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| Honorable Mayor and City Council | | 27-Oct-26 |
| City of Hawthorne | | Council Date |
| Hawthorne, CA 90250 | | |
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**RE: PROGRESS PAYMENT NO. 3 FOR CITY OF HAWTHORNE HOUSING REHABILITATION 2026 PHASE II (Project#26-11)**

**The following is a detailed breakdown of Progress Payment No. 3 due to Jermax Construction Inc, 11275 San Fernando Rd, San Fernando, CA, 91340 for work done on the subject project through October 2026.**

| ITEM | DESCRIPTION | UNIT | CONTRACT QUANTITY | UNIT PRICE | CONTRACT AMOUNT | QTY OR % PREVIOUS | % THIS ESTIMATE | AMOUNT THIS ESTIMATE | TOTAL QTY OR % TO DATE | TOTAL AMOUNT TO DATE |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Paint Exterior Staircase Railing and Install new 2" wide safety walk step tape contrast to existing step color on all steps on outside staircases. | EA | 14 | $ 500.00 | $ 7,000.00 | 0% | 0% | $ - | 0% | $ - |
| 2 | Remove Existing Windows and Install New Windows as per specifications | LS | 1 | $ 2,500.00 | $ 2,500.00 | 0% | 0% | $ - | 0% | $ - |
| 3 | Remove and Replace All Entry Door Assembly | EA | 14 | $ 350.00 | $ 4,900.00 | 0% | 0% | $ - | 0% | $ - |
| 4 | Remove and Replace All Water Heater Enclosure Doors | EA | 8 | $ 200.00 | $ 1,600.00 | 0% | 0% | $ - | 0% | $ - |
| 5 | Remove and Replace All Individual Mailboxes | EA | 8 | $ 600.00 | $ 4,800.00 | 0% | 0% | $ - | 0% | $ - |
| 6 | Remove and Replace Perimeter wall | LS | 1 | $ 8,500.00 | $ 8,500.00 | 0% | 0% | $ - | 0% | $ - |
| 7 | Remove and Replace All Exterior Light Fixtures with New Motion Sensing Exterior Light Fixtures and all needed Equipment/Material (wiring, drywall removal/replacement/patching and painting) | EA | 10 | $ 320.00 | $ 3,200.00 | 0% | 0% | $ - | 0% | $ - |
| 8 | Pest Control – interior and exterior of building/units | LS | 1 | $ 5,000.00 | $ 5,000.00 | 0% | 0% | $ - | 0% | $ - |
| 9 | Clean Building Drain and Waste Piping, Remove and Replace all damaged drain and waste piping | LS | 1 | $ 10,500.00 | $ 10,500.00 | 0% | 0% | $ - | 0% | $ - |
| 10 | Remove and Replace all outdated Smoke Detectors and Monoxide Detectors | EA | 7 | $ 180.00 | $ 1,260.00 | 0% | 0% | $ - | 0% | $ - |
| 11 | Disconnect, Remove and Replace all Existing Old Wall Gas/Floor Heater with new wall heater | EA | 3 | $ 1,500.00 | $ 4,500.00 | 0% | 0% | $ - | 0% | $ - |
| 12 | General Drywall Repairs to all units | SF | 15000 | $ 8.00 | $ 120,000.00 | 0% | 0% | $ - | 0% | $ - |
| 13 | Remove and Replace all Doorbells | EA | 3 | $ 100.00 | $ 300.00 | 0% | 0% | $ - | 0% | $ - |
| 14 | Repair all Electrical Wiring, Install New Electrical Receptacles & Switches, and Ground Fault Circuit Interrupter | LS | 1 | $ 3,000.00 | $ 3,000.00 | 0% | 0% | $ - | 0% | $ - |
| 15 | Replace All Ceiling Light Fixtures and install New Ceiling Fan/Light Fixtures in Common Rooms/Bedrooms. | EA | 10 | $ 350.00 | $ 3,500.00 | 0% | 0% | $ - | 0% | $ - |
| 16 | Install New Water Heater | EA | 3 | $ 3,500.00 | $ 10,500.00 | 0% | 0% | $ - | 0% | $ - |
| 17 | Kitchen: Remove and Replace all of the following - Drywall, Kitchen Cabinets, Countertops, Backsplash, Faucet, Sink, Garbage Disposal, Flooring, Under Sink Plumbing, Electrical System Wiring, Exhaust Range Hood, New Gas Range, Appliances and Accessories. Patch Work and Painting to be included. | EA | 3 | $ 22,000.00 | $ 66,000.00 | 0% | 0% | $ - | 0% | $ - |
| 18 | Bathroom: Remove and Replace all of the following: Drywall, Exhaust Fan, Vanity/Mirror/Medicine Cabinet, Countertop, Faucet, Toilet, Tub/Shower, Shower Fixture, Flooring, Accessories, Light Fixture and Electrical System Wiring. Patch Work and Painting to be included. | EA | 3 | $ 18,000.00 | $ 54,000.00 | 0% | 0% | $ - | 0% | $ - |
| 19 | Remove and Replace All Existing Interior Passage Doors and Install New Passage Doors | EA | 8 | $ 250.00 | $ 2,000.00 | 0% | 0% | $ - | 0% | $ - |
| 20 | Interior Paint – All Rooms | SF | 15000 | $ 5.00 | $ 75,000.00 | 0% | 0% | $ - | 0% | $ - |
| 21 | Install New Vinyl Plank Flooring, Trim/Molding and Carpet Replacement (as needed) | SF | 10000 | $ 9.00 | $ 90,000.00 | 0% | 0% | $ - | 0% | $ - |
| 22 | Remove and Replace All Window Coverings. Install New Window Coverings if None Existing. | EA | 12 | $ 1,950.00 | $ 23,400.00 | 25% | 65% | $ 15,210.00 | 90% | $ 21,060.00 |
| 23 | Pest Control – interior and exterior of building/units | LS | 1 | $ 5,000.00 | $ 5,000.00 | 0% | 0% | $ - | 0% | $ - |
| 24 | Clean Building Drain and Waste Piping, Remove and Replace all damaged drain and waste piping | LS | 1 | $ 10,500.00 | $ 10,500.00 | 50% | 40% | $ 4,200.00 | 90% | $ 9,450.00 |
| 25 | Remove and Replace all outdated Smoke Detectors and Monoxide Detectors | EA | 10 | $ 180.00 | $ 1,800.00 | 25% | 65% | $ 1,170.00 | 90% | $ 1,620.00 |
| 26 | Disconnect, Remove and Replace all Existing Old Wall Gas/Floor Heater with new wall heater | EA | 4 | $ 1,500.00 | $ 6,000.00 | 25% | 65% | $ 3,900.00 | 90% | $ 5,400.00 |
| 27 | Install Wall Heater – Dual Wall 50,000 BTU, Update Water Heater Connections | EA | 4 | $ 2,500.00 | $ 10,000.00 | 25% | 65% | $ 6,500.00 | 90% | $ 9,000.00 |
| 28 | General Drywall Repairs to all units | SF | 20000 | $ 8.00 | $ 160,000.00 | 25% | 65% | $ 104,000.00 | 90% | $ 144,000.00 |
| 29 | Remove and Replace all Doorbells | EA | 4 | $ 100.00 | $ 400.00 | 25% | 65% | $ 260.00 | 90% | $ 360.00 |
| 30 | Repair Electrical Wiring, Install New Electrical Receptacles & Switches, and Ground Fault Circuit Interrupter | LS | 1 | $ 3,000.00 | $ 3,000.00 | 25% | 65% | $ 1,950.00 | 90% | $ 2,700.00 |

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| 31 | Replace All Ceiling Light Fixtures and install New Ceiling Fan/Light Fixtures in Common Rooms/Bedrooms. | EA | 12 | $ 350.00 | $ 4,200.00 | 25% | 65% | $ 2,730.00 | 90% | $ 3,780.00 |
| 32 | Install New Water Heater | EA | 4 | $ 2,500.00 | $ 10,000.00 | 25% | 65% | $ 6,500.00 | 90% | $ 9,000.00 |
| 33 | Kitchen: Remove and Replace all of the following - Drywall, Kitchen Cabinets, Countertops, Backsplash, Faucet, Sink, Garbage Disposal, Flooring, Under Sink Plumbing, Electrical System Wiring, Exhaust Range Hood, New Gas Range, Appliances and Accessories. Patch Work and Painting to be included. | EA | 4 | $ 22,000.00 | $ 88,000.00 | 25% | 65% | $ 57,200.00 | 90% | $ 79,200.00 |
| 34 | Bathroom: Remove and Replace all of the following: Drywall, Exhaust Fan, Vanity/Mirror/Medicine Cabinet, Countertop, Faucet, Toilet, Tub/Shower, Shower Fixture, Flooring, Accessories, Light Fixture and Electrical System Wiring. Patch Work and Painting to be included. | EA | 4 | $ 18,000.00 | $ 72,000.00 | 25% | 65% | $ 46,800.00 | 90% | $ 64,800.00 |
| 35 | Remove and Replace all existing interior passage doors and Install New Passage Doors | EA | 7 | $ 250.00 | $ 1,750.00 | 25% | 65% | $ 1,137.50 | 90% | $ 1,575.00 |
| 36 | Interior Paint – All Rooms | SF | 20000 | $ 5.00 | $ 100,000.00 | 25% | 65% | $ 65,000.00 | 90% | $ 90,000.00 |
| 37 | Install New Vinyl Plank Flooring, Trim/Molding and Carpet Replacement (as needed) | SF | 15000 | $ 9.00 | $ 135,000.00 | 25% | 65% | $ 87,750.00 | 90% | $ 121,500.00 |
| 38 | Remove and Replace All Window Coverings. Install New Window Coverings if None Existing. | EA | 15 | $ 2,500.00 | $ 37,500.00 | 25% | 65% | $ 24,375.00 | 90% | $ 33,750.00 |
| 39 | Remove and Replace existing decking on all floors. Including but not limited to removing and replacing all joists, ledgers, bridging, balustrade, weather/water proofing, metal flashing | LS | 1 | $ 83,500.00 | $ 83,500.00 | 64% | 26% | $ 21,750.00 | 90% | $ 75,150.00 |
| 40 | Pest Control – interior and exterior of building/units | LS | 1 | $ 5,000.00 | $ 5,000.00 | 40% | 50% | $ 2,500.00 | 90% | $ 4,500.00 |
| 41 | Clean Building Drain and Waste Piping, Remove and Replace all damaged drain and waste piping | LS | 1 | $ 10,500.00 | $ 10,500.00 | 80% | 10% | $ 1,050.00 | 90% | $ 9,450.00 |
| 42 | Remove and Replace all outdated Smoke Detectors and Monoxide Detectors | EA | 15 | $ 180.00 | $ 2,700.00 | 80% | 10% | $ 270.00 | 90% | $ 2,430.00 |
| 43 | Replace Wall Heater – Dual Wall 50,000 BTU | EA | 4 | $ 2,500.00 | $ 10,000.00 | 80% | 10% | $ 1,000.00 | 90% | $ 9,000.00 |
| 44 | General Drywall Repairs to All Rooms | SF | 20000 | $ 8.00 | $ 160,000.00 | 90% | 0% | $ - | 90% | $ 144,000.00 |
| 45 | Remove and Replace all Doorbells | EA | 4 | $ 100.00 | $ 400.00 | 0% | 90% | $ 360.00 | 90% | $ 360.00 |
| 46 | Repair Electrical Wiring, Install New Electrical Receptacles & Switches, and Ground Fault Circuit Interrupter | LS | 1 | $ 3,000.00 | $ 3,000.00 | 80% | 10% | $ 300.00 | 90% | $ 2,700.00 |
| 47 | Replace All Ceiling Light Fixtures and install New Ceiling Fan/Light Fixtures in Common Rooms/Bedrooms. | EA | 15 | $ 350.00 | $ 5,250.00 | 80% | 10% | $ 525.00 | 90% | $ 4,725.00 |
| 48 | Kitchen: Remove and Replace all of the following - Drywall, Kitchen Cabinets, Countertops, Backsplash, Faucet, Sink, Garbage Disposal, Flooring, Under Sink Plumbing, Electrical System Wiring, Exhaust Range Hood, New Gas Range, Appliances and Accessories. Patch Work and Painting to be included. | EA | 4 | $ 22,000.00 | $ 88,000.00 | 80% | 10% | $ 8,800.00 | 90% | $ 79,200.00 |
| 49 | Bathroom: Remove and Replace all of the following: Drywall, Exhaust Fan, Vanity/Mirror/Medicine Cabinet, Countertop, Faucet, Toilet, Tub/Shower, Shower Fixture, Flooring, Accessories, Light Fixture and Electrical System Wiring. Patch Work and Painting to be included. | EA | 8 | $ 18,000.00 | $ 144,000.00 | 71% | 19% | $ 27,000.00 | 90% | $ 129,600.00 |
| 50 | Interior Paint – All Rooms | SF | 20000 | $ 5.00 | $ 100,000.00 | 80% | 10% | $ 10,000.00 | 90% | $ 90,000.00 |
| 51 | Install New Vinyl Plank Flooring, Trim/Molding and Carpet Replacement (as needed) | SF | 20000 | $ 9.00 | $ 180,000.00 | 80% | 10% | $ 18,000.00 | 90% | $ 162,000.00 |
| 52 | Remove and Replace All Window Coverings. Install New Window Coverings if None Existing. | EA | 20 | $ 1,800.00 | $ 36,000.00 | 100% | 0% | $ - | 100% | $ 36,000.00 |
| 53 | Remove and Replace All Existing Interior Passage Doors and Install New Passage Doors | EA | 12 | $ 250.00 | $ 3,000.00 | 80% | 10% | $ 300.00 | 90% | $ 2,700.00 |
| 54 | Repair Trash Enclosure Metal Doors | LS | 1 | $ 2,500.00 | $ 2,500.00 | 80% | 10% | $ 250.00 | 90% | $ 2,250.00 |
| 55 | Water Heater Room: New Drywall | SF | 150 | $ 10.00 | $ 1,500.00 | 80% | 10% | $ 150.00 | 90% | $ 1,350.00 |
| 56 | Remove and Replace all New Windows and Replace All Entry Door Assembly | EA | 30 | $ 200.00 | $ 6,000.00 | 80% | 10% | $ 600.00 | 90% | $ 5,400.00 |
| 57 | Laundry Room: New Electrical Wiring, receptacles, switches, lights, exhaust fans, entry door assembly, new drywall, painting and New Washer/Dryer units | LS | 1 | $ 1,200.00 | $ 1,200.00 | 80% | 10% | $ 120.00 | 90% | $ 1,080.00 |
| Total Contract Price | | | | | $ 1,989,160.00 | | | $ 521,657.50 | | $1,359,090.00 |
| | | | | | | | Less Retention | $ 26,082.88 | | $ 67,954.50 |
| | | | | | | | Less Previously Paid | $ - | | $ 795,560.88 |
| | | | | | | | Total Amount To Date | $ 495,574.63 | | $ 495,574.63 |

| TOTAL AMOUNT DUE FOR THIS 3rd PROGRESS PAYMENT: | |
|---|---|
| ACCOUNT #: | |
| 180-1150-141-0-0-40974 | $ 495,574.63 |
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*German Franco*

German Franco
Project Manager