

Owner: Jay Sallstrom
Business
Name: C&Q Investment Group, LLC
Address: 1215 N Riverfront Drive, Mankato, MN 56001

GENERAL CONSTRUCTION CONTRACT

All Work and Materials Must Meet or Exceed All State and Local Codes. Only Good Quality Materials and Workmanship Will Be Acceptable. Each Trade Is responsible for disposing of their related debris. If you are the General Contractor, all other trades and Subs will be hired and paid by the General Contractor. Each trade must cooperate and coordinate with other trades on this project. Lead Safe Work Practices must be performed in accordance with 29CFR1926.62 OSHA Lead Safety Standards or Contractors can be a Certified Renovator, Repair & Painting Contractor with the Environmental Protection Agency to work on homes 1978 and older. No changes or additional work may be completed without the prior written approval of MVAC. All Contractors are responsible for obtaining required building permits and inspections.

The Specifications listed below are Intended to provide guidance and relevant details to the work performed as part of this Rehabilitation Project. In all cases, the Contractors and Subcontractors are to install all materials, fixtures, and appliances in accordance with Manufacturer's Specifications and/or as per State and Local Building Codes. In the event that a listed specification is contrary to the Manufacturer's Specifications or State and Local Building Codes, the Manufacturer's Specifications and/or State and Local Building Codes Shall supersede the listed specification. If this occurs, contact the Housing Rehabilitation Coordinator to discuss and confirm. Any other code violations identified by the General Contractor or Subcontractors during initial inspection shall be corrected as needed to comply with codes.

ITEM #

SCOPE OF WORK SPECIFICATION DESCRIPTIONS

1 INSTALL 6 OVERHEAD GARAGE DOORS WITH OPENERS

Provide and install 6 new 14' x 8' insulated overhead garage doors wall mounted style openers on the six new commercial shop/condo areas. The rails for the garage doors shall be installed to align with the angle of the vaulted ceiling in each commercial unit. Installation to include:

- Provide and install 6 new insulated 14' x 8' insulated commercial grade metal overhead garage doors.
- The rails/tracks for the overhead doors shall be installed at an angle to follow the vaulted ceilings.
- Include horizontal support rails for use with electric door openers.
- Include installation of vinyl door stops on the top and sides.
- Provide and install 6 new wall mounted overhead garage door openers with safety sensors for each door.
- Door Openers to be sized to meet manufacturer specifications for door size.
- Openers to include two wireless remote control units for each door.
- Include installation of a wall mounted opener unit near the service entrance door.
- Installation of overhead doors and wall mounted openers shall comply with manufacture specifications and code.