

FILIPPE CONTRACT

771-775 MAIN ST.

#1

#1 DESIGN \$16,792.00

COMMERCIAL DESIGN AGREEMENT

#2 BUILD

\$92,775.00

\$109,567

This CONTRACT AGREEMENT ("Contract") is made on March _____, 2021, by and between the Development Authority of the City of Forest Park ("Owner") and Up Architecture and Construction ("Contractor").

CHANGE #1 \$24,150

\$133,717

A. Contractor wishes to enter into the following Contract with the Owner to furnish a design to the project located at 751 and 771 Main Street, Forest Park, Georgia 30297 ("Project") as generally described in Exhibit A, Scope of Work, pursuant to plans dated March 15, 2021, drawings dated March 2021, and specifications dated March 2021 (together with Exhibit A, all changes and addendums: "Project Documents"), prepared by Contractor. This Contract includes, by reference, all terms and conditions, and all other documents listed in this Contract and modifications issued after execution of this Contract.

B. Owner has made available to Contractor all of the Project Documents, and Contractor has agreed to be responsible for obtaining copies pertinent to its work; an

C. The Project Documents have been carefully examined by Contractor, its agents and representatives. Contractor agrees the Project Documents are complete and accurate as to all work to be performed by the Contractor. Contractor assumes all responsibility for any part of the Project Documents that are incomplete or inaccurate.

I.

TERMS AND CONDITIONS RELATING TO CONTRACTOR

1. Contractor shall furnish all labor, material, skill and equipment necessary or required to perform all the design for the Project as follows:

Contractor to provide all drawings as required in the Project Documents.

Contract price shall be (including all taxes and permit fees): \$ 16,792.00

Contractor shall be paid as follows: Four equal installments of \$4,198 payable as follow:

- \$4,198.00 payable with the initial notice to proceed.
- \$4,198.00 payable within 30 calendar days of date of commencement of the project
- \$4,198.00 payable 60 calendar days of date of commencement of the project
- \$4,198.00 payable 90 calendar days of date of commencement of the project

2. Contractor shall pay for all materials, labor and equipment used in, or in connection with the performance of this Contract when such bills or claims become due and to indemnify and hold harmless the Project and Owner from all claims and mechanic's liens and to furnish satisfactory evidence to Owner, when and if required that the

Fillip Scope

EXHIBIT A

SCOPE OF WORK

Redevelopment of Main Street Buildings
771 Main Street and 751 Main Street, Forest Park, GA
-See aerials attached

1. Paint both buildings on four sides in white and make black trim (no repaint of aluminum)
2. Tear down overhangs on both buildings; tear down vinyl extensions on side of roof on one. Clean up beneath overhangs areas
3. Build awning on front of both buildings the length of the building and approx. five feet wide. Hang awnings from buildings with metal hangers
4. Paint metal steps black in back of both buildings
5. Build wooden deck between buildings that protrudes into parking lot and runs down to railroad tracks. Make larger deck area in back of buildings facing RR tracks for restaurant customers. Deck may be elevated above utility boxes in back.
6. Remove block wall at edge of parking lot towards North Lake Drive.
7. Put small plantings on both sides of parking lot.
8. Fix curb at corner of building and parking lot next to park.
9. Clean up and remove waste materials and rocks around buildings and stump in back

Bruce Abraham
Economic Development Director
Forest Park, GA
babraham@forestparkga.org

CHANGE ORDER # 1 REBUILD BLDG FRONT

UP Architecture and Construction

247 Sumac Trail
Woodstock, GA 30188 US
office@upatlanta.com
uparchitectureandconstruction.com



INVOICE

BILL TO
Bruce Abraham
Development Authority of Forest Park
Forest Park, Georgia 30297

SHIP TO
Bruce Abraham
Development Authority of Forest Park
785 Forest Park
Forest Park, Georgia 30297

INVOICE 1015
DATE 04/08/2021
TERMS Due on receipt
DUE DATE 04/08/2021

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Electric	Wire to circuits ,4 wall packs,10 new lights, sting lights.	1	8,000.00	8,000.00
Framing	East building framing structure from elevation	1	9,500.00	9,500.00
Concrete	East building fill the back side elevation	1	3,500.00	3,500.00
Construction Management	15%	1	3,150.00	3,150.00

BALANCE DUE

\$24,150.00

REBUILD TOP FRONT OF BLDG

CHANGE ORDER # 2 DECK FOUNDATION

UP Architecture and Construction

247 Sumac Trail
Woodstock, GA 30188 US
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uparchitectureandconstruction.com



Estimate

ADDRESS
Bruce Abraham
Development Authority of Forest Park
Forest Park, Georgia 30297

SHIP TO
Bruce Abraham
Development Authority of Forest Park
785 Forest Park
Forest Park, Georgia 30297

ESTIMATE 1060
DATE 11/30/2021
EXPIRATION 12/14/2021
DATE

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Deck	Reserve : Additional foundation work to support deck. City not approve customary foundation because of poor soils. Foundation change solution is acceptable to city.	1	11,903.00	11,903.00

18 HOLES, CONCRETE, GRAVEL, TESTS, → \$11,903.00

Accepted By

Accepted Date

- Concrete pad - \$20,000
- wood spans - wout work - too much span
- metal hangers - walls wout hold them
12 = 2 x 105
- wooden feet - need concrete foundation
not protected
- grass is cut
- sand
- Plaza signs ??