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SERVICE AGREEMENT
CITY OF FRESNO, CALIFORNIA

THIS AGREEMENT (Agreement) is made and entered into, effective on _____, by and between the CITY OF FRESNO, a California municipal corporation (City), and Olsen Construction and Restoration Company, Inc. (Service Provider).

RECITALS

WHEREAS, City desires to obtain professional construction and restoration services for emergency repairs of Valley Inn located at 933 N Parkway Drive, an emergency shelter (Project); and

WHEREAS, Service Provider is engaged in the business of furnishing such services as a construction and restoration contractor and hereby represents that it desires to and is professionally and legally capable of performing the services called for by this Agreement; and

WHEREAS, Service Provider acknowledges that this Agreement is subject to the requirements of Fresno Municipal Code Section 4-107; and

WHEREAS, this Agreement will be administered for City by its City Manager (Administrator) or designee.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing and of the covenants, conditions, and premises hereinafter contained to be kept and performed by the respective parties, it is mutually agreed as follows:

1. Scope of Services. Service Provider shall perform to the satisfaction of City the services described in **Exhibit A**, including all work incidental to, or necessary to perform, such services even though not specifically described in **Exhibit A**.

2. Term of Agreement and Time for Performance. This Agreement shall be effective from the date first set forth above (Effective Date) and shall continue in full force and effect through December 31, 2025, subject to any earlier termination in accordance with this Agreement. The services of Service Provider as described in **Exhibit A** are to commence upon the Effective Date and shall be completed in a sequence assuring expeditious completion, but in any event, all such services shall be completed prior to expiration of this Agreement and in accordance with any performance schedule set forth in **Exhibit A**.

3. Compensation.

   (a) Service Provider's sole compensation for satisfactory performance of all services required or rendered pursuant to this Agreement and shall not exceed $75,000, paid on the basis of the rates set forth in the schedule of fees and expenses contained in **Exhibit A**. Such fee includes all expenses incurred by Service Provider in performance of the services.

(b) Detailed statements shall be rendered monthly for services performed in the preceding month and will be payable in the normal course of City business. City shall not be obligated to reimburse any expense for which it has not received a detailed invoice with applicable copies of representative and identifiable receipts or records substantiating such expense.

(c) The parties may modify this Agreement to increase or decrease the scope of services or provide for the rendition of services not required by this Agreement, which modification shall include an adjustment to Service Provider's compensation. Any change in the scope of services must be made by written amendment to the Agreement signed by an authorized representative for each party. Service Provider shall not be entitled to any additional compensation if services are performed prior to a signed written amendment.

4. Termination, Remedies, and Force Majeure.

(a) This Agreement shall terminate without any liability of City to Service Provider upon the earlier of : (i) Service Provider's filing for protection under the federal bankruptcy laws, or any bankruptcy petition or petition for receiver commenced by a third party against Service Provider; (ii) seven calendar days' prior written notice with or without cause by City to Service Provider; (iii) City's non-appropriation of funds sufficient to meet its obligations hereunder during any City fiscal year of this Agreement, or insufficient funding for the Project; or (iv) expiration of this Agreement.

(b) Immediately upon any termination or expiration of this Agreement, Service Provider shall (i) immediately stop all work hereunder; (ii) immediately cause any and all of its subcontractors to cease work; and (iii) return to City any and all unearned payments and all properties and materials in the possession of Service Provider that are owned by City. Subject to the terms of this Agreement, Service Provider shall be paid compensation for services satisfactorily performed prior to the effective date of termination. Service Provider shall not be paid for any work or services performed or costs incurred which reasonably could have been avoided.

(c) In the event of termination due to failure of Service Provider to satisfactorily perform in accordance with the terms of this Agreement, City may withhold an amount that would otherwise be payable as an offset to, but not in excess of, City's damages caused by such failure. In no event shall any payment by City pursuant to this Agreement constitute a waiver by City of any breach of this Agreement which may then exist on the part of Service Provider, nor shall such payment impair or prejudice any remedy available to City with respect to the breach.

(d) Upon any breach of this Agreement by Service Provider, City may (i) exercise any right, remedy (in contract, law or equity), or privilege which may be available to it under applicable laws of the State of California or any other applicable law; (ii) proceed by appropriate court action to enforce the terms of the Agreement; and/or (iii) recover all direct, indirect,

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consequential, economic and incidental damages for the breach of the Agreement. If it is determined that City improperly terminated this Agreement for default, such termination shall be deemed a termination for convenience.

(e) Service Provider shall provide City with adequate written assurances of future performance, upon Administrator's request, in the event Service Provider fails to comply with any terms or conditions of this Agreement.

(f) Service Provider shall be liable for default unless nonperformance is caused by an occurrence beyond the reasonable control of Service Provider and without its fault or negligence such as, acts of God or the public enemy, acts of City in its contractual capacity, fires, floods, epidemics, quarantine restrictions, strikes, unusually severe weather, and delays of common carriers. Service Provider shall notify Administrator in writing as soon as it is reasonably possible after the commencement of any excusable delay, setting forth the full particulars in connection therewith, and shall remedy such occurrence with all reasonable dispatch, and shall promptly give written notice to Administrator of the cessation of such occurrence.

5. Confidential Information and Ownership of Documents.

(a) Any reports, information, or other data prepared or assembled by Service Provider pursuant to this Agreement shall not be made available to any individual or organization by Service Provider without the prior written approval of the Administrator. During the term of this Agreement, and thereafter, Service Provider shall not, without the prior written consent of City, disclose to anyone any Confidential Information. The term Confidential Information for the purposes of this Agreement shall include all proprietary and confidential information of City, including but not limited to business plans, marketing plans, financial information, materials, compilations, documents, instruments, models, source or object codes and other information disclosed or submitted, orally, in writing, or by any other medium or media. All Confidential Information shall be and remain confidential and proprietary in City.

(b) Any and all writings and documents prepared or provided by Service Provider pursuant to this Agreement are the property of City at the time of preparation and shall be turned over to City upon expiration or termination of the Agreement. Service Provider shall not permit the reproduction or use thereof by any other person except as otherwise expressly provided herein.

(c) If Service Provider should subcontract all or any portion of the services to be performed under this Agreement, Service Provider shall cause each subcontractor to also comply with the requirements of this Section 5.

(d) This Section 5 shall survive expiration or termination of this Agreement.

6. Level of Skill. It is further mutually understood and agreed by and between the parties hereto that inasmuch as Service Provider represents to City that Service Provider and its subcontractors, if any, are skilled in the profession and shall

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perform in accordance with the standards of said industry necessary to perform the services agreed to be done by it under this Agreement, City relies upon the skill of Service Provider and its subcontractors, if any, to do and perform such services in a skillful manner and Service Provider agrees to thus perform the services and require the same of any subcontractors. Therefore, any acceptance of such services by City shall not operate as a release of Service Provider or any subcontractors from said industry and professional standards.

7. Indemnification. To the furthest extent allowed by law, Service Provider shall indemnify, hold harmless and defend City and each of its officers, officials, employees, agents, and volunteers from any and all loss, liability, fines, penalties, forfeitures, costs and damages (whether in contract, tort or strict liability, including but not limited to personal injury, death at any time and property damage) incurred by City, Service Provider or any other person, and from any and all claims, demands and actions in law or equity (including reasonable attorney's fees, litigation expenses and cost to enforce this agreement), arising or alleged to have arisen directly or indirectly out of performance of this Agreement. Service Provider's obligations under the preceding sentence shall apply regardless of whether City or any of its officers, officials, employees, agents, or volunteers are negligent, but shall not apply to any loss, liability, fines, penalties, forfeitures, costs or damages caused solely by the gross negligence, or caused by the willful misconduct, of City or any of its officers, officials, employees, agents, or volunteers.

   If Service Provider should subcontract all or any portion of the work to be performed under this Agreement, Service Provider shall require each subcontractor to indemnify, hold harmless and defend City and each of its officers, officials, employees, agents, and volunteers in accordance with the terms of the preceding paragraph.

   This section shall survive termination or expiration of this Agreement.

8. Insurance.

   (a) Throughout the life of this Agreement, the Service Provider shall pay for and maintain in full force and effect all insurance as required in **Exhibit B**, which is incorporated into and part of this Agreement, with an insurance company(ies) either (i) admitted by the California Insurance Commissioner to do business in the State of California and rated no less than “A-VII” in the Best’s Insurance Rating Guide, or (ii) as may be authorized in writing by the City’s Risk Manager or designee at any time and in its sole discretion. The required policies of insurance as stated in **Exhibit B** shall maintain limits of liability of not less than those amounts stated therein. However, the insurance limits available to the City, its officers, officials, employees, agents, and volunteers as additional insureds, shall be the greater of the minimum limits specified therein or the full limit of any insurance proceeds to the named insured.

   (b) If at any time during the life of the Agreement or any extension, the Service Provider or any of its subcontractors/sub-Service Providers fail to maintain

any required insurance, all services and work under this Agreement shall be discontinued immediately, and all payments due, or that become due, to the Service Provider shall be withheld until insurance is in compliance with the requirements. Any failure to maintain the required insurance shall be sufficient cause for the City to terminate this Agreement. No action taken by the City pursuant to this section shall in any way relieve the Service Provider of its responsibilities under this Agreement. The phrase "fail to maintain any required insurance" shall include, without limitation, notification received by the City that an insurer has commenced proceedings, or has had proceedings commenced against it, indicating that the insurer is insolvent.

(c) The fact that insurance is obtained by the Service Provider shall not be deemed to release or diminish the liability of the Service Provider, including, without limitation, liability under the indemnity provisions of this Agreement. The duty to indemnify the City shall apply to all claims and liability regardless of whether any insurance policies are applicable. The policy limits do not act as a limitation upon the amount of indemnification to be provided by the Service Provider. Approval or purchase of any insurance contracts or policies shall in no way relieve from liability nor limit the liability of the Service Provider, its principals, officers, agents, employees, persons under the supervision of the Service Provider, vendors, suppliers, invitees, Service Providers, sub-Service Providers, subcontractors, or anyone employed directly or indirectly by any of them.

9. Conflict of Interest and Non-Solicitation.

(a) Prior to City's execution of this Agreement, Service Provider shall complete a City of Fresno conflict of interest disclosure statement in the form as set forth in Exhibit C. During the term of this Agreement, Service Provider shall have the obligation and duty to immediately notify City in writing of any change to the information provided by Service Provider in such statement.

(b) Service Provider shall comply, and require its subcontractors to comply, with all applicable (i) professional canons and requirements governing avoidance of impermissible client conflicts; and (ii) federal, state, and local conflict of interest laws and regulations including, without limitation, California Government Code Section 1090 et. seq., the California Political Reform Act (California Government Code Section 87100 et. seq.) and the regulations of the Fair Political Practices Commission concerning disclosure and disqualification (2 California Code of Regulations Section 18700 et. seq.). At any time, upon written request of City, Service Provider shall provide a written opinion of its legal counsel and that of any subcontractor that, after a due diligent inquiry, Service Provider and the respective subcontractor(s) are in full compliance with all laws and regulations. Service Provider shall take, and require its subcontractors to take, reasonable steps to avoid any appearance of a conflict of interest. Upon discovery of any facts giving rise to the appearance of a conflict of interest, Service Provider shall immediately notify City of these facts in writing.

(c) Consultant's duties and services under this Agreement shall not include preparing or assisting the City with any portion of the City's preparation of a request for proposals, request for qualifications, or any other solicitation regarding a subsequent or additional contract with the City. The City entering this Agreement shall at all times retain responsibility for public contracting, including with respect to any subsequent phase of this Project. Consultant's participation in the planning, discussions, or drawing of project plans or specifications shall be limited to conceptual, preliminary, or initial plans or specifications. Consultant shall cooperate with the City to ensure that all bidders for a subsequent contract on any subsequent phase of this Project have access to the same information, including all conceptual, preliminary, or initial plans or specifications prepared by Consultant pursuant to this Agreement.

(d) In performing the work or services to be provided hereunder, Service Provider shall not employ or retain the services of any person while such person either is employed by City or is a member of any City council, commission, board, committee, or similar City body. This requirement may be waived in writing by the City Manager, if no actual or potential conflict is involved.

(e) Service Provider represents and warrants that it has not paid or agreed to pay any compensation, contingent or otherwise, direct or indirect, to solicit, or procure this Agreement or any rights/benefits hereunder.

(f) Service Provider and any of its subcontractors shall have no interest, direct or indirect, in any other contract with a third party in connection with this Project unless such interest is in accordance with all applicable law and fully disclosed to and approved by the City Manager, in advance and in writing. Notwithstanding any approval given by the City Manager under this provision, Service Provider shall remain responsible for complying with Section 9(a), above.

(g) If Service Provider should subcontract all or any portion of the work to be performed or services to be provided under this Agreement, Service Provider shall include the provisions of this Section 9 in each subcontract and require its subcontractors to comply therewith.

(h) This Section 9 shall survive expiration or termination of this Agreement.

10. Recycling Program. In the event Service Provider maintains an office or operates a facility(ies), or is required herein to maintain or operate same, within the incorporated limits of the City of Fresno, Service Provider at its sole cost and expense shall:

(a) Immediately establish and maintain a viable and ongoing recycling program, approved by City's Solid Waste Management Division, for each office and facility. Literature describing City recycling programs is available from City's Solid Waste Management Division and by calling City of Fresno Recycling Hotline at (559) 621-1111.

(b) Immediately contact City's Solid Waste Management Division at (559) 621-1452 and schedule a free waste audit, and cooperate with such Division in their conduct of the audit for each office and facility.

(c) Cooperate with and demonstrate to the satisfaction of City's Solid Waste Management Division the establishment of the recycling program in paragraph (a) above and the ongoing maintenance thereof.

11. General Terms.

(a) Except as otherwise provided by law, all notices expressly required of City within the body of this Agreement, and not otherwise specifically provided for, shall be effective only if signed by the Administrator or designee.

(b) Records of Service Provider's expenses pertaining to the Project shall be kept on a generally recognized accounting basis and shall be available to City or its authorized representatives upon request during regular business hours throughout the life of this Agreement and for a period of three years after final payment or, if longer, for any period required by law. In addition, all books, documents, papers, and records of Service Provider pertaining to the Project shall be available for the purpose of making audits, examinations, excerpts, and transcriptions for the same period of time. If any litigation, claim, negotiations, audit or other action is commenced before the expiration of said time period, all records shall be retained and made available to City until such action is resolved, or until the end of said time period whichever shall later occur. If Service Provider should subcontract all or any portion of the services to be performed under this Agreement, Service Provider shall cause each subcontractor to also comply with the requirements of this paragraph. This Section 11(b) shall survive expiration or termination of this Agreement.

(c) Prior to execution of this Agreement by City, Service Provider shall have provided evidence to City that Service Provider is licensed to perform the services called for by this Agreement (or that no license is required). If Service Provider should subcontract all or any portion of the work or services to be performed under this Agreement, Service Provider shall require each subcontractor to provide evidence to City that subcontractor is licensed to perform the services called for by this Agreement (or that no license is required) before beginning work.

12. Nondiscrimination. To the extent required by controlling federal, state and local law, Service Provider shall not employ discriminatory practices in the provision of services, employment of personnel, or in any other respect on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age, sexual orientation, ethnicity, status as a disabled veteran or veteran of the Vietnam era. Subject to the foregoing and during the performance of this Agreement, Service Provider agrees as follows:

(a) Service Provider will comply with all applicable laws and regulations providing that no person shall, on the grounds of race, religious creed, color,

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national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age, sexual orientation, ethnicity, status as a disabled veteran or veteran of the Vietnam era be excluded from participation in, be denied the benefits of, or be subject to discrimination under any program or activity made possible by or resulting from this Agreement.

(b) Service Provider will not discriminate against any employee or applicant for employment because of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age, sexual orientation, ethnicity, status as a disabled veteran or veteran of the Vietnam era. Service Provider shall ensure that applicants are employed, and the employees are treated during employment, without regard to their race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age, sexual orientation, ethnicity, status as a disabled veteran or veteran of the Vietnam era. Such requirement shall apply to Service Provider's employment practices including, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Service Provider agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provision of this nondiscrimination clause.

(c) Service Provider will, in all solicitations or advertisements for employees placed by or on behalf of Service Provider in pursuit hereof, state that all qualified applicants will receive consideration for employment without regard to race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age, sexual orientation, ethnicity, status as a disabled veteran or veteran of the Vietnam era.

(d) Service Provider will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice advising such labor union or workers' representatives of Service Provider's commitment under this section and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(e) If Service Provider should subcontract all or any portion of the services to be performed under this Agreement, Service Provider shall cause each subcontractor to also comply with the requirements of this Section 12.

13. Independent Contractor.

(a) In the furnishing of the services provided for herein, Service Provider is acting solely as an independent contractor. Neither Service Provider, nor any of its officers, agents, or employees shall be deemed an officer, agent, employee, joint venturer, partner, or associate of City for any purpose. City

shall have no right to control or supervise or direct the manner or method by which Service Provider shall perform its work and functions. However, City shall retain the right to administer this Agreement so as to verify that Service Provider is performing its obligations in accordance with the terms and conditions thereof.

(b) This Agreement does not evidence a partnership or joint venture between Service Provider and City. Service Provider shall have no authority to bind City absent City's express written consent. Except to the extent otherwise provided in this Agreement, Service Provider shall bear its own costs and expenses in pursuit thereof.

(c) Because of its status as an independent contractor, Service Provider and its officers, agents, and employees shall have absolutely no right to employment rights and benefits available to City employees. Service Provider shall be solely liable and responsible for all payroll and tax withholding and for providing to, or on behalf of, its employees all employee benefits including, without limitation, health, welfare and retirement benefits. In addition, together with its other obligations under this Agreement, Service Provider shall be solely responsible, indemnify, defend and save City harmless from all matters relating to employment and tax withholding for and payment of Service Provider's employees, including, without limitation, (i) compliance with Social Security and unemployment insurance withholding, payment of workers compensation benefits, and all other laws and regulations governing matters of employee withholding, taxes and payment; and (ii) any claim of right or interest in City employment benefits, entitlements, programs and/or funds offered employees of City whether arising by reason of any common law, de facto, leased, or co- employee rights or other theory. It is acknowledged that during the term of this Agreement, Service Provider may be providing services to others unrelated to City or to this Agreement.

14. Notices. Any notice required or intended to be given to either party under the terms of this Agreement shall be in writing and shall be deemed to be duly given if delivered personally, transmitted by facsimile followed by telephone confirmation of receipt, or sent by United States registered or certified mail, with postage prepaid, return receipt requested, addressed to the party to which notice is to be given at the party's address set forth on the signature page of this Agreement or at such other address as the parties may from time to time designate by written notice. Notices served by United States mail in the manner above described shall be deemed sufficiently served or given at the time of the mailing thereof.

15. Binding. Subject to Section 16, below, once this Agreement is signed by all parties, it shall be binding upon, and shall inure to the benefit of, all parties, and each parties' respective heirs, successors, assigns, transferees, agents, servants, employees and representatives.

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16. Assignment.

(a) This Agreement is personal to Service Provider and there shall be no assignment by Service Provider of its rights or obligations under this Agreement without the prior written approval of the City Manager or designee. Any attempted assignment by Service Provider, its successors or assigns, shall be null and void unless approved in writing by the City Manager or designee.

(b) Service Provider hereby agrees not to assign the payment of any monies due Service Provider from City under the terms of this Agreement to any other individual(s), corporation(s) or entity(ies). City retains the right to pay any and all monies due Service Provider directly to Service Provider.

17. Compliance With Law. In providing the services required under this Agreement, Service Provider shall at all times comply with all applicable laws of the United States, the State of California and City, and with all applicable regulations promulgated by federal, state, regional, or local administrative and regulatory agencies, now in force and as they may be enacted, issued, or amended during the term of this Agreement.

18. Waiver. The waiver by either party of a breach by the other of any provision of this Agreement shall not constitute a continuing waiver or a waiver of any subsequent breach of either the same or a different provision of this Agreement. No provisions of this Agreement may be waived unless in writing and signed by all parties to this Agreement. Waiver of any one provision herein shall not be deemed to be a waiver of any other provision herein.

19. Governing Law and Venue. This Agreement shall be governed by, and construed and enforced in accordance with, the laws of the State of California, excluding, however, any conflict of laws rule which would apply the law of another jurisdiction. Venue for purposes of the filing of any action regarding the enforcement or interpretation of this Agreement and any rights and duties hereunder shall be Fresno County, California.

20. Headings. The section headings in this Agreement are for convenience and reference only and shall not be construed or held in any way to explain, modify or add to the interpretation or meaning of the provisions of this Agreement.

21. Severability. The provisions of this Agreement are severable. The invalidity, or unenforceability of any one provision in this Agreement shall not affect the other provisions.

22. Interpretation. The parties acknowledge that this Agreement in its final form is the result of the combined efforts of the parties and that, should any provision of this Agreement be found to be ambiguous in any way, such ambiguity shall not be resolved by construing this Agreement in favor of or against either party, but rather by construing the terms in accordance with their generally accepted meaning.

23. Attorney's Fees. If either party is required to commence any proceeding or legal action to enforce or interpret any term, covenant or condition of this Agreement,

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the prevailing party in such proceeding or action shall be entitled to recover from the other party its reasonable attorney's fees and legal expenses.

24. Exhibits. Each exhibit and attachment referenced in this Agreement is, by the reference, incorporated into and made a part of this Agreement.

25. Precedence of Documents. In the event of any conflict between the body of this Agreement and any exhibit or attachment hereto, the terms and conditions of the body of this Agreement shall control and take precedence over the terms and conditions expressed within the exhibit or attachment. Furthermore, any terms or conditions contained within any exhibit or attachment hereto which purport to modify the allocation of risk between the parties, provided for within the body of this Agreement, shall be null and void.

26. Cumulative Remedies. No remedy or election hereunder shall be deemed exclusive but shall, wherever possible, be cumulative with all other remedies at law or in equity.

27. No Third Party Beneficiaries. The rights, interests, duties, and obligations defined within this Agreement are intended for the specific parties hereto as identified in the preamble of this Agreement. Notwithstanding anything stated to the contrary in this Agreement, it is not intended that any rights or interests in this Agreement benefit or flow to the interest of any third parties.

28. Extent of Agreement. Each party acknowledges that they have read and fully understand the contents of this Agreement. This Agreement represents the entire and integrated agreement between the parties with respect to the subject matter hereof and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be modified only by written instrument duly authorized and executed by both City and Service Provider.

29. The City Manager, or designee, is hereby authorized and directed to execute and implement this Agreement. The previous sentence is not intended to delegate any authority to the City Manager to administer the Agreement, any delegation of authority must be expressly included in the Agreement.

[SIGNATURES FOLLOW ON THE NEXT PAGE.]

IN WITNESS WHEREOF, the parties have executed this Agreement at Fresno, California, the day and year first above written.

IN WITNESS WHEREOF, the parties have executed this Agreement at Fresno, California, on the day and year first above written.

CITY OF FRESNO,
A California municipal corporation

By: _____
Georgeanne A. White Date
City Manager

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney

By: Signed by: Jennifer Wharton 250AD6D4466E467... 7/8/2025
Date
Asst./Sup./Sr. Deputy City Attorney

ATTEST:
TODD STERMER, CMC
City Clerk

By: _____
Date
Deputy

OLSEN CONSTRUCTION AND RESTORATION COMPANY, INC

By: DocuSigned by: Blair Olsen 7DB9261F8BF5455...

Name: Blair Olsen

Title: President
(If corporation or LLC., Board Chair, Pres. or Vice Pres.)

By: DocuSigned by: Mike Loughney 1A72271F63BE445...

Name: Mike Loughney

Title: Vice Presedent, CFO
(If corporation or LLC., CFO, Treasurer, Secretary or Assistant Secretary)

REVIEWED BY:

_____

Addresses:

CITY:
City of Fresno
Attention: Joe Pasillas
Housing & Neighborhood Revitalization Manager
2600 Fresno Street, Room 3065
Fresno, CA 93721
Phone: (559) 621-8053
E-mail: Joe.Pasillas@fresno.gov

SERVICE PROVIDER:
Olsen Construction and Restoration Company, Inc
Attention: Cody Olsen
Project Manager
2976 N Argyle Avenue
Fresno, CA 93727
Phone: (559) 233-0200
E-mail: cody@olsencr.com

Attachments:
1. Exhibit A - Scope of Services
2. Exhibit B - Insurance Requirements
3. Exhibit C - Conflict of Interest Disclosure Form

EXHIBIT A

SCOPE OF SERVICES
Service Agreement between City of Fresno and Olsen Construction and Restoration CA

Emergency Repairs for Valley Inn at 933 N Parkway Fresno CA

See attached.

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EXHIBIT B

INSURANCE REQUIREMENTS
Service Agreement between City of Fresno (City)
and Olsen Construction and Restoration CA (Service Provider)
Emergency Repairs for Valley Inn at 933 N Parkway Fresno Ca

MINIMUM SCOPE OF INSURANCE

Coverage shall be at least as broad as:

1. The most current version of Insurance Services Office (ISO) Commercial General Liability Coverage Form CG 00 01, providing liability coverage arising out of your business operations. The Commercial General Liability policy shall be written on an occurrence form and shall provide coverage for "bodily injury," "property damage" and "personal and advertising injury" with coverage for premises and operations (including the use of owned and non-owned equipment), products and completed operations, and contractual liability (including, without limitation, indemnity obligations under the Agreement) with limits of liability not less than those set forth under "Minimum Limits of Insurance."

2. The most current version of Commercial Auto Coverage Form CA 00 01, providing liability coverage arising out of the ownership, maintenance or use of automobiles in the course of your business operations. The Automobile Policy shall be written on an occurrence form and shall provide coverage for all owned, hired, and non-owned automobiles or other licensed vehicles (Code 1- Any Auto).

3. Workers' Compensation insurance as required by the State of California and Employer's Liability Insurance.

4. Professional Liability (Errors and Omissions) insurance appropriate to Consultant's profession.

MINIMUM LIMITS OF INSURANCE

The Consultant, or any party the Consultant subcontracts with, shall maintain limits of liability of not less than those set forth below. However, insurance limits available to the City, its officers, officials, employees, agents, and volunteers as additional insureds, shall be the greater of the minimum limits specified herein or the full limit of any insurance proceeds available to the named insured:

1. COMMERCIAL GENERAL LIABILITY:

   (i) $1,000,000 per occurrence for bodily injury and property damage;
   (ii) $1,000,000 per occurrence for personal and advertising injury;
   (iii) $2,000,000 aggregate for products and completed operations; and,
   (iv) $2,000,000 general aggregate applying separately to the work performed under the Agreement.

2. COMMERCIAL AUTOMOBILE LIABILITY:

   $1,000,000 per accident for bodily injury and property damage.

3. WORKERS' COMPENSATION INSURANCE as required by the State of California with statutory limits.

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4. EMPLOYER'S LIABILITY:

   (i) $1,000,000 each accident for bodily injury;
   (ii) $1,000,000 disease each employee; and,
   (iii) $1,000,000 disease policy limit.

5. PROFESSIONAL LIABILITY (Errors and Omissions):

   (i) $1,000,000 per claim/occurrence; and,
   (ii) $2,000,000 policy aggregate.

UMBRELLA OR EXCESS INSURANCE

In the event the Consultant purchases an Umbrella or Excess insurance policy(ies) to meet the "Minimum Limits of Insurance," this insurance policy(ies) shall "follow form" and afford no less coverage than the primary insurance policy(ies). In addition, such Umbrella or Excess insurance policy(ies) shall also apply on a primary and non-contributory basis for the benefit of the City, its officers, officials, employees, agents, and volunteers.

DEDUCTIBLES AND SELF-INSURED RETENTIONS

The Consultant shall be responsible for payment of any deductibles contained in any insurance policy(ies) required herein and the Consultant shall also be responsible for payment of any self-insured retentions.

OTHER INSURANCE PROVISIONS/ENDORSEMENTS

The General Liability and Automobile Liability insurance policies are to contain, or be endorsed to contain, the following provisions:

1. The City, its officers, officials, employees, agents, and volunteers are to be covered as additional insureds. Consultant shall establish additional insured status for the City under the General Liability policy for all ongoing and completed operations by use of endorsements providing additional insured status as broad as that contained in ISO Form CG 20 10 11 85 or CG 20 10 04 13.

2. The coverage shall contain no special limitations on the scope of protection afforded to the City, its officers, officials, employees, agents, and volunteers. Any available insurance proceeds in excess of the specified minimum limits and coverage shall be available to the Additional Insured.

3. Consultant's insurance coverage shall be primary insurance with respect to the City, its officers, officials, employees, agents, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, agents, and volunteers shall be excess of the Consultant's insurance and shall not contribute with it. The Consultant shall establish primary and non-contributory status on the General Liability policy by use of ISO Form CG 20 01 04 13, or by an executed endorsement that provides primary and non-contributory status as broad as that contained in ISO Form CG 20 01 04 13.

4. All policies of insurance shall contain, or be endorsed to contain, the following provision: the Consultant and its insurer shall waive any right of subrogation against the City, its officers, officials, employees, agents, and volunteers.

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5. All policies of insurance required herein shall be endorsed to provide that the coverage shall not be cancelled, non-renewed, reduced in coverage or in limits except after 30 calendar days written notice by certified mail, return receipt requested, has been given to the City. The Consultant is also responsible for providing written notice to the City under the same terms and conditions. Upon issuance by the insurer, broker, or agent, of a notice of cancellation, non-renewal, or reduction in coverage or in limits, the Consultant shall furnish the City with a new certificate and applicable endorsements for such policy(ies). In the event any policy is due to expire during the work to be performed for the City, the Consultant shall provide a new certificate, and applicable endorsements, evidencing renewal of such policy not less than 15 calendar days prior to the expiration date of the expiring policy.

6. Should any of the required policies provide that the defense costs are paid within the Limits of Liability, thereby reducing the available limits by any defense costs, then the requirement for the Limits of Liability of these polices will be twice the above stated limits.

7. The fact that insurance is obtained by the Consultant shall not be deemed to release or diminish the liability of the Consultant, including, without limitation, liability under the indemnity provisions of this Agreement. The policy limits do not act as a limitation upon the amount of indemnification to be provided by the Consultant. Approval or purchase of any insurance contracts or policies shall in no way relieve from liability nor limit the liability of the Consultant, its principals, officers, agents, employees, persons under the supervision of the Consultant, vendors, suppliers, invitees, consultants, sub-consultants, subcontractors, or anyone employed directly or indirectly by any of them.

CLAIMS-MADE POLICIES

If the Professional Liability (Errors and Omissions) insurance policy is written on a claims-made form:

1. The retroactive date must be shown, and must be before the effective date of the Agreement or the commencement of work by the Consultant.

2. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the Agreement work or termination of the Agreement, whichever occurs first, or, in the alternative, the policy shall be endorsed to provide not less than a five-year discovery period.

3. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a retroactive date prior to the effective date of the Agreement or the commencement of work by the Consultant, the Consultant must purchase “extended reporting” coverage for a minimum of five (5) years completion of the Agreement work or termination of the Agreement, whichever occurs first.

4. A copy of the claims reporting requirements must be submitted to the City for review.

5. These requirements shall survive expiration or termination of the Agreement.

VERIFICATION OF COVERAGE

the Consultant shall furnish City with all certificate(s) and applicable endorsements effecting coverage required hereunder. All certificates and applicable endorsements are

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to be received and approved by the City's Risk Manager or designee prior to City's execution of the Agreement and before work commences. All non-ISO endorsements amending policy coverage shall be executed by a licensed and authorized agent or broker. Upon request of City, the Consultant shall immediately furnish City with a complete copy of any insurance policy required under this Agreement, including all endorsements, with said copy certified by the underwriter to be a true and correct copy of the original policy. This requirement shall survive expiration or termination of this Agreement.

SUBCONTRACTORS

If the Consultant subcontracts any or all of the services to be performed under this Agreement, the Consultant shall require, at the discretion of the City Risk Manager or designee, subcontractor(s) to enter into a separate side agreement with the City to provide required indemnification and insurance protection. Any required side agreement(s) and associated insurance documents for the subcontractor must be reviewed and preapproved by City Risk Manager or designee. If no side agreement is required, the Consultant shall require and verify that subcontractors maintain insurance meeting all the requirements stated herein and the Consultant shall ensure that City, its officers, officials, employees, agents, and volunteers are additional insureds. The subcontractors' certificates and endorsements shall be on file with the Consultant, and City, prior to commencement of any work by the subcontractor.

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EXHIBIT C

DISCLOSURE OF CONFLICT OF INTEREST

Emergency Repairs for Valley Inn at 933 N Parkway Fresno Ca

		YES*	NO
1	Are you currently in litigation with the City of Fresno or any of its agents?	☐	☒
2	Do you represent any firm, organization, or person who is in litigation with the City of Fresno?	☐	☒
3	Do you currently represent or perform work for any clients who do business with the City of Fresno?	☐	☒
4	Are you or any of your principals, managers, or professionals, owners or investors in a business which does business with the City of Fresno, or in a business which is in litigation with the City of Fresno?	☐	☒
5	Are you or any of your principals, managers, or professionals, related by blood or marriage to any City of Fresno employee who has any significant role in the subject matter of this service?	☐	☒
6	Do you or any of your subcontractors have, or expect to have, any interest, direct or indirect, in any other contract in connection with this Project?	☐	☒
* If the answer to any question is yes, please explain in full below.			

Explanation: _____

_____

_____

_____

_____

_____

_____

_____

☐ Additional page(s) attached.

DocuSigned by:
Blair Olsen
7DB8261F8BF5455...
Signature

7/7/2025
Date

Blair Olsen
Name

Blair Olsen
Company

Olsen Constructio & Restoration Co., Inc.
Address

2976 N. Argyle, Fresno CA 93727
City, State, Zip

Docusign Envelope ID: C9E44347-FA3B-405C-A901-B364C387FEEA

OLSEN CONSTRUCTION AND RESTORATION CA., INC

2976 N. ARGYLE AVE.
FRESNO, CA, 93727
(559) 266 3473
cody@olsencr.com
Cont. license #502334 Tax ID: #20-5071618
olsenconstructionandrestoration.com

Client:	City of Fresno	Home:	(559) 621-2489
Property:	933 N. Parkway Unit 215 Fresno, CA 93728		
Operator:	CODY		
Estimator:	Olsen, Cody	Business:	(559) 266-3473
Company:	Olsen Construction and Restoration Ca. Inc.		
Business:	2976 N. Argyle Fresno, CA 93727		

Type of Estimate:			
Date Entered:	3/13/2025	Date Assigned:	
Date Est. Completed:	3/13/2025	Date Job Completed:	

Price List:	CAFN8X_MAR25
Labor Efficiency:	Restoration/Service/Remodel
Estimate:	CITY-PARKWAY-RPR-215

Attached is the repair estimate for Unit 215. We will need to do a small mold remediation and encapsulate the area. After the remediation we will repair the unit based off this estimate.

Please contact Cody Olsen with any questions. 559 301 0008

Thank you,

Cody Olsen

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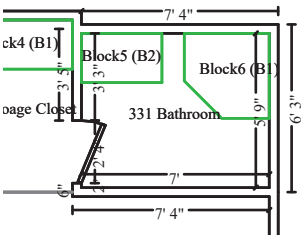
CITY-PARKWAY-RPR-215

Main Level

Main Level

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
10. Tandem axle dump trailer - per load - including dump fees	1.00 EA	429.19	0.00	0.00	85.84	515.03
11. ALM Mold remediation	1.00 EA	0.00	5,699.72	0.00	1,139.94	6,839.66
Cost to contain, demo more as needed, sand studs, and apply an encapsulant. Cost includes air clearance						
16. Cleaning Technician - per hour	8.00 HR	0.00	135.00	0.00	216.00	1,296.00
23. City of Fresno Permit Fee	1.00 EA	0.00	450.00	0.00	90.00	540.00
24. Commercial Supervision / Project Management - per hour	4.00 HR	0.00	183.00	0.00	146.40	878.40
labor to meet City building inspectors for inspections						
Total: Main Level				0.00	1,678.18	10,069.09



331 Bathroom **Height: 8'**

204.00	SF Walls	40.25	SF Ceiling
244.25	SF Walls & Ceiling	40.25	SF Floor
4.47	SY Flooring	25.50	LF Floor Perimeter
25.50	LF Ceil. Perimeter		

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
18. Batt insulation - 12" - R38 - unfaced batt	40.25 SF	0.00	3.29	6.12	27.70	166.24
20. Floor protection - plastic and tape - 10 mil	40.25 SF	0.00	0.52	0.40	4.26	25.59
70. R&R 5/8" drywall - hung, taped, with smooth wall finish	40.25 SF	1.25	6.75	2.32	64.86	389.18
26. Texture drywall - smooth / skim coat	204.00 SF	0.00	2.93	2.56	120.06	720.34
25. Tape joint for new to existing drywall - per LF	25.50 LF	0.00	18.22	0.85	93.10	558.56
71. Install Heat/AC register - Mechanically attached - Detach & reset	1.00 EA	0.00	27.96	0.00	5.60	33.56
30. Seal the walls and ceiling w/PVA primer - one coat	244.25 SF	0.00	0.98	1.22	48.12	288.71
31. Paint the walls and ceiling - two coats	244.25 SF	0.00	1.57	6.12	77.92	467.51

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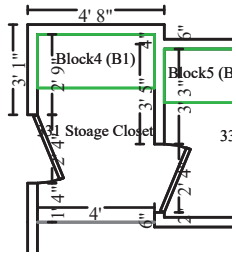
olsenconstructionandrestoration.com

CONTINUED - 331 Bathroom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
33. Paint door or window opening - 2 coats (per side)	2.00 EA	0.00	52.17	1.02	21.06	126.42
34. Paint casing - two coats	64.00 LF	0.00	2.46	1.02	31.68	190.14
Totals: 331 Bathroom				21.63	494.36	2,966.25

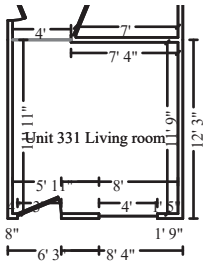


331 Stoage Closet **Height: 7'**

119.00 SF Walls	25.67 SF Ceiling
144.67 SF Walls & Ceiling	25.67 SF Floor
2.85 SY Flooring	17.00 LF Floor Perimeter
21.00 LF Ceil. Perimeter	

Missing Wall - Goes to Floor **4' X 7'** **Opens into UNIT_331_LIV**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
61. Seal & paint wood shelving, 12"-24" width	12.00 LF	0.00	7.57	0.62	18.28	109.74
54. Floor protection - plastic and tape - 10 mil	25.67 SF	0.00	0.45	0.26	2.38	14.19
55. Seal the walls and ceiling w/latex based stain blocker - one coat	144.67 SF	0.00	1.01	1.09	29.44	176.65
56. Paint the walls and ceiling - two coats	144.67 SF	0.00	1.57	3.62	46.14	276.89
Totals: 331 Stoage Closet				5.59	96.24	577.47



Unit 331 Living room **Height: 8'**

342.67 SF Walls	133.83 SF Ceiling
476.50 SF Walls & Ceiling	133.83 SF Floor
14.87 SY Flooring	42.33 LF Floor Perimeter
46.33 LF Ceil. Perimeter	

Missing Wall - Goes to Floor **4' X 7'** **Opens into DEF_331_STOA**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
12. Floor protection - plastic and tape - 10 mil	133.83 SF	0.00	0.45	1.34	12.30	73.86

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CONTINUED - Unit 331 Living room

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
14. Seal the walls and ceiling w/latex based stain blocker - one coat	476.50 SF	0.00	1.01	3.58	96.98	581.83
15. Paint the walls and ceiling - two coats	476.50 SF	0.00	1.57	11.94	152.00	912.05
Totals: Unit 331 Living room				16.86	261.28	1,567.74
Total: Main Level				**44.08**	**2,530.06**	**15,180.55**

Labor Minimums Applied

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
69. Insulation labor minimum	1.00 EA	0.00	108.94	0.00	21.78	130.72
Totals: Labor Minimums Applied				0.00	21.78	130.72
Line Item Totals: CITY-PARKWAY-RPR-215				**44.08**	**2,551.84**	**15,311.27**

Grand Total Areas:

665.67	SF Walls	199.75	SF Ceiling	865.42	SF Walls and Ceiling
199.75	SF Floor	22.19	SY Flooring	84.83	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	92.83	LF Ceil. Perimeter
199.75	Floor Area	224.33	Total Area	665.67	Interior Wall Area
546.08	Exterior Wall Area	62.00	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		

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Recap by Category

O&P Items	Total	%
CLEANING	1,080.00	7.05%
GENERAL DEMOLITION	479.50	3.13%
DRYWALL	1,354.95	8.85%
PERMITS AND FEES	450.00	2.94%
HAZARDOUS MATERIAL REMEDIATION	5,699.72	37.23%
HEAT, VENT & AIR CONDITIONING	27.96	0.18%
INSULATION	241.36	1.58%
LABOR ONLY	732.00	4.78%
PAINTING	2,649.86	17.31%
O&P Items Subtotal	12,715.35	83.05%
Material Sales Tax	44.08	0.29%
Overhead	1,275.92	8.33%
Profit	1,275.92	8.33%
Total	15,311.27	100.00%

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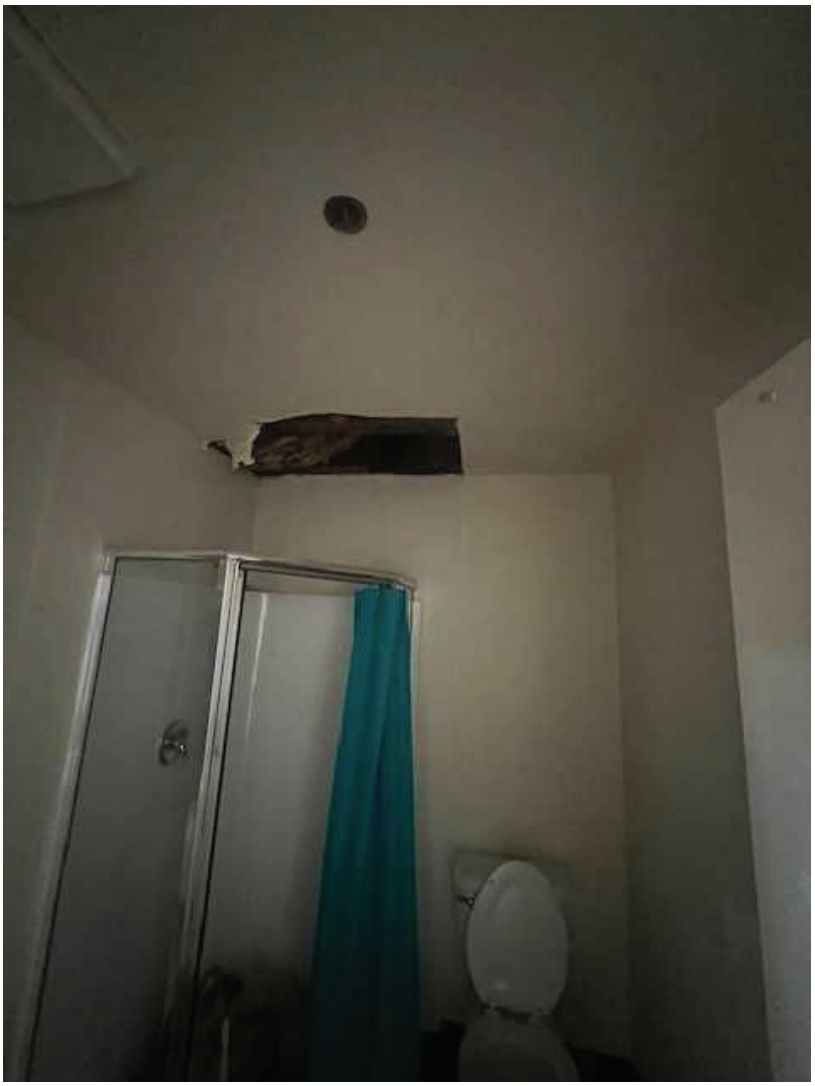

1 30-1
ALM Will demo ceiling

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2 31-2

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3	32-3	
	ALM will clean mold, and encapsulate	

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4 33-4
Lots of mold

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5 34-5
Lots of mold

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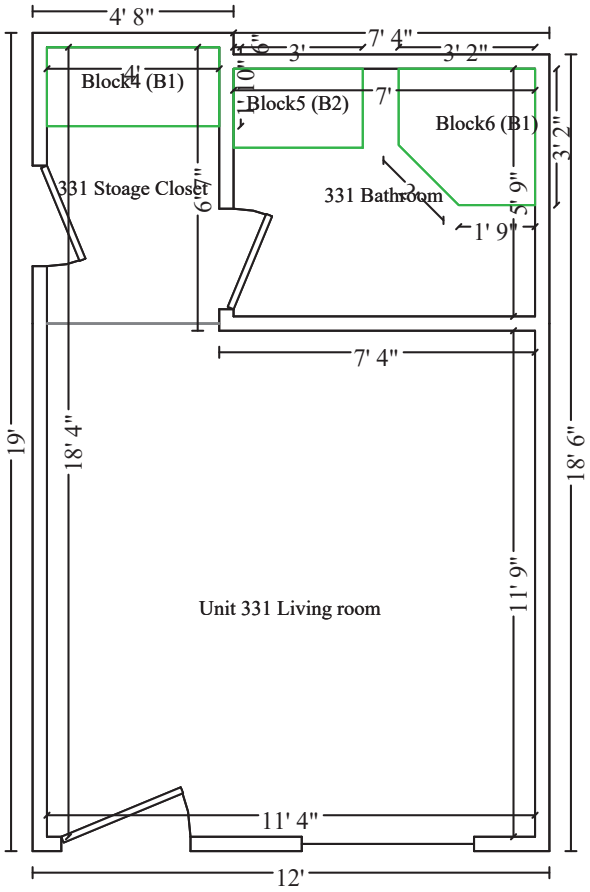

N

Main Level

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cody@olsencr.com
Cont. license #502334 Tax ID: #20-5071618
olsenconstructionandrestoration.com

Client:	City of Fresno	Home:	(559) 621-2489
Property:	933 N. Parkway Unit 230 Fresno, CA 93728		
Operator:	CODY		
Estimator:	Olsen, Cody	Business:	(559) 266-3473
Company:	Olsen Construction and Restoration Ca. Inc.		
Business:	2976 N. Argyle Fresno, CA 93727		

Type of Estimate:			
Date Entered:	3/13/2025	Date Assigned:	
Date Est. Completed:	3/13/2025	Date Job Completed:	

Price List:	CAFN8X_MAR25
Labor Efficiency:	Restoration/Service/Remodel
Estimate:	CITY-PARKWAY-REP-230

Attached is the repair estimate for Unit 230. We will need to do a small mold remediation and encapsulate the area. After the remediation we will repair the unit based off this estimate.

Please contact Cody Olsen with any questions. 559 301 0008

Thank you,

Cody Olsen

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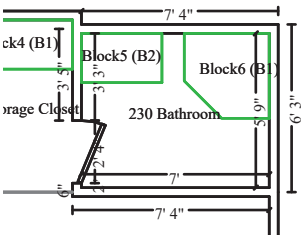
CITY-PARKWAY-REP-230

Main Level

Main Level

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
10. Tandem axle dump trailer - per load - including dump fees	1.00 EA	429.19	0.00	0.00	85.84	515.03
11. ALM Mold remediation	1.00 EA	0.00	5,699.72	0.00	1,139.94	6,839.66
Cost to contain, demo more as needed, sand studs, and apply an encapsulant. Cost includes air clearance						
16. Cleaning Technician - per hour	8.00 HR	0.00	135.00	0.00	216.00	1,296.00
23. City of Fresno Permit Fee	1.00 EA	0.00	450.00	0.00	90.00	540.00
24. Commercial Supervision / Project Management - per hour	4.00 HR	0.00	183.00	0.00	146.40	878.40
labor to meet City building inspectors for inspections						
Total: Main Level				0.00	1,678.18	10,069.09



230 Bathroom **Height: 8'**

204.00	SF Walls	40.25	SF Ceiling
244.25	SF Walls & Ceiling	40.25	SF Floor
4.47	SY Flooring	25.50	LF Floor Perimeter
25.50	LF Ceil. Perimeter		

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
18. Batt insulation - 6" - R21 - paper / foil faced	102.00 SF	0.00	2.18	11.84	46.84	281.04
20. Floor protection - plastic and tape - 10 mil	40.25 SF	0.00	0.52	0.40	4.26	25.59
22. 5/8" - drywall per LF - up to 4' tall	25.50 LF	0.00	28.56	6.03	146.86	881.17
75. 5/8" drywall - hung, taped, with smooth wall finish	100.25 SF	0.00	6.75	5.78	136.50	818.97
25. Tape joint for new to existing drywall - per LF	25.50 LF	0.00	18.22	0.85	93.10	558.56
26. Texture drywall - smooth / skim coat	244.25 SF	0.00	2.93	3.06	143.76	862.47
27. R&R Interior door unit	1.00 EA	55.86	423.61	23.30	100.56	603.33
29. Casing - 2 1/4"	68.00 LF	0.00	3.95	8.18	55.36	332.14
30. Seal the walls and ceiling w/PVA primer - one coat	244.25 SF	0.00	0.98	1.22	48.12	288.71

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CONTINUED - 230 Bathroom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
31. Paint the walls and ceiling - two coats	244.25 SF	0.00	1.57	6.12	77.92	467.51
32. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	61.23	1.68	24.84	148.98
33. Paint door or window opening - 2 coats (per side)	2.00 EA	0.00	52.17	1.02	21.06	126.42
34. Paint casing - two coats	64.00 LF	0.00	2.46	1.02	31.68	190.14
68. Add for glued down vinyl plank application over concrete	40.25 SF	0.00	0.72	1.21	6.04	36.23
35. Vinyl plank flooring - Premium grade	40.25 SF	0.00	13.23	24.06	111.32	667.89
37. Cove base molding - rubber or vinyl, 6" high	25.50 LF	0.00	3.81	4.58	20.36	122.10
67. Vinyl - metal transition strip	3.00 LF	0.00	4.58	0.45	2.84	17.03
38. Water line copper cap/plug - per cap	2.00 EA	0.00	38.96	0.28	15.64	93.84
40. R&R Angle stop valve	2.00 EA	14.89	57.57	2.08	29.40	176.40
41. Plumbing fixture supply line	1.00 EA	0.00	29.78	0.60	6.08	36.46
42. P-trap assembly - ABS (plastic)	1.00 EA	0.00	98.54	0.70	19.84	119.08
43. P-trap cover to prevent burn	1.00 EA	0.00	75.00	0.00	15.00	90.00
44. Sink drain assembly with stop	1.00 EA	0.00	68.74	1.42	14.02	84.18
45. Install Countertop - flat laid plastic laminate	4.00 LF	0.00	33.66	0.00	26.92	161.56
47. Install Pedestal sink	1.00 EA	0.00	373.17	0.00	74.64	447.81
48. R&R Sink faucet - Bathroom	1.00 EA	55.86	277.84	12.40	69.22	415.32
53. Toilet	1.00 EA	0.00	672.97	27.38	140.08	840.43
49. Install Mirror - framed	9.00 SF	0.00	15.92	0.00	28.66	171.94
51. Light fixture - High grade	1.00 EA	0.00	131.13	4.03	27.02	162.18
63. Toilet paper dispenser - single roll	1.00 EA	0.00	106.55	3.34	21.98	131.87
65. Towel bar	1.00 EA	0.00	57.54	1.26	11.76	70.56
76. Exhaust fan - Commercial	1.00 EA	0.00	901.26	44.97	189.26	1,135.49
Totals: 230 Bathroom				199.26	1,760.94	10,565.40

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OLSEN CONSTRUCTION AND RESTORATION CA., INC

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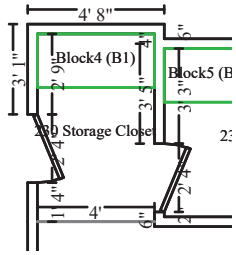

230 Storage Closet **Height: 7'**

119.00	SF Walls	25.67	SF Ceiling
144.67	SF Walls & Ceiling	25.67	SF Floor
2.85	SY Flooring	17.00	LF Floor Perimeter
21.00	LF Ceil. Perimeter		

Missing Wall - Goes to Floor **4' X 7'** **Opens into UNIT_230_LIV**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
69. Carpenter - General Framer - per hour	12.00 HR	0.00	183.00	0.00	439.20	2,635.20
labor to frame in the old mechanical in the ceiling						
74. Material Only 2" x 4" lumber (.667 BF per LF)	96.00 LF	0.00	0.52	4.17	10.82	64.91
71. Batt insulation - 6" - R19 - paper / foil faced	119.00 SF	0.00	2.15	10.43	53.26	319.54
72. Batt insulation - 10" - R30 - paper / foil faced	25.67 SF	0.00	2.94	3.41	15.78	94.66
73. Floor protection - plastic and tape - 10 mil	25.67 SF	0.00	0.52	0.26	2.74	16.35
57. 5/8" drywall - hung, taped, with smooth wall finish	144.67 SF	0.00	6.75	8.33	196.96	1,181.81
58. Tape joint for new to existing drywall - per LF	21.00 LF	0.00	18.22	0.70	76.66	459.98
59. Texture drywall - smooth / skim coat	144.67 SF	0.00	2.93	1.81	85.14	510.83
60. Closet shelf and rod package	6.00 LF	0.00	46.49	2.92	56.36	338.22
61. Seal & paint wood shelving, 12"-24" width	12.00 LF	0.00	7.57	0.62	18.28	109.74
54. Floor protection - plastic and tape - 10 mil	25.67 SF	0.00	0.45	0.26	2.38	14.19
55. Seal the walls and ceiling w/latex based stain blocker - one coat	144.67 SF	0.00	1.01	1.09	29.44	176.65
56. Paint the walls and ceiling - two coats	144.67 SF	0.00	1.57	3.62	46.14	276.89
62. Cove base molding - rubber or vinyl, 6" high	17.00 LF	0.00	3.81	3.05	13.58	81.40
Totals: 230 Storage Closet				40.67	1,046.74	6,280.37

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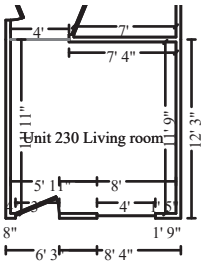

Unit 230 Living room **Height: 8'**

342.67	SF Walls	133.83	SF Ceiling
476.50	SF Walls & Ceiling	133.83	SF Floor
14.87	SY Flooring	42.33	LF Floor Perimeter
46.33	LF Ceil. Perimeter		

Missing Wall - Goes to Floor **4' X 7'** **Opens into DEF_230_STOR**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
12. Floor protection - plastic and tape - 10 mil	133.83 SF	0.00	0.45	1.34	12.30	73.86
14. Seal the walls and ceiling w/latex based stain blocker - one coat	476.50 SF	0.00	1.01	3.58	96.98	581.83
15. Paint the walls and ceiling - two coats	476.50 SF	0.00	1.57	11.94	152.00	912.05
Totals: Unit 230 Living room				16.86	261.28	1,567.74
Total: Main Level				**256.79**	**4,747.14**	**28,482.60**

Labor Minimums Applied

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
46. Cabinetry labor minimum	1.00 EA	0.00	78.54	0.00	15.70	94.24
50. Mirror/shower door labor minimum	1.00 EA	0.00	47.91	0.00	9.58	57.49
64. Toilet & bath accessory labor minimum	1.00 EA	0.00	124.64	0.00	24.92	149.56
66. Finish hardware labor minimum	1.00 EA	0.00	148.75	0.00	29.76	178.51
Totals: Labor Minimums Applied				0.00	79.96	479.80
Line Item Totals: CITY-PARKWAY-REP-230				**256.79**	**4,827.10**	**28,962.40**

Additional Charges	Charge
California Lumber Assessment Fee	0.61
Additional Charges Total	**$0.61**

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Grand Total Areas:

665.67	SF Walls	199.75	SF Ceiling	865.42	SF Walls and Ceiling
199.75	SF Floor	22.19	SY Flooring	84.83	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	92.83	LF Ceil. Perimeter
199.75	Floor Area	224.33	Total Area	665.67	Interior Wall Area
546.08	Exterior Wall Area	62.00	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		

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Recap by Category

O&P Items	Total	%
CABINETRY	213.18	0.74%
CLEANING	1,080.00	3.73%
GENERAL DEMOLITION	570.69	1.97%
DOORS	423.61	1.46%
DRYWALL	4,402.53	15.20%
ELECTRICAL	901.26	3.11%
FLOOR COVERING - VINYL	737.16	2.55%
PERMITS AND FEES	450.00	1.55%
FINISH CARPENTRY / TRIMWORK	547.54	1.89%
FINISH HARDWARE	206.29	0.71%
FRAMING & ROUGH CARPENTRY	2,245.92	7.75%
HAZARDOUS MATERIAL REMEDIATION	5,699.72	19.68%
INSULATION	553.68	1.91%
LABOR ONLY	732.00	2.53%
LIGHT FIXTURES	131.13	0.45%
MIRRORS & SHOWER DOORS	191.19	0.66%
PLUMBING	1,789.10	6.18%
PAINTING	2,772.32	9.57%
TOILET & BATH ACCESSORIES	231.19	0.80%
O&P Items Subtotal	23,878.51	82.44%
Permits and Fees	0.61	0.00%
Material Sales Tax	256.79	0.89%
Overhead	2,413.61	8.33%
Profit	2,413.61	8.33%
Total	28,963.13	100.00%

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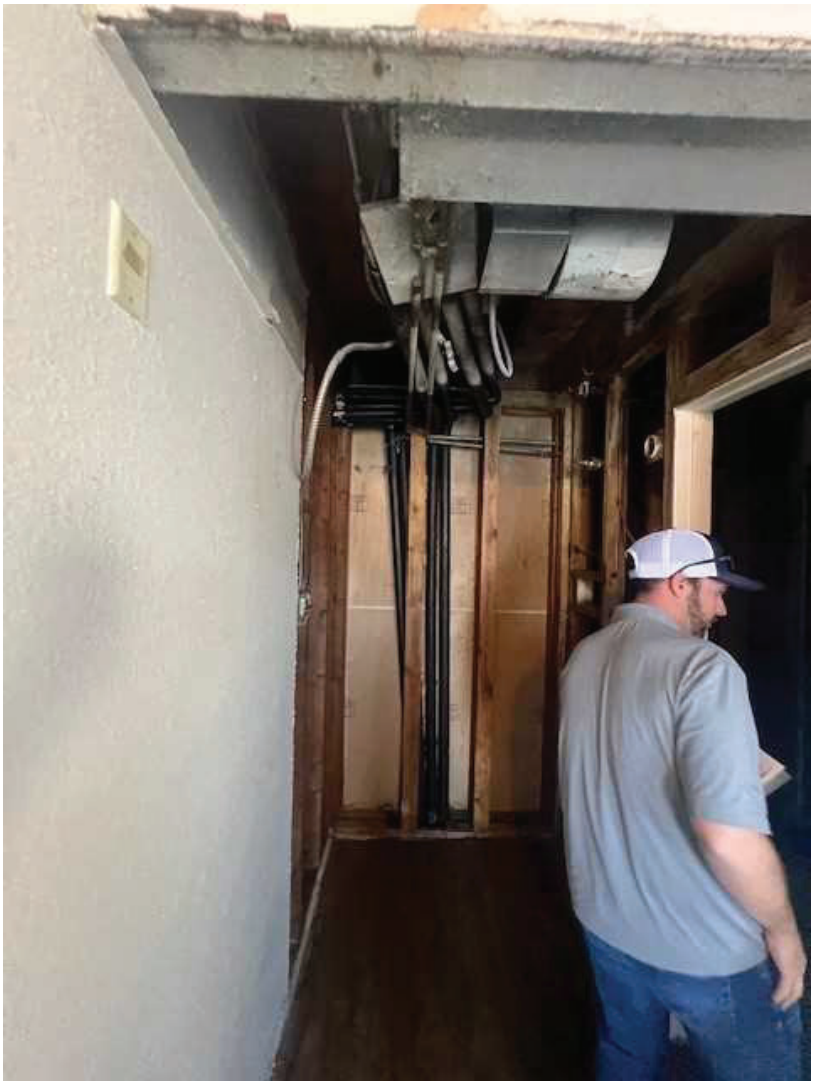

1	30-1 We will need to frame in the ceiling and replace insulation and drywall	

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2 31-2

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3 32-3

Drywall removed from walls and ceiling

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4 33-4

We cannot see if there is a Exhaust fan. We may need to add one.

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5 34-5

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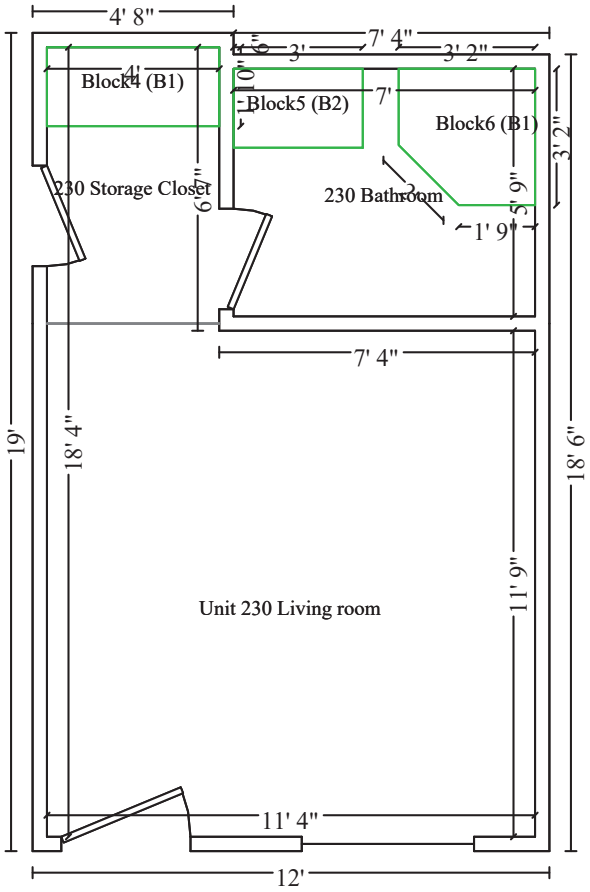

Main Level

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Client:	City of Fresno	Home:	(559) 621-2489
Property:	933 N. Parkway Unit 331 Fresno, CA 93728		
Operator:	CODY		
Estimator:	Olsen, Cody	Business:	(559) 266-3473
Company:	Olsen Construction and Restoration Ca. Inc.		
Business:	2976 N. Argyle Fresno, CA 93727		

Type of Estimate:			
Date Entered:	3/13/2025	Date Assigned:	
Date Est. Completed:	3/13/2025	Date Job Completed:	

Price List:	CAFN8X_MAR25
Labor Efficiency:	Restoration/Service/Remodel
Estimate:	CITY-PARKWAY-REPAIR

Attached is the repair estimate for Unit 331. We will need to do a small mold remediation and encapsulate the area. After the remediation we will repair the unit based off this estimate.

Please contact Cody Olsen with any questions. 559 301 0008

Thank you,

Cody Olsen

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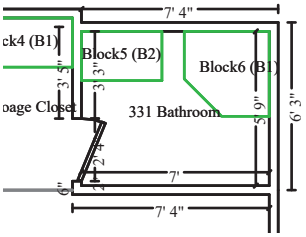
CITY-PARKWAY-REPAIR

Main Level

Main Level

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
10. Tandem axle dump trailer - per load - including dump fees	1.00 EA	429.19	0.00	0.00	85.84	515.03
11. ALM Mold remediation	1.00 EA	0.00	5,699.72	0.00	1,139.94	6,839.66
Cost to contain, demo more as needed, sand studs, and apply an encapsulant. Cost includes air clearance						
16. Cleaning Technician - per hour	8.00 HR	0.00	135.00	0.00	216.00	1,296.00
23. City of Fresno Permit Fee	1.00 EA	0.00	450.00	0.00	90.00	540.00
24. Commercial Supervision / Project Management - per hour	4.00 HR	0.00	183.00	0.00	146.40	878.40
labor to meet City building inspectors for inspections						
Total: Main Level				0.00	1,678.18	10,069.09



331 Bathroom **Height: 8'**

204.00	SF Walls	40.25	SF Ceiling
244.25	SF Walls & Ceiling	40.25	SF Floor
4.47	SY Flooring	25.50	LF Floor Perimeter
25.50	LF Ceil. Perimeter		

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
18. Batt insulation - 6" - R21 - paper / foil faced	102.00 SF	0.00	2.18	11.84	46.84	281.04
20. Floor protection - plastic and tape - 10 mil	40.25 SF	0.00	0.52	0.40	4.26	25.59
22. 5/8" - drywall per LF - up to 4' tall	25.50 LF	0.00	28.56	6.03	146.86	881.17
25. Tape joint for new to existing drywall - per LF	25.50 LF	0.00	18.22	0.85	93.10	558.56
26. Texture drywall - smooth / skim coat	204.00 SF	0.00	2.93	2.56	120.06	720.34
27. R&R Interior door unit	1.00 EA	55.86	423.61	23.30	100.56	603.33
29. Casing - 2 1/4"	68.00 LF	0.00	3.95	8.18	55.36	332.14
30. Seal the walls and ceiling w/PVA primer - one coat	244.25 SF	0.00	0.98	1.22	48.12	288.71
31. Paint the walls and ceiling - two coats	244.25 SF	0.00	1.57	6.12	77.92	467.51

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CONTINUED - 331 Bathroom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
32. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	61.23	1.68	24.84	148.98
33. Paint door or window opening - 2 coats (per side)	2.00 EA	0.00	52.17	1.02	21.06	126.42
34. Paint casing - two coats	64.00 LF	0.00	2.46	1.02	31.68	190.14
68. Add for glued down vinyl plank application over concrete	40.25 SF	0.00	0.72	1.21	6.04	36.23
35. Vinyl plank flooring - Premium grade	40.25 SF	0.00	13.23	24.06	111.32	667.89
37. Cove base molding - rubber or vinyl, 6" high	25.50 LF	0.00	3.81	4.58	20.36	122.10
67. Vinyl - metal transition strip	3.00 LF	0.00	4.58	0.45	2.84	17.03
38. Water line copper cap/plug - per cap	2.00 EA	0.00	38.96	0.28	15.64	93.84
40. R&R Angle stop valve	2.00 EA	14.89	57.57	2.08	29.40	176.40
41. Plumbing fixture supply line	1.00 EA	0.00	29.78	0.60	6.08	36.46
42. P-trap assembly - ABS (plastic)	1.00 EA	0.00	98.54	0.70	19.84	119.08
43. P-trap cover to prevent burn	1.00 EA	0.00	75.00	0.00	15.00	90.00
44. Sink drain assembly with stop	1.00 EA	0.00	68.74	1.42	14.02	84.18
45. Install Countertop - flat laid plastic laminate	4.00 LF	0.00	33.66	0.00	26.92	161.56
47. Install Pedestal sink	1.00 EA	0.00	373.17	0.00	74.64	447.81
48. R&R Sink faucet - Bathroom	1.00 EA	55.86	277.84	12.40	69.22	415.32
53. Toilet	1.00 EA	0.00	672.97	27.38	140.08	840.43
49. Install Mirror - framed	9.00 SF	0.00	15.92	0.00	28.66	171.94
51. Light fixture - High grade	1.00 EA	0.00	131.13	4.03	27.02	162.18
63. Toilet paper dispenser - single roll	1.00 EA	0.00	106.55	3.34	21.98	131.87
65. Towel bar	1.00 EA	0.00	57.54	1.26	11.76	70.56
Totals: 331 Bathroom				148.01	1,411.48	8,468.81

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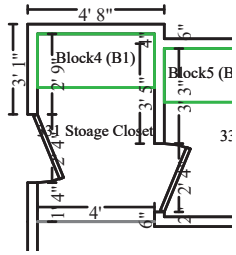
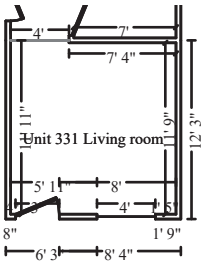


331 Stoage Closet **Height: 7'**

119.00	SF Walls	25.67	SF Ceiling
144.67	SF Walls & Ceiling	25.67	SF Floor
2.85	SY Flooring	17.00	LF Floor Perimeter
21.00	LF Ceil. Perimeter		

Missing Wall - Goes to Floor **4' X 7'** **Opens into UNIT_331_LIV**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
57. 5/8" - drywall per LF - up to 2' tall	17.00 LF	0.00	20.30	2.20	69.46	416.76
58. Tape joint for new to existing drywall - per LF	21.00 LF	0.00	18.22	0.70	76.66	459.98
59. Texture drywall - smooth / skim coat	119.00 SF	0.00	2.93	1.49	70.04	420.20
60. Closet shelf and rod package	6.00 LF	0.00	46.49	2.92	56.36	338.22
61. Seal & paint wood shelving, 12"-24" width	12.00 LF	0.00	7.57	0.62	18.28	109.74
54. Floor protection - plastic and tape - 10 mil	25.67 SF	0.00	0.45	0.26	2.38	14.19
55. Seal the walls and ceiling w/latex based stain blocker - one coat	144.67 SF	0.00	1.01	1.09	29.44	176.65
56. Paint the walls and ceiling - two coats	144.67 SF	0.00	1.57	3.62	46.14	276.89
62. Cove base molding - rubber or vinyl, 6" high	17.00 LF	0.00	3.81	3.05	13.58	81.40
Totals: 331 Stoage Closet				15.95	382.34	2,294.03



Unit 331 Living room **Height: 8'**

342.67	SF Walls	133.83	SF Ceiling
476.50	SF Walls & Ceiling	133.83	SF Floor
14.87	SY Flooring	42.33	LF Floor Perimeter
46.33	LF Ceil. Perimeter		

Missing Wall - Goes to Floor **4' X 7'** **Opens into DEF_331_STOA**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
12. Floor protection - plastic and tape - 10 mil	133.83 SF	0.00	0.45	1.34	12.30	73.86

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CONTINUED - Unit 331 Living room

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
14. Seal the walls and ceiling w/latex based stain blocker - one coat	476.50 SF	0.00	1.01	3.58	96.98	581.83
15. Paint the walls and ceiling - two coats	476.50 SF	0.00	1.57	11.94	152.00	912.05
Totals: Unit 331 Living room				16.86	261.28	1,567.74
Total: Main Level				**180.82**	**3,733.28**	**22,399.67**

Labor Minimums Applied

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
46. Cabinetry labor minimum	1.00 EA	0.00	78.54	0.00	15.70	94.24
52. Electrical labor minimum	1.00 EA	0.00	193.89	0.00	38.78	232.67
50. Mirror/shower door labor minimum	1.00 EA	0.00	47.91	0.00	9.58	57.49
64. Toilet & bath accessory labor minimum	1.00 EA	0.00	124.64	0.00	24.92	149.56
66. Finish hardware labor minimum	1.00 EA	0.00	148.75	0.00	29.76	178.51
19. Insulation labor minimum	1.00 EA	0.00	87.53	0.00	17.50	105.03
Totals: Labor Minimums Applied				0.00	136.24	817.50
Line Item Totals: CITY-PARKWAY-REPAIR				**180.82**	**3,869.52**	**23,217.17**

Additional Charges	Charge
California Lumber Assessment Fee	0.15
Additional Charges Total	**$0.15**

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Grand Total Areas:

665.67	SF Walls	199.75	SF Ceiling	865.42	SF Walls and Ceiling
199.75	SF Floor	22.19	SY Flooring	84.83	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	92.83	LF Ceil. Perimeter
199.75	Floor Area	224.33	Total Area	665.67	Interior Wall Area
546.08	Exterior Wall Area	62.00	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		

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Recap by Category

O&P Items	Total	%
CABINETRY	213.18	0.92%
CLEANING	1,080.00	4.65%
GENERAL DEMOLITION	570.69	2.46%
DOORS	423.61	1.82%
DRYWALL	2,887.93	12.44%
ELECTRICAL	193.89	0.84%
FLOOR COVERING - VINYL	737.16	3.18%
PERMITS AND FEES	450.00	1.94%
FINISH CARPENTRY / TRIMWORK	547.54	2.36%
FINISH HARDWARE	206.29	0.89%
HAZARDOUS MATERIAL REMEDIATION	5,699.72	24.55%
INSULATION	309.89	1.33%
LABOR ONLY	732.00	3.15%
LIGHT FIXTURES	131.13	0.56%
MIRRORS & SHOWER DOORS	191.19	0.82%
PLUMBING	1,789.10	7.71%
PAINTING	2,772.32	11.94%
TOILET & BATH ACCESSORIES	231.19	1.00%
O&P Items Subtotal	19,166.83	82.55%
Permits and Fees	0.15	0.00%
Material Sales Tax	180.82	0.78%
Overhead	1,934.78	8.33%
Profit	1,934.78	8.33%
Total	23,217.36	100.00%

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1 20-Unit 331 Date Taken: 9/15/2024

Inspection date 9-16-24. Origin unit for water damage.

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2 21-Unit 331 Date Taken: 9/15/2024

Unit 331 Living room.

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3 22-Unit 331 Date Taken: 9/15/2024

Left wall of living room.

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4 23-Unit 331 Date Taken: 9/15/2024

Rear wall containment in unit

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5 24-Unit 331 Date Taken: 9/15/2024

Post abatement fixtures removed.

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6 25-Unit 331 Date Taken: 9/15/2024

Storage closet area from bath

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7 26-Unit 331 Date Taken: 9/15/2024

Bathroom floor is tile.

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8 27-Unit 331 Date Taken: 9/15/2024

Front wall of bathroom.

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9 28-Unit 331 Date Taken: 9/15/2024
Shower area

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10 29-Unit 331 Date Taken: 9/15/2024

Vanity sink area.

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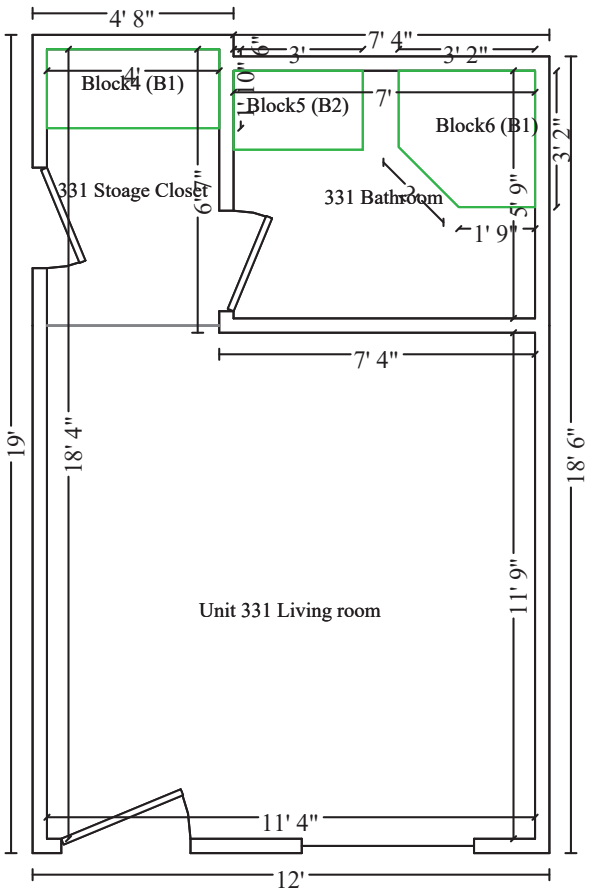
Main Level



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Main Level