

CENTER FOR ENVIRONMENTAL STRUCTURE

ARCHITECTS • CONTRACTORS

2701 SHASTA ROAD • BERKELEY, CALIFORNIA 94708

TELEPHONE 415/841-8188

CONSTRUCTION CONTRACT FOR ALBANY HOME

OF MR. AND MRS. ANDRE SALA

This contract is made on this 7th day of June, 1982, between Mr. and Mrs. Andre Sala ("Owner"), and the Center for Environmental Structure ("Contractor"), for the purpose of building a three storey house at 700 Hillside Avenue, Albany, California, according to plans prepared by the Center for Environmental Structure.

Article 1. The Work.

The house to be built is shown on the drawings that are attached to this contract as Appendix 1, and specified by the eleven construction operations attached to this contract as Appendix 2.

The following aspects of the house will be built exactly as specified in the drawings:

- a. Siting of the house, as shown on site plan sheet.
- b. Configurations and dimensions of rooms of the house as shown on floor plan sheets.

Article 2. Payment.

The work will be performed in eleven operations, which are

listed below. Each of these operations will be completed at the prices shown. The items performed in each operation, which define the exact work to be done, are specified in detail in Appendix 2.

1. Site preparation and set up	\$ 2,790.00
2. Foundations, slab, and terrace wall	15,056.00
3. Terrace and fireplace	4,556.00
4. Lumber purchase	8,132.00
5. Erect superstructure	17,140.00
6. Interior and exterior walls	26,850.00
7. Roofing	2,575.00
8. Windows and doors	10,200.00
9. Built-ins	12,244.00
10. Interior finishes	2,912.00
11. Exterior complete	<u>1,384.00</u>
TOTAL	\$103,839.00

Article 3. Advance Payment.

5% of the total price, or \$5,192.00 will be paid in advance, on signing of this contract, and will reimburse the contractor for bid preparation, and set-up costs.

In recognition of this advance payment, each operation will be deemed to have 5% payment already made, before it begins.

Article 4. Commencement of each operation.

At the time the owner wishes the contractor to begin work on any given operation, he will so indicate by initialling the operation on the space provided on page 5 of this contract.

Article 5. Schedule of payments.

The payment for each operation will then be made in three stages, as follows.

50% of the price of the operation will be paid at the moment when the owner instructs the contractor to begin that operation.

30% of the price of the operation, on demand, when a reasonable portion of the work has been completed.

15% of the price, when the operation is completed. This last payment will be reduced by a credit for the owner's labor, as defined in Article 7.

Article 6. Changes in construction.

If the owner wishes to include any items of construction, not already included in the list of items given in Appendix 2, then for each such item, an order with a fixed price, will be signed by both parties, and attached to Appendix 2, as an extra in the appropriate operation, and will then be carried out as

part of this operation. Necessary adjustments will then be made in the appropriate payment.

Article 7. Owner's labor.

It is agreed that the owner will provide some part of the labor needed for construction and will receive credit for all the labor so performed.

Credit for labor performed for each operation, will be accounted for at the time when each operation is completed, at the rate of \$7/hour, and will then be subtracted from the final payment for the operation.

The exact details of the credit process are spelled out in a separate letter which is attached to this contract.

Article 8. Insurance.

The owner will carry all necessary general liability, fire and earthquake insurance.

The contractor will provide workmen's compensation for all workmen.

Signed:

Andre Sala
for Mr. and Mrs. Andre Sala

by Axel
for Center for Environmental Structure

I hereby authorize the contractor to proceed with the following operations:

1, 2, 3, 4 Andre Sala..

APPENDIX 2

ITEMS OF CONSTRUCTION

for

SALA HOUSE

1. SITE PREPARATION AND SET UP

✓ 1. Carport topping	\$ 718.00
✓ 2. Grading and stump removal and sewer trenching	2,055.00
✓ 3. Electricity and water for construction to be supplied by client	-
✓ 4. Truck	17.00
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Total	\$2,790.00

City hook-ups and permit to be supplied by client

2. FOUNDATIONS, SLAB, AND TERRACE WALL

✓ 1. Layout	\$ 164.00
✓ 2. Forming and cages and ground preparation	2,506.00
? 3. Underslab plumbing, runs to sewer, and electrical conduit where needed	2,777.00
✓ 4. Steel rebar, and mesh	923.00
✓ 5. Slab insulation	24.00
✓ 6. Floor heating pipes	275.00
✓ 7. Pour concrete (house foundation, fireplace foundation, slab, terrace foundation)	3,852.00
✓ 8. Remove forms	164.00
✓ 9. Lay up terrace wall (8" blocks)	2,560.00
✓ 10. Place steel and grout	767.00
✓ 11. Bentonize house retaining wall	329.00
12. Lay drain tile, and backfill with gravel	480.00
13. Truck	235.00
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Total	\$15,056.00

Extras

1. Plaster finish on block walls	\$466.00
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3. TERRACE AND FIREPLACE

1. Build fireplace	\$3,096.00
2. Place fill for terraces	1,404.00 .
3. Truck	56.00
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Total	\$4,556.00

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4. LUMBER PURCHASE

Columns and beams	\$4,014.00
Flooring 2 x 6 TG	1,562.00
Flooring 1 x 8 pine	619.00
Bridge and laundry	1,937.00
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Total	\$8,132.00

5. ERECT SUPERSTRUCTURE

✓1.	Erect columns and beams and nail connections	\$ 7,398.00
✓2.	Connections	822.00
✓3.	Flooring - place 2 x 6 floor	1,640.00
✓4.	Flooring - place 1 x 8 floor	658.00
* ✓5.	Bridge and laundry room	1,937.00
✓6.	Chimney	2,242.00
✓7.	Stairs	1,780.00
✓8.	Bracing 24 2 x 6 @ 20'	390.00
✓9.	Truck	273.00
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	Total	\$17,140.00

6. INTERIOR AND EXTERIOR WALLS

✓	1. Ground floor surface (tile with grout and sealant)	\$51,437.00
✓	2. Wall frames and rough openings	1,263.00
✓	3. Rough electrical	2,166.00
✓	4. Rough plumbing	3,388.00
✓	5. 3 1/2" polystyrene insulation	2,093.00
✓	6. Building paper	582.00
✓	7. Interior wall surface (pine)	5,700.00
✓	8. WW mesh	907.00
✓	9. Rebar (schedule 60)	651.00
✓	10. Concrete walls	4,548.00
✓	11. Waterproof addition	274.00
✓	12. Scaffolding	945.00
✓	13. Plywood diaphragms	233.00
✓	14. Wall forms	1,247.00
✓	15. Cornice and parapet with hooks for scaffold	630.00
✓	16. Window forms	466.00
✓	17. Truck	319.00
Total		\$26,850.00

7. ROOFING.

✓ 1. Building paper	\$ 180.000
✓ 2. Polystyrene insulation.	824.000
✓ 3. 20 yr. roofing	1,074.000
✓ 4. Flashing	465.000
✓ 5. Truck	32.000
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Total	\$2,575.000

8.. WINDOWS AND DOORS

✓ 1. Wood window frames (20)	\$ 3,016.00
✓ 2. Wood door frames (5)	795.00
✓ 3. Wood sash with glazing and primed (26)	3,151.00
X 4. Hardware (15)	752.00
✓ 5. Install windows and doors	1,300.00
✓ 6. Exterior doors (2)	686.00
✓ 7. Interior doors,, hollow core (3)	205.00
✓ 8. Painting mockups	164.00
✓ 9. Truck	131.00
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Total	\$10,200.00

Extras

Panel doors instead of hollow core on interiors	\$413.00
Paint windows and doors according to mockups	t.b.c.

9. BUILT-INS

✓ 1. Kitchen counter	\$ 2,200.00
✓ * 2. Sleeping alcove fronts	946.00
✓ * 3. Built-in seats (32 lineal feet)	1,024.00
✓ 4. Closets (include shelf, rod, curtain rod)	696.00
✓ 5. Breakfast alcove	630.00
✓ 6. Finish electrical	2,166.00
✓ 7. Basic light fixtures	369.00
✓ 8. Finish plumbing	3,388.00
✓ 9. Bath vanity	220.00
✓ 10. Bookshelves	318.00
✓ 11. Truck	123.00
✓ 12. Painting mock-ups	164.00
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Total	\$12,244.00

Extras

White painted plywood panels with moulding, 2nd and 3rd floors	\$2,518.00
Pantry shelves	239.00

10. INTERIOR FINISHES

✓ 1.	Stair handrails	\$ 548.00
✓ * 2.	Baseboards and mouldings	1,863.00
✓ 3.	Vinyl tile on bathroom floor, or other waterproofing	301.00
✓ 4.	Painting mock-ups	164.00
✓ 5.	Truck	36.00
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	Total	\$2,912.00

Extras

Wax and buff ground floor	\$ 252.00
Heating system to drive underslab radiant heat: water heater and pump	t.b.c.
Interior paint and painting	t.b.c.

11. EXTERIOR COMPLETE

12. EXTERIOR COMPLETE

* 1. Terrace steps	\$ 665.00
✓ 2. Clean-up	658.00
✓ 3. Truck	61.00
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Total	\$1,384.00

Extras

Paving on upper terrace	\$ 903.00
Grass seed on lower terrace	348.00
Waterproof exterior wall, if necessary. (Integral waterproofing is already included and should suffice)	1,780.00
Canvas awning	600.00
Terrace gateway, and upper terrace wall	t.b.c.
Balustrade on lower terrace	1,350.00