



CD ESTIMATE
Vanguard
Wellington Turf R3
Scottsdale, AZ

NEW CONSTRUCTION AREAS =	0	SF
RENOVATION AREAS =	0	SF
TOTAL SF =	1000	SF
CONSTRUCTION TOTAL \$ / SF =	\$ 76.23	

WORK TRADE:	MATERIAL:	LABOR:	SUB:	TOTAL:	COST PER SF:	% OF TOTAL:	SUBCONTRACTOR
1 GENERAL CONDITIONS	\$ -	\$ 14,927		\$ 14,927	\$ 14.93	20%	BBC
2 DEMOLITION / DEBRIS REMOVAL	\$ -	\$ -	\$ -	\$ -	\$ -	0%	Blended Rate for Jennifer
9 GENERAL TRADES	\$ -	\$ -	\$ -	\$ -	\$ -	0%	and Jeff at 186.59 / hr
10 FINISH CARPENTRY & MILLWORK	\$ -	\$ -	\$ -	\$ -	\$ -	0%	
12 CAULKING & WATERPROOFING	\$ -	\$ -	\$ -	\$ -	\$ -	0%	
15 DOORS, FRAMES, & HARDWARE	\$ -	\$ -	\$ -	\$ -	\$ -	0%	
17 DRYWALL ASSEMBLIES	\$ -	\$ -	\$ -	\$ -	\$ -	0%	
18 ACOUSTICAL WORK	\$ -	\$ -	\$ -	\$ -	\$ -	0%	
19 FLOORING & TILE	\$ -	\$ -	\$ -	\$ -	\$ -	0%	
20 PAINTING	\$ -	\$ -	\$ -	\$ -	\$ -	0%	
21 SPECIALTIES	\$ -	\$ -	\$ -	\$ -	\$ -	0%	
22 TURF / SPECIALTY	\$ -	\$ -	\$ 51,461	\$ 51,461	\$ 51.46	68%	Turfmonsters
23 SIGNAGE	\$ -	\$ -	\$ -	\$ -	\$ -	0%	
26 FIRE SPRINKLER	\$ -	\$ -	\$ -	\$ -	\$ -	0%	
27 PLUMBING SYSTEMS	\$ -	\$ -	\$ -	\$ -	\$ -	0%	
28 HVAC & MECHANICAL SYSTEMS	\$ -	\$ -	\$ -	\$ -	\$ -	0%	
29 ELECTRICAL SYSTEMS	\$ -	\$ -	\$ -	\$ -	\$ -	0%	
30 BUILDING PERMIT FEES	\$ -	\$ -	\$ -	\$ -	\$ -	0%	
SUBTOTAL	\$ -	\$ 14,927	\$ 51,461	\$ 66,389	\$ 66.39	87%	
21 SALES TAXES ON TOTAL (TPT 65% x 8.05%)	5.23%			\$ 3,989	\$ 3.99	5%	
22 GENERAL LIABILITY	1.05%			\$ 801	\$ 0.80	1%	
23 BUILDER'S RISK	0.088%			\$ 68	\$ 0.07	0%	
SUBTOTAL	\$ -	\$ 14,927	\$ 51,461	\$ 71,247	\$ 71.25	93%	
24 FEE	5.00%			\$ 3,563	\$ 3.56	5%	
25 CONTINGENCY	2.00%			\$ 1,425	\$ 1.43	2%	
TOTAL				\$ 76,235	\$ 76.23	100%	

Turf Monsters AZ ROC# 323643

21602 North 2nd Avenue

Suite 6

Phoenix, Arizona 85027

623-780-7535

info@turfmonstersaz.com | www.turfmonstersaz.com



RECIPIENT:

Balfour Beatty (Jennifer Rhodes)

14321 North Northsight Boulevard

Scottsdale, Arizona 85260

Phone: 602-810-8432

Estimate #4735

Sent on

1/3/2024

Sales

Burnz

Member

Total

\$51,461.40

Product/Service	Description	Qty.	Unit Price	Total
Elite Fescue Pro (75 oz)	<p>*TenCate's TigerCool Yarn: Lab-Tested "TigerCool" Yarn technology with U.V. inhibited blades scientifically proven to reduce heat retention by 15% and eliminates all color fading. Non-toxic + Lead Free.</p> <p>*Composition/Structure: K29 Quadruple-Layered with Action Back, 100% permeable backing drains 400+ gpm.</p> <p>*Pile/Face Weight: Approx. 75 Ounces</p> <p>*Pile Height: Approx. 1.75"</p> <p>*Colors: Field Green / Mid-Olive Green</p> <p>*Thatch Color: Tan & Green</p>	5685	\$7.49	\$42,580.65
Elite Barrier Fabric	Weed barrier netting will be placed between the quarter minus and turf. The weed barrier netting will assist in keeping the old sod and weeds from coming up through the turf. It is recommended to apply a week applicant on the turf bi-annually or spot treat if weeds do come up.	4965	\$0.55	\$2,730.75
Demo (dump fee included)	<p>~ Remove existing sod and haul off property.</p> <p>~ Grade soil and level to enhance proper drainage</p>	1	\$5,000.00	\$5,000.00
Prep/ Treat Grass	<p>~ Pre-emergent will be applied a week prior to install and then again when the actual sod is removed to keep the nut sedge contained. Would suggest shutting down the irrigation to the turf in advance of the install work.</p> <p>~ Capp off all existing irrigation to sod areas.</p> <p>~ Spread, level and compact all quarter minus.</p> <p>Prep work is also included for both fountains.</p>	1	\$950.00	\$950.00
Material and Handling		1	\$200.00	\$200.00
Quarter minus (tons)	Start with	6	\$0.00	\$0.00

A deposit of 50% will be required to begin.

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This quote is valid for the next 30 days, after which values may be subject to change.

General Terms of this Agreement

Payment Terms- Client will pay TURF MONSTERS AZ 50% of the Contract Price upon execution of this Agreement and the remaining balance immediately upon completion of the work. If an electronic copy of the contract is signed and no down payment is accepted; if the customer above decides to cancel after 3 days, the customer will pay a cancellation fee of 25% of the total contract amount. Any payments by credit card or debit cards are subject to an additional 1.5% merchant fee. If the client is financing any portion of the work, financing must be secured before work begins. Any amount owing under this contract that is not paid when due is subject to an 18% annual interest rate compounded monthly. A \$50.00 charge, as well as the interest mentioned above, will be assessed on any returned checks and Client will make such payment in full by certified funds.

Clients Right to Cancel- This is a home solicitation sale. Client may cancel the sale by emailing TURF MONSTERS AZ. The notice must indicate that the Client does not want goods and services and is canceling the agreement within in 3 days of the date of contract. The Notice of Cancellation must be postmarked before midnight of the 3rd business day after the Client signs this Agreement. If Client cancels the Agreement under this provision Client will receive a full 100% refund.

Client Cancellation After 3 Business Days- Client may cancel the contract anytime before cutting of turf and installation begins by delivering a written notice to TURF MONSTERS AZ. All payments made are forfeited and no refund will be received by Client. Once cutting of turf and installation begins Client may not terminate this Agreement.

Confidentiality- TURF MONSTERS AZ agrees that it will not disclose, divulge, reveal, report, or use, for any purpose, any confidential information obtained, except authorized by the Client. This obligation will survive the expiration or termination of this agreement and will continue indefinitely.

Delays- If TURF MONSTERS AZ is delayed at any time after execution of this agreement due to changes in the work, adverse weather conditions, fire, unusual delay in transportation, unavailability of materials, or a negligent act of a material supplier, the Client, or an independent contractor employed by the Client, or any other unavoidable casualties or events such delay shall not be construed as a breach of the contract. As a friendly reminder, the homeowner will obtain or provide any required permits.

Change Orders- Any changes made per original agreement must be in writing and signed by the Client and TURF MONSTERS AZ to be binding.

Financing- In signing this agreement the Client acknowledges that TURF MONSTERS AZ is not responsible for third party financing. The terms of any financing are solely determined between the Client and the Client's lender.

Subtotal	\$51,461.40
0 (0.0%)	\$0.00
Total	\$51,461.40

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Notes Continued...

Hidden Defects- Should any significant defects within the Client's residence become apparent after TURF MONSTERS AZ commences work, the Client agrees to permit TURF MONSTERS AZ suspend work until the parties agree on the extent of the increase of the total purchase price that is required to compensate TURF MONSTERS AZ for curing the hidden defect in order to complete the work. Such defects include, without limitations, unforeseeable dry rot damage, electrical wiring, plumbing, or hidden structural components.

Sales Taxes and Compensation- The compensation as stated in this agreement does not include sales tax or other applicable fees that may be required by law. Said fees will be charged to the Client in addition to the agreed compensation and shall be paid by the Client with the Substantial completion payment.

Warranty- TURF MONSTERS AZ will perform all work in a professional manner and warrants installation for a period of 2 years. The manufacturer has additional warranties on the materials supplied that the Client hereby acknowledged receipt of. The Client may see to enforce manufacturers warranties directly against the manufacturer but TURF MONSTERS AZ makes no representations concerning such warranties.

Customer is responsible for installing sunscreens or window treatments to protect against reflective damage to artificial turf, which needs to be installed prior to installation of turf. Reflective damage is NOT covered under manufacturer warranty.

Existing Sprinkler System- TURF MONSTERS AZ shall not be responsible for the removal of or any damage to any existing sprinkler system. TURF MONSTERS AZ recommends capping any existing sprinkler system at the valve. If you need to have modifications made to your sprinkler system Client is responsible for making such adjustments. Drip system lines, low voltage lighting and pool supply lines may be damaged by fasteners for the turf which typically extend 4" below existing grade. TURF MONSTERS AZ does not know how deep any of your existing lines are installed and shall not be responsible for any damage to said lines.

Rescission- TURF MONSTERS AZ retains the right to rescind this agreement by tendering written notice on or before five (10) days after the date of the signed contract.

Surplus Material- Any surplus material is the sole property of TURF MONSTERS AZ.

Pre-lien- All projects are subject to a pre-lien as a standard practice.

Fees- Any non-sufficient fund check returned will incur a \$50.00 additional fee that will be due and payable immediately. If a Client has a second non-sufficient funds check, TURF MONSTERS AZ may cancel the contract.

Interest on Unpaid Amounts- Beginning 5 days after Substantial Completion, 18% interest will be charged upon any unpaid amounts due under this contract.

Entire Agreement- This document, including any related documents referred to herein and attached hereto, constitutes the complete understanding and agreement between the Parties. All prior conversations, negotiations, and representations of the Parties concerning this Contract are superseded and merged herein.

Amendment- Any amendment, change, or revision to this Agreement must be in writing executed by both parties. Amendments may result in a price change which will be reflected in the written amendment. Properly executed amendments to this Agreement shall be binding even if the lack consideration.

Notices- All notices required or permitted under this Contract shall be in writing, and, except as otherwise specifically provided herein, shall be effective when (i) delivered personally and in hand to the recipient (ii) delivered with confirmation thereof, by email, or similar communications or, (iii) 3 days after being sent in the US mail by certified mail, postage prepaid, return receipt requested and or electronic mail (email) addressed to the respective parties at the addresses provided above, or a newer address for notices properly changed by written notice thereof.

Maintenance after installation- Turf Monsters will provide an option for continual maintenance of artificial grass maintenance. Weeds are not guaranteed to never resurface. Customer is responsible to maintain their yard after installation or work

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Notes Continued...

performed by Turf Monsters.

Registrar of Contractors- www.aaroc.gov 602-542-1525

The customer agrees to all terms listed above:

Signature: _____ Date: _____