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Doc# 2315134025 Fee \$68.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/31/2023 01:44 PM PG: 1 OF 27

FOR RECORDER'S USE ONLY

GENERAL CONTRACTOR'S NOTICE AND CLAIM FOR MECHANIC'S LIEN

THE CLAIMANTS, **Drummer Development LLC**, located at 1245 W. Webster Ave., Chicago, Illinois 60614 and its assignee, **J&J Construction Remodeling, Inc.**, located at 2525 S. Wabash, Chicago, Illinois 60616, claim a lien against the real estate more fully described below, and against the interest of the following entities in the real estate: **PVONE Properties, LLC**, prior Owner, **Chicago 2015 I, LLC**, current Owner (collectively, the "Owner"), and **RFLF 7, LLC**, mortgagee, and any other person claiming an interest in the real estate more fully described below, stating as follows:

1. At all times relevant through May 31, 2022, **PVONE Properties, LLC** owned the following described land in the County of Cook, State of Illinois, to wit:

PARCEL: See Attached as Exhibit A.

P.I.N.s: 20-17-223-008-0000

which property is commonly known as 5725 S. Green St., Chicago, Illinois 60621.

2. On or about August 23, 2022, **Drummer Development, LLC** contracted with **PVONE Properties, LLC** to furnish and perform rough to finish construction work, including project management services, and supply related products and related services to said premises. A copy of the contract is attached as Exhibit B, and it more fully describes the work to be performed. Additional work contained in change orders in possession of the Owner was also performed.

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3. PVONE Properties, LLC transferred the subject property to Chicago 2015 I, LLC by way of a deed dated December 3, 2021 and recorded May 31, 2022.

4. Subsequent thereto, on or about February 3, 2023, Drummer Development LLC assigned said general contract and all rights thereunder, including any rights under the Illinois Mechanics Lien Act, to J&J Construction Remodeling, Inc. J&J Construction Remodeling, Inc. obtained the rights as general contractor as of that date.

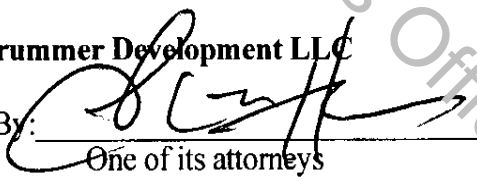
5. On or about February 25, 2023, Claimants substantially completed their work under the contract, which entailed the delivery of said materials and labor and general contractor services.

6. That as of this date, there is due, unpaid and owing to the Claimants, after allowing all credits, the principal sum of **Fourteen Thousand, Seven Hundred and Fifty Dollars (\$14,750.00)**, which principal amount bears interest at the statutory rate of ten percent (10%) per annum. An invoice detailing these charges is attached as Exhibit C.

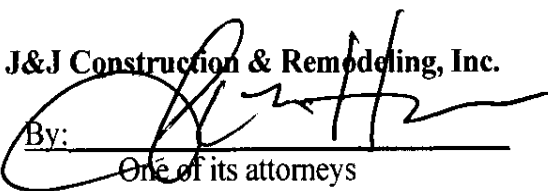
7. Accordingly, J&J Construction Remodeling, Inc. claims a lien on the real estate and against the interest of the **Owners** in the real estate (including all land and improvements thereon) and all other parties named above in the amount of **Fourteen Thousand, Seven Hundred and Fifty Dollars (\$14,750.00)**, plus interest.

8. In the alternative, if the assignment of the general contract is held to be invalid, Drummer Development LLC claims a lien on the real estate and against the interest of the **Owners** in the real estate (including all land and improvements thereon) and all other parties named above in the amount of **Fourteen Thousand, Seven Hundred and Fifty Dollars (\$14,750.00)**, plus interest.

Drummer Development LLC

By: 
One of its attorneys

J&J Construction & Remodeling, Inc.

By: 
One of its attorneys

**This notice was prepared by and
after recording should be mailed to:**

Thomas U. Hipp
1026 Prairie
Aurora, Illinois 60506

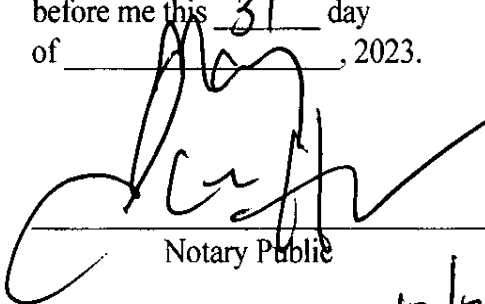
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VERIFICATION

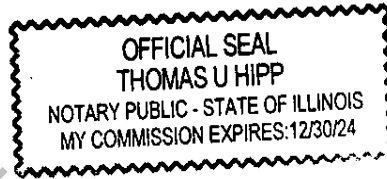
The undersigned, Michael Drommerhausen, being first duly sworn, on oath deposes and states that he is an authorized representative of **Drummer Development LLC**, that he has read the above and foregoing general contractor's notice and claim for mechanic's lien and that to the best of his knowledge and belief the statements therein are true and correct.



SUBSCRIBED AND SWORN to
before me this 31 day
of _____, 2023.



Notary Public

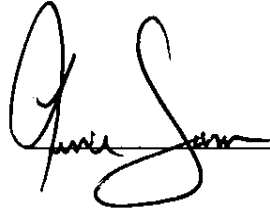


My commission expires: 12/30/24

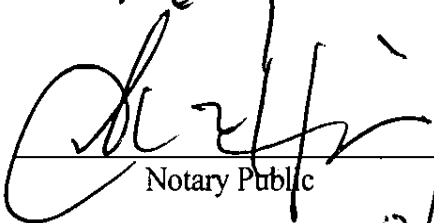
UNOFFICIAL COPY

VERIFICATION

The undersigned, Lemie Jones, being first duly sworn, on oath deposes and states that he is an authorized representative of J&J Construction & Remodeling, Inc., that he has read the above and foregoing general contractor's notice and claim for mechanic's lien and that to the best of his knowledge and belief the statements therein are true and correct.

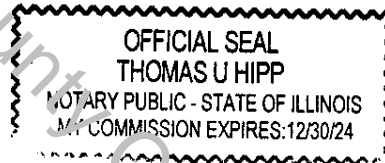


SUBSCRIBED AND SWORN to
before me this 31 day
of May, 2023.



Notary Public

My commission expires: 12/30/23



UNOFFICIAL COPY

CERTIFICATE OF SERVICE

I, Thomas U. Hipp, certify under penalties as provided by law pursuant to section 1-109 of the Illinois Civil Code of Procedure that I served a copy of the General Contractor's Claim for Mechanic's Lien, a copy of which is attached, upon the parties set forth below, via certified mail, return receipt requested, on this 15 day of July, 2023.

Via Certified Mail-
Return Receipt Requested

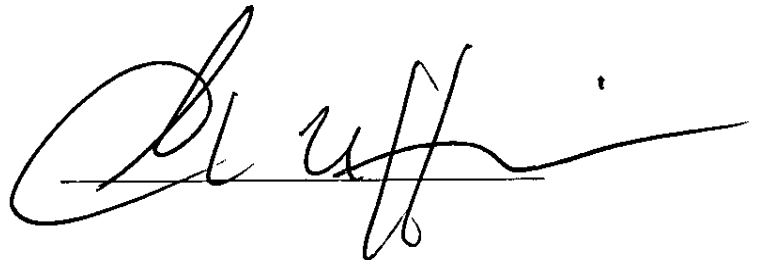
Chicago 2015 I, LLC
Attn: Gould & Ratner, Agent
222 N. LaSalle St., Ste. 300
Chicago, IL 60601
As Owner

Via Certified Mail-
Return Receipt Requested

PVONE Properties LLC
Attn: Patrick Johnson
222 N. LaSalle St., Ste. 300
Chicago, IL 60601
As Previous Owner and Manager of Chicago 2015 I, LLC

Via Certified Mail-
Return Receipt Requested

RFLF 7, LLC
Attn: Resident Agents, Inc.
8 The Green
Ste. R
Dover, DE 19901
As Mortgagee



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Exhibit A
Legal Description

THE SOUTH 9 FEET OF LOT 39 AND THE NORTH 22.25 FEET OF LOT 38 IN BLOCK 1 IN JOHN WALKER'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

DRUMMER DEVELOPMENT LLC

1245 W WEBSTER AVENUE, CHICAGO IL 60614 - 773.230.6132

CONTRACT ID: 2022-5725GREEN-ROUGH TO FINISH 8.7.2022-126793

2022-5725GREEN-ROUGH TO FINISH

CLIENT NAME	PV-ONE
CLIENT CONTACT	Kevin Bailly
CLIENT ADDRESS	100 S. LaSalle St. Suite 710
CLIENT CITY	Chicago
STATE AND ZIP	IL, 60603
CONTACT PHONE	708.296.7041

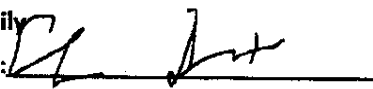
JOB SITE NAME	5725GREEN
JOB SITE CONTACT	Lernie Jones
JOB SITE ADDRESS	5725 Green Street
JOB SITE CITY	Chicago IL
STATE AND ZIP	IL, 60621
JOB SITE PHONE	312.217.8195


ESTIMATE DATE	8/7/2022	Job Site Scope :	ROUGH TO FINISH
START DATE	8/21/2022	Job Site PO:	2022-5725GREEN-ROUGH TO FINISH

I. PARTIES
 The following is an agreement for construction services between Drummer Development located at 1245 W Webster Avenue Chicago IL, 60614 (Contact: Michael Drummerhausen 773.230.6132) and PV-ONE located at 100 S. LaSalle St. Suite 710 Chicago IL, 60603 (Contact: Kevin Bailly 773.230.6132). PROJECT PO# 2022-5725GREEN-ROUGH TO FINISH for the property located at 5725 Green Street Chicago IL, 60621 (Contact: Lernie Jones 312.217.8195).

Project will be build according to print set with PRINT ID: 11.19.2022 as drafter by (Laszlo Simovic 773.338.2225), LASZLO SIMOVIC, ARCHITECTS. LL 6512 N Artesian Chicago IL, 60645-5328 .

Drummer Development, to deliver work of the following scopes: Project Management & Foreman, Demolition and Dumpsters, Concrete Demolition & Excavation, Concrete and Cement, Brick Masonry and Tuckpoint, Roofing & Flashing, Gutters & down spouts, Exterior Doors and Windows, Capping, Soffit and Decorative Facia, Drywall, greenboard and cement board., Household flooring, Bath Tiles and Kitchen Backsplash, Interior door installation, Base, shoe, casework & trims, Interior Painting, Exterior Painting, Kitchen Cabinets, Closet systems, Stone Counter tops, Bathroom accessories, Final Construction Cleaning, Household Appliances, Intercom and Door Bells, & Materials and Labor to complete work.

Client:
 PV-ONE
 Kevin Bailly
 Signature: 
 Date : 8/23/22

Contractor:
 Drummer Development
 Michael Drummerhausen
 Signature: 
 Date 8/23/22

*Authorized parties have indicated that they have read all pages contained within this agreement by signing and dating the line above. Agreement will be notarized after signature.

IV. PURCHASE PRICE AND PAYMENTS:	Total Contract Value
	126,793

Per Phase Project Payment Expectations					
	PAYMENT	TYPE	THIS PAYMENT	Expected Draw	STAGE
22%	Deposit	Materials / Product	\$ 28,353.00	8/7/2022	Pre-Construction
39%	2nd Payment	Labor Deposit	\$ 49,220.00	8/21/2022	Start of Work
35%	3rd Payment	Labor Balance	\$ 44,298.00	9/27/2022	Majority Complete
4%	Final Payment	Punch out	\$ 4,922.00	10/16/2022	Completion

August 7,

Client Initial: CD

Contractor Initials: _____ Date: 8/7/2022



DRUMMER DEVELOPMENT LLC

1245 W WEBSTER AVENUE - CHICAGO IL 60674 - 773.230.6132

CONTRACT ID: 2022-5725GRFEN-ROUGH TO FINISH 8.7.2022-126793

2022-5725GREEN-ROUGH TO FINISH-LINE ITEM SUMMARY

LINE	CSI CATEGORY	CONTRACTOR	LINE ITEM DETAIL	LINE ITEM BUDGET
1	00 00 00	Drummer Development	Project Management & Foreman	13,120
2	02 41 00	Drummer Development	Demolition and Dumpsters	10,310
11	07 54 00	Drummer Development	Roofing & Flashing	670
12	07 71 00	Drummer Development	Gutters & down spouts	530
13	08 00 00	Drummer Development	Exterior Doors and Windows	5,808
14	07 40 00	Drummer Development	Capping, Soffit and Decorative Facia	1,500
22	09 20 00	Drummer Development	Drywall, greenboard and cement board.	21,000
24	06 20 00	Drummer Development	Bath Tiles and Kitchen Backsplash	11,790
25	06 20 00	Drummer Development	Interior door installation	13,428
26	06 20 00	Drummer Development	Base, shoe, casework & trims	15,540
27	09 90 00	Drummer Development	Interior Painting	18,540
28	09 90 00	Drummer Development	Exterior Painting	3,120
29	06 20 00	Drummer Development	Kitchen Cabinets	2,870
30	06 20 00	Drummer Development	Closet systems	4,980
32	06 20 00	Drummer Development	Bathroom accessories	1,747
33	01 74 00	Drummer Development	Final Construction Cleaning	1,840
JOB TOTAL				126,793

2022-5725GREEN-ROUGH TO FINISH-BREAKDOWN OF PRICES

LINE	GENERAL MATERIALS	CONTRACT/PRODUCT	LOGISTIC/PERMITS	LABOR/LUMP	JOB TOTAL
1	-	-	-	13,120	13,120
2	280	2,740	-	7,290	10,310
11	300	-	-	370	670
12	160	-	-	370	530
13	-	2,118	-	3,690	5,808
14	260	-	-	1,240	1,500
22	2,800	-	-	18,200	21,000
24	500	750	-	10,540	11,790
25	140	5,388	-	7,900	13,428
26	7,640	-	-	7,900	15,540
27	850	1,890	-	15,800	18,540
28	480	-	-	2,640	3,120
29	230	-	-	2,640	2,870
30	1,020	-	-	3,960	4,980
32	-	417	-	1,330	1,747
33	390	-	-	1,450	1,840
	GENERAL MATERIALS	CONTRACT/PRODUCT	LOGISTIC/PERMITS	LABOR/LUMP	JOB TOTAL
	15,050	13,303	-	98,440	126,793

August 7,

Client Initial: CD

Contractor Initials: _____ Date: _____

8/7/2022

DRUMMER DEVELOPMENT LLC

1245 W VESPER AVENUE - CHICAGO IL 60614 - 773.230.6132

CONTRACT ID: 2022-5725GREEN-ROUGH TO FINISH 8.7.2022-126793

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LINE	CSI CATEGORY	CATEGORY	START DATE	END DATE	BUSINESS DAY(S)
1	00 00 00	GENERAL	08/21/22	10/16/22	COURSE OF JOB
2	02 41 00	DEMOLITION	08/21/22	08/25/22	4 BUSINESS DAY(S)
3	03 05 00	SAWCUTTING	08/21/22	08/23/22	2 BUSINESS DAY(S)
4	03 05 00	CEMENT MASONRY	08/24/22	08/27/22	3 BUSINESS DAY(S)
5	04 00 00	BRICK MASONRY	08/24/22	08/31/22	7 BUSINESS DAY(S)
8	06 10 00	INT FRAME	08/21/22	08/21/22	0 BUSINESS DAY(S)
11	07 54 00	ROOFING	08/21/22	08/21/22	0.5 BUSINESS DAY(S)
12	07 71 00	GUTTERS	08/21/22	08/22/22	0.5 BUSINESS DAY(S)
13	08 00 00	EX DOORS/WIN	08/21/22	08/24/22	3 BUSINESS DAY(S)
14	07 40 00	EX WRAPS	08/24/22	08/25/22	1 BUSINESS DAY(S)
22	09 20 00	WALL BOARD	08/22/22	09/01/22	10 BUSINESS DAY(S)
23	09 60 00	FLOORING	09/02/22	09/10/22	8 BUSINESS DAY(S)
24	06 20 00	WALL TILES	09/11/22	09/19/22	8 BUSINESS DAY(S)
25	06 20 00	INTERIOR DOORS	09/20/22	09/26/22	6 BUSINESS DAY(S)
26	06 20 00	TRIM CARPENTRY	09/27/22	10/03/22	6 BUSINESS DAY(S)
27	09 90 00	PAINTING INT.	10/04/22	10/16/22	12 BUSINESS DAY(S)
28	09 90 00	PAINTING EXT.	08/25/22	08/27/22	2 BUSINESS DAY(S)
29	06 20 00	CABINETS	10/04/22	10/06/22	2 BUSINESS DAY(S)
30	06 20 00	CLOSETS	10/04/22	10/07/22	3 BUSINESS DAY(S)
31	04 43 00	COUNTER	10/08/22	10/08/22	0 BUSINESS DAY(S)
32	06 20 00	BATH ACC.	10/04/22	10/05/22	1 BUSINESS DAY(S)
33	01 74 00	CLEANING	10/06/22	10/08/22	2 BUSINESS DAY(S)
34	11 31 00	APPLIANCE	10/09/22	10/10/22	1 BUSINESS DAY(S)
35	27 41 00	LOW VOLTAGE	08/21/22	08/22/22	1 BUSINESS DAY(S)
			START DATE	END DATE	BUSINESS DAY(S)
			08/21/22	10/16/22	56
				WEEKS	12
				MONTHS	2

August 7,

Client Initial: CD

Contractor Initials: _____ Date: _____

8/7/2022

DRUMMER DEVELOPMENT LLC

1245 W WEBSTER AVENUE - CHICAGO IL 60644 - 773.230.6132

CONTRACT ID: 2022-5725GREEN-ROUGH TO FINISH 8.7.2022-126793

2022-5725GREEN-ROUGH TO FINISH - SITE BUILD

Room	Location Detail	Length	Width	Sqft
Room: 1	Common: Unfinished Basement	24 FT 0 IN	55 FT 0 IN	1320
Room: 2	Common: Basement Mechanical Room	4 FT 6 IN	2 FT 5 IN	11
Room: 3	Common: Basement Existing Toilet	4 FT 6 IN	2 FT 5 IN	11
Room: 4	Common: Lobby	8 FT 0 IN	4 FT 0 IN	32
Room: 5	Common: Stairwell Section A	3 FT 6 IN	8 FT 5 IN	30
Room: 6	Common: Stairwell Section B	3 FT 6 IN	7 FT 9 IN	28
Room: 7	Common: Stairwell Section C	3 FT 6 IN	3 FT 9 IN	14
Room: 8	Unit 1: Foyer	3 FT 5 IN	8 FT 5 IN	29
Room: 9	Unit 1: Living Room	13 FT 6 IN	13 FT 6 IN	183
Room: 10	Unit 1: Bedroom#1	12 FT 6 IN	12 FT 6 IN	157
Room: 11	Unit 1: Bedroom#1 Closet	6 FT 0 IN	2 FT 6 IN	15
Room: 12	Unit 1: Bedroom#2	8 FT 5 IN	11 FT 8 IN	99
Room: 13	Unit 1: Bedroom#2 Closet	3 FT 6 IN	3 FT 0 IN	11
Room: 14	Unit 1: Bedroom#3	8 FT 5 IN	11 FT 8 IN	99
Room: 15	Unit 1: Bedroom#3 Closet	3 FT 6 IN	3 FT 0 IN	11
Room: 16	Unit 1: Bedroom#4	11 FT 0 IN	13 FT 4 IN	147
Room: 17	Unit 1: Bedroom#4 Closet	3 FT 6 IN	3 FT 0 IN	11
Room: 18	Unit 1: Linen Closet	2 FT 6 IN	2 FT 0 IN	5
Room: 19	Unit 1: Bathroom	9 FT 0 IN	6 FT 5 IN	58
Room: 20	Unit 1: Laundry	5 FT 6 IN	4 FT 6 IN	30
Room: 21	Unit 1: Kitchen	11 FT 4 IN	10 FT 6 IN	119
Room: 22	Unit 2: Foyer	3 FT 5 IN	8 FT 5 IN	29
Room: 23	Unit 2: Living Room	13 FT 6 IN	13 FT 6 IN	183
Room: 24	Unit 2: Bedroom#1	12 FT 6 IN	12 FT 6 IN	157
Room: 25	Unit 2: Bedroom#1 Closet	6 FT 0 IN	2 FT 6 IN	15
Room: 26	Unit 2: Bedroom#2	8 FT 5 IN	11 FT 8 IN	99
Room: 27	Unit 2: Bedroom#2 Closet	3 FT 6 IN	3 FT 0 IN	11
Room: 28	Unit 2: Bedroom#3	8 FT 5 IN	11 FT 8 IN	99
Room: 29	Unit 2: Bedroom#3 Closet	3 FT 6 IN	3 FT 0 IN	11
Room: 30	Unit 2: Bedroom#4	11 FT 0 IN	13 FT 4 IN	147
Room: 31	Unit 2: Bedroom#4 Closet	3 FT 6 IN	3 FT 0 IN	11
Room: 32	Unit 2: Linen Closet	2 FT 6 IN	2 FT 0 IN	5
Room: 33	Unit 2: Bathroom	9 FT 0 IN	6 FT 5 IN	58
Room: 34	Unit 2: Mechanical	6 FT 6 IN	4 FT 6 IN	30
Room: 35	Unit 2: Kitchen	11 FT 4 IN	10 FT 6 IN	119
TOTAL SQFT				3551

August 7,

Client Initial: _____ Contractor Initials: _____ Date: _____

8/7/2022

4

DRUMMER DEVELOPMENT LLC

1245 W WHEELER AVENUE - CHICAGO IL 60614 - 773.230.6132

CONTRACT ID: 2022-5725GREEN-ROUGH TO FINISH 8.7.2022-126793

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1 - 00 00 00 - Project Management & Foreman					
LINE	MATERIAL	CONTRACT	LOGISTICS	GC FEE	TOTAL
1	-	-	-	13,120.00	13,120.00
LINE	CSI CATEGORY	SCOPE	START DATE	END DATE	ESTIMATED DAYS
1	00 00 00	GENERAL	8/21/2022	10/16/2022	COURSE OF JOB

GENERAL - COURSE OF JOB

Drummer Development will provide Project manager and PROJECT MANAGERS/SALES to complete work as detailed as:

SCOPE: Project Management & Foreman - GENERAL of general management, jobsite accounting and office duties to complete work within scope in agreement. GENERAL CONTRACTING FEE is equal to 10.35 % Percent of total job with and expected completion of 56 BUSINESS DAY(S) or 12 BUSINESS WEEK(S) as indicated on print and signed off by home client / property owner. Drummer Development, to deliver work of the following scopes: Project Management & Foreman, Demolition and Dumpsters, Concrete Demolition & Excavation, Concrete and Cement, Brick Masonry and Tuckpoint, Roofing & Flashing, Gutters & down spouts, Exterior Doors and Windows, Capping, Soffit and Decorative Facia, Drywall, greenboard and cement board, Household flooring, Bath Tiles and Kitchen Backsplash, Interior door installation, Base, shoe, casework & trims, Interior Painting, Exterior Painting, Kitchen Cabinets, Closet systems, Stone Counter tops, Bathroom accessories, Final Construction Cleaning, Household Appliances, Intercom and Door Bell, & Materials and Labor to complete work., & material, tooling and labor to complete work.

SCOPE DETAIL AND PRODUCTS:

Drummer Development to provide service of Managed hours over all trades 13120 hours

II. GENERAL SCOPE OF WORK:

Work to be completed per plan and client specifications.

1-PRICE BREAKDOWN

MATERIAL: does not have a value within this line item.

CONTRACT: does not have a value within this line item.

LOGISTICS: represents the fee charged by GENERAL to file application for permit. This does not include the cost of the actual permit.

GC FEE: represents the general contracting fee of GENERAL

EXCLUSIONS/NOTE: • Assignment: CLIENT/PROPERTY OWNER agrees that GENERAL CONTRACTOR can assign any of contractor's rights under this agreement with approved consent from client based on scope of work and assigned labor. The person to whom GENERAL CONTRACTOR assigns this Agreement shall be entitled to all of contractor's rights under this agreement. CLIENT/PROPERTY OWNER understands that customer's rights will not be affected by such assignment.

• Subcontractors: GENERAL CONTRACTOR is entitled to subcontract all or any portion of the work provided for under this Agreement. Work to be performed must be done by employees or 1099 independent contractors within GENERAL CONTRACTOR's employment or a company hired to subcontract a scope of work as an independent 1099 contracting company. All SUBCONTRACTOR(S) and Vendors must hold independent workman's compensation and liability insurance in the value of 1,000,000 dollars, hold all municipal bonds related to scopes of work executed.

• Contractors Workman's Compensation & General Liability Insurance: GENERAL CONTRACTOR will hold workman's compensation insurance as required for execution of work for all uninsured employees and subcontractors performing work at jobsite who do not have general liability or workman's compensation insurance. All SUBCONTRACTOR(S) companies hired will require proof of active workman's compensation and general liability insurance as required for work to receive payment from title company for deposits and work performed. SUB CONTRACTOR(S) policy is required to carry 1 Million dollars for Workman's Compensation, General Liability and Automotive insurance (for vehicles used during course of construction). The following parties will be covered under the additionally insured for all subcontractors: GENERAL CONTRACTOR & CLIENT/PROPERTY OWNER.

• AIA Title Company and Payments: GENERAL CONTRACTOR standard operating procedure for management of payment third party payments is via title company (Chicago Title) for projects over 100,000 dollars: it will be the responsibility of the CLIENT/PROPERTY OWNER to set up and fund as needed a CONSTRUCTION TITLE account base on the provided statemen of work and contract (These fees are expected to be 3-5% of the total value of the job and are the responsibility of the CLIENT/PROPERTY OWNER to set up and fund). GENERAL CONTRACTOR will manage review of the payment process to SUBCONTRACTOR(S) with CLIENT/PROPERTY OWNER, when draw is approved based on submission of AIA G706 and G702 payment application. Architect will authorize and payments will be release as indicated on the statement of work and contract. DETAIL: AIA Document G706™-1994 requires the GENERAL CONTRACTOR to list any indebtedness or known claims in connection with the construction contract that have not been paid or otherwise satisfied. The AIA G702 serves as both the GENERAL CONTRACTOR application and the architect's certification. All SUBCONTRACTOR's lien waivers and GENERAL CONTRACTOR's sworn statement of work will be acquired during payment by title company with proof of current workman's compensation insurance.

III. EXCLUSIONS & CLIENT TERMS:

• CLIENT/PROPERTY OWNER Responsibility: It will be the responsibility of CLIENT/PROPERTY OWNER to identify all boundary lines and for obtaining all necessary building permits or zoning variations before work begins. CLIENT/PROPERTY OWNER is solely responsible for any existing structure issues, conforming to building codes and being constructed within the boundary lines. Any changes required by building codes or boundary lines will

August 7,

Client Initial: CD

Contractor Initials: _____ Date: _____

8/7/2022

DRUMMER DEVELOPMENT LLC

1245 W WEBSTER AVENUE - CHICAGO IL 60614 - 773.230.6132

CONTRACT ID: 2022-5725GREEN-ROUGH TO FINISH 8.7.2022-126793

be paid by CLIENT/PROPERTY OWNER as an extra to this agreement and are not included in any work agreement during quote. Municipal testing such as soil testing, hazard testing, ground surveys are not the responsibility of GENERAL CONTRACTOR and will be within the responsibility of the CLIENT/PROPERTY OWNER to provide and are not included in any work agreement during quote.

• Theft, Vandalism and act of god property damage: CLIENT/PROPERTY OWNER shall pay for and maintain "Course of Construction" or "Builder's Risk" or any other insurance that provides the same type of coverage of the Contractor's work in progress during the project. It is CLIENT/PROPERTY OWNER's express responsibility to secure and insure the property and all work in progress against all damage caused by fire and Acts of God such as earthquakes, floods, etc. vandalism and theft, risk of loss for work performed and for material delivered and installed to the job address in on CLIENT/PROPERTY OWNER to maintain and secure after installation. Upon delivery of materials to the job site, the risk of loss, whether through theft, fire, vandalism, or destruction, shall be the CLIENT/PROPERTY OWNER responsibility.

• Delay/Unknown Conditions: Events beyond the control of GENERAL CONTRACTOR, such as Acts of God, labor strikes, pandemic shut down, war, riots material shortage, abnormal weather conditions such as excessive rain or wind, delays by local government authorities in issuing or otherwise approving inspections, permitting or other required authorizations for the job, or other events resulting in delays in performance of this Agreement do not constitute abandonment and are not included in calculating time frames for performance by GENERAL CONTRACTOR. In the event the contractor determines that this agreement cannot be performed as intended by the parties due, for example, to incorrect pricing, unforeseen structural defects or undiscovered pre-existing conditions to property. GENERAL CONTRACTOR will notify CLIENT/PROPERTY OWNER(s) of such cancellation in writing and return all monies paid by client/property owner(s) for work not performed if any. Contractor and customer(s) have determined that a definite completion date is not of the essence to this agreement and business day(s) assigned to each task represent the estimated time to provide a general time frame of completion.

• Client issued Cancellation of Services: Contracts schedule will be set once the initial signing deposit is made to GENERAL CONTRACTOR & HIRED SUBCONTRACTORS, no agreement exists without a signed contract and the signing deposit. This payment is due when the contract is signed to ensure that trades can be scheduled, materials can be sourced and time sensitive products and service can be ordered. Each payment contains a deposit and for each payment once materials are ordered for line items within agreements no deposit for either material, products, logistics or labor will be eligible for refund and work will be completed to the point that it can be completed. Value of refund of product will be reviewed on a case by case basis by GENERAL CONTRACTOR and work that is not performed will be refunded to CLIENT/PROPERTY OWNER.

PAYMENT NOTE:

\$ 0 to be paid on Pre-Construction
 \$ 6560 to be paid on Start of Work
 \$ 5904 to be paid on Majority Complete
 \$ 656 to be paid on Completion

SAFETY NOTE: Jobsite will operate within OSHA Safety Parameters. Contractors will provide/wear high visibility clothing, hazard equipment, respirators, roofing hooks, harnesses or any other required safety equipment during installation.

August 7,

Client Initial: CD

Contractor Initials: _____ Date: _____

8/7/2022

DRUMMER DEVELOPMENT LLC

1245 W WELLS STREET AVE - CHICAGO IL 60614 - 773.230.6132

CONTRACT ID: 2022-5725GREEN-ROUGH TO FINISH 8.7.2022-126793

UNOFFICIAL COPY

2 - 02 41 00 - Demolition and Dumpsters

LINE	MATERIAL	DUMPSTER COST	LOGISTICS	LUMP/LABOR	TOTAL
2	280.00	2,740.00	-	7,290.00	10,310.00
N-CSI	CATEGORY	SCOPE	START DATE	END DATE	ESTIMATED DAYS
2	02 41 00	DEMOLITION	8/21/2022	8/25/2022	4 BUSINESS DAY(S)

DEMOLITION - 4 BUSINESS DAY(S)

<p>II. GENERAL SCOPE OF WORK:</p>	<p>Drummer Development will provide Demolition Carpenter(s) and LABORER(S) to complete work as detailed as:</p> <p>SCOPE: Demolition and Dumpsters - DEMOLITION of 120 cubic yards of total demolition, as Indicated on print and signed off by home client / property owner. Selective removal of drywall, jobsite preparation and demolition of flagged locations. AREAS OF WORK: 1) Removal of roof on rear of building over porch 2) Selective removal of drywall from exterior walls 3) General site maintain during course of work.</p> <p>SCOPE DETAIL AND PRODUCTS: Drummer Development to provide service of 120 cubic yards of demolition removed from interior during demolition process Drummer Development to provide service of 4 Total dumpsters for course of work DUMPSTER 30 yard general purpose dumpster (interior) 4 @ \$ 685 for a total of \$ 2740 BUDGET DETAIL: \$ 2740</p>
<p>III. EXCLUSIONS & CLIENT TERMS:</p>	<p>Work to be completed per plan and client specification.</p> <p>2-PRICE BREAKDOWN</p> <p>MATERIAL: represents materials purchased to execute work in the category of 02 41 00 DUMPSTER COST: Represents the cost DUMPSTERS as needed for the course of work. LOGISTICS: does not have a value within this line item. LUMP/LABOR: represents the labor and tooling price of DEMOLITION to complete work in the category of 02 41 00</p> <p>EXCLUSIONS/NOTE:</p> <p>PAYMENT NOTE: \$ 3020 to be paid on Pre-Construction \$ 3645 to be paid on Start of Work \$ 3281 to be paid on Majority Complete \$ 365 to be paid on Completion</p> <p>SAFETY NOTE: Jobsite will operate within OSHA Safety Parameters. Contractors will provide wear high visibility clothing, hazard equipment, respirators, roofing hooks, harnesses or any other required safety equipment during installation.</p>

August 7,

Client Initial: CD

Contractor Initials: _____ Date: _____

8/7/2022

DRUMMER DEVELOPMENT LLC

1245 W WEBSTER AVENUE CHICAGO IL 60614 - 773.230.6132

CONTRACT ID: 2022-5725GREEN-ROUGH TO FINISH 8.7.2022-126793

UNOFFICIAL COPY

13 - 08 00 00 - Exterior Doors and Windows					
LINE	MATERIAL	CONTRACT/PRODUCT	LOGISTICS	LUMP/LABOR	TOTAL
13	-	2,118.00	-	3,690.00	5,808.00
N-CSI	CATEGORY	SCOPE	START DATE	END DATE	TOTAL BUSINESS DAYS
13	08 00 00	EX DOORS/WIN	8/21/2022	8/24/2022	3 BUSINESS DAY(S)
EX DOORS/WIN - 3 BUSINESS DAY(S)					
II. GENERAL SCOPE OF WORK:	Drummer Development will provide Installer(s) and LABORER(S) to complete work as detailed as: SCOPE: Exterior Doors and Windows - EX DOORS/WIN of as indicated on print and signed off by home client / property owner. AREA OF WORK: 1) Front Entrance Door Common 2) Front Entrance Door Unit 1 3) Front Entrance Door Unit 2 4) Rear Basement Door 5) Rear Entrance Door Unit 1 6) Rear Entrance Door Unit 2. SCOPE DETAIL AND PRODUCTS: Drummer Development to provide service of 6 # of exterior doors installed during build process PR-1 JELD WEN 6 PANEL STEEL SDOOR 6 @ \$ 297 for a total of \$ 1782 PR-2 Keyed Lockset 6 @ \$ 56 for a total of \$ 336 BUDGET DETAIL: \$ 2118				
III. EXCLUSIONS & CLIENT TERMS:	Work to be completed per plan and client specification. 13-PRICE BREAKDOWN MATERIAL: represents materials purchased to execute work in the category of 08 00 00 CONTRACT/PRODUCT: represents the cost of the CONTRACT/PRODUCT to complete work. This item is a budget estimate based on general product as listed within bid for 08 00 00 Price estimate follows guidelines for PRODUCTS as detailed with LINE 1 - GENERAL CONTRACTING. LOGISTICS: represents the fee charged to EX DOORS/WIN by City of Chicago DOB to register with the city to perform work. This does not include the cost of the actual permit. LUMP/LABOR: represents the labor and tooling price of EX DOORS/WIN to complete work in the category of 08 00 00 EXCLUSIONS/NOTE: PAYMENT NOTE: \$ 2118 to be paid on Pre-Construction \$ 1845 to be paid on Start of Work \$ 1661 to be paid on Majority Complete \$ 185 to be paid on Completion SAFETY NOTE: Jobsite will operate within OSHA Safety Parameters. Contractors will provide/wear high visibility clothing, hazard equipment, respirators, roofing hooks, harnesses or any other required safety equipment during installation.				

August 7,

Client Initial: CD

Contractor Initials: _____ Date: _____

8/7/2022

DRUMMER DEVELOPMENT LLC

1245 W WEBSTER AVENUE - CHICAGO IL 60614 773.230.6192

CONTRACT ID: 2022-5725GREEN-ROUGH TO FINISH 8.7.2022-126793

14 - 07 40 00 - Capping, Soffit and Decorative Facia

LINE	MATERIAL	CONTRACT/PRODUCT	LOGISTICS	LUMP/LABOR	TOTAL
14	260.00	-	-	1,240.00	1,500.00
N-CSI	CATEGORY	SCOPE	START DATE	END DATE	TOTAL BUSINESS DAYS
14	07 40 00	EX WRAPS	8/24/2022	8/25/2022	1 BUSINESS DAY(S)

EX WRAPS - 1 BUSINESS DAY(S)

<p>II. GENERAL SCOPE OF WORK:</p>	<p>Drummer Development will provide Installer(s) and LABORER(S) to complete work as detailed as:</p> <p>SCOPE: Capping, Soffit and Decorative Facia - EX WRAPS of as Indicated on print and signed off by home client / property owner. AREA OF WORK: 1) Front Entrance Door Common 2) Front Entrance Door Unit 1 3) Front Entrance Door Unit 2 4) Rear Basement Door 5) Rear Entrance Door Unit 1 6) Rear Entrance Door Unit 2.</p> <p>Work to be completed per plan and client specification.</p>
<p>III. EXCLUSIONS & CLIENT TERMS:</p>	<p>14-PRICE BREAKDOWN</p> <p>MATERIAL: represents materials purchased to execute work in the category of 07 40 00</p> <p>CONTRACT/PRODUCT: represents the cost of the CONTRACT/PRODUCT to complete work. This item is a budget estimate based on general product as listed within bid for 07 40 00. Price estimate follows guidelines for PRODUCTS as detailed with LINE 1 - GENERAL CONTRACTING.</p> <p>LOGISTICS: represents the fee charged to EX WRAPS by City of Chicago DOB to register with the city to perform work. This does not include the cost of the actual permit.</p> <p>LUMP/LABOR: represents the labor and tooling price of EX WRAPS to complete work in the category of 07 40 00</p> <p>EXCLUSIONS/NOTE:</p> <p>PAYMENT NOTE:</p> <p>\$ 260 to be paid on Pre-Construction \$ 620 to be paid on Start of Work \$ 558 to be paid on Majority Complete \$ 62 to be paid on Completion</p> <p>SAFETY NOTE: Jobsite will operate within OSHA Safety Parameters. Contractor will provide/wear high visibility clothing, hazard equipment, respirators, roofing hooks, harnesses or any other required safety equipment during installation.</p>

August 7,

Client Initial: CD

Contractor Initials: _____ Date: _____
 8/7/2022

DRUMMER DEVELOPMENT LLC

1245 W WEBSTER AVENUE - CHICAGO IL 60644-7713.230.6132

CONTRACT ID: 2022-5725GREEN-ROUGH TO FINISH 8.7.2022-126793

22 - 09 20 00 - Drywall, greenboard and cement board.

LINE	MATERIAL	CONTRACT/PRODUCT	LOGISTICS	LUMP/LABOR	TOTAL
22	2,800.00	-	-	18,200.00	21,000.00
N-CSI	CATEGORY	SCOPE	START DATE	END DATE	TOTAL BUSINESS DAYS
22	09 20 00	WALL BOARD	8/22/2022	9/1/2022	10 BUSINESS DAY(S)

WALL BOARD - 10 BUSINESS DAY(S)

II. GENERAL SCOPE OF WORK:	Drummer Development will provide Plasterer(s) and LABORER(S) to complete work as detailed as: SCOPE: Drywall, greenboard and cement board. - WALL BOARD of as indicated on print and signed off by home client / property owner. AREA OF WORK: Entire House to be taped , hanging of drywall to completed by others. Taping and installation of cement board for bathrooms. SCOPE DETAIL AND PRODUCTS: Drummer Development to provide service of 2500 sqft of 5/8inch drywall on ceilings during build process Drummer Development to provide service of 8500 sqft of 5/8inch drywall on walls Drummer Development to provide service of 240 sqft of 5/8 Inch cement board installed in bathroom wall tile areas Drummer Development to provide service of 376 count of drywall sheets hung, taped and sanded. Per sheet cost to complete 55.86
III. EXCLUSIONS & CLIENT TERMS:	Work to be completed per plan and client specification. 22-PRICE BREAKDOWN MATERIAL: represents materials purchased to execute work in the category of 09 20 00 CONTRACT/PRODUCT: represents the cost of the CONTRACT/PRODUCT to complete work. This item is a budget estimate based on general product as listed within bid for 09 20 00 Price estimate follows guidelines for PRODUCTS as detailed with LINE 1 - GENERAL CONTRACTING. LOGISTICS: represents the fee charged to WALL BOARD by City of Chicago DOB to register with the city to perform work. This does not include the cost of the actual permit. LUMP/LABOR: represents the labor and tooling price of WALL BOARD to complete work in the category of 09 20 00 EXCLUSIONS/NOTE: PAYMENT NOTE: \$ 2800 to be paid on Pre-Construction \$ 9100 to be paid on Start of Work \$ 8190 to be paid on Majority Complete \$ 910 to be paid on Completion SAFETY NOTE: Jobsite will operate within OSHA Safety Parameters. Contractors will provide/wear high visibility clothing, hazard equipment, respirators, roofing hooks, harnesses or any other required safety equipment during installation.

August 7,

Client Initial: CD

Contractor Initials: _____ Date: _____

8/7/2022

DRUMMER DEVELOPMENT LLC

1245 W WHESTER AVENUE - CHICAGO IL 60644-7133.230.6192

CONTRACT ID: 2022-5725GREEN-ROUGH TO FINISH 8.7.2022-126793

24 - 06 20 00 - Bath Tiles and Kitchen Backsplash

LINE	MATERIAL	CONTRACT/PRODUCT	LOGISTICS	LUMP/LABOR	TOTAL
24	500.00	750.00	-	10,540.00	11,790.00
N-CSI	CATEGORY	SCOPE	START DATE	END DATE	TOTAL BUSINESS DAYS
24	06 20 00	WALL TILES	9/11/2022	9/19/2022	8 BUSINESS DAY(S)

WALL TILES - 8 BUSINESS DAY(S)

	<p>Drummer Development will provide Tile Setter(s) and LABORER(S) to complete work as detailed as:</p> <p>SCOPE: Bath Tiles and Kitchen Backsplash - WALL TILES of as indicated on print and signed off by home client / property owner. AREA OF WORK:</p> <p>SCOPE DETAIL AND PRODUCTS: Drummer Development to provide service of 96 sqft of unit 1 bath tiles Drummer Development to provide service of 96 sqft of unit 2 bath tiles Drummer Development to provide service of 12 sqft of unit 1 kitchen backsplash Drummer Development to provide service of 12 sqft of unit 2 kitchen backsplash BATH TILE CASTILLE - LEVANT WHITE II MATTE CERAMIC TILE 200 @ \$ 2 for a total of \$ 400 BACKSPLASH TILE AND BATH STYLE MISTY FJORD LINEAR GLASS MOSAIC 35 @ \$ 10 for a total of \$ 350</p> <p>BUDGET DETAIL: \$ 750.00</p>
II. GENERAL SCOPE OF WORK:	<p>Work to be completed per plan and client specification.</p> <p>24-PRICE BREAKDOWN</p> <p>MATERIAL: represents materials purchased to execute work in the category of 06 20 00 CONTRACT/PRODUCT: represents the cost of the CONTRACT/PRODUCT to complete work. This item is a budget estimate based on general product as listed within bid for 06 20 00 Price estimate follows guidelines for PRODUCTS as detailed with LINE 1 - GENERAL CONTRACTING. LOGISTICS: represents the fee charged to WALL TILES by City of Chicago DOB to register with the city to perform work. This does not include the cost of the actual permit. LUMP/LABOR: represents the labor and tooling price of WALL TILES to complete work in the category of 06 20 00</p> <p>EXCLUSIONS/NOTE:</p> <p>PAYMENT NOTE:</p> <p>\$ 1250 to be paid on Pre-Construction \$ 5270 to be paid on Start of Work \$ 4743 to be paid on Majority Complete \$ 527 to be paid on Completion</p>
III. EXCLUSIONS & CLIENT TERMS:	<p>SAFETY NOTE: Jobsite will operate within OSHA Safety Parameters. Contractors will provide/wear high visibility clothing, hazard equipment, respirators, roofing hooks, harnesses or any other required safety equipment during installation.</p>

August 7,

Client Initial: CD

Contractor Initials: _____ Date: _____

8/7/2022

DRUMMER DEVELOPMENT LLC

1245 W WENSTER AVENUE - CHICAGO IL 60614 - 773.230.6132

CONTRACT ID: 2022-5725GREEN-ROUGH TO FINISH 8.7.2022-126793

UNOFFICIAL COPY

25 - 06 20 00 - Interior door installation

LINE	MATERIAL	CONTRACT/PRODUCT	LOGISTICS	LUMP/LABOR	TOTAL
25	140.00	5,388.00	-	7,900.00	13,428.00
N-CSI	CATEGORY	SCOPE	START DATE	END DATE	TOTAL BUSINESS DAYS
25	06 20 00	INTERIOR DOORS	9/20/2022	9/26/2022	6 BUSINESS DAY(S)

INTERIOR DOORS - 6 BUSINESS DAY(S)

Drummer Development will provide Trim Carpenter(s) and LABORER(S) to complete work as detailed as:

SCOPE: Interior door installation - INTERIOR DOORS of as indicated on print and signed off by home client / property owner.

Layout of interior doors:

- Room: 1 Common: Unfinished Basement No interior Door. See exterior doors for openings.
- Room: 2 Common: Basement Mechanical Room Louvered 2 Panel Shaker Door
- Room: 3 Common: Basement Existing Toilet solid core door
- Room: 4 Common: Lobby No interior Door. See exterior doors for openings.
- Room: 5 Common: Stairwell Section A No interior Door. See exterior doors for openings.
- Room: 6 Common: Stairwell Section B No interior Door
- Room: 7 Common: Stairwell Section C No interior Door
- Room: 8 Unit 1: Foyer No interior Door
- Room: 9 Unit 1: Living Room No interior Door
- Room: 10 Unit 1: Bedroom#1 hollow core door
- Room: 11 Unit 1: Bedroom#1 Closet bifold door
- Room: 12 Unit 1: Bedroom#2 hollow core door
- Room: 13 Unit 1: Bedroom#2 Closet bifold door
- Room: 14 Unit 1: Bedroom#3 hollow core door
- Room: 15 Unit 1: Bedroom#3 Closet bifold door
- Room: 16 Unit 1: Bedroom#4 hollow core door
- Room: 17 Unit 1: Bedroom#4 Closet bifold door
- Room: 18 Unit 1: Linen Closet bifold door
- Room: 19 Unit 1: Bathroom solid core door
- Room: 20 Unit 1: Laundry solid core door
- Room: 21 Unit 1: Kitchen No interior Door. See exterior doors for openings.
- Room: 22 Unit 2: Foyer No interior Door. See exterior doors for openings.
- Room: 23 Unit 2: Living Room No interior Door
- Room: 24 Unit 2: Bedroom#1 hollow core door
- Room: 25 Unit 2: Bedroom#1 Closet bifold door
- Room: 26 Unit 2: Bedroom#2 hollow core door
- Room: 27 Unit 2: Bedroom#2 Closet bifold door
- Room: 28 Unit 2: Bedroom#3 hollow core door
- Room: 29 Unit 2: Bedroom#3 Closet bifold door
- Room: 30 Unit 2: Bedroom#4 hollow core door
- Room: 31 Unit 2: Bedroom#4 Closet bifold door
- Room: 32 Unit 2: Linen Closet bifold door
- Room: 33 Unit 2: Bathroom solid core door
- Room: 34 Unit 2: Mechanical Louvered 2 Panel Shaker Door
- Room: 35 Unit 2: Kitchen No interior Door. See exterior doors for openings.

SCOPE DETAIL AND PRODUCTS:

Drummer Development to provide service of 26 total interior doors installed during build process

4 Interior 2 Panel Solid Core Door LH/RH JELD-WEN28 in. x 80 in. Colonist Primed Textured Molded Composite MDF Interior Door Slab - PREHUNG 4 @ \$ 166 for a total of \$ 664

2 Interior Louvered 2 Panel Shaker Door LH/RH Louvered Panel Door 2 @ \$ 386 for a total of \$ 772

8 Interior 2 panel hollow core door LH/RH JELD-WEN28 in. x 80 in. Colonist Primed Textured Molded Composite Hollow Interior Door Slab - PREHUNG 8 @ \$ 133 for a total of \$ 1064

12 Interior Bifold Door LH/RH JELD_WEN 30" INC x80 Colonist Primed Textured Bifold DOOR 12 @ \$ 166 for a total of \$ 1992

14 Interior Door Knob Privacy Knobs Brushed Nickle Knobs 14 @ \$ 56 for a total of \$ 784

2 Interior bifold hardware Knobs Brushed Nickle Knobs 2 @ \$ 56 for a total of \$ 112

BUDGET DETAIL: \$ 5388

II. GENERAL SCOPE OF WORK:

Work to be completed per plan and client specification.

August 7,

Client Initial: CD

Contractor Initials: _____ Date: _____

8/7/2022

DRUMMER DEVELOPMENT LLC

1245 W WENSTER AVENUE - CHICAGO IL 60644-7113.230.6132

CONTRACT ID: 2022-5725GREEN-ROUGH TO FINISH 8.7.2022-126793

UNOFFICIAL COPY

25-PRICE BREAKDOWN

MATERIAL: represents materials purchased to execute work in the category of 06 20 00

CONTRACT/PRODUCT: represents the cost of the CONTRACT/PRODUCT to complete work. This item is a budget estimate based on general product as listed within bid for 06 20 00 Price estimate follows guidelines for PRODUCTS as detailed with LINE 1 - GENERAL CONTRACTING.

LOGISTICS: represents the fee charged to INTERIOR DOORS by City of Chicago DOB to register with the city to perform work. This does not include the cost of the actual permit.

LUMP/LABOR: represents the labor and tooling price of INTERIOR DOORS to complete work in the category of 06 20 00

EXCLUSIONS/NOTE:

PAYMENT NOTE:

\$ 5528 to be paid on Pre-Construction

\$ 3950 to be paid on Start of Work

\$ 3555 to be paid on Majority Complete

\$ 395 to be paid on Completion

III. EXCLUSIONS & CLIENT TERMS:

SAFETY NOTE: Job site will operate within OSHA Safety Parameters. Contractors will provide/wear high visibility clothing, hazard equipment, respirators, roofing hooks, harnesses or any other required safety equipment during installation.

Property of Cook County Clerk's Office

August 7,

Client Initial: CD

Contractor Initials: _____ Date: _____

8/7/2022

DRUMMER DEVELOPMENT LLC

1245 W WEBSTER AVE FLOOR 2 - CHICAGO IL 60614 773.230.6132

CONTRACT ID: 2022-5725GREEN-ROUGH TO FINISH 8.7.2022-126793

UNOFFICIAL COPY

26 - 06 20 00 - Base, shoe, casework & trims					
LINE	MATERIAL	CONTRACT/PRODUCT	LOGISTICS	LUMP/LABOR	TOTAL
26	7,640.00	-	-	7,900.00	15,540.00
N-CSI	CATEGORY	SCOPE	START DATE	END DATE	TOTAL BUSINESS DAYS
26	06 20 00	TRIM CARPENTRY	9/27/2022	10/3/2022	6 BUSINESS DAY(S)

TRIM CARPENTRY - 6 BUSINESS DAY(S)

<p>II. GENERAL SCOPE OF WORK:</p>	<p>Drummer Development will provide Trim Carpenter(s) and LABORER(S) to complete work as detailed as:</p> <p>SCOPE: Base, shoe, casework & trims - TRIM CARPENTRY of as indicated on print and signed off by home client / property owner. AREA OF WORK:</p> <p>SCOPE DETAIL AND PRODUCTS: Drummer Development to provide service of 2214 Linear feet of Base during build process Drummer Development to provide service of 2214 Linear feet of Shoe Drummer Development to provide service of 0 Linear feet of Window Trim (drywall returns) Drummer Development to provide service of 1040 Linear Feet of Door Trim</p> <p>Work to be completed per plan and client specification.</p>
<p>III. EXCLUSIONS & CLIENT TERMS:</p>	<p>26-PRICE BREAKDOWN</p> <p>MATERIAL: represents materials purchased to execute work in the category of 06 20 00 CONTRACT/PRODUCT: represents the cost of the CONTRACT/PRODUCT to complete work. This item is a budget estimate based on general product as listed within bid for 06 20 00 Price estimate follows guidelines for PRODUCTS as detailed with LINE 1 - GENERAL CONTRACTING. LOGISTICS: represents the fee charged to TRIM CARPENTRY by City of Chicago DOB to register with the city to perform work. This does not include the cost of the actual permit. LUMP/LABOR: represents the labor and tooling price of TRIM CARPENTRY to complete work in the category of 06 20 00</p> <p>EXCLUSIONS/NOTE:</p> <p>PAYMENT NOTE:</p> <p>\$ 7640 to be paid on Pre-Construction \$ 3950 to be paid on Start of Work \$ 3555 to be paid on Majority Complete \$ 395 to be paid on Completion</p> <p>SAFETY NOTE: Jobsite will operate within OSHA Safety Parameters. Contractors will provide/wear high visibility clothing, hazard equipment, respirators, roofing hooks, harnesses or any other required safety equipment during installation.</p>

August 7,

Client Initial: CD

Contractor Initials: _____ Date: _____

8/7/2022

DRUMMER DEVELOPMENT LLC

1245 W WHEELER AVENUE - CHICAGO IL 60614 - 773.230.6132

CONTRACT ID: 2022-5725GREEN-ROUGH TO FINISH 8.7.2022-126793

UNOFFICIAL COPY

27 - 09 90 00 - Interior Painting					
LINE	MATERIAL	CONTRACT/PRODUCT	LOGISTICS	LUMP/LABOR	TOTAL
27	850.00	1,890.00	-	15,800.00	18,540.00
N-CSI	CATEGORY	SCOPE	START DATE	END DATE	TOTAL BUSINESS DAYS
27	09 90 00	PAINTING INT.	10/4/2022	10/16/2022	12 BUSINESS DAY(S)
PAINTING INT. - 12 BUSINESS DAY(S)					
II. GENERAL SCOPE OF WORK	<p>Drummer Development will provide Painter(s) and LABORER(S) to complete work as detailed as:</p> <p>SCOPE: Interior Painting - PAINTING INT. of as indicated on print and signed off by home client / property owner. AREA OF WORK:</p> <p>SCOPE DETAIL AND PRODUCTS: Drummer Development to provide service of 3551 sqft of ceiling paint during build process Drummer Development to provide service of 10137 sqft of wall paint Drummer Development to provide service of 738 sqft of trim paint Drummer Development to provide service of 1014 sqft of doors painted both sides</p> <p>CEILING PAINT SHERWIN WILLIAMS 2 @ \$ 111 for a total of \$ 222 WALL PAINT SHERWIN WILLIAMS 6 @ \$ 138 for a total of \$ 828 TRIM PAINT SHERWIN WILLIAMS 1 @ \$ 166 for a total of \$ 166 PRIMER SHERWIN WILLIAMS 6 @ \$ 111 for a total of \$ 666</p> <p>BUDGET DETAIL: \$ 1890</p> <p>Work to be completed per plan and client specification</p>				
III. EXCLUSIONS & CLIENT TERMS:	<p>27-PRICE BREAKDOWN</p> <p>MATERIAL: represents materials purchased to execute work in the category of 09 90 00 CONTRACT/PRODUCT: represents the cost of the CONTRACT/PRODUCT to complete work. This item is a budget estimate based on general product as listed within bid for 09 90 00 Price estimate follows guidelines for PRODUCTS as detailed with LINE 1 - GENERAL CONTRACTING. LOGISTICS: represents the fee charged to PAINTING INT. by City of Chicago DOB to register with the city to perform work. This does not include the cost of the actual permit. LUMP/LABOR: represents the labor and tooling price of PAINTING INT. to complete work in the category of 09 90 00</p> <p>EXCLUSIONS/NOTE:</p> <p>PAYMENT NOTE: \$ 2740 to be paid on Pre-Construction \$ 7900 to be paid on Start of Work \$ 7110 to be paid on Majority Complete \$ 790 to be paid on Completion</p> <p>SAFETY NOTE: Jobsite will operate within OSHA Safety Parameters. Contractors will provide/wear high visibility clothing, hazard equipment, respirators, roofing hooks, harnesses or any other required safety equipment during installation.</p>				

August 7,

Client Initial: CD

Contractor Initials: _____ Date: _____

8/7/2022

DRUMMER DEVELOPMENT LLC

1245 W WHESTER AVENUE - CHICAGO IL 60641-7133.230.6132
 CONTRACT ID: 2022-5725GREEN-ROUGH TO FINISH 8.7.2022-126793

UNOFFICIAL COPY

28 - 09 90 00 - Exterior Painting					
LINE	MATERIAL	CONTRACT/PRODUCT	LOGISTICS	LUMP/LABOR	TOTAL
28	480.00	-	-	2,640.00	3,120.00
N-CSI	CATEGORY	SCOPE	START DATE	END DATE	TOTAL BUSINESS DAYS
28	09 90 00	PAINTING EXT.	8/25/2022	8/27/2022	2 BUSINESS DAY(S)
PAINTING EXT. - 2 BUSINESS DAY(S)					
GENERAL SCOPE OF WORK:	Drummer Development will provide Painter(s) and LABORER(S) to complete work as detailed as: SCOPE: Exterior Painting - PAINTING EXT. of as indicated on print and signed off by home client / property owner. AREA OF WORK: SCOPE DETAIL AND PRODUCTS: Drummer Development to provide service of 2400 sqft painted on exterior of garage. during build process Drummer Development to provide service of 1 painting of limestone lentil and misc. exterior Work to be completed per plan and client specification.				
EXCLUSIONS & CLIENT TERMS:	28-PRICE BREAKDOWN: MATERIAL: represents materials purchased to execute work in the category of 09 90 00 CONTRACT/PRODUCT: represents the cost of the CONTRACT/PRODUCT to complete work. This item is a budget estimate based on general product as listed within bid for 09 90 00 Price estimate follows guidelines for PRODUCTS as detailed with LINE 1 - GENERAL CONTRACTING. LOGISTICS: represents the fee charged to PAINTING EXT. by City of Chicago DOB to register with the city to perform work. This does not include the cost of the actual permit. LUMP/LABOR: represents the labor and tooling price of PAINTING EXT. to complete work in the category of 09 90 00 EXCLUSIONS/NOTE: PAYMENT NOTE: \$ 480 to be paid on Pre-Construction \$ 1320 to be paid on Start of Work \$ 1188 to be paid on Majority Complete \$ 132 to be paid on Completion SAFETY NOTE: Jobsite will operate within OSHA Safety Parameters. Contractors will provide/wear high visibility clothing, hazard equipment, respirators, roofing hooks, harnesses or any other required safety equipment during installation.				

DRUMMER DEVELOPMENT LLC

1245 W VERNER AVENUE - CHICAGO IL 0624 - 773.230.6132

CONTRACT ID: 2022-5725GREEN-ROUGH TO FINISH 8.7.2022-126793

UNOFFICIAL COPY

29 - 06 20 00 - Kitchen Cabinets

LINE	MATERIAL	CONTRACT/PRODUCT	LOGISTICS	LUMP/LABOR	TOTAL
29	230.00	-	-	2,640.00	2,870.00
N-CSI	CATEGORY	SCOPE	START DATE	END DATE	TOTAL BUSINESS DAYS
29	06 20 00	CABINETS	10/4/2022	10/6/2022	2 BUSINESS DAY(S)

CABINETS - 2 BUSINESS DAY(S)

ii. GENERAL SCOPE OF WORK: Drummer Development will provide Trim Carpenter(s) and LABORER(S) to complete work as detailed as:

SCOPE: Kitchen Cabinets - CABINETS of as indicated on print and signed off by home client / property owner. AREA OF WORK:

SCOPE DETAIL AND PRODUCTS:

Drummer Development to provide service of 22 total count of cabinets installed during build process
 Drummer Development to provide service of 2 count of kitchens installations

Work to be completed per plan and client specification.

iii. EXCLUSIONS & CLIENT TERMS:

29-PRICE BREAKDOWN

MATERIAL: represents materials purchased to execute work in the category of 06 20 00
 CONTRACT/PRODUCT: represents the cost of the CONTRACT/PRODUCT to complete work. This item is a budget estimate based on general product as listed within bid for 06 20 00 Price estimate follows guidelines for PRODUCTS as detailed with LINE 1 - GENERAL CONTRACTING.
 LOGISTICS: represents the fee charged to CABINETS by City of Chicago DOB to register with the city to perform work. This does not include the cost of the actual permit.
 LUMP/LABOR: represents the labor and tooling price of CABINETS to complete work in the category of 06 20 00

EXCLUSIONS/NOTE:

PAYMENT NOTE:

\$ 230 to be paid on Pre-Construction
 \$ 1320 to be paid on Start of Work
 \$ 1188 to be paid on Majority Complete
 \$ 132 to be paid on Completion

SAFETY NOTE: Jobsite will operate within OSHA Safety Parameters. Contractors will provide/wear high visibility clothing, hazard equipment, respirators, roofing hooks, harnesses or any other required safety equipment during installation.

August 7,

Client Initial: CD

Contractor Initials: _____ Date: _____

8/7/2022

DRUMMER DEVELOPMENT LLC

1245 W WEBSTER AVENUE - CHICAGO IL 60641 - 773.230.6132

CONTRACT ID: 2022-5725GREEN-ROUGH TO FINISH 8.7.2022-126793

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30 - 06 20 00 - Closet systems					
LINE	MATERIAL	CONTRACT/PRODUCT	LOGISTICS	LUMP/LABOR	TOTAL
30	1,020.00	-	-	3,960.00	4,980.00
N-CSI	CATEGORY	SCOPE	START DATE	END DATE	TOTAL BUSINESS DAYS
30	06 20 00	CLOSETS	10/4/2022	10/7/2022	3 BUSINESS DAY(S)
CLOSETS - 3 BUSINESS DAY(S)					
Drummer Development will provide Trim Carpenter(s) and LABORER(S) to complete work as detailed as:					
SCOPE: Closet systems - CLOSETS of as indicated on print and signed off by home client / property owner. AREA OF WORK: Closet for bedrooms and hallways.					
II. GENERAL SCOPE OF WORK:	Work to be completed per plan and client specification.				
30-PRICE BREAKDOWN					
MATERIAL: represents materials purchased to execute work in the category of 06 20 00					
CONTRACT/PRODUCT: represents the cost of the CONTRACT/PRODUCT to complete work. This item is a budget estimate based on general product as listed within bid for 06 20 00. Price estimate follows guidelines for PRODUCTS as detailed with LINE 1 - GENERAL CONTRACTING.					
LOGISTICS: represents the fee charged to CLOSETS by City of Chicago DOB to register with the city to perform work. This does not include the cost of the actual permit.					
LUMP/LABOR: represents the labor and tooling price of CLOSETS to complete work in the category of 06 20 00					
EXCLUSIONS/NOTE:					
PAYMENT NOTE:					
\$ 1020 to be paid on Pre-Construction					
\$ 1980 to be paid on Start of Work					
\$ 1782 to be paid on Majority Complete					
\$ 198 to be paid on Completion					
III. EXCLUSIONS & CLIENT TERMS:	SAFETY NOTE: Jobsite will operate within OSHA Safety Parameters. Contractor will provide/wear high visibility clothing, hazard equipment, respirators, roofing hooks, harnesses or any other required safety equipment during installation.				

August 7,

Client Initial: CD

Contractor Initials: _____ Date: _____

8/7/2022

18

DRUMMER DEVELOPMENT LLC

1245 W WEBSTER AVENUE - CHICAGO IL 06200-7773.230.6132

CONTRACT ID: 2022-5725GREEN-ROUGH TO FINISH 8.7.2022-126793

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32 - 06 20 00 - Bathroom accessories					
LINE	MATERIAL	CONTRACT/PRODUCT	LOGISTICS	LUMP/LABOR	TOTAL
32		417.00	-	1,330.00	1,747.00
N-CSI	CATEGORY	SCOPE	START DATE	END DATE	TOTAL BUSINESS DAYS
32	06 20 00	BATH ACC.	10/4/2022	10/5/2022	1 BUSINESS DAY(S)
BATH ACC. - 1 BUSINESS DAY(S)					
II. GENERAL SCOPE OF WORK:	<p>Drummer Development will provide Trim Carpenter(s) and LABORER(S) to complete work as detailed as:</p> <p>SCOPE: Bathroom accessories - BATH ACC. of as indicated on print and signed off by home client / property owner. AREA OF WORK:</p> <p>SCOPE DETAIL AND PRODUCTS: Drummer Development to provide service of 3 toilet paper roll Drummer Development to provide service of 6 towel racks Drummer Development to provide service of 3 mirrors installed</p> <p>BATH KIT Delta eveyry 2-Piece Bath Hardware Set with Towel Ring/Toilet Paper Holder and 24 in. Towel Bar in Brushed Nickel 3 @ \$ 67 for a total of \$ 201 MIRRORS Glacier Bay15-1/4 in. W x 26 in. H Framed Surface-Mount Bathroom Medicine Cabinet in White with Mirror 3 @ \$ 72 for a total of \$ 216 BUDGET DETAIL: \$ 417</p>				
III. EXCLUSIONS & CLIENT TERMS:	<p>Work to be completed per plan and client specification.</p> <p>32-PRICE BREAKDOWN</p> <p>MATERIAL: represents materials purchased to execute work in the category of 06 20 00 CONTRACT/PRODUCT: represents the cost of the CONTRACT/PRODUCT to complete work. This item is a budget estimate based on general product as listed within bid for 06 20 00 Price estimate follows guidelines for PRODUCTS as detailed with LINE 1 - GENERAL CONTRACTING. LOGISTICS: represents the fee charged to BATH ACC. by City of Chicago DOB to register with the city to perform work. This does not include the cost of the actual permit. LUMP/LABOR: represents the labor and tooling price of BATH ACC. to complete work in the category of 06 20 00</p> <p>EXCLUSIONS/NOTE:</p> <p>PAYMENT NOTE:</p> <p>\$ 417 to be paid on Pre-Construction \$ 665 to be paid on Start of Work \$ 599 to be paid on Majority Complete \$ 67 to be paid on Completion</p> <p>SAFETY NOTE: Jobsite will operate within OSHA Safety Parameters. Contractors will provide/wear high visibility clothing, hazard equipment, respirators, roofing hooks, harnesses or any other required safety equipment during installation.</p>				

DRUMMER DEVELOPMENT LLC

1245 W WESTER AVENUE - CHICAGO IL 60644 - 773.230.6132

CONTRACT ID: 2022-5725GREEN-ROUGH TO FINISH 8.7.2022-126793

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33 - 01 74 00 - Final Construction Cleaning					
LINE	MATERIAL	CONTRACT/PRODUCT	LOGISTICS	LUMP/LABOR	TOTAL
33	390.00	-	-	1,450.00	1,840.00
N-CSI	CATEGORY	SCOPE	START DATE	END DATE	TOTAL BUSINESS DAYS
33	01 74 00	CLEANING	10/6/2022	10/8/2022	2 BUSINESS DAY(S)
CLEANING - 2 BUSINESS DAY(S)					
II. GENERAL SCOPE OF WORK:	Drummer Development will provide Cleaner(s) and LABORER(S) to complete work as detailed as: SCOPE: Final Construction Cleaning - CLEANING of as indicated on print and signed off by home client / property owner. AREA OF WORK: SCOPE DETAIL AND PRODUCTS: Drummer Development to provide service of 2 units cleaned rent ready during build process Drummer Development to provide service of 3 levels cleaned rent ready Work to be completed per plan and client specification.				
III. EXCLUSIONS & CLIENT TERMS:	33-PRICE BREAKDOWN MATERIAL: represents materials purchased to execute work in the category of 01 74 00 CONTRACT/PRODUCT: represents the cost of the CONTRACT/PRODUCT to complete work. This item is a budget estimate based on general product as listed within bid for 01 74 00 Price estimate follows guidelines for PRODUCTS as detailed with LINE 1 - GENERAL CONTRACTING. LOGISTICS: represents the fee charged to CLEANING by City of Chicago DOB to register with the city to perform work. This does not include the cost of the actual permit. LUMP/LABOR: represents the labor and tooling price of CLEANING to complete work in the category of 01 74 00 EXCLUSIONS/NOTE: PAYMENT NOTE: \$ 390 to be paid on Pre-Construction \$ 725 to be paid on Start of Work \$ 653 to be paid on Majority Complete \$ 73 to be paid on Completion SAFETY NOTE: Jobsite will operate within OSHA Safety Parameters. Contractors will provide/wear high visibility clothing, hazard equipment, respirators, roofing hooks, harnesses or any other required safety equipment during installation.				

August 7,

Client Initial: CD

Contractor Initials: _____ Date: _____

8/7/2022

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Invoice 2001-2

Due Days 30



PREPARED BY

Lernie Jones

J&J Construction

(312) 217-8195

jones.lernie@gmail.com

2525 S Wabash Ave, Chicago, IL 60616, USA

PREPARED FOR

PVOne

PVOne

5725 S Green St, Chicago, IL 60621, USA

INVOICE DETAILS

5725 S Green St, Chicago, IL 60621, USA

Gut Renovation

DESCRIPTION

TOTAL

Outstanding Invoices

\$14,750.00

doors and Trim (additional)

\$3,450.00

Demo of 2nd Floor Ceiling (additional)

\$3,800.00

Electrical Service & Rough-in (additional)
switch out from 2 gang box to 3 gang meter box

\$7,500.00

TOTAL

\$14,750.00

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Exc