



204 Mill Street N.E Ste B-3 Vienna, Virginia
703-330-2118 Office 703-319-4096 Fax

CONSTRUCTION CONTRACT
Concord Lodge – Building Improvements
146 Church Street, NE Vienna VA 22180

Construction Specifications

Building Improvements shall include:

Option #1: Excavate as required. Repoint existing foundation wall. Install drain board and perforated pipe. Install new sump pump. Regrade, seed and straw as required. *

Option #2: Excavate as required. Install new concrete jacket wall to existing foundation walls. Install new drain board and perforated pipe. Install new sump pump. Regrade, seed and straw as required. *

Option #3: Excavate as required. Shore up/Support existing building. Demo and remove existing foundation wall. Install new reinforced concrete /CMU foundation wall with new footings. Install new drain board and perforated pipe. Install new sump pump. Regrade, seed and straw as required. *

*All gutter down spout drainage will run to daylight.

Job Location: 146 Church Street NE, Vienna VA 22180

Clients Name: James Cudney

Total Cost: Option 1: \$38,600.00, Option 2: \$65,800.00, Option 3: \$98,200.00

Start Date: First Monday after issuance of permit.

Estimated Completion Date: 6 weeks

If Builder is delayed at any time in the progress of the project by changes in the project, by labor disputes, fire, unusual delay in transportation, adverse weather conditions, unavoidable casualties, or other similar unavoidable circumstances, by Owner and any of their associates, then the time clock freezes and project completion date shall be extended with no penalty to Builder.

Permits/Inspections/Zoning: The Builder shall comply with all local requirements for building permits, inspections, and zoning.

The Builder shall be responsible for contacting Ms. Utility prior to the commencement of work.

Cancellation: Should either party of this contract be in default of this Contract, then the non-defaulting party may terminate this contract by providing written notice, by FedEx or

registered/certified mail, of such default. Provided, however, that the defaulting party shall have a fifteen (15) days from the date of mailing of the default notice, to cure such default. In addition to all actual damages, the non-defaulting party shall be entitled to receive their reasonable costs and attorney's fees.

Change Orders: No alterations, changes or additions to the construction work shall be made by Owner without a written change order. Each Change Order shall specify the alteration, change or addition and must be accepted by the Builder in writing and signed by an officer of the Builder. The Builder will require an advance deposit in the sum equivalent to any cost caused by a change order together with an extension to the time of completion date. Owner agrees to pay a \$175 administrative fee for each Change Order.

Debris

KCI will remove and dispose of all building debris from project properly and will keep project clean on a daily basis.

Draw Schedule

146 Church Street NE Vienna VA 22180

Option #1:	TBD
Option #2:	TBD
Option #3:	TBD

SIGNATURE PAGE
146 Church Street NE Vienna VA 22180

Owner: _____

Date: _____

Owner: _____

Date: _____

Builder: _____

Date: _____

KCI General Contractors, LLC
KCI Design/Build, LLC
By: Kevin Kaminski
VA License: 27065107758A
DC License: 86112-69008147, Category: 252
MD HIC: 128201, Category: 05

CONCORD - OPTION # 1



1355 Sunrise Valley Drive, Ste. 220, Fairfax, VA 22031

Tel: 703-243-7900 Fax: 703-243-7909

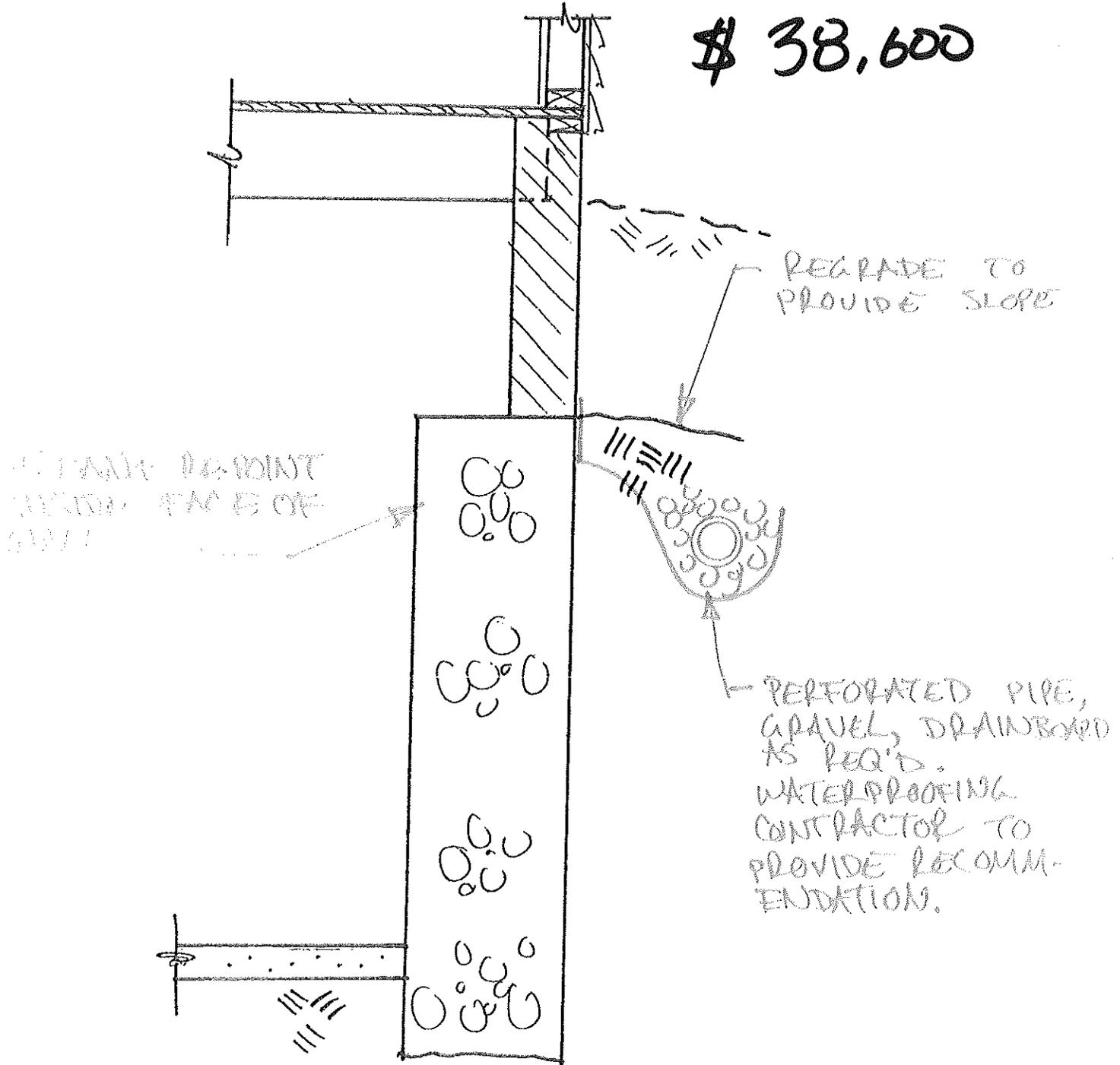
www.allianceengineers.com

Project Name: _____

Client: _____ Project #: _____

Prepared By: _____ Date: _____ Page ____ of ____

\$ 38,600



B WATERPROOFING + REPOINTING
ALL ELEVATIONS

CONCORD - OPTION # 2



12355 Sotheby Way, Suite 220, San Diego, CA 92121

Tel: 760-745-7990 • Fax: 760-745-7992

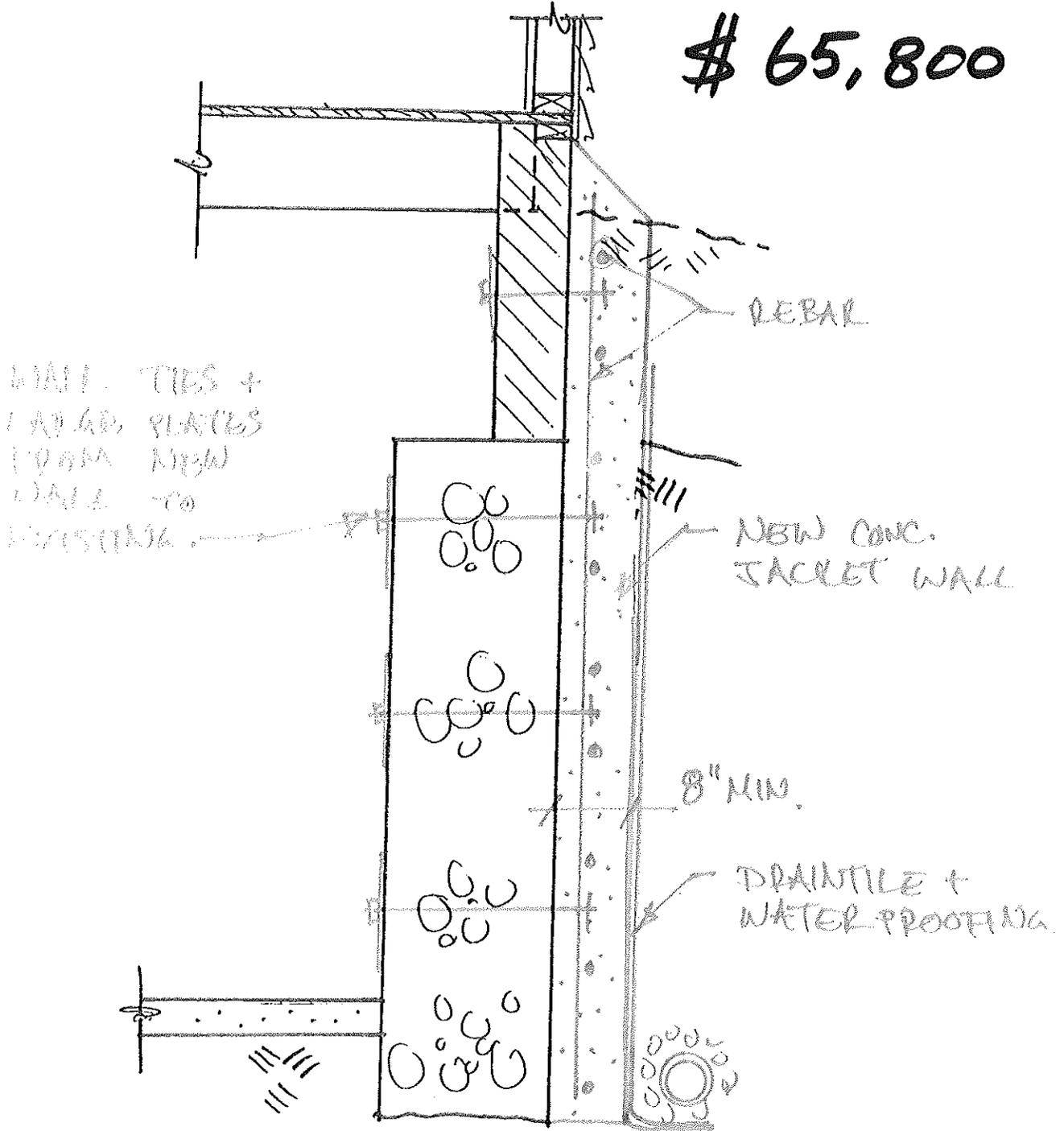
www.allianceengineers.com

Project Name: _____

Client: _____ Project #: _____

Prepared By: _____ Date: _____ Page ____ of ____

\$ 65,800



© JACKET WALL
SOUTH ELEVATION

CONCORD- OPTION #3



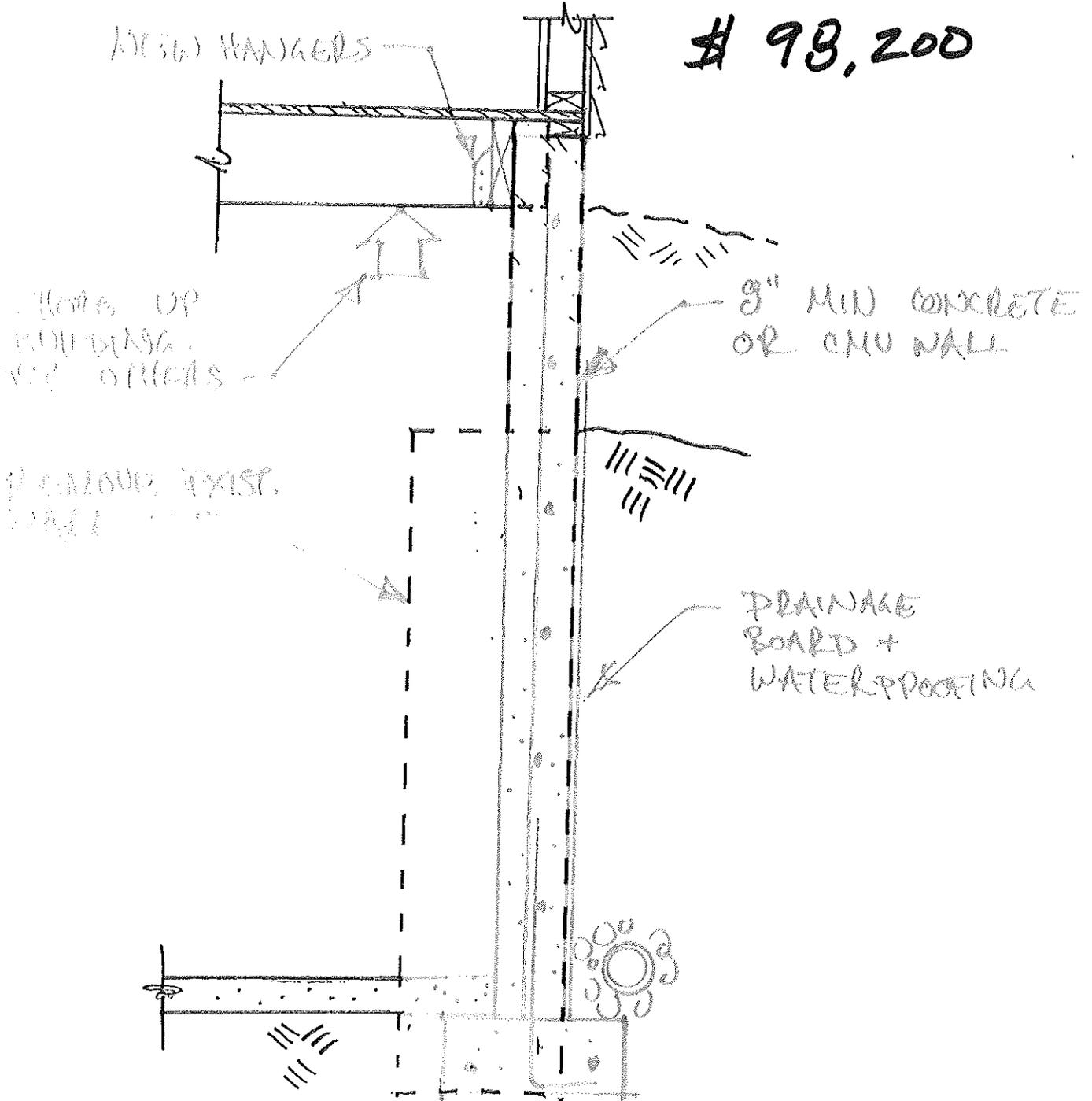
12355 So. 24th Ave. Suite 200, Fort Lauderdale, FL 33324
Tel: 754-745-7500 Fax: 754-745-7502

www.allianceengineers.com

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(D) REPLACE WALL
SOUTH ELEVATION