



Sustainable Living Builders, Inc.

Roof, Solar, Electrification, Residential and Commercial



CENTER KINGSPAN SKYLIGHT PANEL QUOTE

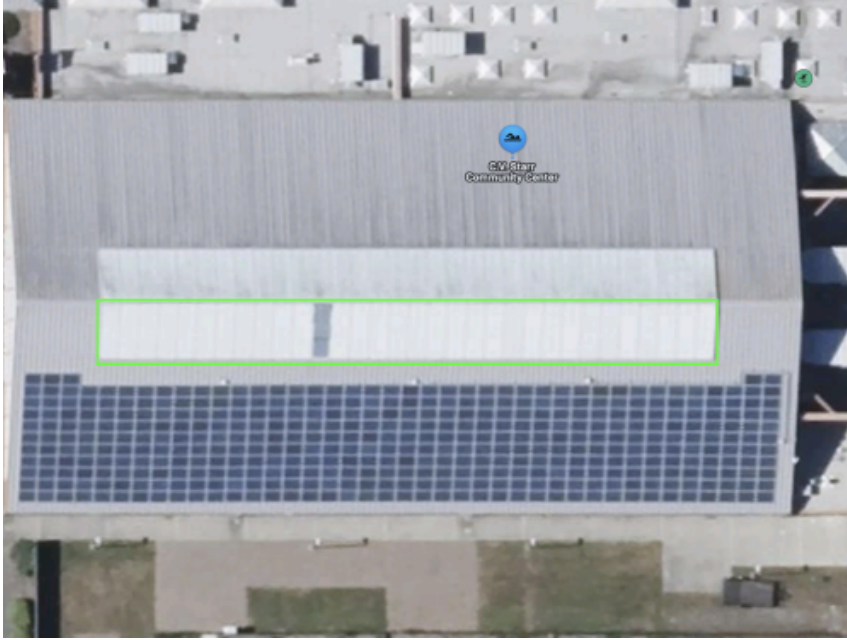
JAN 03, 2025

CARLOS HERNANDEZ

300 S Lincoln St
Fort Bragg, CA
95437

ian@slb-inc.com
(707) 889-2827

FINDINGS REPORT



Southern facing side of CV Starr Community Center Kingspan Skylights have been found to be faulty and in need of replacement. Some Panels have failed seals and were never replaced or maintained over the prior 15 years that the skylights were in place. Some skylights are still in working condition but are also be replaced for equal quality of materials. Those extra panels are to be removed and kept for future use if necessary. *Prevailing Wage Work.



To: Glazing Contractors

1485 Bayshore Boulevard #153
San Francisco CA 94124-3002
PH: 415/467-9235 FAX: 415/468-4796
charlie@colliersf.com
License No. 481944 DIR No. 1000002955

Date January 6, 2025
Proposal No CK-1584E
For: CV Starr Community Center

PROPOSAL – MATERIAL ONLY

We appreciate the opportunity to quote you on the following to be shipped F. O. B. **factory with full freight allowed to jobsite.**

Destination **Fort Bragg, CA**

With approximate delivery **10-12 weeks** after acceptance of this proposal and of our final drawings and instructions applicable hereto. And to be installed: At your expense

At the expense according to the specifications and on the premises described

The included terms and conditions are made a part hereof. Please read them carefully. Should you not receive all pages of this proposal please advise immediately.

We propose to furnish the following:

Kingspan Light + Air GridSpan™ 2 3/4" Translucent Panel System for:

One (1) GridSpan Ridge without ends:

Width: 27'-11 1/2" Length: 159'-6" Slope: 27.5° Bays: 1 upslope, 32 lengthwise

NOTE: Material being provided is replacement panels, caps, ridge cap, gaskets, and fasteners only for one side of the above-described unit. The other side material is to remain in place. All interior parts are to remain and be reused.

Includes

- Dead Load: 3psf
- Deflection: L/60 per IBC
- Wind Load: 91mph per ASCE 7-16
- Ground Snow Load: 0psf per ASCE 7-16
- Drift Load: Not Provided
- This quote is not valid if loads are greater than those listed above.

The following applies to all units unless noted:

- Light Transmission: 21%
- Grid: 30"x12" per old order drawings 18179
- Center of Panel U-Factor: .20
- Glazing: .070" Ultimate Series "Silver Edition" Crystal Non-Fire Rated Exterior/.045" Standard Crystal Fire Rated Interior, 2 3/4"
- Finish: AAMA2605 LT122969 Road Ready Gray
- Non-Thermally Broken Grid Core
- Warranty: 5 Yr Matl/Wrk, 25 Yr Fiberbloom, 20 Yr Color change, 10 Yr Finish
- Shipping Un-Assembled to Fort Bragg, CA
- Price includes an estimated freight cost only. Actual Freight costs determined at time of shipment
- Price includes shop drawings sent electronically via pdf file and one set of final field drawings.

KINGSPAN SKYLIGHT PANEL SYSTEM MATERIALS AND INSTALLATION

Description	Qty
Kingspan Skylight Panel System Materials and Installation	
Materials and Installation of Kingspan Light + Air GridSpan™ 2 3 4" Translucent Panel System for: One (1) GridSpan Ridge without ends: Width: 27'-11 1/2" Length: 159'-6" Slope: 27.5o Bays: 1 upslope, 32 lengthwise	1

Estimate subtotal	\$273,591.09
Total	\$273,591.09

AUTHORIZATION PAGE

**Kingspan Skylight Panel System
Materials and Installation**

\$273,591.09

Name: Carlos Hernandez

Address: 300 S Lincoln St, Fort Bragg, CA

No Price Increase will take place until 2/1 as price will be held firm by manufacturer and Sustainable Living Builders. If Contract is not awarded or signed before end of January price increases may occur.

Customer Comments / Notes

Carlos Hernandez:

Date:

Jaime Delgado:

Date:

Refusing to perform the required additional scope of work may void the original scope of work warranty. Repairs for wood rot are required to pass inspections. For any questions or concerns, please contact your production coordinator.

TERMS AND CONDITIONS

ACCEPTANCE OF AGREEMENT

We have read this agreement carefully before signing and hereby acknowledge receipt of a copy hereof. By signing below, the owner accepts and agrees to the terms and conditions and acknowledges receipt of the Home Improvement Agreement Standard Terms and Conditions.

HOME IMPROVEMENT AGREEMENT

1. PARTIES AND DATE OF AGREEMENT

This agreement (the "Agreement") is made by and between, Carlos Hernandez, hereinafter called the "Owner," and Sustainable Living Builders Inc., hereinafter called the "Contractor."

2. PROJECT DESCRIPTION/LOCATION

The owner hereby agrees to engage a contractor to furnish all materials and perform all work as it pertains to a home improvement project (the "work") at the property located at: 300 S Lincoln St Fort Bragg, CA 95437, (the "Project Site") for a home improvement project.

a. CONTRACT PRICE: The owner shall pay the contractor via check or alternative methods for the material and labor to be performed under the contract.

b. GENERAL PROVISIONS: Any alteration or deviation from the below specifications, including but not limited to any such alterations or deviation involving additional material and/or labor costs, will be executed only upon written order signed by the owner and contractor, and if there is any charge for such alteration or deviation, the additional charge will be added to the price of this contract through a change order.

c. WORK QUALITY: All work will be conducted in a manner consistent with California law and under good standing with licensing and insurance under the Contractors State License Board. To the extent required by law, all work shall be performed by individuals duly licensed and authorized by law to perform said work. The contractor warrants that it is adequately insured for injury to its employees and others incurring loss or injury as a result of the acts of the contractor, its employees, or subcontractors. The contractor may, at its discretion, engage subcontractors to perform work hereunder, provided the contractor shall fully pay the said subcontractor and, in all instances, remain responsible for the proper completion of this contract.

d. LIENS: The contractor shall furnish the owner with appropriate releases or waivers of lien for all work performed or materials provided in the event that a lien was filed.

3. CONTRACT PRICE

The owner agrees to pay the total price, subject to modification for changes (as defined in Section 4), for the labor and material furnished according to this agreement. The payment will be due and processed at project completion or when the final permit, if required, has been finalized by the local building jurisdiction.

4. CHANGE ORDERS

a. Any changes, additions, alterations, deviations, or extras to the work shall be made with a written change order signed, or approved via text or email, by the owner and contractor, specifying the change to any labor and materials by the contractor, the amount to be paid by the owner, and the change, if any, in the time of performance, including changes necessary to conform to codes, laws, or regulations required by any utility or government authority or to address existing conditions of the project site unknown to the contractor at the time the contractor signs this agreement. All Change Orders shall be incorporated as part of this Agreement and submitted to financing parties if that is a chosen form of payment. The owner understands and agrees that changes may extend the time for performance. The hourly rate per labor hour is \$95 per hour.

a. There may be changes to scope of work for items not reasonably expected, anticipated, or required by the inspector.

5. PERMITS

The contractor will pay up to \$500 per job to obtain building permits. The owner will be responsible for any additional permitting fees.

6. AUTHORITY TO CONTRACT FOR THE WORK

The owner shall represent that they have the legal ability to authorize the work done at the project site.

7. DEFAULT PRIOR TO START OF CONSTRUCTION

In the event the owner fails to fulfill the owner's obligations under this agreement, the contractor will be entitled to receive payment for any time and material costs incurred by the contractor.

8. PROJECT TIME

a. The contractor shall coordinate the commencement of work after all the following occur: (i) this agreement is signed by the owner and contractor; (ii) applicable project financing agreements are completed or if a down payment is required by the contractor from the owner; (iii) the site is ready and available for the contractor to commence the work; and (iv) all required state and local building and construction permits and approvals are issued along with a notice to proceed from the project financing provider. The contractor shall not be liable for any delay due to circumstances beyond its control, including strikes, casualties, or the general unavailability of materials.

b. Contract Pricing Validity and Adjustments: The prices agreed upon in this contract are valid for a period of six months from the date of contract signing. Should the project experience delays not caused by SLB that extend beyond six months, SLB reserves the right to adjust the pricing to reflect current market rates. This may include, but is not limited to, changes in labor costs, materials, and any other expenses related to the project.

9. PAYMENT AND INSTALLATION

a. Financing Assistance and Client Responsibility: Sustainable Living Builders (SLB) will assist clients by providing guidance and necessary documentation to support applications for financing. However, it is the client's responsibility to apply for and secure approval of such financing. The client must ensure that SLB receives full payment for the project, irrespective of any changes or failures in the financing arrangement. SLB is not a financial institution; we merely facilitate access to potential financing options. The client's obligation to pay for the project in full remains firm, regardless of the financing method ultimately utilized.

Installation for a financed project will occur after (i) the completion of a financing application, (ii) the signing of this agreement, (iii) the signing of the financing agreement, (iv) the completion of all financing required documents and verification calls, and (v) the receipt of a Notice to Proceed by the Contractor from the Financing Company. Following installation, final completion statements must be signed by the owner in order to complete the financing of the project.

b. Cash Payment: For cash payments, a deposit of 50% of the total project cost, is required upon signing the final agreement before installation and material ordering begins. An additional 30% of the of the total project cost, is required upon arrival of materials and start of installation. Upon project completion, 100% of the outstanding balance,

including any approved change orders, is due. Fees may apply when payment is not presented on time. Payments shall be made out to Sustainable Living Builders, Inc., and delivered to 4399 Gravenstein Hwy S, California 95472. A 3% transaction fee will be assessed for credit card payments.

10. SERVICE CALLS AFTER COMPLETION OF THE PROJECT

SLB reserves the right to fix any issues that come up during the construction or after the fulfillment of the contract using our crews. Sustainable Living Builders will not refund work performed by other contractors unless prior arrangement has been made.

Sustainable Living Builders does not offer emergency services; the business hours are from 7 a.m. to 4 p.m. Monday through Friday. Visits outside of these hours may result in a \$250 special visit fee.

Service calls for issues caused by SLB's workmanship or covered under the manufacturer's warranty will have no cost within the warranty coverage time frame. However, wrongful service call requests that are not a result of SLB's workmanship or the manufacturer's material defect will cost \$250.

11. SIGNATURES

The signature of either owner (if more than one) subsequent to the signing of this agreement shall be sufficient for all purposes under the agreement, including change orders, if any.

12. ENFORCEABILITY

If any part of this agreement is found to be unenforceable, it shall not affect the enforceability of the remainder of this agreement. The failure of either party to enforce any term or condition of this agreement shall not constitute a waiver of any other breach of any right, claim, term, or condition of this agreement.

13. ARBITRATION

All disputes hereunder shall be resolved by binding arbitration in accordance with the rules of the American Arbitration Association.

14. ENTIRE AGREEMENT

This agreement constitutes the entire contract between the parties. It is expressly agreed that no statement, arrangement, warranty, or understanding, oral or written, express or implied, will be recognized unless it is stated in, or otherwise permitted by, this Agreement. The owner warrants that the person executing this agreement and any subsequent change orders has the legal authority to do so, including obligating the owner to a marital purpose debt if married. The owner acknowledges review and approval of the entire agreement before execution. This agreement is not assignable by either party without the other's consent.

15. CANCELLATION

NOTICE OF RIGHT OF CANCELLATION: THIS AGREEMENT MAY BE CANCELLED UNILATERALLY BY THE OWNER BY NOTIFYING THE CONTRACTOR IN WRITING WITHIN THREE (3) CALENDAR DAYS AFTER SIGNING THIS AGREEMENT. IN THE EVENT OF CANCELLATION OF THIS AGREEMENT BY THE OWNER THEREAFTER, THE CONTRACTOR SHALL RECEIVE IMMEDIATE REIMBURSEMENT FROM THE OWNER FOR ALL COSTS AND EXPENSES INCURRED TO THAT DATE.

16. CALIFORNIA LAW

California State Law requires anyone who contracts to do construction work to be licensed by the Contractors State License Board in the license category in which the contractor is going to be working if the total price of the job is \$500 or more (including labor and materials). Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors State License Board may be unable to assist you with a complaint. Your only remedy against an unlicensed contractor may be in civil court, and you may be liable for damages arising out of any injuries to the contractor or their employees. You may contact the Contractors State License Board to find out if this contractor has a valid license. The board has complete information on the history of licensed contractors, including any possible suspensions,

revocations, judgments, and citations. The board has offices throughout California. Please check the government pages of the White Pages for the office nearest you, or call 1800 331 CSLB for more information.

17. WARRANTY

a. SLB Inc.'s standard workmanship warranty for pitched roofs is 2 years. SLB Inc.'s workmanship warranty for low-slope roofs is 2 years. SLB Inc.'s workmanship warranty does not cover harm from weather, vegetation, or changes brought about by other construction. The warranty only covers any installation defects. Please be advised that the warranty of workmanship is voided if solar is installed and the roof is penetrated by another contractor.

b. Warranty Coverage: For projects utilizing the GAF system, the following warranties apply:

Material Warranty: GAF provides a 50-year warranty on materials, covering any defects; refer to the manufacturer for details.

Workmanship Warranty: GAF offers a 25-year warranty on the workmanship of the installation; refer to the manufacturer for details.

In addition to these warranties provided directly by GAF, Sustainable Living Builders (SLB) offers a separate warranty that covers all issues arising within the first two years after project completion. Beyond this period, any warranty issues should be addressed directly with GAF's warranty claims department. SLB will assist by providing the necessary documentation to support any claims processed through GAF.

c. Workmanship and material warranties vary by manufacturer and product. See the manufacturer for material warranties.

d. Other common warranties covered by SLB:

- CertainTeed shingles have 4-star protection. See the manufacturer for details. SLB offers a 5-year workmanship warranty.
- Malarkey shingles have 4-star protection. See the manufacturer for details. SLB offers a 5-year workmanship warranty.
- Modified Bitumen 15-year assembly and integrity roof system warranty from Certainteed. SLB offers a 3-year workmanship warranty.
- Modified Bitumen 20-year assembly and integrity roof system warranty from Certainteed. SLB offers a 3-year workmanship warranty.
- Modified Bitumen 25-year assembly and integrity roof system warranty from Certainteed. SLB offers a 3-year workmanship warranty.

18. Materials

a. Materials Use Disclosure: Sustainable Living Builders commits to using industry-standard materials for all construction projects. Should a client request specific materials that deviate from our standard offerings, such requests must be made and approved prior to the start of the project. Clients will be responsible for any additional costs associated with these special materials, including markups and any extra labor required. All related expenses not initially included in the contract will be clearly itemized and billed to the client.

b. OSB Board Installation and Additional Costs: For roof repairs or new roof deck installations, OSB boards will be used as standard. If alternative materials are requested by the owner or required for specific project needs, the owner will be responsible for covering the additional costs. This includes expenses for materials not included in the original contract, as well as any associated markups and extra labor costs. All such additional expenses will be clearly detailed and added to the final invoice.

c. Chimney Outlet Provisions: Chimney outlets exceeding 2 feet in height are not included in standard project quotations. If any oversized chimney outlets are required due to their condition or by the inspector, the client will be

informed, and a change order will be created. These costs will then be outlined in the change order for client approval.

d. Copper Metal Flashings and Nosing: Copper metal flashings and nosing are not standard inclusions and will only be provided if explicitly stated in the contract. Should these materials be required, a change order will be issued detailing all associated extra costs for client approval.

e. Any materials needed for change orders will be charged at cost plus a sourcing fee.

19. Overhang Disclaimer

Roofing Nail Penetration Disclosure: Sustainable Living Builders, Inc. uses 3/4" roofing nails in compliance with building codes and manufacturer warranty standards. Although our team will make every effort to minimize nail penetration, it may not always be preventable and cannot be predicted before work begins.

If nail penetration through the underside of roof overhangs occurs, clients will be notified. Visible nails are common with sheathing thicknesses of 15/32" or 1/2". Sustainable Living Builders, Inc. cannot be held responsible for any claims of damages or defects associated with such penetration, such as paint job damage or any wood chipping from the current overhang necessitated by such occurrences.

If clients wish for the nails not to be visible, additional services such as trimming the nail tips, painting the underside of the overhangs, or replacing the sheathing with a thicker material are available at an extra cost. Clients must explicitly request and approve these services in advance.

End of Agreement

Carlos Hernandez

Date:

Jaime Delgado

Date: