

CENTER FOR ENVIRONMENTAL STRUCTURE

ARCHITECTS • ENGINEERS • CONTRACTORS

2701 SHASTA ROAD • BERKELEY, CALIFORNIA 94708

TELEPHONE 415/841-6166

CONSTRUCTION CONTRACT FOR ADDITION TO HOME

OF MR. AND MRS. ANDRE SALA

This contract is made on this 27th day of September, ~~June~~, 1986, between Mr. and Mrs. Andre Sala ("Owner"), and the Center for Environmental Structure ("Contractor"), for the purpose of building a two story addition at 700 Hillside avenue, Albany, California, according to plans prepared by the Center for Environmental Structure. EA

ARTICLE 1. THE WORK.

The ~~house~~^{addition} to be built is shown on the drawings that are attached to this contract as Appendix 1, and specified by the ten construction operations attached to this contract as Appendix 2.

The following aspects of the ~~house~~^{addition} will be built exactly as specified in the drawings:

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

ARTICLE 2. PAYMENT.

The work will be performed in ten 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	\$ 2,269.00
2. Foundations, slab, and terrace wall	11,387.00
3. Lumber purchase	6,577.00
4. Erect superstructure	11,889.00
5. Interior and exterior walls	21,971.00
6. Roofing	3,022.00
7. Windows and doors	11,202.00
8. Built-ins	4,397.00
9. Interior finishes	1,796.00
10. Exterior complete	602.00

TOTAL	\$ 75,112.00
11. Workshop (extra)	5,337.00

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 4 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.

35% 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 may be reduced by a credit for the owner's labor, as defined in Article 7.

ARTICLE 6. CHANGES IN CONSTRUCTION.

If the owner wished 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 may provide some part of the labor needed for construction and will receive fair credit for all the labor so performed.

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

E. Ansa

for Center for Environmental Structure

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

- 1 AB
- 2 AB
- 3 -----
- 4 -----
- 5 -----
- 6 -----
- 7 -----
- 8 -----
- 9 -----
- 10 -----

APPENDIX 2
ITEMS OF CONSTRUCTION
for
SALA ADDITION

1. SITE PREPARATION AND SETUP

1. Grading, stump removal and trenching	\$1,635.00
2. Grading and trenching terrace	614.00
3. Truck	20.00

TOTAL	\$2,269.00

2. FOUNDATION, SLAB AND TERRACE

1. Layout	\$ 141.00
2. Ground preparation, forming and cages	2,569.00
3. Plumbing and electrical	1,937.00
4. Steel bar and mesh	869.00
5. Slab insulation	92.00
6. Concrete	3,331.00
7. Remove forms	188.00
8. Bentonize house and retaining walls	176.00
9. Drain tile and backfill	598.00
10. Terrace foundation	1,373.00
11. Truck	113.00

TOTAL	\$11,387.00

EXTRAS

1. Terrace retaining walls	\$2,811.00
2. Backfill with gravel and dirt	\$1,260.00
3. Balustrade	\$798.00
4. Truck	\$75.00

3. LUMBER PURCHASE

1. Columns and beams	\$2,663.00
2. Flooring 2x6 TG	1,367.00
3. Flooring 1x8 pine	936.00
4. Stairs hemlock and D.F.	337.00
5. Plywood diaphragms	344.00
6. Bridge	930.00

TOTAL	\$6577.00

4. ERECT SUPERSTRUCTURE

1. Erect columns and beams	\$6,003.00
2. Connections	564.00
3. Place floor and ceiling	
2" x 6" T & G	1,313.00
1" x 8" Pine	938.00
4. Stairs	938.00
5. Bracing	284.00
6. Bridge	1,126.00
7. Truck	347.00

TOTAL	\$11,889.00

EXTRAS

1. Plane, oil, & chamfer columns and beams	\$860.00
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5. INTERIOR AND EXTERIOR WALLS

1. Wall frames & rough openings	\$1,012.00
2. Rough electrical	1,440.00
3. Rough plumbing	1,885.00
4. 3 1/2" polystyrene	1,366.00
5. Building paper	397.00
6. Interior wall surfaces	3,987.00
7. Welded wire mesh	753.00
8. Re-bar (gr. 60)	621.00
9. Gunite	5,480.00
10. Waterproof additions	200.00
11. Scaffolding	2,912.00
12. Cornice & parapet	1,036.00
13. Window forms	512.00
14. Truck	370.00

TOTAL	\$21,971.00

EXTRAS

1. Special pine flooring (L.R.)	\$911.00
2. Terrazzo marble floor (L.R.)	\$1,473.00
3. Ornamental gunite	\$1,430.00
4. Vinyl Tile in Bathroom	\$392.00

6. ROOFING

1. Building paper	\$ 170.00
2. R-30 insulation	960.00
3. Elastomeric roofing	1,163.00
4. Flashing	320.00
5. Bridge	373.00
6. Truck	36.00

~~1. House \$2,614.00~~
~~2. Bridge 373.00~~
~~3. Truck 36.00~~

TOTAL \$3022.00

7. WINDOWS AND DOORS

1. Wooden window frames (9)	\$1,575.00
2. Frames at bridge (6)	504.00
3. Wooden door frames (7)	1,323.00
4. Wooden sash with glazing (primed) (16)	2,240.00
5. Interior doors (4 H.C.)	280.00
6. Exterior doors (6 single lite glass)	3,049.00
7. Hardware - windows	175.00
- ext. doors	588.00
- int. doors	224.00
8. Install doors & windows	1,092.00
9. Truck	152.00

TOTAL	\$11,202.00

EXTRAS

1. Panel interior doors instead of hollow core	\$560.00
2. Paint mock-ups	t.b.c.
3. Paint windows and doors according to mock-ups	t.b.c.

8. BUILT-INS

1. Closet (w/ shelf, pole)	\$224.00
2. Railing	466.00
3. Finish plumbing (includes \$500.00 allowance for bath tub)	1,715.00 1,879.00
4. Finish electrical (including (300.00 for light fixtures)	1,735.00
5. Truck	93.00

TOTAL	\$4397.00

EXTRAS

1. Curtain at alcove front	t.b.c.
2. Benches in living room	t.b.c.
3. Two Gas heaters installed in compliance with title 24 energy code	\$1680.00

9. INTERIOR FINISHES

1. Baseboard and molding	\$1,503.00
2. Stair handrail	293.00

TOTAL	\$1,796.00

EXTRAS

1. Paint mock-ups	t.b.c.
2. Interior paint and painting	t.b.c.

10. EXTERIOR COMPLETE

1. Clean-up	\$531.00
2. Truck	71.00

TOTAL	\$602.00

EXTRAS

1. Paving or grass on terrace	t.b.c.
2. Exterior steps	t.b.c.
3. Concrete plaster on terrace walls	t.b.c.

WORKSHOP (EXTRA, *work included in main contract*)

1. Trenching	141.00
2. Form slab	106.00
3. Place Steel	98.00
4. Rough electrical	386.00
5. Concrete	414.00
6. Remove forms & clean up	52.00
7. Structure	
D.F. 6" x 6", 2" x 4", and cedar roofing	1,589.00
Exterior cedar siding	1,042.00
8. Waterproofing	229.00
9. Door and window	708.00
10. Finish electrical	157.00
11. Counter	415.00

TOTAL	\$5,337.00