



# BELA DEVELOPMENT

DESIGN - BUILD - CUSTOM HOMES - GENERAL CONTRACTING - DEVELOPMENT

## AGREEMENT

### CONSTRUCTION CONTRACT

This proposed agreement between:

Contractor: and Customer:

Bela Development

Name:

Yee Ping Cho

info@beladevelopment.com

yee\_ping\_cho@hotmail.com

1023 1/2 Abbot Kinney Blvd,  
Venice, CA 90291

Home Address:

FoxHills, Culver City

310-359-2430

Phone  
Number:

3104159170

We hereby propose to furnish all labor, materials and necessary equipment, to construct and complete in a good, workmanlike and substantial manner the following work:

**Approximate start date:** 1-1-2021 **Approximate completion date:** 5/1/2021

**Contract Price:** \$ 99,000 **Deposit** \$ 1,000

(Owner agrees to pay Contractor total cash price)

(If any – if not applicable put “none”)

THE DOWN PAYMENT MAY NOT EXCEED \$1,000 OR 10% PERCENT OF THE CONTRACT PRICE, WHICHEVER IS LESS.

**Schedule of Progress Payments:** 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.

- Scope of work specifies on pages # 3-12
- Schedule Payment specified on pages # 13



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Upon satisfactory payment being made for any portion of the work performed, the contractor shall, prior to any further payment being made, furnish To the person contracting for the Improvement work a full and unconditional release from any claim or mechanic's lien pursuant to Section 3114 of the Civil Code for that portion of the work for which payment has been made.

**You are entitled to a completely filled in copy of this agreement, signed by both you and the contractor, before any work may be started.**

**ARBITRATION: OWNER, CONTRACTOR IF YOU AGREE TO ARBITRATION, REVIEW THE "ARBITRATION OF DISPUTES" SECTION ATTACHED AND PLACE YOUR INITIALS.**

**You, the owner or tenant have the right to require the Contractor to have a performance and payment bond; however, the Contractor can charge you for the costs of procuring a bond. The law requires that the contractor give you a notice explaining your right to cancel. Initial the check box if the contractor has given you a "Notice of the Three Day Right to cancel".**

**X** \_\_\_\_\_ (Owner Sign Here)      \_\_\_\_\_ (Date)

**X** \_\_\_\_\_ (If More Than One Owner, Please Sign Here)      \_\_\_\_\_ (Date)

Contractor Name: **Bela Development**  
License # **B1038287**

**X** \_\_\_\_\_ (Contractor Sign Here)      \_\_\_\_\_ (Date)



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## **SCOPE OF WORK:**

<b>A. SITE PREPARATION</b>		
<b>#</b>	<b>Description</b>	<b>Price</b>
<b>1</b>	Separate working areas building living spaces.	
<b>2</b>	Bela development to provide new layout design followed by approved plans if needed. (barbie)	
<b>3</b>	Cover all work areas as necessary - comply with city building codes.	
<b>4</b>	Pull all city permits with the city of los angeles .	
<b>5</b>	Provide a dump truck.	
<b>Price</b>		<b>\$2,000</b>



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<b>B. BATHROOM MASTER (5x10)</b>		
<b>#</b>	<b>Description</b>	<b>Price</b>
1	Demolition of existing bathroom and haul away.	
2	Provide and install new shampoo niche	
3	Frame new wall for new frameless shower door	
4	Provide and install 2 layers of concrete in shower areas.	
5	Install tiles in shower areas.	
6	Provide and install new plumbing up to the new codes.	
7	Provide and install new electrical up to the new codes.	
8	All outlets to GFCI.	
9	Provide and install hot mop all over shower area - inspection.	
10	Install new humidity vent. (provide by the client)	
11	Prime and paint. (color to be chosen by the client).	
12	Install a motion sensor.	
13	Install double sink vanity.	
14	Install all bathroom accessories: Towel racks Toilet rack mirrors	
<b>Price</b>		<b>\$20,000</b>



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<b>C. BATHROOM KIDS (5x10)</b>		
<b>#</b>	<b>Description</b>	<b>Price</b>
1	Demolition of existing bathroom and haul away.	
2	Provide and install new shampoo niche	
3	Frame new wall for new frameless shower door	
4	Provide and install 2 layers of concrete in shower areas.	
5	Install tiles in tub-shower areas.	
6	Provide and install new plumbing up to the new codes.	
7	Provide and install new electrical up to the new codes.	
8	All outlets to GFCI.	
9	Provide and install hot mop all over shower area - inspection.	
10	Install new humidity vent. (provide by the client)	
11	Prime and paint. (color to be chosen by the client).	
12	Install a motion sensor.	
13	Install double sink vanity.	
14	Install all bathroom accessories: Towel racks Toilet rack mirrors	
<b>Price</b>		<b>\$16,000</b>



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D. FLOORS		
#	Description	Price
1	Demolition of the existing 1100 sq feet approximately floors and haul away.	
2	Make sure all existing cement floor is leveled	
3	Provide and install all new engineer hardwood floors from bela's selection.	
<b>Price</b>		<b>\$12,000</b>



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E. KITCHEN		
#	Description	Price
1	Demolition of the existing kitchen.	
2	Demolition of the existing walls to accommodate new floor plans including island.	
3	Install prefab cabinets, with white/ grey shaker style doors for an island including storage followed by 3D	
4	Upgrade all plumbing to comply with new codes.	
5	Upgrade all electrical to comply with new codes	
6	install prefab cabinets, with white/ grey shaker style doors, approximately 52 l/ft including an island.	
7	Install all kitchen appliances.	
8	Install kitchen countertops.	
9	Install backsplash.	
10	Install all kitchen finishes, hardware fixtures etc.	
<b>Price</b>		<b>\$42,000</b>



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F. LAUNDRY ROOM		
#	Description	Price
1	Demolition of the existing laundry room cabinets.	
2	Install new cabinetry	
3	Design TBD	
<b>Price</b>		<b>\$5,000</b>

G. CLEAN UP		
#	Description	Price
1	Clean up and haul away all construction debris.	
2	Clean up and haul away all covers inside the building.	
<b>Price</b>		<b>\$2,000</b>





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H. PRICE DOES NOT INCLUDE		
#	Description	Price
1	BATHROOMS: PRICE DOES NOT INCLUDE: TOILET (100-300\$ APPROXIMATELY) TUB (400-800\$ APPROXIMATELY) SHOWER HEAD AND VALVE (200-600\$ APPROXIMATELY) TILE (300-1000\$ APPROXIMATELY) MIRROR (100-400\$ APPROXIMATELY) LIGHT FIXTURES (200-500\$ APPROXIMATELY) VENT (60- 150\$ APPROXIMATELY) PERMIT (400-800\$ APPROXIMATELY) FRAMELESS SHOWER DOOR (1200-2000\$ APPROXIMATELY) TOILET RACK (20-150\$ APPROXIMATELY) TOWEL RACK (20-150\$ APPROXIMATELY) DRAIN (50-400\$ APPROXIMATELY) VANITY (500-3000\$ APPROXIMATELY) FAUCET (50-400\$ APPROXIMATELY) LIGHT FIXTURE (100-500\$ APPROXIMATELY)	
2	KITCHEN: CABINETS: (10,000-15,000 APPROXIMATELY) SLABS (2500-4500\$ APPROXIMATELY) SINK (200-600\$ APPROXIMATELY) FAUCET(100-300\$ APPROXIMATELY) SOAP DISPENSER (20-200\$ APPROXIMATELY) BACKSPLASH TILE (500-2000\$ APPROXIMATELY) PERMIT (300-500\$ APPROXIMATELY) GARBAGE DISPOSAL (100-500\$ APPROXIMATELY)	
<b>Price</b>		



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	\$
<b>Total Agreement Price</b> <i>Price is not including any finish materials unless mentioned above, survey, soil report, permits, and city fees.</i>	<b>\$99,000</b>



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