

611 W 8th St - Improvement Plan

Grading/Drainage and Concrete		Estimate: \$ 31,143
Maintenance Needed:	Current grading and driveway is causing the kitchen, master bedroom, and living room to flood when heavy rains occur.	
Contractor:	Lee's Concrete	
Estimate:	Attachment #1	\$ 31,143
Sealing Adobe Bricks		Estimate: \$ 11,200
Maintenance Needed:	Current Bricks have never been sealed. Need to be repaired, and resealed.	
Contractor:	J lous Garcia Masonry	
Estimate:	Attachment #2	\$ 11,200
Updating Electrical		Estimate: \$ 13,500
Maintenance Needed:	Current electrical panel is not sufficient for current appliances and charging.	
Contractor:	Rivas Electric	
Estimate:	Attachment #3	\$ 13,500
Plumbing		Estimate: \$ 4,805
Maintenance Needed:	Clean-out for sewer line (not currently installed) and disposal.	
Contractor:	Klaus & Sons	
Estimate:	Attachment #4	\$ 4,805
Flooring		Estimate: \$ 13,200
Maintenance Needed:	Repairing, grinding, refinishing, and resealing concrete floors to address cracking/heaving from roots/flooding	
Contractor:	Optimum Coatings	
Estimate:	Attachment #5	\$ 13,200
Painting		Estimate: \$ 15,630
Maintenance Needed:	Phase 1: Repainting Interior excluding bathrooms, ceilings and exterior.	
Contractor:	Dede & Co Painting	
Estimate:	Attachment #6	\$ 8,230
Maintenance Needed:	Phase 2: Bathrooms, Unsealed Panelling, and Exterior (Excluding Brick)	
Contractor:	Dede & Co Painting	
Estimate:	Attachment #	\$ 7,400
Garage Door		Estimate: \$ 3,800
Maintenance Needed:	Period Appropriate Garage Door	
Contractor:	Gorilla Garage Door & Gate	
Estimate:	Attachment #7	\$ 3,800
Tree Trimming		Estimate: \$ 7,700
Maintenance Needed:	Historic Olive Tree Maintenance	
Contractor:	Tom Day Tree Service - Total of 5 times over 10 years	
Estimate:	Attachment #8	\$ 7,700
Total Repairs, Maintenance, and Preservation Planned		\$ 100,978



David Medak <david.medak@pensievefoods.com>

Fwd: David_Your Estimate from Lee's Concrete

1 message

David Medak <davidalanmedak@gmail.com>
 To: David Medak <David.medak@pensievefoods.com>

Tue, Apr 15, 2025 at 4:26 PM

----- Forwarded message -----

From: **Lee's Concrete, Inc** <leesconcrete2003@gmail.com>
 Date: Mon, Apr 7, 2025 at 2:02 PM
 Subject: David_Your Estimate from Lee's Concrete
 To: <Davidalanmedak@gmail.com>

Job site address: 611 W 8th St, Claremont, CA 91711
Mobile phone number: 612-759-0089

Dear David,

Thank you for considering us for your project. The cost estimate for the work discussed during today's meeting is as follows.

ESTIMATE # 25040501

Backyard:

1. Concrete pouring with an acid-wash finish ~494 sqft (3000 PSI, fiber mesh, and expansion foam where needed), with the following options:

Option A: -

Pouring one solid slab: \$6422*

Option B: -

Pouring a 2x4 pattern: \$7622*

*Prices include demoing 5-6 concrete pads.

2. Drainage system with 4 inlets for the backyard and driveway: \$600

3. Installing the broken concrete pieces from the demolition under the large tree: \$200

4. Driveway replacement with an acid-wash finish ~1390 sqft (3000 PSI, fiber mesh, and expansion foam where needed) with the following options:

Option A: -

Pouring a solid slab with rebar: \$18765

Option B: -

Pouring a 2x4 pattern: \$21765

5. Driveway concrete pouring a 2x4 pattern (~180 sqft) with an acid-wash finish: \$3020

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Total with Options 1A and 4A: \$29,007

Total with Options 1B and 4B: \$33,207

Discount (If all the concrete for items 1, 4, and 5 is poured together): \$2,064

After-Discount Total (Option A): \$26,943

After-Discount Total (Option B): \$31,143

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If you want to proceed with the proposal, please reply to this email, and we will send you the agreement and lock in a date for your project.
 Deposits are not required at signing, and you may cancel three days before the contract commencement date.

Meanwhile, here is a link to our Yelp business page to check out our photo gallery.
https://www.yelp.com/biz_photos/lees-concrete-chino-hills-9

Please don't hesitate to contact us if you have any questions, and please reply to acknowledge this email.

Sincerely,
 Lee's Concrete Inc.



#2

J. Luis Garcia Masonry

License # 824727
 1333 Olive Ave. Sp. 82
 Vista, CA 92083
 Cell: (760) 822-6103
 Phone: (760) 724 -5042
 jluisgarciamasonry@yahoo.com

DATE 4 / 5 / 2025

Attention: David Medak

JOB NAME & LOCATION

611 W. 8th Street Los Angeles ca.

Bid Proposal

Description of Work Adobe Brick Restoration & Sealer.	Q.	Amount
Labor to Clean the adobe brick around the house, We'll Clean and Remove the existing Mold on the adobe brick, we'll apply adobe Slurry on some patch work we'll make it like a full brick instead of pieces of adobe And this adobe brick need Sealer it looks like Never been Seal before, On some Areas the adobe brick is Cracking or peeling off that will need to be sand it to smooth the adobe face. COST Labor and materials.	\$	7,800. dollars.
COST To do do some Repairs and do the cleaning and Seal it on the garden Adobe brick wall.	\$	1,900. dollars.
Extra Cost to go do this work out of town and travel Expenses.	\$	1,500. dollars.
NOTE: the cost of the proposal may change because we only see it on photos the existing adobe brick walls around the house.		
NOTE: new adobe Slurry & repairs will take time to Match the existing adobe brick.		
TOTAL Cost labor and materials.	\$	Total 11,200. dollars.

If proposal is accepted please sign it and date it thank you.
 to schedule this work proposal need to be Sign.

Signature

Date



301 East Arrow Hwy. Suite 101 #1035 San Dimas California 91773

Medak Residence
611 w 8th St.
Claremont CA 91711

March 12, 2025

Attention: David Medak

Re:200A Service Upgrade, 100A Sub Panel (charger, 4 receptacles and 6 lights) and 2 car chargers.

David,
Rivera Electric LLC. is pleased to offer the following quotation for the electrical work for the project mentioned above. This quotation is to upgrade the service panel in your home to a new 200A service and add a car charger on the Main house car port. Rivera Electric will also install a new 100A sub panel in the garage. Here we will also install a car charger, 4 receptacles and 6 lights.

1. 200A Service Upgrade.....	\$ 4800.00
2. 100A Sub Panel.....	\$ 5200.00
3. 2 Car Charger.....	\$ 1500.00
4. (Garage) 6 lights and 4 Receptacles.....	\$ 2000.00
Total.....	\$ 13500.00



301 East Arrow Hwy. Suite 101 #1035 San Dimas California 91773

Clarifications:

- Rivera Electric LLC has included fees for permits to do only the work specified in scope of work. Any extras or changes shall be covered by the client.
- Price includes minor rework of existing conduit and circuits. If Edison (Current Service Provider) is to move their service to a different location, the price may need to be adjusted to cover cost.
- Price includes trenching up to 80ft away from Main Service
- Price includes all trenching equipment and backfill equipment
- Price includes all necessary material needed to get from main service over to new sub panel.

Scope of Work:

1. 200A Service Upgrade

- Rivera Electric will contact Edison (Current Service Provider) to confirm the new electrical service panel location and remove the lock from the current panel.
- Old service panel will be removed and disposed of.
- A new service panel and riser will be installed with new feeders.
- Existing circuits shall be brought back to the new service panel and terminated.
- Rivera Electric will meet with the inspector and correct any issues/receive sign off for project.

2. 100A Sub Panel

- Rivera Electric LLC will trench 80ft to new sub-panel location
- We will core into garage and LB to the back of the new Sub panel installed inside garage.
- Terminations will be complete both in main service and new sub panel.
- Rivera Electric will meet with the inspector and correct any issues/receive sign off for project.

3. 2 Car Charger

- Rivera Electric will install one car charger at the Carport connected to the main house.
 - Owner to provide charger, we will supply raceway and wire needed to complete charger
- Rivera Electric will install one car charger at the entrance closest to the sub panel in the garage.
 - Owner to provide charger, we will supply raceway and wire needed to complete charger

4. (Garage) 6 lights and 4 Receptacles

- Rivera Electric will install 4 GFCI protected receptacles in the garage.
- Rivera Electric will install 6 Lights with one switch in the garage.

Rivera Electric LLC
(909) 971-7704 Phone
CA License No. 1132605



301 East Arrow Hwy. Suite 101 #1035 San Dimas California 91773

Exclusions

- Rivera Electric is not responsible for any tree roots damaged during digging process.
- Rivera Electric is not responsible for any utilities damaged during the digging process.
- Rivera Electric is not responsible for any pre-existing electrical issues.

Terms

- **Payment plan:**
 - 25% deposit upon approval
 - 25% due upon completion of work
 - 50% due upon sign off from city.
- **Validity:** This proposal is valid for [30] days from the date issued.
 - Subject to change based on major unforeseen requirements by city and service provider.

Approval

By signing below, you authorize Rivera Electric LLC to proceed with the work as outlined.

Client Print Name

Approver Signature

Date

If you have any questions or concerns, please do not hesitate to call.

Best Regards,

Manuel Rivera
Owner/Electrician

Rivera Electric LLC
(909) 971-7704 Phone
CA License No. 1132605



Klaus & Sons

David Medak
611 W 8th St
Claremont, CA 91711

☎ (612) 759-0089
✉ davidalanmedak@gmail.com

ESTIMATE	#2691
ESTIMATE DATE	Mar 26, 2025
SERVICE DATE	Mar 26, 2025
TOTAL	\$4,805.23

CONTACT US

5623 Arrow Hwy
Montclair, CA 91763

☎ (909) 982-5698
✉ info@klausandsons.com

Service completed by: Wes Vaughan

ESTIMATE

Services	qty	unit price	amount
Standard Camera Inspection	1.0	\$325.00	\$325.00
Standard camera inspection			
Cleanout	1.0	\$2,850.00	\$2,850.00
To locate sewer line on side of house, will excavate and expose line. Will cut out section of line and install 4" 2 way cleanout with 4". Riser and plug. Will backfill hole.			
Install Customer Supplied Kitchen Faucet W/Spray	1.0	\$289.00	\$289.00
Already have a faucet? we can install that for you			
pro 750	1.0	\$831.00	\$831.00
install pro 750 3/4 horse power garbage disposal 8 year warranty			
On/Off Sink Top Disposer Switch	1.0	\$383.23	\$383.23
Air activated push button / plug disposer into control and control into outlet / mounts in standard sink hole			
1 3/8" hole	1.0	\$127.00	\$127.00
To drill 1 3/8" hole in kitchen counter for air switch.			

Services subtotal: \$4,805.23

Subtotal	\$4,805.23
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Total	\$4,805.23
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#5

OPTIMUM COATINGS INC

STATEMENT OF WORK

To: Customer**Date: 3/11/2025****From: Optimum Coatings Inc****CSLB LIC# 1089086**

PO BOX 1524

Montebello CA

90640

Customer Name: DAVE**Address: 611 W Claremont, CA****Sales Person: Jose Velasco/GM****Job Code: Home 2025****Payment: See Terms & Conditions**

Description	Cost Per FT	Line Cost
<p><i>This bid is good for 30 days as pricing of epoxy/urethane materials has increased 15% nationally.</i></p> <p><i>This bid is based on tentative framing and plans that could be subject to change.</i></p> <p>Area in question is (+/-) 2,100 SQFT</p> <p>Custom 6in Cove Base (+/-) Linear SQFT</p> <p>(Following prices are based on concrete that requires minimal to zero patching AND JOINT FILLING)</p> <p>POLISHED CONCRETE W/ Stain</p> <ul style="list-style-type: none"> • Hang up dust protection and tape off edges • Area/Perimeter diamond grind w/ 16/20 grit • Patch all holes and thin cracks w/ Ardex or TX System • Area/perimeter diamond grind w/ 30/40 grit • Area/perimeter diamond grind w/ 50/60 grit • Area/perimeter diamond grind w/ 100 grit • Area/perimeter ceramic grind w/ 200 Grit Apply Posoco LS Densifier • APPLY 2 Applications of Acid stain • Area/perimeter ceramic grind w/ 400-1000 Apply Posoco Polish Guard • Burnish to 1500-3000 Grit Pad w/ High speed propane burnisher • 		
Floor price per SQFT		
Bulk		\$13,200.00

<p>(7-12 business days with floor is needed, Can be done in sections if needed but section being coated will be off limits to all other trades)</p> <p>(Please allow floor to cure 24 hours before walking/working on finished flooring)</p>		
<p>Total:</p>		<p>\$13,200.00</p>
<p>This price includes all taxes, labor, product and miscellaneous supplies to provide a professional job in a timely manner as per industry standards and guidelines.</p> <ul style="list-style-type: none"> - This application carries with it a 5 (FIVE) year warranty for any manufacturer or 2 (two) year workmanship related failure when subjected to normal use and recommended care. Any defects caused by obvious mistreatment, neglect or improper care are to be repaired at owner's expense. If any manufacturer or workmanship related failure occurs during the warranty period the defect shall be repaired or replaced limited to the defective area at no cost to the Customer. - Warranty repair shall not be performed until all outstanding invoices are paid and, in no event, shall liability exceed in dollar value the installed contract price. - Warranty shall not cover acts of god such as but not limited to earthquake, fire, flood and other water damage and the damages caused by them. - Optimum coatings inc is not responsible for movement in concrete, soil or wood structures on or under or attached to the installed area. No warranty is implied or expressed regarding cracks caused by such movement. - Optimum Coatings Inc is not responsible for salt and/or moisture conditions of soil below the substrate and concrete surface of the installation area or other areas adjacent to the installation area that could reasonably be determined as the cause of salt or water emissions. No warranty is either expressed or implied due to coating losing bond to substrate due to salt and/or moisture emissions. - If square footage exceeds amount stated in proposal by more than 150 square feet, customer agrees to pay Optimum Coatings Inc the contractual price per square foot for all additional footage requiring work. - Customer agrees to provide Optimum Coatings Inc with the water and adequate electricity necessary for commencement and completion of the project at no charge. Optimum Coatings Inc is not responsible for any delays due to inadequate access to water, electricity or both. <p>Customer agrees to provide Optimum Coatings Inc with an area free and clear of any trash, machines, personnel, furniture or any other objects present that would impede the normal preparation or application process. Unless otherwise discussed and agreed to in writing, Optimum Coatings Inc. may charge customer a \$500.00 (five hundred dollar) fee for lost time and wages on any day there is an obstruction present that would debilitate the commencement of scheduled labor.</p> <ul style="list-style-type: none"> - Unless included in contract specifications, Optimum Coatings Inc is not responsible for elevation imperfections and assumes no responsibility for drainage improvements. 		

<p>- Any and all unforeseeable problems that are present on substrate and not included or stated in this proposal will be discussed and agreed upon by Client and Optimum Coatings Inc prior to the commencement of any work on job</p> <p>Customer shall be responsible for removal of all personal property in work area. Customer shall protect the work while in progress from damage due to but not limited by, pets, children and other traffic. Any damage caused by, but not limited by pets, children, or other traffic. Any damage caused by, but not limited to, the above will be subject to recoating or repair fees to Optimum Coatings Inc by customer.</p>		
<p>Agreed to by:</p> <p style="text-align: center;"><i>Client</i> <i>Date:</i></p> <p>Signed:</p> <p style="text-align: center;"><i>Optimum Coatings Inc</i> <i>Date:</i></p> <p><u>PAYMENT SCHEDULE: TBD</u></p>		
<p>FINAL TOTAL DUE</p>		<p>\$13,200.00 <i>*Due upon completion*</i></p>

CHANGE ORDER/EXTRA FOOTAGE

Any additions or changes stated below are subject to the same TERMS AND CONDITIONS as stated above or as stated in signed STATEMENT OF FLOORING SERVICES.

Agreed to by: _____

Date:

Signed: _____

Date:

#6.1

DEDE & CO. PAINTING
(626)914-2416



January 19, 2025

ATTENTION: Elena and David

PROPOSAL: for interior painting at 611 W. 8th St., Claremont, CA 91711

INTERIOR

Price Includes:

Preparation: masking, sanding, caulking, and minor patching as needed followed by one complete coat of primer and two coats of finish paint to:

Entry/Living Room: includes walls, window pockets, living room shelving, and doors. \$1250

Kitchen: includes flat ceiling, walls, all cabinets and drawers including inside bottom of cabinets as discussed, doors, and window pockets. \$3050

Hall: includes walls, insides of cabinets, inside of closets, man doors, closet doors, and cabinets. \$1520

Master Bedroom: includes walls, doors, closets, cabinets and doors including inside, and window pockets. \$1340

Child's Room: includes walls, window pockets, closets, cabinets and doors including inside, and doors. \$1070

If all work can be done at once total price for all above work \$6500

Price excludes: bathrooms, open beam ceilings, and shutters.

#6.2

DEDE & CO. PAINTING
(626)914-2416



April 4, 2025

ATTENTION: David and Elena

PROPOSAL: for painting at 611 Eighth St, Claremont, CA 91711

INTERIOR

Price Includes:

Preparation: masking, sanding, caulking, and minor patching followed by one complete coat of primer and two coats of finish paint to:

Bathroom: ceilings, walls, window pocket, and cabinets and drawers.

Price: \$440
Each Bathroom

Wood Paneling: includes preparation and one complete coat of primer and two coats of finish paint.

Living Room and Family Room \$1070

Kitchen \$350

Hall \$620

EXTERIOR

Price Includes:

Preparation: pressure washing, masking, saddening, scraping, patching, and priming as needed followed by finish painting of eaves, fascia boards, beams, posts, downspouts, rain gutters, windows, wrought iron gates, doors, and garage door.

Includes Trim on house, carport, and garage. Excludes brick.

Price: \$4480

#7

GORILLA GARAGE DOOR & GATE

(888) 339-9893

mike - 213-274-2846

This AGREEMENT is between Gorilla Garage Door & Gate Services and the Buyer

Full Name: _____ Phone: _____ Date: _____

Street Address: _____

City: _____ State: _____ Zip: _____

Customer E Mail: _____

DESCRIPTION OF WORK: Contractor will furnish all labor and material to construct and complete in a good workmanlike and substantial manner, the following:

	Description	Price	Total
	new Door 16 / 7 Carriage		
	house Long panel With Windows :		
	Wood like Dark, including heavy system		
	5 year warranty for Steel Back + molding		
	New heavy duty opener Lift-master + Rail		
	tracks + Remote + WiFi + Sensors - 15% discount		
Customer is satisfied with the work performed and authorized all charges. _____		Sub Total	
INITIALS		TOTAL	3800

Deposit: \$ _____ Balance upon Completion \$ _____

Acceptance of Proposal

The above Prices, Specifications and Conditions are satisfaction and hereby are ACCEPTED. You are authorizing to do the work specified. Payment will be made as outlined above.

Name: (Please Print): _____ Date: _____

20% Cancellation Fee will apply to any canceled job.

☐ Credit Card ☐ Cash ☐ Check# _____ Signature: _____

Warranty does not apply to emergency services only during business hours 9 am to 5 pm.

Warranty is Limited to Work Performed & Parts Installed

_____ Days Warranty on Repairs, 5 Years of Warranty on New Installations.

(Policy: 1 Year warranty for any repair)

Tom Day Tree Service #8



Serving the Pomona Valley since 1974 | Johnny Hernandez, Owner

909 629-6960

E-mail: Johnnytomedaytree66@yahoo.com

THIS ESTIMATE GOOD FOR 60 DAYS

STATE CONTRACTORS LICENSE # 746006

DATE OF ESTIMATE 3.24.25 1:00 mon		JOB OK
DATE COMPLETED	DATE PAID	EQUIPMENT CODE
CLIENT David Medak 612 759-0089		

BILLING ADDRESS 611 W. Eighth St. Clare. 91711
JOB LOCATION

By: Raise up 2 Oaks over 395 roofs

Raise Pepper 150

Prune 2 Olive trees (thin & raise) 995

Total \$1,540