

Home Improvement Contract

Tom Igarashi
 7080 Via Del Mar, Rancho Palos Verdes, CA 90275
 Cell: (310) 308 - 9128 Email: tomonobu@aol.com

Contract AS41966
 May 22, 2019

Design/Build Engineered Caisson/Friction Pile Foundation Underpinning

Scope of work is for the design, engineering, blueprints for future construction by Alpha Structural, Inc. to install a new caisson/friction pile supported underpinning system to arrest settlement of the perimeter foundations on the down slope and sides of the home. The new reinforced concrete pile structure will be a deepened friction pile design with the intent to provide engineered/permitted support of the existing structure.

At this time it is assumed that 10 x 30" diameter friction piles will be required to address the three sides of the structure however this is subject to change once an accurate soils report is created. The existing soils report is inconclusive and will need to be modified, or replaced with a new soils report for engineering purposes. Estimated costs in this proposal assume that bedrock is at an average of 20ft deep from existing grade.

Includes:

- Design, structural engineering and blueprints for installation of friction pile supported repairs to the upper foundation section of the home.
- Coordination with Soils Engineering firm and City of RPV Building Dept. to ascertain final design and support approvals.
- All structural engineering necessary to accomplish the above described scope of work.
- Full drafting & plans for submittal and construction sets.
- Expedition and coordination necessary for the acquisition of permits for the project work as described once construction phase is approved.

Total Contract Price: \$ 5,756.00

Schedule of Progress Payments:	<u>Amount</u>	<u>Due On</u>
	\$ 756.00	Down Payment
	\$ 2,000.00	Commence Engineering
	\$ 2,000.00	Rough Draft Complete
	\$ 1,000.00	Plan Complete

Payment C.O.D. upon pay schedule items complete.

Excludes: Permits & Plan Check fees, Soils Report & test pits, topographic map & survey, see Notices, Terms & Conditions.

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“Estimated” cost to install foundation work +/- \$250,000.00 depending on final design specifications, requirements and budgeting. An exact cost will be provided after engineering and plans are completed. Every effort will be made in design to reduce costs.

The down payment may not exceed \$ 1,000.00 or 10 percent of the contract price, whichever is less.

Owner shall pay Contractor the fixed sum listed above as Contract Price for the work performed under this contract, subject to additions and deductions pursuant to change orders agreed upon in writing by the parties

Note: This engineered plan is for the exclusive use by Alpha Structural, Inc. for the future construction of the project. The design, engineering, plans, permit expediting, and construction are a hallmark of Alpha Structural, Inc. and our vast experience in this type of project and facilitate efficiency in time, designs, and ultimately costs.

The schedule of progress payments must specifically describe each phase of work, including the type and amount of work or services scheduled to be supplied in each phase, along with the amount of each proposed progress payment. It is against the law for a contractor to collect payment for work not yet completed, or for materials not yet delivered. However, a contractor may require a down payment.


This Contract and its attachments constitute the entire agreement between the parties. There are no other agreements, oral or written, pertaining to the work to be performed under this Contract. This Contract can be modified only by an agreement in writing signed by the parties.

You are entitled to a completely filled in copy of this agreement, signed by both you and the contractor/agent, before any work may be started. Owner acknowledges receipt of a complete, signed and legible copy of this Contract: [____]

The law requires that the contractor give you a notice explaining your right to cancel. Initial the checkbox if the contractor has given you a copy of Attachment “B”, ‘Notice of the Three-Day Right to Cancel’: [____]. Notice of Cancellation may be mailed to the address at the bottom of the contract. See attachment B Notice of Three Day Right to Cancel.

ACCEPTANCE of CONTRACT

I have read and understand this contract; the documents incorporated into this contract, and agree to all terms and conditions.

By  Date 22-May-19 X _____ Date _____
Contractor/Salesman’s Signature Property Owner/Owner’s Agents Signature

Salesman who negotiated this contract: James Chantler, Structural Assessor, Alpha Structural Inc.
General Engineering Contractors Structural Engineers State Registration #102444

List of Documents to be incorporated into this Contract: Attachment A, Attachment B