

**ELLIS INC**  
**CONSTRUCTION SERVICES AGREEMENT**

**Contractor:** ELLIS INC.  
612 West Street  
Fair Haven, Vermont 04743  
(802)265-7899 (Business & Fax)  
Email:jellis@ellisbrothers.net  
Herein referred to as “**Contractor**”

**Owner:** Charlotte Town Library  
address: 115 Ferry Road  
City/st/zip: Charlotte, VT 05445  
Office Tel #: 802-425-3071 ext. 5  
Cell #'s  
herein referred to as “**Owner**”

Owner and Contractor hereby agree to the following contractor terms, conditions and obligations regarding construction of a commercial building by Contractor and payment therefore by owner.

**LOCATION:** The Commercial project shall be constructed on the Owner’s property. Owner represents that he/she/they are the sole of the said property and have the full right, title and interest to enable them to enter into this agreement.

**SCOPE OF WORK:**

Roof: Shingles \$28,625 (labor \$17,175 and materials \$11,450). *We supply dumpster, strip existing shingles and underlayment. Remove plywood as needed to permit for spray foam installation application. Re-install plywood, install ice & water shield on eaves and upper valleys. Install drip edge around the perimeter of roof install diamond deck underlayment and then landmark lifetime warranty shingles. Install a rolled down vent with capping shingles (color owners choice).*

OR

Roof: Shingles & 30” Ice slides \$33,225 (labor \$19,935 and materials \$13,290). *Same as above with the addition of installation of snow slides with a 30” reveal (color owners choice)*

OR

Roof: Standing Seam \$38,500 (labor \$23,100 and materials \$15,400). *Same as 100% shingle except Install 26 gauge metal pans and accessories. Ridge cap will be perforated for venting. Color owners choice.*

Labor to pull & de-nail roof plywood and re-sheath with recycled plywood (with 15%waste factored in) \$19,500 (Labor \$15,775 and materials \$3,725).

OR

New sheathing: 5/8” zip system tongue & groove plywood \$21,500 (labor \$12,500 and materials \$8,500)

Spray foam: sprayed to specs. \$45,120 (labor \$22,560 and materials \$22,560). *The roof will be sprayed with closed cell foam to the owner’s desired amount 7.5”. Closed cell foam will be sprayed in the gable wall to the owner’s desired amount of 5.5”.*

**CONTRACT AMOUNT:** Dependent upon which options are chosen.

**EXTRAS:**

Any materials beyond the contract will be billed out at 15% above on materials and labor at the following rates of \$45 hour for foreman and \$35 hour for general laborers.

**PAYMENT SCHEDULE:** As per bid specifications. Payments will be bi-weekly and based on the progress schedule agreed upon by both parties prior to commencement of work.

In witness whereof the parties have signed this Agreement to be effective as of the date below;

**Dated:** \_\_\_\_\_

**Owner:** \_\_\_\_\_

**By:** \_\_\_\_\_  
Jared Ellis, President Ellis Inc.

**Owner:** \_\_\_\_\_

### **General Conditions**

**ACCESS:** Owner shall provide Contractor access to the work project at all reasonable time.

**CHANGES TO THE WORK:** No changes shall be made to the scope of the work without a prior written change order on forms provided by the Contractor which shall include a description of the change and adjustments in the cost and time of completion.

**DISPUTE RESOLUTION:** All disputes arising out of the performance of this Agreement shall be settled by arbitration in accordance with the Vermont Construction arbitration laws. A single arbitrator shall be employed provided the parties can agree on the same, otherwise arbitration shall be by a three arbitrator panel with each party selecting on arbitrator and the two selected arbitrators selecting the third. The parties shall share equally the cost of the arbitration subject to the arbitrator's ability to assess the costs to a "substantially prevailing party".

**FORCE MAJEURE:** Contractor shall not be liable for any delay in the performance of this Agreement or any damages suffered by the Owner when the delay is directly or indirectly caused by, or in any manor arise from, fire, earthquake, flood, severe weather conditions, accidents, riots, Acts of God, war, government interference or embargos, strikes, labor difficulties, shortage of labor, fuel, power, materials or supplies, transportation delays or any other causes similar in nature to any of the above referenced causes, beyond the Contractor's control.

**GOVERNING LAW:** This Agreement shall be governed by and constructed in accordance with the laws of the State of Vermont.

**INSURANCE:** Contractor shall supply Contractor's Risk and Workman's Compensation Insurance. Owner shall supply property and casualty and liability insurance upon the premises where the project is located. Insurance certificates are attached.

**NOTICE:** Notice by either party to the other shall be in writing delivered or mailed to the other party at the address set forth at the beginning of this Agreement.

**PERMITS:** Owner shall be responsible for all permits pertaining to the project.

**UNFORSEEN CONDITIONS:** In the event that the Contractor shall encounter unforeseen conditions or conditions not anticipated and included in the scope of work, Contractor may either terminate work and be entitled to payment for reasonable value of the work performed to such discovery, or agree with the Owner to Change the Order which shall address the cost and time impact of such unforeseen condition(s).

**CONCRETE PROPERTIES:** Concrete has certain natural limitations and properties including susceptibility to cracking and water seepage. Contractor shall not be responsible for such natural properties of concrete and shall be responsible only to adhere to American Concrete Institute and local building standards in performing the work.

**STRUCTURE ELEVATION PROVISIO:** The action of elevating a structure causes certain stresses upon the structure which may

result in cracking or other damage to the structural components of the structure. Contractor's responsibility in performing this work shall be limited to a standard of good workmanlike manner consistent with work performed by responsible like contractors in the area.



ENGINEERED  
WOODS



The all-in-one solution for roof and wall sheathing.

## ZIP SYSTEM® ROOF AND WALL SHEATHING

### MANUFACTURER

#### Huber Engineered Woods LLC

10925 David Taylor Drive, Suite 300, Charlotte, NC 28262  
800.933.9220 • Technical Service: 800.933.9220 x2716  
ZIPSystem.com • HuberArchitectLibrary.com

### BASIC USE AND APPLICATIONS

ZIP System Roof and Wall Sheathing panels are oriented strand board (OSB) structural panels with built-in protective overlays that eliminate the need for building wrap or roofing felt. Install the panels, tape the seams with Huber's ZIP System tape, and the building is rough dried-in. A wide range of roof coverings and wall claddings can be installed directly over ZIP System Sheathing.

When used on a wall, ZIP System Sheathing functions as a combination wall sheathing, code-recognized water-resistive and air barrier. The sheathing panel seams are sealed with ZIP System tape, protecting the wall from water intrusion.

When Huber's ZIP System Sheathing is utilized for roof applications, felt underlayments are not required. In wall and roof coverings systems requiring multiple layers of water-resistive barriers or underlayments, ZIP System is intended to replace only the first layer.

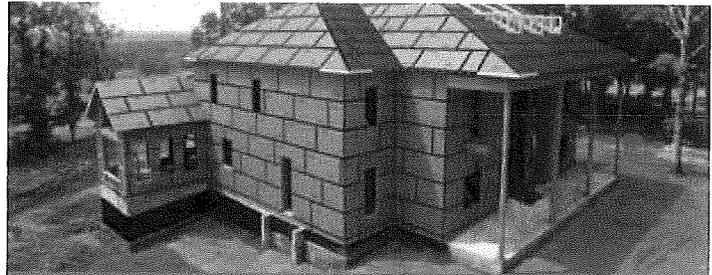
ZIP System Sheathing uses a tough, phenolic resin-impregnated overlay to provide permanent weather resistance, in concert with a proprietary seam tape that has been extensively tested for long-term adhesion and flexibility. This combination meets performance requirements for Grade D weather-resistive barriers in accordance with ICC Acceptance Criteria AC38.

ZIP System Sheathing may be used for roofs and walls in Type V construction, in Type III construction as roof sheathing only, and other construction permitted under the International Residential Code.

### AVAILABLE SIZES

ZIP System Roof and Wall Sheathing panels are available in 4' x 8' sheets with self-spacing edge profiles and tongue and groove edge profile (5/8 only). ZIP System panels are Exposure 1 rated and are available in the following span ratings and performance categories:

- 24/16, Rated Sheathing, 7/16 PERF CAT (4' x 8')
- 24/16, Structural 1, 7/16 PERF CAT (4' x 9' and 4' x 10' only)



### ZIP System Benefits

Superior Moisture Resistance	Continuous vapor permeable moisture barrier that blocks out liquid water but still allows walls to dry out.
Ease of Installation	No more delays because of felt or building wraps blowing off.
Energy Efficiency	Code-recognized built-in weather and air barrier.

- 32/16, Structural 1, 1/2 PERF CAT
- 40/20, Structural 1, 5/8 PERF CAT

Longer length panels are available for wall applications. Third party independent testing of ZIP System Roof and Wall Sheathing by Timberco, Inc. (TECO).

### LIMITATIONS

When used as roof sheathing, ZIP System sheathing is limited to roofs with slopes of 2:12 (16.67 percent) or greater. Felt underlayment is not required on the roof. In roof covering systems requiring multiple layers of underlayment, ZIP System is intended to replace only the first layer. In wall covering systems requiring multiple layers of water-resistive barriers, ZIP System is intended to replace only the first layer.

ZIP System Sheathing should not be used with adhesively-attached EIFS, but can be used with mechanically attached EIF systems. Avoid exposing ZIP System Sheathing for more than 180 days.

### SUSTAINABLE DESIGN CONTRIBUTIONS

- Low-Emitting Material: No added urea formaldehyde
- Sustainable Forestry Initiative Certified Wood: Harvested, transported, manufactured and distributed utilizing sustainable practices
- Renewable Forest Resources: Composed of primarily young growth bio-based resources
- Regional Materials: Made in the United States at one of our 4 regional manufacturing facilities.

## POTENTIAL LEED CREDIT CONTRIBUTIONS

- IEQ 4.4 Low-Emitting Materials, Composite Wood and Agrifiber: ZIP System Roof and Wall Sheathing contains no added urea formaldehyde
- MR 5.1 or 5.2 Regional Materials: Materials harvested, processed and manufactured within 500 miles of site
- MR 2.2 Environmentally Preferable Products - Local Production (LEED for Homes)
- EA 3 Air Infiltration - Meet air leakage requirements

## APPLICATION

### SUBSTRATE

Before beginning installation, verifying framing is properly spaced and aligned to support panels.

### PANEL INSTALLATION

Install ZIP System Roof and Wall Sheathing in accordance with the following:

- ZIP System Sheathing Installation Manual
- ICC-ES ESR-1473
- ICC-ES ESR-1474
- Requirements of authorities having jurisdiction

When used as roof sheathing, install panels with moisture barrier surface facing out, with long edge perpendicular to framing members, spanning at least three framing members, and with short edges fully supported. Stagger short edge seams. Long edges are self-spacing; 4-foot panel edges should be manually spaced apx. 1/8 inch (3 mm) apart.

When used as wall sheathing, install panels positioned with the water-resistive barrier facing out. The panels may be installed with the long side of the panel oriented either horizontally or vertically to the framing members. Walls that are designed to resist lateral shear forces and sheathed with wood structural panels typically require solid framing or blocking behind all panel edges. Long edges are self-spacing; 4-foot panel edges should be manually spaced apx. 1/8 inch (3 mm) apart.

### Fasteners:

Install fasteners approved by applicable building code. Install fasteners 3/8 inch (9.5 mm) from panel edges. Space fasteners 6-inches (152 mm) on centers on supported panel ends and 12-inches (305 mm) on centers at intermediate supports unless otherwise specified. ZIP System panels have a printed fastening guide for 16-inch (406 mm) and 24-inch (610 mm) on center fastener locations.

### Tape Installation:

Install ZIP System tape in accordance with manufacturer's written instructions at seams, openings and penetrations. Install windows and window flashing in accordance with window manufacturer's written instructions. Details of installation recommendations are available in AutoCAD and .pdf formats at ZIPSystem.com and HuberArchitectLibrary.com.

## STORAGE AND HANDLING

Store and handle products according to manufacturer's written recommendations. Support panel bundles off the ground. Cover stored panels with weatherproof protective material; allow sides of protective material to remain loose to assure adequate air circulation. In high-moisture conditions, cut bundle banding to prevent edge damage to panels.

## AVAILABILITY

Huber Engineered Wood's ZIP System Roof and Wall panels are manufactured at multiple locations in the U.S. and are available through distributors nationwide; visit ZIPSystem.com or contact Huber Engineered Woods for a retailer near you.

## WARRANTY

ZIP System Roof and Wall Sheathing is furnished with a 30-year system warranty as well as a 30-year warranty against manufacturing defects. Visit ZIPSystem.com for limitations and restrictions.

## NOTES AND LIMITATIONS

- Do not use on roof with slopes less than 2:12.
- Do not install ZIP System tape in temperatures less than 20° F.
- Roof panels edge clips are only required with 7/16 inch thick ZIP System sheathing on supports spaced more than 16-inches oc. Panel edge clips approved to be used with ZIP System Sheathing are: Simpson Strong-Tie,<sup>®</sup> PSCA, PSCL and Tamlyn<sup>™</sup> PCS models.

## TECHNICAL SERVICES

Detailed information including specifications, product literature, test reports, installation instructions and special applications is available through Huber Engineered Woods. Please visit ZIPSystem.com or call 800.933.9220 x2716 to speak to a technical representative.

## AVAILABLE RESOURCES

Section 06 16 00 SHEATHING guide specifications for ZIP System Roof and Wall Sheathing products in CSI 3-part format are available in MasterSpec,<sup>®</sup> ARCAT.com, BSD SpecLink,<sup>®</sup> ZIPSystem.com and HuberArchitectLibrary.com.

ZIP System Benefits		
Exposure Durability Classification	DOC PS 2	Exposure 1
Panel Grade	DOC PS 2	Structural 1 (except 4' x 8' 7/16 PERF CAT)
Moisture Barrier	AC38	Grade D WRB
Water Penetration	ASTM E331	Passed
Vapor Transmission	ASTM E96-B (panel overlay)	12-16 perms
Air Barrier Assembly	ASTM E2357	0.037 L/(s*m <sup>2</sup> )
Air Barrier Material	ASTM E2178	0.0016 L/(s*m <sup>2</sup> ) @300 Pa
Wind Driven Rain	TAS 100 (at 100 mph)	Passed

# SPRAYTITE

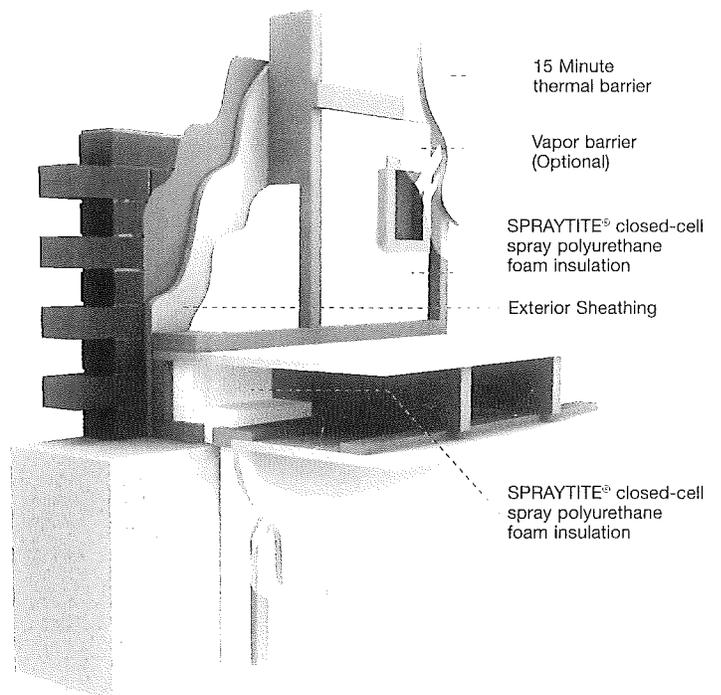
## Insulation and Air Barrier Material

Get more than just insulation. Get a seamless, insulation and air barrier material to improve the energy efficiency, comfort and durability of homes and buildings. Get the SPRAYTITE® closed-cell, spray-applied polyurethane foam insulation from BASF.

The U.S. Department of Energy (DOE) reports that up to 40 percent of the energy cost of heating and cooling a structure is wasted by uncontrolled air leakage, which also contributes to premature building deterioration, condensation, spalling, ice damming and moisture damage. The DOE's ENERGY STAR® program recommends making homes more airtight to improve energy efficiency, comfort and indoor air quality while preventing mold infestations, wet attics and ice damming. American Lung Association® Health House® guidelines require homes to be constructed more airtight to improve energy efficiency and indoor air quality.

Many states are adopting the air barrier concept into energy Codes. The goal is to comply with the DOE program targets of reducing building energy consumption by 25 percent by 2010 and by 50 percent by 2020. Several states are considering adopting similar Code requirements or are expected to adopt the proposed updates to the ASHRAE 90.1 standard.

The SPRAYTITE insulation material offers a closed-cell content of greater than 90 percent, eliminates costly and risky uncontrolled air leakage by contributing to a monolithic, air impermeable building insulation system and meets ASTM 1029/SPFA guidelines. Our closed-cell technology is unique in the way that it allows you to specify a material that is engineered to meet and exceed required performance criteria for every code and climate.



# BASF

The Chemical Company

The SPRAYTITE insulation and air barrier material uses the versatility of polyurethane chemistry to combine an effective R-value (6.6 per inch<sup>1</sup>) with seamless, almost-zero air permeability for increased energy efficiency, durability and occupant comfort, health and safety. Combining air impermeability with high insulation R-value translates to a highly energy efficient building that costs less to own over time<sup>2</sup>.

SPRAYTITE insulation material is accepted by all major building codes, including the International Code Council encompassing both commercial and residential applications. Accredited third-party testing of the SPRAYTITE material using ASTM E283 / ASTM E2178<sup>3</sup> proves that closed-cell polyurethane foam insulation is a Building Code-recognized air barrier material.

Spray-applied, closed-cell polyurethane foam has also been proven to add substantial structural integrity throughout the wall system. Testing<sup>4</sup> shows closed-cell polyurethane foam insulation installed between wood- and steel-stud wall panels increased racking (shear) strength two-to-three times compared with standard stick-built components with fiberglass insulation, when sprayed onto gypsum wallboard, vinyl and plywood siding, and oriented strand board (OSB).

The SPRAYTITE insulation and air barrier material is a formaldehyde-free formula that emits no volatile organic compounds (VOCs) and uses ZERO3<sup>®</sup> zero ozone depleting blowing agent technology. By eliminating condensing surfaces and offering no food source, it helps to resist mold, mildew and pest infestations, contributing to a safer, healthier indoor environment.

Criteria	SPRAYTITE <sup>®</sup>	Glass Fiber	Wool	Blown Cellulose	Open-Cell Foam
R-value per inch <sup>5</sup>	6.6	3.0	3.5	3.0	3.5
Approved Air Barrier Material	Yes at 1-inch thickness	No	No	No	Yes at 3.5-inch thickness
Seamless Construction	Yes	No	No	No	Yes
Rigid	Yes	No	No	No	No
Fully Adhered	Yes	No	No	No	Yes
Adds Structural Strength	Yes	No	No	No	No
Long Service Life	Yes	No	No	No	Yes
Absorbs Water	<4% v/v	Yes	Yes	Yes	>40% v/v
Allows Moisture Vapor In	No	Yes	Yes	Yes	Yes

## Insulation and air barrier material for energy-efficient homes and buildings

This fact sheet complies with the Federal Trade Commission labeling and advertising of home insulation rules and regulations, Federal Register, 16 CFR Part 460 Labeling and Advertising of Home Insulation: Trade Regulation Rule; Final Rule, Tuesday, May 31, 2005.

<sup>1</sup> R means resistance to heat flow. The higher the R-value, the greater the insulating power.  
<sup>2</sup> Savings vary. Find out why in the seller's fact sheet on R-values. Higher R-values mean greater insulating power.

<sup>3</sup> Test method for air permeance of building materials.

<sup>4</sup> Studies performed by the National Association of Home Builders (NAHB).

<sup>5</sup> ASHRAE 2005 Handbook, Chapter 25, Table 4 – Thermal Properties.

ZONE3<sup>®</sup> is a registered trademark of BASF Corporation.

SPRAYTITE<sup>®</sup> is a registered trademark of BASF Corporation.

LEED<sup>®</sup> is a registered trademark of the United States Green Building Council.

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