doors.</i></p> <p><i>GREEN OPTION: HUD strongly recommends projects to incorporate energy efficiency into the design. If City considers viable, Contractor can install Energy-Star certified Jeld-Wen Energy Saver steel exterior entry house door for an additional cost of \$840. Exterior house door may qualify for Energy-Efficient Tax Credit of up to 30% for homeowner to claim. Even without the tax credit, Energy-Star distinguishes energy efficient products which, although cost more to purchase than standard models, will pay back in lower energy bills within a reasonable amount of time.</i></p>											

301 E. Eleanor Lane NSP			%Complete	Payment	Init.	% complete	Payment	Init.	Paid to date	Balance Due	Ret. 15%
(22)	Prepare interior of house for paint by repairing all damaged or deteriorated areas and apply low VOC products to all surfaces. Include ceilings and closet interiors.	\$ 2,309.00	0%	\$0		0%	\$0		\$0	\$ -	\$ -
<p><i>Contractor's Comments: Price includes all labor and materials to patch damaged interior wall areas and apply Dunn Edwards brand low VOC primer and interior paint to all surfaces. All loose, chipped, peeling, and otherwise deteriorated finishes shall be scraped and wire brushed as needed to provide a clean solid surface ready for priming or finishing, free of foreign materials, grit, dust, rust, oil or grease.</i></p>											
(23)	Replace approximately 15 l/f of base cabinets and 18 l/f of overhead kitchen cabinets.	\$ 2,198.00	0%	\$0		0%	\$0		\$0	\$ -	\$ -
<p><i>Contractor's Comments: Pricing includes labor and materials to remove and dispose existing base and wall cabinets and install standard MDF-paint primed base and wall cabinetry.</i></p> <p><i>GREEN OPTION: If City considers viable, Contractor can supply Ideally Green rated oak base and wall cabinets for an additional cost of \$1,670. Ideally Green rated oak cabinet products are identified for their energy efficient and eco-friendly character.</i></p>											
(24)	Replace 15 l/f of Formica countertop. Standard Formica selection by owner.	\$ 568.00	0%	\$0		0%	\$0		\$0	\$ -	\$ -
<p><i>Contractor's Comments: Price includes labor and materials to remove and dispose existing countertop and replace with 15 l/f of new Formica countertop.</i></p> <p><i>GREEN OPTION: If City considers viable, Contractor can install 15 l/f of Consentino Eco-Slab (2cm) to kitchen countertop for an additional cost of \$1,655. The slab is made from 75% recycled content including glass, mirror, ceramic, stone and iron scrap.</i></p>											

301 E. Eleanor Lane NSP			%Complete	Payment	Init.	% complete	Payment	Init.	Paid to date	Balance Due	Ret. 15%
(25)	Replace exhaust fan.	\$ 42.00	0%	\$0		0%	\$0		\$0	\$ -	\$ -
<i>Contractor's Comments: Price includes labor and materials to install Broan standard multi-speed exhaust fan.</i>											
(26)	Replace 3/4 horse garbage disposer.	\$ 150.00	0%	\$0		0%	\$0		\$0	\$ -	\$ -
<i>Contractor's Comments: Price includes labor and materials to install standard 3/4 HP InSinkErator garbage disposal.</i>											
<i>GREEN OPTION: If City considers viable, Contractor can install noise reducing 3/4 HP InSinkErator garbage disposal (with SoundSeat Technology) to minimize indoor noise pollution for an additional cost of \$115.</i>											
(27)	Replace kitchen light fixture with 2'x2' flourescent.	\$ 43.00	0%	\$0		0%	\$0		\$0	\$ -	\$ -
<i>Contractor's Comments: Price includes labor and materials to install Metalux 2'x2' flourescent lamp.</i>											
(28)	Replace kitchen sink faucet.	\$ 135.00	0%	\$0		0%	\$0		\$0	\$ -	\$ -
<i>Contractor's Comments: Price includes labor and materials to install Delta standard chrome kitchen faucet and sink plumbing.</i>											
<i>GREEN OPTION: HUD strongly recommends projects to incorporate energy efficiency. If City considers viable, Contractor can upgrade kitchen faucet with a low flow (1.5 gpm) device for additional cost of \$50.</i>											

301 E. Eleanor Lane NSP			%Complete	Payment	Init.	% complete	Payment	Init.	Paid to date	Balance Due	Ret. 15%
(29)	Repair subfloor and install approximately 8 s/y of kitchen flooring with Marmoleum from corner to corner. Install 2" base molding.	\$ 2,471.00	0%	\$0		0%	\$0		\$0	\$ -	\$ -
<p><i>Contractor's Comments: Pricing includes labor and materials to repair kitchen and bathroom subflooring, install Marmoleum flooring (12 sy for both kitchen and bathroom) and 2" base molding to both kitchen and bathroom floors. Marmoleum flooring to be completed by certified Marmoleum installer. Flooring warranted for period of 10 years (by Marmoleum Co.).</i></p>											
(30)	Replace approximately 75 s/y of recyclable carpet and pad in den, livingroom and bedrooms.	\$ 1,350.00	0%	\$0		0%	\$0		\$0	\$ -	\$ -
<p><i>Contractor's Comments: Pricing includes labor and materials to remove existing house carpet and replace with 75 sy of new Mohawk everStrand carpet (extruded from recycled plastic bottles and contains 100% post-consumer recycled content). New carpet pad included.</i></p>											
(31)	Repair subfloor and install approximately 4 s/y of bathroom flooring with Marmoleum from corner to corner. Install 2" base molding.	\$ -	0%	\$0		0%	\$0		\$0	\$ -	\$ -
<p><i>Contractor's Comments: Labor and material costs included in Bid Item (29).</i></p>											
(32)	Replace toilet with low water saver toilet. Replace wax ring and stems.	\$ 519.00	0%	\$0		0%	\$0		\$0	\$ -	\$ -
<p><i>Contractor's Comments: Pricing includes labor and materials to remove and dispose existing toilet and install with EPA Water-Sense certified American Standard Cadet 3 high efficiency toilet (1.28gpf). Wax ring and stems included with installation.</i></p>											

301 E. Eleanor Lane NSP

(33) Replace sink with standard premolded vinyl with vanity cabinet. Cabinet to have minimum of 3 drawers. Install sink faucet and quarter turn shut off valves.

Contractor's Comments: Pricing includes labor and materials to remove and dispose existing vanity cabinet and faucet and install with new RSI Estate 30" Oak Elegance 3-drawer vanity cabinet with sinktop, Price Pfister standard chrome double handle faucet, new quarter turn shut off valves, and associated plumbing.

GREEN OPTION: HUD strongly recommends projects to incorporate energy efficiency into the design. If City considers viable, Contractor can supply a EPA WaterSense-certified low-flow bathroom sink faucet (Delta Lewiston chrome model-1.0 gpm) for an additional cost of \$130.

(34) Replace prefabricated tub/shower enclosure and faucet.

Contractor's Comments: Price includes labor and materials to remove and dispose existing tub/shower wall enclosure and faucet and install new standard polystyrene AquaGlass-Venture tub wall enclosure and AquaSource chrome triple handle faucet set.

GREEN OPTION: HUD strongly recommends projects to incorporate energy efficiency into the design. If City considers viable, Contractor can supply an Earth low-flow showerhead (1.5 gpm) for an additional cost of \$50.

				%Complete	Payment	Init.	% complete	Payment	Init.	Paid to date	Balance Due	Ret. 15%
	\$	511.00		0%	\$0		0%	\$0		\$0	\$ -	\$ -
	\$	602.00		0%	\$0		0%	\$0		\$0	\$ -	\$ -

301 E. Eleanor Lane NSP

		%Complete	Payment	Init.	% complete	Payment	Init.	Paid to date	Balance Due	Ret. 15%
(35)	<p>Replace shower rod, towel bar, toilet paper dispenser, medicine cabinet and light</p> <p><i>Contractor's Comments: Price includes labor and materials to install standard shower rod, towel bar, toilet paper dispenser, medicine cabinet and standard white ceiling flushmount light fixture.</i></p> <p>GREEN OPTION: HUD strongly recommends projects to incorporate energy efficiency into the design. If City considers viable, Contractor can supply an EPA Energy Star-certified Good Earth flushmount light fixture for an additional cost of \$65. Energy-Star distinguishes energy efficient products, which although cost more to purchase than standard models, will pay back in lower energy bills within a reasonable amount of time.</p>	\$	121.00		0%	\$0		\$0	\$ -	\$ -
(36)	<p>Landscaping</p> <p><i>Contractor's Comments: Labor and material costs included in Bid Item (14).</i></p>	TBD			0%	#VALUE!		#VALUE!	\$ -	\$ -
(36)	<p>Pull permit and post on site. Submit copy of permit for initial progress payment and upon final completion</p> <p><i>Contractor's Comments: Pricing based on the City Building Department permit fees to rehabilitate property using the valuation method on the overall cost of the rehab project (\$50,001 to \$100,000) and construction and demolition debris recycling application fee. The deposit for the construction and demolition debris recycling program to be paid by Contractor.</i></p>	\$	848.00		0%	\$0		\$0	\$ -	\$ -
30)	<p>Priority Code A: Provide building permit and final building sign-off. Post permit on site.</p> <p><i>Contractor's Comments: Permit costs included in Bid Item (36) listed above.</i></p>	\$	-		0%	\$0		\$0	\$ -	\$ -

301 E. Eleanor Lane NSP
 (38) Contractor to provide chemical treatment and recommended repairs.

\$ 1,250.00

%Complete	Payment	Init.	% complete
0%	\$0		0%

Contractor's Comments: Pricing includes labor and materials to fumigate house to remaining areas identified in the Wood Destroying Pests and Organisms Inspection Report dated 6/22/2009 completed by Orkin. Fumigation will only be completed to the identified areas remaining after demolition and dryrot replacement is completed by the Contractor.

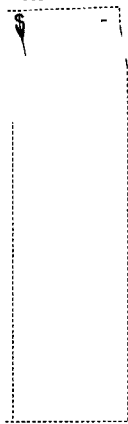
PROJECT TOTAL \$ 50,225.00

#VALUE!

Fifty Thousand Two Hundred and Twenty-Five Dollars.

8,834.00
 457.00
 1,524.00
 2,300.00
 8,320.00
 720.00
 3,074.00
 1,256.00
 1,049.00
 1,813.00
 1,800.00
 296.00
 220.00
 1,000.00
 2,188.00
 0.00
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 0.00
 822.00
 1,426.00
 2,309.00
 2,198.00
 568.00
 42.00
 150.00
 43.00
 135.00
 2,471.00
 1,350.00
 0.00
 519.00
 511.00
 602.00
 121.00
 848.00
 1,250.00

Ret. 15%



\$ -

Attn: Christy Valley
4 pages sent

City of Long Beach

110 Pine Ave., Twelfth Floor, Long Beach, CA 90802
(562) 570-6083 - (562)-570-5921 Fax

WORK SPECIFICATION- CONTRACTOR BID PROPOSAL

Revised
w/ Landscape

Property Owner: NSP	Inspection Date: 5/4/09
Address of Property: 301 E. Eleanor Lane	Inspected by: Rikki Page
Zip Code:	Charge Point:
Owner's Phone Number: 570-6083	Loan Officer: Christy Valley
Year Built:	
Contractor: <u>Villacorta Pacific Construction Inc</u>	State Contractor License Number: <u>909421</u>
Address: <u>12470 Highland Dr.</u>	Expiration Date: <u>03/2010</u>
<u>Justin CA 92702</u>	Tax ID # or Social Security #: XXXXXXXXXX
Telephone: <u>(562) 602-1510</u>	Ethnicity: <u>Hispanic</u>

The undersigned Contractor hereby submits a lump sum bid in the amount of:

\$ 55,225.00

*Fifty-five Thousand and
Two Hundred and Twenty-five Dollars*

Acceptance of attached Work Specification and Bid Proposal

All work to be performed shall be in conformance with Long Beach City Codes and Ordinances. Contractor is responsible for property line designation, properly designed plans, securing building permits, certifications and paying fees, if applicable. Contractor shall verify all dimensions on the job site. Owner shall select colors and patterns of materials where applicable. All lead inspection and controls to be performed by State certified company or individual and it is the responsibility of the contractor to provide all documentation to satisfy this requirement from Initial inspection through clearance.

_____	Date
<u>Brian Valliant</u>	<u>9/10/09</u>
Contractor	Date
<u>[Signature]</u>	<u>9-14-09</u>
Reviewed and Approved	Date

301 E. Eleanor Lane NSP

(35) Replace shower rod, towel bar, toilet paper dispenser, medicine cabinet and light \$ 121.00

Contractor's Comments: Price includes labor and materials to install standard shower rod, towel bar, toilet paper dispenser, medicine cabinet and standard white ceiling flushmount light fixture.

GREEN OPTION: HUD strongly recommends projects to incorporate energy efficiency into the design. If City considers viable, Contractor can supply an EPA Energy Star-certified Good Earth flushmount light fixture for an additional cost of \$65. Energy-Star distinguishes energy efficient products, which although cost more to purchase than standard models, will pay back in lower energy bills within a reasonable amount of time.

(36) Landscaping \$ 5,000.00

Contractor's Comments: Price includes labor and materials to install irrigation sprinklers to the front yard and landscape with a variety of plants from the attached Plant Selection List.

(38) Pull permit and post on site. Submit copy of permit for initial progress payment and upon final completion \$ 848.00

Contractor's Comments: Pricing based on the City Building Department permit fees to rehabilitate property using the valuation method on the overall cost of the rehab project (\$50,001 to \$100,000) and construction and demolition debris recycling application fee. The deposit for the construction and demolition debris recycling program to be paid by Contractor.

30) Priority Code A: Provide building permit and final building sign-off. Post permit on site. \$ -

Contractor's Comments: Permit costs included in Bid Item (36) listed above.

	%Complete	Payment	Int.	% complete	Payment	Int.	Paid to date	Balance Due	Ret. 15%
(35) Replace shower rod, towel bar, toilet paper dispenser, medicine cabinet and light	0%	\$0		0%	\$0		\$0	\$ -	\$ -
(36) Landscaping	0%	\$0		0%	\$0		\$0	\$ -	\$ -
(38) Pull permit and post on site. Submit copy of permit for initial progress payment and upon final completion	0%	\$0		0%	\$0		\$0	\$ -	\$ -
30) Priority Code A: Provide building permit and final building sign-off. Post permit on site.	0%	\$0		0%	\$0		\$0	\$ -	\$ -

301 E. Eleanor Lane NSP

(38) Contractor to provide chemical treatment and recommended repairs.

\$ 1,250.00

Contractor's Comments: Pricing includes labor and materials to fumigate house to remaining areas identified in the Wood Destroying Pests and Organisms Inspection Report dated 6/22/2009 completed by Orkin. Fumigation will only be completed to the identified areas remaining after demolition and dryrot replacement is completed by the Contractor.

PROJECT TOTAL \$ 55,225.00

	%Complete	Payment	Int.	% complete	Payment	Int.	Paid to date	Balance Due	Ret. 15%
	0%	\$0		0%	\$0		\$0	\$ -	\$ -
								\$ -	\$ -
								\$ -	\$ -
								\$ -	\$ -
								\$ -	\$ -
								\$ -	\$ -
								\$ -	\$ -
								\$ -	\$ -
								\$ -	\$ -

Planting Legend - Shrubs

*	Harmony Kangaroo Paw - 5 gal	Qty: 3
○	Mexican Bush Sage - 1 gal	Qty: 7
○	Hummingbird Sage - 1 gal	Qty: 17
○	Dwarf Varigated Mock Orange - 1 gal	Qty: 6
○	Dwarf Strawberry Tree - 15 gal	Qty: 1
○	Canyon Belle Coral Bells - 1 gal	Qty: 16
○	Firecracker Island Snapdragon - 1 gal	Qty: 3
○	Varigated Fortnight Lily - 1 gal	Qty: 3
○	Maori Maiden Flux - 5 gal	Qty: 2
○	Bush Anenoms - 5 gal	Qty: 2
○	Silver Carpet - Flat	Qty: 150 sf
○	Flagstone	Qty: 30 pieces
○	Artificial Grass -	Qty: 0 sf.

Plant Selection List
for
301 E. Eleanor Lane

Prepared by: Villacorta Pacific Construction Inc