

Position copy

# Standard Form of Agreement Between Owner and Contractor

## AGREEMENT

made as of the \_\_\_\_\_ day of \_\_\_\_\_ in  
the year of Nineteen Hundred and \_\_\_\_\_

Between the Owner: Lee and Mary Pettilon

and the Contractor: Gene Frank, General Contractor. (LIC.#390305)  
#82 NARCISSA DR. RANCHO PALOS VERDES, CA. 90275

the Project: 1636 Via Machado  
Palos Verdes Estates, Ca.

the Architect: Kristi Skelton A. I. A.

May. 20 1997 4:21PM P04

PHONE No. : 310 544 9548

From : GENE FRANK CONSTRUCTION

The owner and the Contractor agree as set forth below.

### CONTRACT DOCUMENTS

The contractor shall complete the Work described in the Contract Documents for the project.  
The Contract Documents consist of:

- ITEM #1 Plans
- ITEM #2 Contract
- ITEM #3 Cost Breakdown

#### PRICE INCLUDES

- HARDWOOD FLOORS IN HALL, FAMILY ROOM KITCHEN, DINNING ROOM AND ENTRY.
- CABINETS TO BE STAIN GRADE OAK
- CHANGE OUT HEATING DUCTS
- REMOVE ACOUSTICAL CEILINGS.
- INSTALLATION OF NEW WATER HEATER
- BOOK SHELF AT LIVING ROOM WALL ONLY.
- REPAIR OF UNDER FLOOR FOOTINGS AT ENTRY AND FRONT PORCH
- PATCH ROOF AROUND NEW SKYLIGHTS
- DRAINAGE SYSTEM FROM DOWNSPOUTS TO STREET
- REMOVE BRICK PATIO AND LOWER ELEVATION AND REPLACE BRICK WITH DRAIN
- ALL NEW SEAMLESS ALUMINUM GUTTERS AND DOWNSPOUTS
- INTERIOR DRYWALL AND PATCHING.
- TILE WORK IN MASTER BATH SHOWER AND VANITY - AND KITCHEN COUNTER TOPS  
(MATERIAL ALLOWANCE \$3.50 SQ. FT.)
- ? -INSULATION AT FAMILY ROOM CEILING AND LIVING ROOM CEILING.
- SKYLIGHTS TO BE VELUX TYPE SF 74 - SIZE AND QUANTITY PER PLAN
- FRENCH DOORS AT MASTER BEDROOM AS PER PLAN.
- WOOD WINDOW AT KITCHEN TO BE SIERRA PACIFIC SINGLE GLAZED.
- POCKET DOOR AT DINING ROOM TO KITCHEN
- NEW ALUMINUM SLIDER AT FAMILY ROOM
- REPAIR EXISTING WINDOWS (ALLOWANCE OF 2,500.00) AND REPLACE GLASS AT ENTRY DOOR REPLACE REAR DOOR.
- NEW CONCRETE DRIVEWAY WITH 72 LINEAL FEET OF RED BRICK CONTROL JOINTS AND CUT OUT TEN FEET FROM GARAGE DOOR OF GARAGE SLAB AND REPLACE.
- GAS LINE TO BAR-B-Q
- RELOCATE WASHER AND DRYER TO GARAGE WALL.

- ? ELECTRICAL WORK
- ? PLUMBING WORK

#### EXCLUSIONS (NOT INCLUDED IN CONTRACT PRICE)

- ENTERTAINMENT CENTER (NEED PLANS AND SPECIFICATIONS)
- ? - ELECTRICAL FIXTURES
- ? - LOW VOLTAGE WIRING (TELEPHONE, T.V., SECURITY, SPEAKERS, ETC.)
- PLUMBING FIXTURES AND WATER HEATER
- FLOORING
- CARPET
- BATHROOM ACCESSORIES (TOWEL BARS ETC.)
- PLYWOOD ROOF SHEETING, IF IT IS NEEDED

- LANDSCAPING AND IRRIGATION
- APPLIANCES
- ASBESTOS REMOVAL
- COST OF PERMITS
- PAINTING
- ? - REPLACE WIRE AND CONDUIT FOR EXTERIOR LIGHT POST AT DRIVEWAY

THE CONTRACT PRICE SHALL NOT INCLUDE COSTS AND DISBURSEMENT FOR BLUEPRINTS, DRAFTING SERVICE, PLAN CHECKING OR PERMIT FEES.

### GENERAL CONDITIONS

### THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, the Conditions of the Contract (General, Supplementary and other Conditions), the Drawings, the Specifications per the itemized breakdown.

### THE CONTRACTORS DUTIES AND STATUS

The Contractor accepts the relationship of trust and confidence established between him and the owner by this agreement. He covenants with the Owner to furnish his best skill and judgment and to cooperate with the Architect in furthering the interest of the Owner. He agrees to furnish efficient business administration and superintendence and to use his best efforts to furnish at all times adequate supply of workmen and materials, and to perform the work in the best way and in the most expeditious and economical manner consistent with the interest of the Owner.

### TIME OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

The Work to be performed under this Contract shall be commenced MAY 29, 1997 and subject to authorized adjustments. Substantial Completion shall be achieved not later than SEPTEMBER 30, 1997.

*move back to the house by August 2*

### CONTRACT SUM

The Owner will pay Contractor in current funds for the Contractor's performance of the Contract the Contract sum of ONE HUNDRED AND SIX-THOUSAND AND THIRTY SIX.....Dollars (\$ 106,036.00 ), subject to additions and deductions as provided in the Contract Documents

### CHANGES IN THE WORK

The Owner may make changes in the Work provided in the Contract Documents. The Owner agrees to reimburse the Contractor for Changes in the Work, for additions, alterations, or deviations from the above specifications involving extra cost for all material or labor plus General Contractor's Fee for supervision, overhead and profit.

Sheet1

PETILON RESIDENCE 1636 VIA MACHADO, P.V.E.

	Budget	REVISED 4/27
Plans & Specifications	OWNER	
Survey	N/A	
Building Permit	OWNER	
Water Meter & Water	N/A	
Temporary Electric	N/A	
Excavating & Grading	500.00	
Lower Grade & Re-Install Brick at Rear Ya	1,400.00	
Light Demolition	4,200.00	
Toilet Rental	500.00	
Concrete Foundation	808.00	
Brick Porch	2,200.00	
Driveway	6,176.00	
General Labor	750.00	
Lumber Rough	3,100.00	
Lumber Finish	440.00	
Carpentry Rough	4,500.00	
Carpentry Finish	1,900.00	
Structural Steel	N/A	
Replace Section of Garage Slab	1,875.00	
Fences, Gates	N/A	
Garage Doors	N/A	
Plumbing	5,940.00	
Plumbing Fixtures	OWNER	
Insulation	780.00	
Sheetmetal	375.00	
Roofing	7,500.00	
Exterior Lath & Stucco Patch	1,175.00	
Interior Drywall	Allowance 4,300.00	
Hardware Rough	425.00	
Hardware Finish	Allowance 100.00	
Electric Wiring	3,625.00	
Electric Fixtures	OWNER	
Heating Ducts Replace	1,500.00	
Doors, Frames & Jams	4,300.00	
Window at Kitchen	725.00	
Skylights	As Per Approved Plan 1,400.00	
Kitchen Cabinets	6,175.00	
Tile - Kitchen / Bath Counter Tops	4,350.00	
Mirrors, Etc	350.00	
Hardwood Floors	7,300.00	
Painting & Staining	NOT INCLUDED	
Weatherstripping	120.00	
Drain System	1,850.00	
Removing Debris	800.00	

Sheet1

ADDED DRAWERS TO EXISTING		200.00			
Sprinkler System & Landscaping		OWNER			
Book Cases		1,850.00			
Appliances		OWNER			
Shower Doors	Allowance	800.00			
Vanity		900.00			
Flooring Carpet		NOT INCLUDED			
Low Voltage Wiring		NOT INCLUDED			
Bathroom Accessories		OWNER			
Gutters		875.00			
Window Repair	Allowance	2,500.00			
	TOTAL	88,364.00			
General Contractors Fee		17,672.00			
<b>SUB TOTAL</b>		<b>106,038.00</b>			

Gene Frank  
#82 Narcissa Dr.  
Rancho Palos Verdes, Ca. 90275  
**GENERAL CONTRACTOR**  
LIC. # 390305  
(310) 544-0438

DECEMBER 28, 1997

To: MR. AND MRS. PETILLON  
1636 VIA MACHADO  
PALOS VERDES ESTATES, CA. 90274

PROJECT: BATHROOM REMODEL AND MASTER BEDROOM FRNCH DOORS.

**BID AND PROPOSAL**

AS YOU REQUESTED THE FOLLOWING IS A COST ESTIMATE FOR YOUR BATHROOM  
REMODEL AND MASTERBEDROOM DOOR INSTALLATION.  
PRICE INCLUDES ALL MATERIALS AND LABOR EXCEPT WHERE NOTED.

**ALLOWANCES**

- 1) SHOWER DOORS \$800.00
- 2) USE EXISTING VANITY

**DOES NOT INCLUDE** (PROVIDED BY OWNER OR OTHERS)

PERMIT  
WALL PAPERING, PAINTING  
PLUMBING FIXTURES, ELECTRICAL FIXTURES.  
TILE MATERIAL (PROVIDED BY OWNER)  
MIRRORS  
BATHROOM ACCESORIES

**TOTAL SUM OF \$11,562.00**

RESPECTIVELY SUBMITTED

GENE FRANK  
GENERAL CONTRACTOR

PETILLON 2ND PHASE			
			Budget
Plans & Specifications		OWNER	
Survey		N/A	
Building Permit		OWNER	
Water Meter & Water		N/A	
Temporary Electric		N/A	
Toilet Rental			
Heavy Demolition		N/A	
Light Demolition		500.00	
Excavating And Grading		N/A	
Export And Backfill		N/A	
Concrete Foundation		N/A	
Waterproofing Walls		N/A	
Fireplace, Chimney		N/A	
General Labor		400.00	
Lumber Rough		N/A	
Lumber Finish		200.00	
Carpentry Rough		500.00	
Carpentry Finish		200.00	
Structural Steel		N/A	
Ornamental Iron		N/A	
Fences, Gates		N/A	
Garage Doors		N/A	
Plumbing		1,117.00	INCLUDING BATH TUB
Plumbing Fixtures		OWNER	
Insulation		N/A	
Sheetmetal		N/A	
Roofing		N/A	
Exterior Lath & Stucco		500.00	
Interior Drywall		500.00	
Hardware Rough			
Hardware Finish	ALLOWANCE		
Electric Wiring			
Electric Fixtures			
Heating	N/A		
Doors, Frames & Jams		2,100.00	
Windows			
Skylights			
VANITY Cabinets		NONE	
ROUGH TOP		100.00	
Mirrors, Etc		NONE	
Tile	LABOR	1,845.00	
Granite / Marble	ALLOWANCE		
Painting		OWNER	
Weatherstripping			
Waterproofing Decks			
Removing Debris		300.00	

include floor tile & shower  
tile to ceiling?

washing machine plumbing

Sheet1

Landscaping	OWNER				
Sprinkler System	OWNER				
Appliances	OWNER				
Shower Doors	ALLOWANCE	800.00			
Vanity		NONE			
Flooring Carpet					
Low Voltage Wiring					
Bathroom Accessories					
Gutters					
Drain System					
Asbestos Removal		Not Included			
<b>TOTAL</b>		9,062.00			
General Contractors Fee		2500			
<b>Sub Total</b>		11,562.00			

Bathroom light, heater & fan unit (same as in other bathroom)