



"Improving Chicagoland Since 1985"

Shop/Office
K.H. Renovations, Inc.
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August 26, 2021
#08262101

Remodeling Proposal

We hereby propose to furnish, in accordance with the specifications below or on attached pages, material and labor necessary to complete the following:

Remodel North Station Kitchen

1. Remove and store all appliances for reinstallation
2. Remove and dispose of all cabinets & countertops Including desk top
3. Move existing electrical and gas line to new range location per approved plans
4. Install electrical above new range location for new microwave installation
5. Replace all existing GFCI outlets with new GFCI outlets
6. Replace / repair any damaged drywall, taped sanded to paint ready
7. Install new cabinets including pulls per approved plans
8. Install new Group A Quartz countertops in kitchen and desk area per approved plans
9. Install new sink in existing location to existing water and waste lines
10. Install new water and waste line for refrigerator and coffee maker
11. Install existing dishwasher, refrigerator and ice maker
12. Install new range and above range microwave. (Appliance costs not include in price, village will supply new appliances to be installed)
13. Prep and paint all walls and ceilings in kitchen area only 2 coat latex paint

Total Labor Cost \$30,000.00 + Fixture/Material Costs

NOTE: Contract contingent on Village of Westmont Board Approval

NOTE: Price above do not include cost of fixtures.

Estimated Fixture/Material Costs:

1. Cabinets.....\$9000.00
2. Countertops.....\$5000.00
3. Fixtures.....\$900.00

Total Labor & Estimated Fixtures Cost \$44,900.00

Payment Terms: 30% (\$13,470.00) Deposit due upon acceptance and prior to start date, 20% (\$8,980.00) due after rough inspections and before drywall 20% (\$8,980.00) due after cabinets are installed 20% (\$8,980.00) due after countertops are installed, Final Balance (\$4,490.00) due upon completion. (1.5% Finance Charge (18% APR) will accrue on unpaid balances over 10 days past due). Deposits are not refundable. Customer is responsible for payment in full. 3% processing fee will be added to all credit card payments

Material cost: The costs of the item to be installed, any parts, or materials needed to install the item, and the costs to purchase such as the tax for such items. Also included is the delivery costs associated with receiving the item to the home. All final selections of materials will be approved by homeowner (Customer) prior to installation. When stated in a line item "to be chosen by the homeowner" selection samples for needed materials will be provided by K.H. Renovations, Inc. (K.H.R.) When Customer is providing any or all building materials for work being completed at the Project Address it will be the CUSTOMER'S RESPONSIBILITY to have all materials inspected and at the job site before the Start Date. The Customer is responsible for removing materials from shipping boxes or crates for quality assurance reasons and shall inspect all materials for cuts, scrapes, scratches, tears, chips, gouges, dents, or any other damage prior to installation by K.H.R. K.H. Renovations is to be notified at least two business days prior to the Start Date if materials are not at the work site. Failure to notify K.H.R. will result in delay charges which will be added to the cost of the work being completed. If Customer decides to request K.H.R. to purchase materials, K.H.R. must be notified at least 14 business days prior to project Start Date. This generally allows enough time to order materials for delivery by the Start Date. If Start Date is changed due to material delivery date requirements or other reasons Customer will be notified as soon as possible. K.H.R. will not provide a warranty for any building materials that the Customer has purchased. K.H.R. will only assume responsibility for damage to materials during installation.

Tile: All tiles in this proposal will be laid in a straight, in-line pattern. There are no borders, inlays, or specialty design work unless otherwise stated in each line item associated with tile. Proposal included installation of ceramic or porcelain tile. Additional charge will be added for marble, stone or other types of tile.

Roof: When roof is patched, only that patched area will be under warranty for 30 days. Completely reroofed or completely new roofs will be covered under the full K.H.R. Warranty.

EPA Lead Law: If the job site is a home, child care facility, or school built prior to 1978 the work outlined in this proposal will be completed in accordance with current EPA guidelines in order to minimize lead contamination in and around the building. K.H.R. is NOT responsible for ANY lead testing or remediation, inside or outside of this structure. By signing this contract the Customer certifies that they have received a copy of the pamphlet "Renovate Right" which provides important lead hazard information for families, child care providers, and schools.

Conditions: All work performed will be in conformance with local zoning ordinances and codes. All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner in accordance to standard practices. Any alteration or deviation from the above or attached specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, and delays beyond our control. Owner will carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. K.H.R. will schedule and be present for all inspections required for the completion of the items in this proposal.

Change Orders: Any additional work not outlined herein will be billed at an additional cost. All Change Orders must be approved for and signed by the Customer before any additional work begins. Change Orders must be made at least two weeks prior to the projected Start Date or additional Administrative Fees will apply. Each Contract Change Order made less than two weeks prior to the projected Start Date will be subject to a \$75 Administrative Fee and each Emergency Change Order made after the project has begun will be subject to a \$100 Administrative Fee. (See attached Change Order Policy)

Permits: Customers are responsible to secure all permits required for this project unless other arrangements are made. Cost of all permits will be added to the Final Invoice.

Contractor's Signs: Customer agrees to allow K.H.R. project site signage to be displayed at the job site. Additional marketing flyer boxes may also be displayed at the job site.

Authorized Signature: William J. Kalafut Date: August 26, 2021
K.H. Renovations, Inc., Agent

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal

We hereby agree to the above or attached prices, conditions, and terms outlined herein and authorize the above work to be performed. Payment will be made as outlined herein.

Initials

[NA] I, the owner-occupant, have received a copy of the lead hazard information pamphlet informing me of the potential risk of the lead hazard exposure from renovation activity to be performed in my dwelling unit. I received this pamphlet before the work began.

Initials

[NA] I, the homeowner, have received from the contractor a copy of the pamphlet "Home Repair: Know Your Consumer Rights."

Customer Signature

Date: _____

Customer Signature

Date: _____



www.khrenovations.com



Change Order Policy

Change Orders are used to implement and document changes to the signed contract. A Change Order is a document provided to the Customer to identify required or requested changes to the original plans, specifications, or other contract documents. Change Orders may be required for a variety of reasons, but are often due to an unforeseen condition or change to the original project plan. These changes may be requested by the Customer or by the Contractor. After the proposed change has been requested, reviewed, and agreed upon by K.H. Renovations, Inc., and the Customer, the signed Change Order becomes a legal amendment to the signed contract.

K.H. Renovations, Inc., will complete the following process for Change Orders:

1. Identify and define the required or requested change.
2. Prepare and issue one of the following types of Change Orders:
 - a. **Plan Change Order** - a cost estimate for completing a project change and its overall impact to the project schedule which is **made at least two weeks prior to the project Start Date**. Customer will not be charged an Administration Fee for Plan Change Orders.
 - b. **Contract Change Order** - a cost estimate for completing a project change and its overall impact to the project schedule which is **made within two weeks of the projected Start Date**. Customer will be charged a \$75.00 Administration Fee for each Contract Change Order.
 - c. **Emergency Change Order** - a cost estimate for completing a project change and its overall impact to the project schedule which is **made after the project has begun**. Customer will be charged a \$100 Administration Fee for each Emergency Change Order.
3. Explain and review all costs and schedule changes with the Customer.
4. Finalize Change Order and obtain signature of Customer and Project Manager. Provide Customer with a copy of the final, signed Change Order.
5. Any additional charges for the work covered under the signed Change Orders will be added to the Customer's Final Invoice.