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SUBCONTRACT AGREEMENT

To: Doug Dushan
Simplifi LLC
18305 W 94th Street
Lenexa, KS, 66219

Subcontract #: 14182
Date: 1/29/2026
Job: 2-2513 Wood, Phil & Michelle
Job Address: 3435 N 140th Cir
Omaha, NE, 68164

Description: 2-2513 - Simplifi

Scope of Work:

Contractor employs Subcontractor as an independent contractor, to perform the following part of the Work which Contractor has contracted with the Owner to provide on the Project:

Subcontractor agrees to perform such part of the Work under the general direction of the General Contractor and subject to the final approval of the Owner and/or General Contractor, in accordance with and reasonably inferable from the Contract Documents. Subcontractor shall furnish all of the materials, along with competent supervision, shop drawings and samples, close-out documents, tools, equipment, hoisting, lifting, storage, applicable sales tax, and everything necessary, reasonably inferred and incidental to fully complete the Scope.

This scope is based on the quote provided by Doug Dushan with Simplifi, dated 01/28/2026, to include, but not limited to, the following work.

Item Number	Description	Amount
1	27-410 Audio-Video Systems	38,023.57
2	11-250 TV"s	7,288.82

Total Subcontract Amount: \$45,312.39

Inclusions:

Item Number	Description
1	Data/Wi-Fi - Install (4) indoor and (1) outdoor Wi-Fi extender. Install a router. Install a large PoE data switch.
2	House Audio - Replacing existing speakers in dining room, office, and great room using existing Sonos Amplifiers. Wire for and install speakers in Kitchen. Use existing Sonos amps for existing speakers in Primary bath, lower patio, bar, fitness and firepit. Outside bar and outside sitting will be combined as single Sonos Zone
3	Family Room - Will retro wire and install new 55" Art Frame TV, TV back box, bracket, and sound over TV speakers
4	Lower Media Area - Retro wire and install a 55" TV and Articulating bracket above

	the brick fireplace.
5	Primary Bedroom - Wire and Install a 55" Art Frame Television, backbox, and articulating Bracket
6	Primary Bathroom - Wire and Reinstall an existing 32" TV and add a backbox and bracket
7	Bedroom 2 - Install a backbox and an existing TV on a low-profile wall mount bracket
8	Sauna Area - Wire and Install a backbox for a television TBD
9	Main Equipment Area - Install audio system, wireless network, and camera hardware in a small equipment rack, location in the mechanical room. Will also clean up the existing coax wiring. Robust surge protection and uninterruptible power supply device will be installed to protect the hardware.
10	Televisions & Brackets - Will provide and install Televisions and brackets in the family room, primary bedroom, lower red room, exercise room, and sauna. Upstairs bedroom 2 will use client provided TV.

Exclusions:

Item Number	Description
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Billings: McNeil agrees to payment of this contract in draws for work that is completed and approved. Receipt of invoice in our accounting office by the 25th of the month will be paid the following month. Final payment will be paid after work has been completed and approved by McNeil Company. Send all invoices to accounting@mcneilcompany.com

Quality Control: Quality control is crucial; unacceptable work and/or finishes which do not fall within industry standards will be replaced at no additional cost to the Contractor/Owner. Clean up your work on a daily basis to the dumpster on site provided by McNeil Company.

Safety: Safety shall meet or exceed all current OSHA standards. Subcontractor shall comply with McNeil Company safety policy.

Milestones: Please coordinate with Madisyn Van Den Boogaart or Ron Milhan.

Schedule: Any questions regarding schedule, please contact Madisyn Van Den Boogaart at 402-881-7745 or the on-site superintendent, Ron Milhan at 402-510-2810

Signed:

Simplifi LLC

McNeil & Company Builders, LLC

By

Date

By

Date

Print Name

Print Name

Print Title

Print Title