



1611 SW 165<sup>th</sup> ST Burien, WA 98166

**Reeley Construction Inc**

**(206) 650-2199 Tel**

## Bid Proposal

**Date: 9-05-15**

Bell-Anderson property Management  
Red Mill 1 Condominiums

RE: Cabana water damage at Red Mill 1 Condominiums 17745 134<sup>th</sup> Lane SE Renton, WA 98058

We appreciate your consideration for the opportunity to provide work for Red Mill 1 Condominium. We propose to supply all materials, labor and equipment to perform the work listed below.

### **Cabana water damage repairs per integrity Group recommendations dated July 23, 2015.**

- Remove rock faced under window elevation – store onsite for re-use. **Note:** This bid does not include replacing the rock cladding. There is a good possibility the rock cladding will be damaged during the course of removal. Owner will be notified if some or all cladding will have to be replaced and any additional work will only be done by approved change order
- Remove exterior drywall, flashing and exterior envelope components to wall framing.
- Remove elevated soil and landscape to proper height – Not to exceed foundation level. Does not include removal and or replacing trees, shrubs/bushes.
- Integrity Group inspection to discuss and verify findings and repair methodology
- Replace envelope assembly and re-install rock cladding.

**Cost: 15,123.00 plus state sales tax**

**Exclusions:** This bid does not include hidden damage. This bid does not include permits, shop drawing, special inspections or engineering. Any additional work or costs will only be done by approved change order.

**Assumptions:** Parking available for workers. Contractor may use water or electricity in connection with the work.

This bid is valid for thirty days. If accepted, sign and return via mail or fax. Work is scheduled on a first-come first-served basis and as crews become available. **A 50% down payment is required before materials will be ordered or work will begin.** Invoiced amounts are due upon completion of work or bi-weekly as progress dictates.

Sincerely

Accepted by \_\_\_\_\_ Date: \_\_\_\_\_



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**NOTICE TO CUSTOMER**

This contractor, Reeley Construction, Inc. is registered with the State of Washington, as a general contractor and has posted a bond with American Contractors Indemnity Company for \$12,000 for the purpose of satisfying claims against the Contractor for negligent of improper work or breach of contract in the conduct of the Contractor's business. The expiration date of this Contractor's registration is 2-10-2016. This cash deposit may not be sufficient to cover a claim that might arise from the work done under your contract. If any supplier or materials used in your construction project or any employee of the Contractor or subcontractor on your job is unpaid, your property may be liened to force payment. If you wish additional protection, you may request the Contractor to provide you with the original "lien release" documents from each supplier of subcontractor on your project. The contractor is required to provide you with further information about lien release documents if you request it. General information is also available from the Department of Labor & Industries.

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**CONSTRUCTION LIENS:**  
**WHAT YOU SHOULD KNOW ABOUT CONTRACTS**

*Washington laws require contractors and lending institutions to give you this notice if your contract price exceeds \$1000.00 (RCW 18.27.114(2) and RCW 60.04.255). This notice explains the basics of the construction lien law to help you protect yourself. This notice isn't a reflection upon the abilities or credit of your contractor.*

If you are dealing with a lending institution, ask your loan officer what procedure the institution follows to verify that subcontractors and material suppliers are being paid when mortgaging money is paid to your contractor. Request lender supervision when dealing with a lending institution that provides interim of construction financing. See RCW 60.04.200-210.

You may ask the contractor to disclose all potential claimants as a condition of payment.

You or your lender, can instead of making progress payments only to your contractor, make numerous jointly payable checks to the contractor and various subcontractors and suppliers as work progresses. There may be an additional cost from your lender for this service.

For an additional cost, you may request your contractor to post a performance bond. This will give you recourse in the event the contractor fails to complete the building agreement. This will increase the price of the construction project.

If you enter into a contract to buy a newly built home, you may not receive a notice of a lien based on a claim by a contractor of material handler. Be aware that a lien may be claimed even though you have not received a notice. You may want to ask your contractor or title insurance company about an ALTA title insurance policy based upon the receipt of lien waivers.

When in doubt, or if you need more details, consult your attorney.

Acknowledgement of receipt: \_\_\_\_\_

Date: \_\_\_\_\_

Property Owner's Name: \_\_\_\_\_

Contractor's Representative: \_\_\_\_\_

*This notice was approved by the State Attorney General's office and the State Department of Labor and Industries, Building and Construction Safety Inspection Services Division, for reproduction by lending institutions and contractors for distribution to their clients in meeting the information material required by RCW 60.04.250 and RCW 18.04.114(2)*



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**NOTICE TO CLIENTS**

Property owners are required by state law to notify contractors about asbestos and lead base paint where contractors are working.  
**PLEASE READ THE FOLLOWING AND RETURN TO:**

**Reeley Construction, Inc.  
133 SW Normandy RD 12 Normandy Park WA 98166**

Please notify us if you know or presume asbestos or lead exists on the property at: \_\_\_\_\_

According to the Wisha (Washington Industrial Safety and Health Act) Regional Directive 23-10, WAC 296-62-07721, Communication of Hazards to Employees, has specific requirements for property owners and their agents:

**“Building, vessel, and facilities owners have the responsibility to notify contractors and tenants in writing of the presence of asbestos-containing materials and presumed asbestos-containing materials (ACM/PACM) even though the employees at risk are not the owner’s direct employees.”**

***If you have had an AHERA (Asbestos Hazardous Emergency Response Act) Building Inspection done, please provide a copy of the inspection report before we begin work.***

☐ **I have enclosed a copy of the Asbestos or lead Inspection Report.**

☐ I have arranged for an asbestos or lead inspection. Expected completion date: \_\_\_\_\_

☐ I do not know if asbestos or lead exists. Please provide information on getting a building inspection.

☐ I understand my obligation to notify the contractor for any known exposure to asbestos or lead at this property. I decline to pursue a building inspection and take full responsibility for any and all personal injury resulting from asbestos exposure and lead to the contractor’s employees who performed work at this property.

\_\_\_\_\_  
Property Owner/Agent

\_\_\_\_\_  
Date

**NOTICE TO HOMEOWNER**

**Excerpted from Washington Statutes RCW 64.50.050**

The construction professional shall provide notice to each homeowner upon entering into a contract for sale, construction, or substantial remodel of a residence, of the construction professional's right to offer to cure construction defects before a homeowner may commence litigation against the construction professional.

Chapter 64.50 RCW contains important requirements you must follow before you may file a lawsuit for defective construction against the seller or builder of your home. Forty-five days before you file your lawsuit, you must deliver to the seller or builder a written notice of any construction conditions you allege are defective and provide your seller or builder the opportunity to make an offer to repair or pay for the defects. You are not obligated to accept any offer made by the builder or seller. There are strict deadlines and procedures under State law and failure to follow them may affect your ability to file a lawsuit.

Signature below denotes my receipt of the notice described in paragraph one above.

Signed: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_



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## Reeley Construction Inc

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### Corporate Philosophy

*Reeley Construction, Inc is committed to Repairing and Restoring your property to be better than new. Our employees are trained professionals and our goal is to exceed your expectations. All of our work is guaranteed to be complete and accurate. As our client, our number one goal is to make you a happy customer. If we have not done this, our job is not complete and we want to know!*

### Terms and Conditions

1. We reserve the right to cancel any work order/ bid proposal before starting work without penalty.
2. Work completed: Work is completed in accordance to the description of work ordered. Any terms, requirements, limits to the scope of work, etc. must be communicated and documented when the work is ordered.
3. Notes to client about work completed: Workers will note any additional information, additional work that should be ordered to better complete the job, and discrepancies between the work ordered and the work performed, etc.
4. Billing: The client or agent of the client to be billed, which was communicated and documented when the work was ordered, will be responsible for the payment of costs associated to the work order.
5. Costs associated to the work order: Time and Material jobs will be charged for all hours at our prevailing hourly rate. Minimum billing is one hour. Material is typically marked up 25% to cover our internal costs. Bid jobs will be charged the bid amount and any change orders for any material or labor costs not specified in the bid.
6. Material costs: Material costs will be summarized on the work order, unless otherwise specified at time of order.
7. Labor costs: Labor will be charged at the rate assigned to the type of work performed. This rate will be the rate quoted on the date the work is ordered. Overtime rates will be charged for work performed outside of normal business hours. Weekend work is overtime unless prior arrangements are made through our office.
8. Questions or complaints: Any questions or complaints regarding work performed must be communicated within 1 week of completion of work. Questions on billing must be communicated within 1 week of invoice date. Failure to contact our office constitutes full acceptance of the work as invoiced.
9. Payment terms: Payment is due within 10 days of receiving invoice. Interest will be charged at the rate of 12.0% per month if payment is not received by payment due date.

### Warranty

Reeley Construction, Inc. guarantees our new work, when using material supplied by and installed by Reeley Construction Inc for a period of one year from date of installation. By their nature, many repairs to existing buildings, including plumbing and roof leaks, cannot be guaranteed. The mixture of old and new materials, or installation of customer provided materials, and/or hidden defects in buildings eliminate our ability to control the variables necessary for us to provide a guarantee on all work. Material failures are the responsibility of the manufacturer; we will assist with contacting them as needed. There are no other expressed or implied warranties for guarantees from Reeley Construction. In no case shall the corrective action or our liability required be in excess of the original cost and scope of work performed.

### Right to Lien Property

Reeley Construction Inc has the right to claim a lien against property for which services, materials, or equipment were provided for the improvement of the property and not paid in full.

### Attorneys Fees

If this matter is referred for collection, or if either party retains an attorney for the purpose of arbitration or suit, by ordering services or material, the purchaser agrees to pay reasonable costs and attorney's fees, all costs of collection, including licensed collection agency fees and court costs, in addition to the amounts otherwise due. Venue and jurisdiction shall be laid in King County, Washington.