
CONTRACT SCHEDULE OF VALUES

**FIRST NAME LAST NAME
ADDRESS
WASHINGTON, DC 20007**

Tuesday, January 10, 2006

TRADE BREAKDOWN	COST	% of TOTAL
GENERAL CONDITIONS/OVERHEAD	\$3,600	2%
DEMOLITION	\$10,440	7%
FOUNDATION WORK	\$0	0%
BRICK AND STUCCO	\$1,800	1%
FLAT WORK	\$0	0%
METALS	\$2,250	1%
ROUGH FRAMING	\$12,576	8%
DRYWALL AND INSULATION	\$4,215	3%
DOORS, WINDOWS & GLAZING	\$21,006	13%
MILLWORK AND MOLDINGS	\$58,728	37%
ROOFING AND GUTTERS	\$0	0%
FINISHES	\$16,729	11%
PLUMBING AND HVAC	\$13,350	8%
ELECTRICAL	\$14,469	9%
Total	\$159,163	100%

DESIGN / BUILD ARCHITECTS & CONTRACTORS

7058 Spring Pl., NW, Washington DC 20012 Tel 202-726-3777 Fax 202-882-9700
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	A	B/C	D	P
1			FIRST NAME LAST NAME	
2			ADDRESS	
3			WASHINGTON, DC 20007	
4			HOME PHONE	
5			CELL PHONE	
6			EMAIL	Division
7	1/10/06		SCOPE OF WORK: Interior Renovation	Total
8	GENERAL CONDITIONS/OVERHEAD			
9			Based on construction schedule of 14 weeks.	
10				
11	01-300		Administrative Requirements	
12			Project Management - Client communication, scheduling and site visits	
13				
14	01-700		Execution Requirements	
15			Building permit allowance of \$500 plus time to secure permit. May be covered in design contract.	
16			Third Party Inspections by Lourenco Consultants. Any final inspections shall be performed by the district of Columbia, not by lourenco.	
17				
18			Subtotal General Conditions	\$3,600
19				
20				
21	DEMOLITION			
22	02-110		Demolition	
23			Basement	
24			Remove existing powder and laundry interior walls per plans.	
25			Cut basement slab at existing powder room to relocate drain for sink.	
26			Under stairs, increase depth of closet to full depth.	
27			Investigate mold and dampness at exterior wall between chimney and window at bottom of stairs. Solution to dampness is TBD.	
28				
29			First Floor	
30			Demo existing kitchen and dining room per plans. Dispose of cabinets and finishes. Remove wall between existing dining room and existing kitchen. Remove doors per plans.	
31			Remove front door.	
32			Remove three existing closets beside stairs and existing bathroom.	
33			Existing bathroom - Remove toilet and pedestal sink and save for reinstallation. Remove tile floor.	
34			Remove sections of wall between existing formal dining room and existing dining room and existing kitchen.	
35			Remove wall finishes from existing formal dining room as necessary to level walls for cabinet installation and run electrical and plumbing. Remove slider at existing formal dining room.	

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6				EMAIL	Division
7	1/10/06			SCOPE OF WORK: Interior Renovation	Total
36				Sun room - Remove existing flooring. Remove existing exterior doors to be replaced.	
37				Remove door and frame and enlarge opening between existing formal dining room and existing sun room.	
38					
39				2nd Floor	
40				Remove toilet and otherwise investigate leak in ceiling below bathroom. Budget of four hours.	
41					
42	2-100			Interior Temporary protection	
43				Final clean up and punch out	
44					
45	02-150			Trash removal	
46				Dumpster	
47					
48				Subtotal Demolition & Site Work	\$10,440
49					
50					
51				FOUNDATION WORK	
52				NIC	
53					
54				Subtotal Foundation work	\$0
55					
56					
57				BRICK AND STUCCO	
58				Modified or new brick openings for doors/windows	
59				Brick veneer at new kitchen exterior wall and infill existing window with brick to match existing. Painting is by others.	
60					
61				Subtotal Brick and Stucco	\$1,800
62					
63					
64				FLAT WORK	
65	02-120			Grading and Paving	
66				NIC	
67					
68				Subtotal Flat Work	\$0
69					
70					
71				METALS	
72				Ornamental Iron	
73				S&I new ornamental metal railing per plans. Materials and shop fabrication allowance of \$1500. (Standard	
74					
75				Subtotal Flat Work	\$2,250
76					

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6			EMAIL	Division
7	1/10/06		SCOPE OF WORK: Interior Renovation	Total
77			ROUGH FRAMING	
78			Framing labor	
79				
80			Materials	
81			Fasteners	
82			Nails, screws, construction adhesive, bolts, caulk, etc.	
83				
84			<i>Basement</i>	
85			2x4x8 KD (walls and boxing out ductwork)	
86			2x4x12 PT	
87			2x4x12 KD	
88				
89			<i>First Floor</i>	
90			2x4x8 KD (walls and blocking for cabinets)	
91			2x4x12 KD	
92			LVL beams (60 ft.)	
93			Structural wood columns at new guardrail/stair.	
94				
95			Subtotal General Carpentry	\$12,576
97				
98			DRYWALL AND INSULATION	
99	06-300		Drywall	
100			Basement - Hang, tape and finish drywall to new walls and ceiling at powder room and laundry room..	
101			First Floor - Hang, tape and finish drywall to new walls and ceilings. Assumes walls of new kitchen will be drywalled, but not ceiling.	
102				
103	70-200		Insulation	
104			Fiberglass batts - insulate newly framed basement walls and exterior infill walls at new kitchen.	
105				
106				
107			Subtotal Thermal & Moisture Protection	\$4,215
108				
109				
110			DIV 8 DOORS, WINDOWS & GLAZING	
111	08-100		Doors	
112			<i>Basement</i>	
113			S&I one prehung solid wood six panel door in basement powder room.	
114			S&I six panel solid wood pocket door slab with pocket door track for new laundry room.	
115			Site build access panel for electrical panel	
116				
117			<i>First Floor</i>	

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6				EMAIL	Division
7	1/10/06			SCOPE OF WORK: Interior Renovation	Total
118				Living rm closet - S&I two solid 20" three panel doors.	
119				Dining rm - S&I three frosted glass pocket doors per plans.	
120				Sun Room - Replace existing exterior doors with aluminum clad Pella Architect Series French Doors with adhered simulated divided lights (ILT). (\$3,432 allowance)	
121				Front door - S&I new Buffalen 2134 (four light over four panel) prehung paint grade wood door. Allowance of \$550 for door plus \$200 for door hardware. Assumes tubular lockset. Mortised lock will be an additional installation charge.	
122				S&I full light storm door at front door. (Door is to have interchangeable screened panel). Allowance \$350.	
123					
124	08-500			Windows	
125				Basement - Replace three windows with new solid vinyl sliders. Allowance \$225 each	
126				Kitchen - S&I one new Pella Proline window or equal to match existing at kitchen sink per plans.	
127				Arched head window unit. Pella Proline with removable grill.	
128					
129	08-700			Door Hardware	
130				Interior - S&I pocket door pulls for four pocket doors and one knob set for basement powder room door. Supply allowance total \$170. Front door and storm door entry sets included in price.	
131				Exterior - Exterior hardware is included in budgets for new French doors and front door.	
132					
133				Subtotal Doors & Windows	\$21,006
134					
135					
136				MILLWORK AND MOLDINGS	
137	06-400			Architectural Millwork	
138				Kitchen and basement cabinets - S&I new kitchen cabinets, toe kicks, fillers, panels, moldings. Includes knobs/bin pulls. Basement cabinets are to be Crystal Quest and kitchen cabinets to be Crystal Status.	
139				S&I laminate countertop for basement.	
140					
141				Shelving/built-ins	
142				Basement stair landing - S&I four wire shelves at existing closet.	
143				S&I one single tall rod and one double rod at new closet by door. Add shelving per drawings.	
144				Hall - Build paint grade open shelves at Hall beside existing bathroom. Cabinet with doors at base of shelves. DWG to be provided at a later date	

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	A	B	C	D	P
6				EMAIL	Division
7	1/10/06			SCOPE OF WORK: Interior Renovation	Total
145				Niche - Build niche with arched top at outside of new coat closet. Install two 3/4" thick painted MDF shelves with edge banding on wood cleats. Wood skirt WM-371	
146					
147				Kitchen Appliances S&I Jenn air cabinet depth French door bottom mount SS refrigerator JFC2089HES; Jenn Air 24" wine chiller under counter, SS JWC2450ARS; Fisher and paykel double drawer dishwasher, SS DD603SS; Dacor 30" epicure electric double oven, SS, chrom trim ECD230SCH; Dacor Preference 36" x9" wall hood, SS, internal blower EHD3609SCH; Kitchenaid 3/4 HP disposer KCDI250X; K.A. 1.4 CFT microwave, architect series KCMS1555RSS; and Kitchenaid 24" SS micro trim MK1134XHS. \$11,672.10 includes tax and freight/delivery.	
148					
149				Trim Carpentry	
150				Base molding - S&I base molding on new walls to match existing as closely as possible with stock molding. WM-623	
151				Crown Molding - S&I paint grade one piece molding lvm-49 (3-5/8") or equal around new formal dining room. Install crown around outside of new closet to match existing as closely as possible with stock molding.	
152				Window Casing - S&I window casing to match existing as closely as possible with stock molding. Top or arched window to receive flex trim.	
153				Door Casing - S&I door casing for all new doors and cased openings to match existing as closely as possible with stock molding.	
154				Mantel - S&I new mantel at existing fireplace. Prebuilt mantle or mantle trim kit supply allowance \$500	
155				Wainscot - S&I 1x4 picture framing (1x6 at base) and beveled wm-399 painted chair rail cap.	
156				3/4" Melamine top at box for duct. (tall clothes storage by door)	
157				Handrail - S&I hardwood handrail on new metal guardrail and balusters including volute.	
158					
159				Siding	
160				S&I vinyl siding on rear side of sun room at new window to match existing. Reuse existing or supply new.	
161					
162					

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6				EMAIL	Division
7	1/10/06			SCOPE OF WORK: Interior Renovation	Total
163				Subtotal Millwork and Moldings	\$58,728
165					
166	DIV 11 ROOFING AND GUTTERS				
167				NIC	
168					
169				Subtotal Roofing and Gutters	\$0
171					
172	FINISHES				
173	09-400			Marble and Stone	
				Kitchen - S&I olive green limestone. Includes standard eased edge and sink cutout. Allowance \$3300	
174					
175					
176				Stainless Steel - S&I stainless steel back guard at new wall mounted hood. Back guard is to be stock material. To be made of Wilson art.	
177					
178	09-900			Painting	
				All interior and exterior painting is to be done by homeowner after Landis has completed its scope of work. NIC.	
179					
180					
181				Tile	
182				S&I glass tile under cabinets per plans. Allowance of \$33/sft	
				S&I approximately 70 sq. ft of ceramic tile in basement. Allowance \$140	
183					
184					
185	09-650			Wood Flooring	
				Dining Room - S&I oak flooring with solid cherry inset border. Floor sanding and staining by others.	
186					
				Sun Room - S&I oak flooring. Floor sanding and staining by others.	
187					
				Existing bath and hall - S&I new oak flooring at existing hall bathroom and hallway at removed closets. Floor sanding and staining by others.	
188					
				Living Room - Owners are to have living room floor (and other floors) refinished after Landis completes construction.	
189					
190					
191				Subtotal Finishes	\$16,729
192					
193					
194	PLUMBING AND HVAC				
195	15-800			HVAC	

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7	1/10/06			SCOPE OF WORK: Interior Renovation	Total
196				Ducting into toe kicks. We will eliminate duct in existing living room wall if it is inactive. During construction, we will explore the feasibility and cost of extending a trunk line into the existing sun room, though this item is not included.	
197				Open up existing supply registers in basement so they are operable. (Currently they are closed off w/cardboard). Assess basement heat situation after registers are installed and new windows installed as to whether additional registers should be provided and whether current HVAC unit is sized properly. Add one new supply register in basement laundry ceiling off of existing ducts.	
198					
199	15-400			Plumbing	
200				All water lines are to be type L copper. PVC drain and vent lines and schedule 40 black pipe for gas.	
201				Basement - Relocate drain for pedestal sink. Includes patching floor as necessary. S&I new toilet, pedestal sink and faucet. Rework plumbing as necessary for new laundry room. Run ice maker line for new refrigerator. Plumbing fixture and bathroom hardware allowance of \$560 (\$400 for plumbing fixtures and \$160 for hardware)	
202				Existing bathroom - Remove toilet and pedestal sink. Modify toilet flange as necessary to accommodate new floor height. Replace toilet and pedestal sink once wood floor has been installed.	
203				Run gas line from existing gas meter into first floor fireplace.	
204				Rough in plumbing for new kitchen location. Extend water, waste and vent lines. Rough in gas line for new cook top. S&I 3/4 HP disposal. Hook up plumbing to new OP dishwasher.	
205				S&I new sink and faucet. Sink to be installed by counter templater/installer. Allowance \$900	
206					
207				Subtotal Plumbing	\$13,350
208					
209					
210	DIV 16 ELECTRICAL				
211	16-100			Wiring General	
212				Switches are to be standard. Dimmers are to be slide toggle style. recessed lights are line voltage lightolier lytecaster IC with standard white baffle trim kits. Exhaust fan is to be Panasonic ultra quiet.	
213					
214				<i>Basement</i>	

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7	1/10/06			SCOPE OF WORK: Interior Renovation	Total
215				Powder room - S&I one recessed light in powder room. S&I exhaust fan and one GFI receptacle. S&I two switches. Duct exhaust hood to exterior. S&I one Cable TV outlet.	
216				Laundry room - S&I circuit for washer in new location and for refrigerator. S&I one wall convenience outlet. S&I two recessed lights on single pole switch. S&I one basic fluorescent light mounted under the cabinet in the basement laundry area on a single switch.	
217				Main Area - S&I six 5" recessed lights on one dimmer switch. Add three receptacles. If ceiling cavity cannot accommodate a recessed light, add surface mounted lights. If this is the case, a \$50 allowance per light is included in lieu of purchasing recessed light.	
218					
219				Living Room - S&I seven lightolier 5" recessed lights and two 4" eye recessed lights. S&I two dimmer switches, one single pole switch and two three way switches. S&I surface mounted light in new closet. Allowance \$20.	
220				Dining Room - S&I six lightolier 5" recessed lights. Relocate one existing receptacle. Eliminate high receptacle boxes in old kitchen and replace with 3 low receptacles. S&I two three way dimmer switches and one single pole switch. S&I one pendant light/chandelier (allowance \$475).	
221				Hall - S&I two 5" recessed lights, one switch and one duplex wall convenience receptacle.	
222				Kitchen - Run all home runs/dedicated circuits to new panel as necessary for major appliances and lighting. S&I eight 5" recessed lights and three 4" recessed lights. S&I two three way dimmer switches, three single pole dimmers, three single pole switches. S&I seven receptacles. S&I two puck lights and five xenon under cabinet lights. S&I three sections of plug mold.	
223				Sun Room and Exterior - S&I one three way switch and one single switch. Replace three sconce lighting with new sconces (allowance \$100 each). S&I three additional exterior fixtures. (Allowance \$150 each). S&I one cable TV and one cable/data outlet.	
224					
225				Subtotal Electrical	\$14,469
226					
227					
228	GRAND TOTAL				\$159,163
229					
230					
231				Legend & Notes	
232				By Others = Work that will not be performed by Landis Construction as part of this contract.	

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6				EMAIL	Division
7	1/10/06			SCOPE OF WORK: Interior Renovation	Total
233				OP= Owner provided	
234				S&I = Supply and install	
235				NIC = Not In Contract (no allowance)	
236				TBD = To Be Determined (no allowance)	
237					
238					
239				Qualifications:	
240			1	Any item not specifically listed above is NIC	
241			2	Any material item not specified by the owner for make, model, and finish at time of contract are to be considered allowances.	
242					
243				Exclusions:	
244			1	All items listed on the Contract Sheet	
245			2	Asbestos and Lead Paint testing or abatement	
246			3	Unforeseen conditions	
247			4	Carpeting	
248			5	Decorating, window treatments, furniture,	
249			6	Delivery, handling, unpacking, or warranty of any owner supplied item.	
250					
251				Allowances:	
252			1		
253			2		
254					
255					
256					
257					
258	X				
259				Accepted by Landis Construction	Date
260					
261					
262					
263					
264					
265	X				
266				Accepted by Client	Date

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	A	B
22	11. Payment for executed change orders shall be/will be due in full upon execution of that change order.	
23	12. All work priced to be done concurrently unless otherwise specified. (Projects will not be phased.) If Owner requires that work be done out-of-sequence, LCC reserves the right to amend the contract via change order to the extent that such a request results in a delay, change in the scope of work, or additional materials, labor, or management time required as a result.	
24	13. Disputes. The parties shall endeavor to resolve all disputes which arise out of or relate to this Agreement, or the breach thereof, by mediation and/or arbitration.	
25	14a. Mediation and Arbitration and Attorneys Fees. In the event of any dispute hereunder, the prevailing party shall be entitled to recover its reasonable attorneys' fees, court costs and expenses.	
26	14b. Any controversy or claim arising out of or relating to this Agreement, or breach thereof, shall be settled by mediation, administered by American Arbitration Association, or, if mediation fails, by arbitration in accordance with the rules of American Arbitration Association then in force, and judgment upon the award rendered by the arbitrator(s) shall be entered into any court having jurisdiction thereof. For more information about the American Arbitration Association call 202-739-8280 in Washington, DC; or visit http://www.adr.org/ online. [Mediation is a process in which an impartial third party ("Mediator") helps disputing parties work out a mutually acceptable solution to their disagreement. Arbitration is a process in which an impartial professional ("Arbitrator") listens to the evidence presented by the disputants, and then issues a decision based on the evidence presented and the applicable rule of law. The result of arbitration is binding on all parties who have agreed in advance to accept the arbitrator's decision.]	
27	15. Lead Paint: Owner hereby exempts Landis Construction from responsibility for lead paint testing, abatement or any injury or harm resulting from any pre-existing lead paint disturbed or undisturbed during or after construction. Many houses built or renovated before 1978 have high levels of lead paint. Please educate yourself about the dangers of lead based paint by reading an important pamphlet at http://www.epa.gov/opptintr/lead/leadpdf.pdf or on the Landis Construction Website, www.landisconstruction.com . If you do not have internet access or have difficulty viewing or printing this file online, let us know and we will provide you with a copy.	
28	16. Designer: Landis Construction is a Design / Build firm. We reserve the right work with the client as the sole source for Architectural and Design services on jobs where we are retained to supply said services. LCC is not liable for outside design consultants work and any damage, delays or costs incurred as a result of those third party associations are compensable to LCC.	
29	17. Federal, state and local taxes or surcharges levied by a governmental or community, or other authority are the sole responsibility of the homeowner.	
30	18. Bathroom for workers: By law, a working bathroom must be provided for workers on a construction project. If no bathroom is available, a porta jon will be provided by contractor.	
31	19. Off Site Fabrication and Construction items, such as windows, doors, HVAC equipment, plumbing fixtures, decorative or custom lighting fixtures, etc... will be payed by the owner with 50% deposit down	
32	20. At the request of homeowner, Landis Construction will provide a notarized general release of liens / lien waver on behalf of Landis Construction and on behalf of our Sub-Contractors. If homeowner requires individual lien wavers from sub-contractors, a fee of \$90 for each sub-contractor lien waver will be	
33	21. At Substantial completion, the homeowner is entitled to retain twice the value of the punch list until completion. Substantial completion is defined as the point at which spaces are useable for their intended purpose(s). This means, for example that painting is complete, but there may be some touch-up; we may be waiting for a broken part to be replaced; accessories (like a towel bar or TP holder) may not be completely installed." In the event that a meter change is included in the scope of work, final payment will be due if the project is otherwise complete, even if the meter has not yet been installed by the applicable utility company. (Pepco, Washington Gas, WASA, etc.)	

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	A	B
34	22. At substantial completion, homeowner will walk through the job site and generate a punch list. At completion of this punch list, the job will be complete. Any subsequent items discovered after substantial completion will be covered as warranty items and shall not delay final payment. Warranty date is based upon a period ending one year from the date of substantial completion.	
35	23. All materials removed by Landis Construction as part of this contract become the possession of Landis Construction or its subcontractors. All materials that the homeowners wants to reuse or save, must be so designated when work commences.	
36	24. New and used appliances, fixtures, cabinets, doors and building materials in good condition can be donated to Habitat for Humanities HABITAT RESTORE. For information see http://habitat.montgomery.md.us/ or call 301-947-3304. Pickup of materials will be available beginning April 2006.	
37		
38	D.C. Lic. #4600	MHIL# 46256
39	Salesperson:	License #: 31002130
40		
41	TOTAL WORK & PAYMENT SCHEDULE:	
42	TOTAL PRICE:	\$159,163
43		
44	Start work within late January or within two weeks of obtaining permit . Substantial completion of interior work within 12-16 weeks of start date. Owner to maintain power, water, gas, and an active phone line for local and work related calls at the job site.	
45	1. Deposit and mobilization (Paid 12/19/05)	\$23,867
46	2. Commencement of demolition. (Windows and doors are ordered).	\$20,000
47	3. Framing is well underway. Windows and doors installation well underway.	\$30,000
48	4. Siding complete. Plumbing and electrical rough in is well underway.	\$30,000
49	5. Passed inspections. Insulation complete. Drywall work is well underway.	\$10,000
50	6. Wood flooring is underway.	\$10,000
51	7. Trim carpentry and cabinet installation are well underway.	\$20,000
52	8. Counters are installed. Glass tile backsplash and stainless steel backsplash are underway. Electric trim, plumbing trim well underway. Job substantially complete.	\$10,000
53	[At substantial completion, defined as the point at which a space can be used for its intended purpose, the homeowner is entitled to retain no more than twice the value of the punch list until completion of that list.]	
54	9. Punch list completed and approved by client	\$5,296
55	Total	\$159,163
56		
57	The foregoing terms, specifications and conditions are satisfactory and hereby agreed to. You are authorized to do the work as specified and payment will be made as outlined above. The owner upon signing this agreement represents and warrants that s/he is the owner of the aforesaid premises and that s/he has read and accepts this work agreement.	
58	This contract may be withdrawn by the Contractor if not accepted within 15 days.	
59		
60		
61		
62		
63	x	
64	Accepted by Client	Date
65		
66		
67	x	
68	Accepted by Landis Construction Corp	Date
69		