

Construction Contract

09/02/2022
1472 Harrison Avenue
New Orleans, LA 70122

By:

Master Builders And Renovation LLC (Contractor)

B Vertical LLC (Owner)

Project Identification: 1472 Harrison Avenue, New Orleans, LA 70122

Scope of Work: This project is the construction of a new one story, single-family residence. All construction will be site built with walls supported on wood sills attached to timber pilings.

This new project bid has been entered into on September 2 2022. Master Builders And Renovation LLC and B Vertical LLC have agreed and accepted the following terms and conditions regarding the construction of 1472 Harrison Avenue, New Orleans, LA 70122.

Terms and Conditions

- B Vertical LLC is the rightful and legal owner of 1472 Harrison Avenue, New Orleans, LA 70122 and is requesting the construction of a new one story, single-family residence of said address as stated in this bid contract.
- Contractor will build a ground up residential construction of 1,720 square feet drawn by Land Cover LLC. Contractor will follow notes on drawings stated and phases to be completed are the following: piling survey and markers, pile driving, foundation, framing, windows, interior/exterior doors, siding, roofing, plumbing, electrical, HVAC, all insulation, drywall, tape, float, paint, hard wood floors, stairs, cabinets, and carpentry (millwork).
- Contractor's agreed upon budget shall also include the following expenses: portable toilets, dumpsters, existing concrete removal, shutters, spray foam insulation, sand, complete sod cover, all fencing, electric driveway gate, concrete driveway, complete gutter system installation, faucets, fixtures, and vanities.
- Contractor will remove all debris from the associated site and will place it in the dumpsters. All applicable OSHA, State, Parish, and local regulations will be followed to the stated standards, and the worksite will be safe and clean throughout the project's duration.
- New Construction done by Contractor will be conducted using their own equipment and staff. Contractor and Owner shall jointly agree on plans to build a 1,720 square foot house. Owner shall finance construction, labor, and all material purchases. In addition, Owner will list and market the property. Contractor shall provide supervision and insurance to complete the residence on or before ninety (90) days post piling initiation (clearly time stamped). Contractor will clear the site of all debris no later than ninety (90) days post piling initiation (clearly time stamped).



- All costs above and beyond the original agreed upon budget will be submitted in writing by Contractor, and must be approved by Owner prior to completion.
- Service Guarantee Clause: Contractor agrees to pay \$100 in liquidated damages for each day that the construction work is incomplete beyond ninety (90) days post piling initiation (clearly time stamped).

At the conclusion of the construction agreement, Contractor will be paid the balance between the \$172,000 budget and the total accrued expenses associated with materials, labor, and services. Contractor shall be accountable for any costs in excess of the agreed upon budget of \$172,000.

Should any issues arrive for pre-sale inspection regarding the rough in phase, Contractor agrees to remedy out of his own pocket. Contractor also agrees to provide for the cost of a new home warranty, as required by Louisiana law.

Pricing


Total project pricing for this new construction bid includes all clean up, equipment, materials, and labor.


Payments

Owner agrees to reimburse Contractor for all material, labor, and service charges associated with the project as they occur.

By signing below, both parties have read and acknowledged all terms and pricing listed above in this new construction bid contract. This signed agreement shall supersede all prior contractual documents associated with the new construction at 1472 Harrison Avenue, New Orleans, LA 70122.

This 2nd Day of September 2022,

By:  ANDY M NGUYEN 09/02/22
Andy Nguyen
Owner
B Vertical LLC
117 Raspberry St
Metairie, LA 70005

By:  John A Alonso Sr. 09/02/22
John Alonso
Contractor
Master Builders And Renovation LLC
2817 Augusta St, Apt C
Kenner, LA 70062