

M O N T E R E Y C O U N T Y



HISTORICAL SOCIETY, INC

P.O. Box 3576
Salinas, CA 93912

McDenna
6/4/25

Invoice

To: County of Monterey
168 W. Alisal 3rd Floor
Salinas, CA 93901

Invoice #: 01
June 4, 2025

Request	Detail	Cost
Contribution	Replacement of roof, Boronda Adobe	\$50,000.00
TOTAL		\$50,000.00

Please see Premo Roofing Proposal and Contract (attached)



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PROPOSAL AND CONTRACT

NAME: Monterey Historical Society

4/2/2025

ADDRESS: 333 Boronda Road, Salinas, CA 93907

JOB ADDRESS: Front Adobe Building, 333 Boronda Rd., Salinas, CA

The undersigned agrees to furnish and provide necessary labor, materials, tools, implements and appliances to do, perform and complete in a good workmanlike manner the following:

Brava Multi-Width Simulated Shakes

Preparation:

1. Cover and protect the outside perimeter of building as needed from re-roofing activities.
2. Remove and dispose of the existing wood shake roof system cleaning the underlying skip sheathing of all debris.
3. Install new 3/4" CDX plywood over the existing skip sheathing securing to rafters with 2 1/2" ring shanked siding nails (Paint bottom side Flat Black before installing).
4. Move the existing sheathing boards as needed to support the new CDX plywood seams along the horizontal edges (Do not use new wood for this).

Brava Shake Application:

1. Apply an additional layer of Eco Chief fire-rated membrane over the entire roof area and secure in place with plastic cap nails.
2. Apply 1 layer of 22" 30lb. shake felt (22" provides 2-layers) over the entire roof area and secure in place with plastic cap nails.
3. Install new Black flat stock metal at all outside perimeter edges, extending out from roof approximately 2" to cover the open cavities of the simulated shakes (Hollow Back).
4. Install a new Brava Shake starter course at all outside perimeter eave edges of roof deck (Extend over edges of roof to match the existing detail).
5. Install new Brava Simulated Shakes (Weathered or Natural Color) over the entire roof area maintaining a 10" exposure to the weather.
6. New shakes are to be installed with 1 1/4" (HDG) roofing nails.
7. Install new Brava shake ridge cap over 1-9" wide layer of self-adhered SBS membrane at all hip and ridge locations and secure in place with 2 1/2" (HDG) roofing nails (Use old reclaimed 1" x 6" wood boards for hip and ridge if matching the existing detail is desired).

Completion and Clean Up:

1. Remove tarps and protective coverings.
2. Inspect grounds for any loose debris generated during re-roof project including bushes, planters, driveways, window ledges and walkways around perimeter of house.
3. Clean up and haul away all roofing debris from site.

Additional Details:

1. Fabricate and install 2 new sets of custom 24-gauge galvanized metal chimney saddles with new metal step flashings along sides.
2. Install new 24-gauge galvanized metal saw cut counter-flashings "Reglet Details" around perimeter bases of chimneys to replace defective counter-flashings (Etch, prime and paint to match body color of house or color of chimney).
3. The new roof system provides a class "A" fire-rated roof assembly.
4. The new roof carries a 10-year workmanship warranty and 50-year manufacturer's warranties.

All the above is to be completed for the sum of: \$85,510.00.
Eighty-Five Thousand Five Hundred Ten and NO/100

Exclusions:

1. Dry rot and termite damage repairs.
2. Re-roofing permit.
3. Attic space venting (If required after installing solid plywood sheathing over the entire roof deck).
4. Old matching roof planks.
5. Corrections of any structural imperfections in existing roof framing discovered upon removal of old roof system such as deflection and unevenness.
6. New wood siding.
7. Painting.
8. Chimney chase spark arrestors (Existing are missing).
9. New Brava Shake in other colors (Bid for Weathered or Natural only).
10. Any additional labor or materials not outlined in the above Proposal & Contract.

**ADDITIONAL TERMS, CONDITIONS AND NOTICES THAT YOU, THE OWNER
OR SIGNATORY PARTY FOR OWNER ARE SUBJECT TO:**

- If needed, replacement of rotten sheathing is billed on a time and material basis (\$125.00 per man hour, **excluding painting**).
- Sheathing repairs done by Premo Roofing are done for the sole purpose of weatherproofing the roof.
- Premo Roofing will not be responsible for any pest infestation or dry rot which may appear in the future.
- Any asbestos discovered on the premise shall be the sole responsibility of the owner and Premo Roofing takes no responsibility with respect to the removal and/or disposal of the same.
- If it becomes necessary to institute suit or to employ an attorney in connection with any dispute arising under the terms and conditions of this contract, the prevailing party shall be entitled to recover all court costs and reasonable attorney's fees in addition to all damages proven.
- If the terms and conditions of Proposal & Contract are accepted, the owner of the property is required to sign below indicating acceptance of Proposal & Contract. If an agent or someone other than the owner signs for approval on the owner's behalf, a Preliminary Lien Notice will be filed and sent to the owner of property (See Mechanic's Lien Law information shown below).
- In the event you cancel the signed contract, after work has started, or materials ordered, a 10% cancellation fee of the bid proposal amount shall be charged in addition to any incurred costs including hours spent on clerical work, ordering, and delivering of samples, permit fees and accrued overhead expenses.
- The terms of payment shall be: **50% progress payment upon loading roof with new material and balance due in full upon completion of work.**
- All payments are due 10 days from the billing date. Interest will be charged at the rate of **1½% per month or 18% per annum** after 30 days. Any other arrangements must be made in writing and agreed to by both parties prior to commencement of the project.
- Special order and non-returnable materials will have to be paid for in advance before ordering said materials.
- This proposal is void if not accepted within 30 days.

- "Under the **Mechanic's Lien Law** (California Code of Civil Procedure, Section 1181 ET SEQ.), any contractor, subcontractor, laborer, supplier, or other person who helps to improve your property but is not paid for his work or supplies, has a right to enforce a claim against your property. This means that, after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor in full, if the subcontractor, laborer, or supplier remains unpaid."

Contractors are required by law to be licensed and regulated by the Contractor's State License Board. Any questions concerning a contractor may be referred to the Contractor's State License Board, 1020 N. Street, Sacramento, California 95814.

Respectfully Submitted,

By David Vienna

David Vienna
Premo Roofing Company
CA License #436765

ACCEPTANCE

You are hereby authorized to furnish all materials and labor required to complete the work mentioned in the above proposal for which I/we agree to pay the amount mentioned in the said proposal and in accordance with the terms thereof.

ACCEPTED AND AUTHORIZED BY

Date 5/30/25

Signed 

Date _____

Signed _____