ELTON GUMBS
200-7-12 Estate Altona
Charlotte Amalie, ST. Thomas
(340) 998-7735

Listed below you will find a breakdown of the home improvement construction tasks we discussed. The items listed below are intended to give the client an idea of tasks to be performed and general labor cost. As you review the estimate and begin to explore your options, we encourage you to make a list of questions, comments and/or suggestions.

Proposal and Contract

We propose to furnish all labor necessary to complete the following project for (Jeffrey Epstein) located at
LITTLE ST. JAMES U.S.V.I

Overview of Project:

DEMOLITION TASK:

- Demolition of existing roof and discard
- Demolition of existing columns and beams and discard
- Demolition of existing tiles within foot print
- Provided dumpster for debris hauling

NEW CONSTRUTION TASK:

- Construct a gazebo 20'x40'x9' (as shown on working drawing)
- Construct (8) gazebo supporting pads 32"x32"
- Construct (8) gazebo supporting columns 16"x16"
- Continue with (8) columns up to beam height
- Construct 16" bond beam around columns perimeter

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- Frame roof with 3"x8" rafters and 3"x10" hips (4/12 roof pitch)
- Install 2"x12" fascia board around roof perimeter
- Cast rafter in place with concrete
- Remove all concrete forms
- Install two (1) layers of ¾" ▮. plywood over roof framing
- Install ice & water shield membrane over plywood
- Install 1"x6" purlins over roofing membrane
- Install ceramic shingle tiles over purlins
- Plaster all exposed concrete columns and beams
- Plaster durock drop ceiling
- Tile gazebo floor
- Provide electrical work (replicating existing work)
- Provide working architectural drawings

Construction Schedule for Completion of Work

1. **The approximate date when the work will begin:** the three days after acceptance of contract and deposit payment.

2. **The approximate date when work is to be completed will be:** All work as outlined above shall be completed in approximately 8-10 weeks (weather permitting) upon acceptance of contract.

3. **WORK WILL BE SCHEDULED**: Per discussion and agreement with Homeowner.

4. The terms and conditions on the attached sheets are expressly incorporated into this contract.

Payments

TERMS:
Any additional work outside of the scope of work outlined above will be considered a change order and will incur additional charges.

Total Contract Price: $87,010.00. Payment Terms as follows: ($29,003.33) due upon acceptance and signage of contract. Another payment of ($29,003.33) is due upon casting of rafters in place. **Remaining balance:** ($29,003.34) due at the completion of project.

Failure to make payment may result in work stoppage. The Owner has the right to rescind the agreement within (3) business days of the date of the signing of this contract.

In the event the owner prevents Contractor from completing the work defined by this contract after the Owner's right to rescind has expired, then the Owner will forfeit the entire deposit amount (if applicable) as set forth in this agreement.

Once the construction has commenced, if the owner refuses to permit Contractor to complete such installation, since materials are specifically made and/or obtained of use relevant to the work pursuant to this agreement, the Owner agrees to pay Contractor 100% of the entire contract price as liquidated damages.

CONDITIONS OF ACCEPTANCE:
The above prices, specifications and conditions are an estimate of work to be done. Contractor will supply all materials unless otherwise specified. Any change orders or additional work outside scope of work listed will be charged accordingly. I, the undersigned, accept the attached proposal and description of work as indicated above.

LIMITED WARRANTY:
All implied warranties include the warranties of the merchantability and fitness for use unlimited to the period from the date of acceptance of the documents. The workmanship warranty is valid for (1) one year. Contractor will be responsible for limited construction defects related to project as outlined above.

Signature of Contractor: Signature of Client:

X_____   X_____

Date_____   Date_____