

AIA® Document A101® – 2017

Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum

AGREEMENT made as of the Twenty-Seventh day of April in the year Two Thousand Twenty-one
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

Nepali Cultural & Spiritual Center
2016 W. Grauwlyer Rd
Irving, TX 75061

and the Contractor:
(Name, legal status, address and other information)

Raul Sandoval Construction
P.O. Box ~~541872~~ *2323 ABBINGTON LN R-S.A*
Grand Prairie, TX 75052
Tel.: (214) 546-4267 Email: Raul@RaulSandovalConstruction.com

for the following Project:
(Name, location and detailed description)

NCSC COMMUNITY CENTER REMODEL
1212 ROYAL PKWY, EULESS, TX 76040
Description of Work: Remodel of existing building to match agreed upon drawings.

The Architect:
(Name, legal status, address and other information)

DP Designs & Development, LLC
Artec Solutions

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

The parties should complete A101®–2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement. AIA Document A201®–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

Init.

TABLE OF ARTICLES

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- 2 THE WORK OF THIS CONTRACT
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- 8 MISCELLANEOUS PROVISIONS
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EXHIBIT A INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

- The date of this Agreement.
- A date set forth in a notice to proceed issued by the Owner.
- Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)
- To Be Determined

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

§ 3.2 The Contract Time shall be measured from the date of commencement of the Work.

§ 3.3 Substantial Completion

§ 3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

[X] Not later than One Hundred Twenty (120) calendar days from the date of commencement of the Work.

[] By the following date:

§ 3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
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§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be Seven Hundred Seventy-eight Thousand Eight Hundred Eighty Dollars and Zero Cents (\$ 778,880.00), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 Alternates

§ 4.2.1 Alternates, if any, included in the Contract Sum:

Item	Price
------	-------

§ 4.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement. (Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
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§ 4.3 Allowances, if any, included in the Contract Sum: (Identify each allowance.)

Item	Price
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§ 4.4 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
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§ 4.5 Liquidated damages, if any:

(Insert terms and conditions for liquidated damages, if any.)

For each day the Work and Project is not completed after the amount of time allotted in Section 3.3.1, aside from delays caused by conditions related to the current ongoing Covid-19 pandemic or acts of God that may affect construction materials and labor availability, then Contractor will pay Owner \$500.00 per day until the work is completed or \$500 per day will be deducted from the next Application for Payment or Retainage, whichever is later.

If the Contractor does not complete the Work and/or abandons the Project and Owner needs to hire another contractor to complete the Work and Project, then Contractor will be responsible for the difference in contract price between the agreed upon Contract Sum with Contractor and what the cost is in order to hire a new contractor to complete the remaining Work and Project.

§ 4.6 Other:

(Insert provisions for bonus or other incentives, if any, that might result in a change to the Contract Sum.)

ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Project Manager by the Contractor and Certificates for Payment issued by the Project Manager, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

10TH BUSINESS R-S-A

§ 5.1.3 Provided that an Application for Payment is received by the Project Manager every two (2) weeks, the Owner shall make payment of the amount certified to the Contractor not later than the fifth (5th) day of Application for Payment submittal. If an Application for Payment is received by the Project Manager after the application date fixed above, payment of the amount certified shall be made by the Owner not later than the fifth (5th) day of Application for Payment submittal. Application for Payment shall be based upon work completed to the point of Application for Payment. (Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form, and supported by such data to substantiate its accuracy, as the Project Manager may require. This schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 In accordance with AIA Document A201™–2017, General Conditions of the Contract for Construction, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 5.1.6.1 The amount of each progress payment shall first include:

- .1 That portion of the Contract Sum properly allocable to completed Work;
- .2 That portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction, or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing; and
- .3 That portion of Construction Change Directives that the Project Manager determines, in the Project Manager's professional judgment, to be reasonably justified.

§ 5.1.6.2 The amount of each progress payment shall then be reduced by:

- .1 The aggregate of any amounts previously paid by the Owner;
- .2 The amount, if any, for Work that remains uncorrected and for which the Project Manager has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201–2017;
- .3 Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;
- .4 For Work performed or defects discovered since the last payment application, any amount for which the Project Manager may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017; and
- .5 Retainage withheld pursuant to Section 5.1.7.

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§ 5.1.7 Retainage

§ 5.1.7.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:

(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

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§ 5.1.7.1.1 The following items are not subject to retainage:

(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

§ 5.1.7.2 Reduction or limitation of retainage, if any, shall be as follows:

(If the retainage established in Section 5.1.7.1 is to be modified prior to Substantial Completion of the entire Work, including modifications for Substantial Completion of portions of the Work as provided in Section 3.3.2, insert provisions for such modifications.)

§ 5.1.7.3 Except as set forth in this Section 5.1.7.3, upon Substantial Completion of the Work, the Contractor may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 5.1.7. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:

(Insert any other conditions for release of retainage upon Substantial Completion.)

§ 5.1.8 If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201–2017.

§ 5.1.9 Except with the Owner’s prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 Final Payment

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract except for the Contractor’s responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a final Certificate for Payment has been issued by the Project Manager.

§ 5.2.2 The Owner’s final payment to the Contractor shall be made no later than 30 days after the issuance of the Project Manager’s final Certificate for Payment, or as follows:

§ 5.3 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

(Insert rate of interest agreed upon, if any.)

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ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker

The Project Manager will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker.

(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Project Manager.)

§ 6.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by, mediation pursuant to Article 15 of AIA Document A201–2017, the method of binding dispute resolution shall be as follows:

(Check the appropriate box.)

- Arbitration pursuant to Section 15.4 of AIA Document A201–2017
- Litigation in a court of competent jurisdiction
- Other *(Specify)*

If the Owner and Contractor do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2017.

§ 7.1.1 If the Contract is terminated for the Owner’s convenience in accordance with Article 14 of AIA Document A201–2017, then the Owner shall pay the Contractor a termination fee as follows:

(Insert the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner’s convenience.)

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 The Owner’s representative:

(Name, address, email address, and other information)

Binay Aryal
Tel: (972) 533-1218
Email: bins.aryal@gmail.com

§ 8.3 The Contractor's representative:
(Name, address, email address, and other information)

RS [Signature]

Raul Sandoval
P.O. Box 541872 7323 ABBINGTON LN.
Grand Praire, TX 75052
Tel.: (214) 546-4267
Email: Raul@RaulSandovalConstruction.com

§ 8.4 Neither the Owner's nor the Contractor's representative shall be changed without ten days' prior notice to the other party.

§ 8.5 Insurance and Bonds

§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A101™-2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents.

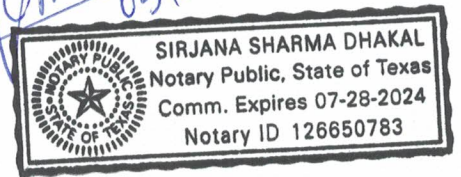
§ 8.5.2 The Contractor shall provide bonds as set forth in AIA Document A101™-2017 Exhibit A, and elsewhere in the Contract Documents.

§ 8.6 Notice in electronic format, pursuant to Article 1 of AIA Document A201-2017, may be given in accordance with AIA Document E203™-2013, Building Information Modeling and Digital Data Exhibit, if completed, or as otherwise set forth below:

(If other than in accordance with AIA Document E203-2013, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)

§ 8.7 Other provisions:
Contractor to provide full set of "as-built" drawings at project completion.

[Signature] 05/05/2021



ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 This Agreement is comprised of the following documents:

- .1 AIA Document A101™-2017, Standard Form of Agreement Between Owner and Contractor
- .2 AIA Document A101™-2017, Exhibit A, Insurance and Bonds
- .3 Exhibit B, Contractor's Itemized Quote for Construction
- .4 Exhibit C, Materials Finish Schedule

(Paragraphs deleted)

- .5 City Approved and Permitted Drawings

(Table deleted)

(Paragraphs deleted)

This Agreement entered into as of the day and year first written above.

[Signature] K. Aryal
OWNER (Signature)

[Signature]
CONTRACTOR (Signature)

BINAY K. ARYAL, chairperson
(Printed name and title)
(BOT)

Raul Sandoval President, Raul Sandoval
Construction, LLC President
(Printed name and title)

RS [Signature]

Additions and Deletions Report for AIA® Document A101® – 2017

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 12:20:49 ET on 05/04/2021.

PAGE 1

AGREEMENT made as of the Twenty-Seventh day of April in the year Two Thousand Twenty-one

...

Nepali Cultural & Spiritual Center
2016 W. Grauwlyer Rd
Irving, TX 75061

...

Raul Sandoval Construction
P.O. Box 541872
Grand Prairie, TX 75052
Tel.: (214) 546-4267 Email: Raul@RaulSandovalConstruction.com

2323 ABBINGTON LN. R.S.

...

NCSC COMMUNITY CENTER REMODEL
1212 ROYAL PKWY, EULESS, TX 76040
Description of Work: Remodel of existing building to match agreed upon drawings.

...

DP Designs & Development, LLC
Artec Solutions
PAGE 2

[] Established as follows:

...

To Be Determined

PAGE 3

[] Not later than One Hundred Twenty (120) calendar days from the date of commencement of the Work.

...

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be Seven Hundred Seventy-eight Thousand Eight Hundred Eighty Dollars and Zero Cents (\$ 778,880.00), subject to additions and deductions as provided in the Contract Documents.

...

For each day the Work and Project is not completed after the amount of time allotted in Section 3.3.1, aside from delays caused by conditions related to the current ongoing Covid-19 pandemic or acts of God that may affect construction materials and labor availability, then Contractor will pay Owner \$500.00 per day until the work is completed or \$500 per day will be deducted from the next Application for Payment or Retainage, whichever is later.

If the Contractor does not complete the Work and/or abandons the Project and Owner needs to hire another contractor to complete the Work and Project, then Contractor will be responsible for the difference in contract price between the agreed upon Contract Sum with Contractor and what the cost is in order to hire a new contractor to complete the remaining Work and Project.

PAGE 4

§ 5.1.1 Based upon Applications for Payment submitted to the ~~Architect~~ Project Manager by the Contractor and Certificates for Payment issued by the ~~Architect~~ Project Manager, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

...

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the day of a month, the Project Manager every two (2) weeks, the Owner shall make payment of the amount certified to the Contractor not later than the day of the month-fifth (5th) day of Application for Payment submittal. If an Application for Payment is received by the Architect-Project Manager after the application date fixed above, payment of the amount certified shall be made by the Owner not later than (—) days after the Architect receives the Application for Payment. the fifth (5th) day of Application for Payment submittal. Application for Payment shall be based upon work completed to the point of Application for Payment. (Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form, and supported by such data to substantiate its accuracy, as the ~~Architect~~ Project Manager may require. This schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

...

- .3 That portion of Construction Change Directives that the ~~Architect~~ Project Manager determines, in the ~~Architect's~~ Project Manager's professional judgment, to be reasonably justified.

...

- .2 The amount, if any, for Work that remains uncorrected and for which the ~~Architect~~ Project Manager has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201-2017;

...

- .4 For Work performed or defects discovered since the last payment application, any amount for which the ~~Architect~~ Project Manager may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201-2017; and

PAGE 5

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...

.2 a final Certificate for Payment has been issued by the ~~Architect~~ Project Manager.

§ 5.2.2 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the ~~Architect's Project Manager's~~ final Certificate for Payment, or as follows:

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The ~~Architect~~ Project Manager will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201-2017, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker.

(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the ~~Architect~~ Project Manager.)


...

[] Litigation in a court of competent jurisdiction

...

Binay Aryal
Tel: (972) 533-1218
Email: bins.aryal@gmail.com
PAGE 7

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P.O. Box 541872
Grand Praire, TX 75052
Tel.: (214) 546-4267
Email: Raul@RaulSandovalConstruction.com

2323 ABBINGTON LN. R-S. 

...

Contractor to provide full set of "as-built" drawings at project completion.

...

- .3 ~~AIA Document A201™ 2017, General Conditions of the Contract~~ Exhibit B, Contractor's Itemized Quote for Construction
- .4 ~~AIA Document E203™ 2013, Building Information Modeling and Digital Data Exhibit, dated as indicated below:~~ Exhibit C, Materials Finish Schedule
(Insert the date of the E203-2013 incorporated into this Agreement.)

.5 — Drawings

Number	Title	Date
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.6 — Specifications

Section	Title	Date	Pages
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.7 — Addenda, if any:

Number	Date	Pages
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Portions of Addenda relating to bidding or proposal requirements are not part of the Contract Documents unless the bidding or proposal requirements are also enumerated in this Article 9.

~~8~~ Other Exhibits:

(Check all boxes that apply and include appropriate information identifying the exhibit where required.)

AIA Document E204™ 2017, Sustainable Projects Exhibit, dated as indicated below:
(Insert the date of the E204 2017 incorporated into this Agreement.)

The Sustainability Plan:


Title	Date	Pages
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Supplementary and other Conditions of the Contract: 5 City Approved and Permitted Drawings

Document	Title	Date	Pages
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~~9~~ Other documents, if any, listed below:

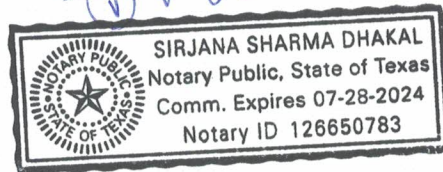
(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201™ 2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor's bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

...


PRESIDENT

Raul Sandoval President, Raul Sandoval
Construction, LLC

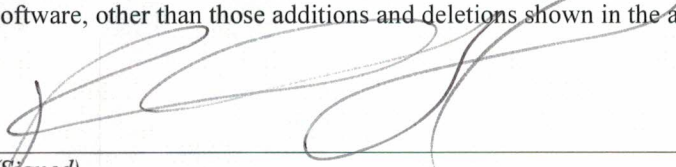
Sirjana
05/05/2021



Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, _____, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 12:20:49 ET on 05/04/2021 under Order No. 0891736617 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A101™ – 2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, as published by the AIA in its software, other than those additions and deletions shown in the associated Additions and Deletions Report.



(Signed)

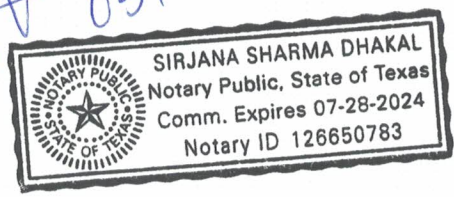
President Ran Sandoval Construction

(Title)

5/5/2021

(Dated)

Sirjana
05/05/2021



Attachment 1:

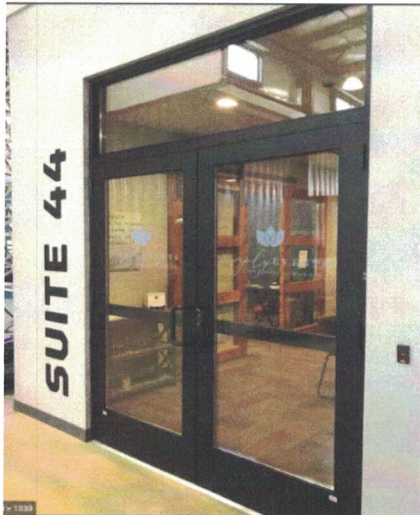
Additional Requirements

(Note: This document is a supplement to elaborate the type of items, finishes and qualities that may not have been addressed in detail in the contract drawings. Whenever a detailed drawing is required to elaborate the intent of this document, owner and contractor will coordinate for additional information. Contractor to request for further information when there is a conflict between this document and the drawings.)

1. Doors

i. Office suite main entrance:

It will have a double door as shown below and inside all single offices will have their own single door with a glass pane on the right side as shown below. The image below is for illustration purposes. Please see floor plans for side lights, as necessary. Color of Aluminum yet to be determined. Contractors produce options for finishes and colors.



Business Suite Main Entrance
Double Door (Black or Dark Bronze)



Inside office
Single wooden door with side light glass pane on side. Please refer to floor plan for door swing and side light orientation. (framing needs to be same as the front double door)

RS. AG

- ii. Medical Suite Main Entrance
Same as the Business Main entrance above (Black or dark bronze) Will Please provide samples for finishes and color choices for the owner to decide.
- iii. Westside (Vestibule entrance)
All 3 double will be glass double doors.
- iv. All other internal doors
 - All internal wooden doors must be 7'/3' solid core doors. Please follow door schedule in the drawing set for door sizes and hardware types. The riser may have a hollow core.
 - (Fire Riser Room walls to extend to the bottom of the deck above.)

All solid core doors will be Masonite. *The contractor will stain/paint the doors.*

An example of door shown below:

Masonite Cendura Series Wood Door 3'-0" x 7'-0" x 1-3/4" Flush Primed Hardboard Right Hand Reverse (RHR) Machined for: 3 ea. 4-1/2" Hinges, No Bore (Steel craft) - Non-Rated – Unfinished.

<https://www.cookandboardman.com/product/19483/Masonite-Cendura-Series-Wood-Door-30-x-70-x-134-Flush-Primed-Hardboard-Right-Hand-Reverse-RHR-Machined-for-3-ea-412-Hinges-No-Bore-Steelcraft--Non-Rat>

Will coordinate with floor plans for any fire rated walls. In that case all doors used in the fire rated walls must be fire rated as well.

2. Windows

All Windows are glass windows with black/dark bronze aluminum frames. Contractor to furnish samples for finishes and color choices. It will be 1" insulated with 2 panes, this will be including in the mockup walls.

3. Restroom Accessories and Finishes

Contractor to provide samples before installation of any accessories in the restrooms. This include and not limited to Water closets, Sinks and counter tops, faucets, paper towel dispensers, Dyson hand dryers, toilet partitions and any other items that impacts the integrity of the restroom design.

Handwritten initials/signature

4. Exterior Brick

Mockup walls to be installed with material options as follows. Owner to provide with more instructions.

- 1) Stucco, and stone aligned vertically to show the combination. (Alternative to stucco is marble tiles)
- 2) Brick, and stone aligned vertically to show the combination.
- 3) Marble tiles, and stone aligned vertically to show the combination.



We want this type and color of the thin brick across the building for

siding. As shown in the updated architectural drawing by DP design, we want to remove all existing metal sidings (3 sides) and 1 side (CMU block). Mortar thickness to be minimum as permitted for construction. This replicates the brick design from Nepali Architecture for temples. Mortar color to be sampled in a mockup wall and verified by Owner.

5. Exterior stone

Will install several samples/options of (real stone), per owner's request on mockup walls. Owner to decide for final installation.

- Blackson Brick
- Name: Salado Stone
- Color: Sonoma Cream or White
- Type: Natural Stone
- Size: Random, Coursed, Dimensional


 R.S.

Option 1:



Option2:



6. Tower Wall

White Stucco Panel. No EIFS on the wall at all.

The finish panels in the corbelling under the tower roof and under the roof at both entrances has been discussed to be a 1/4" dark translucent (Back painted maybe) Glass in a storefront like system. Alternative metal or wood lattice panels may be an option depending on owner's approval. Contractor to provide a mockup to show material selection for this purpose. This is an important detail that sets a principle for the rest of the buildings in Phase II. An important item to choose, among others.

7. Carpet

Commercial grade of carpet tile in the color shown below. It must meet fire code. Contractor to provide with samples for owner to pick from.



8. Flooring Tile:

- i. Medical suite
Ceramic dark chocolate 5/36 planks

BA
R.S.

<https://www.daltile.com/product/Elixen?color=Rustic-Java&shape=Plank>

Wooden pattern Ceramic Tile (5"/36") as shown below.



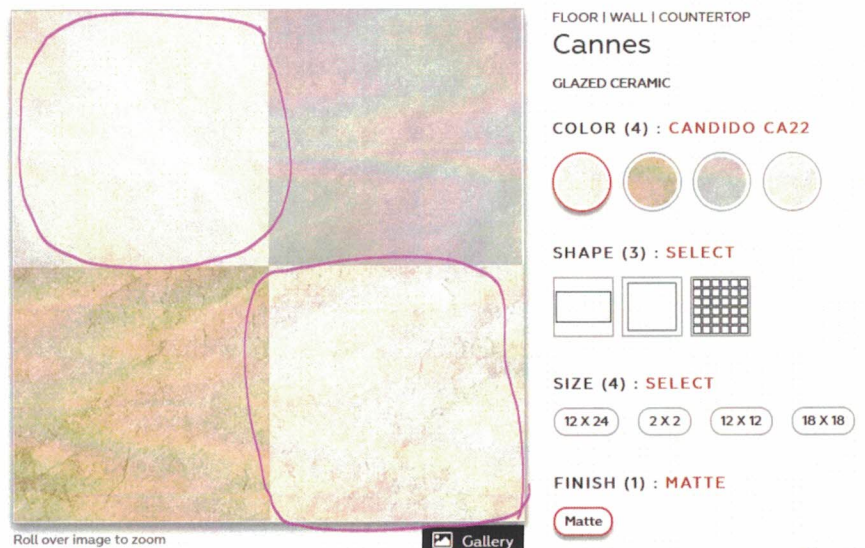
- ii. All other (Except Medical Suite)
Cafeteria will have some pattern in similar kind. Owner to guide for pattern and material selection. Contractor to provide samples before installation. Owner to provide tile layout plan for contractor to execute.

<https://www.daltile.com/product/Cannes>



9. Ceiling Tile

- i. Kitchen
Durable, easy-to-clean tiles feature up to 20% more light reflectance than vinyl-covered gypsum. Have a Flame Spread Index 25 or less and a Smoke Developed Index 50 or less. Class A Fire resistance according to CAN/ULC S102 surface burning characteristics. UL Classified.



Ba
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Armstrong white Ceiling Tile 24"x24" Thickness 5/8", PK16, 673

https://www.google.com/shopping/product/6483416341084103499?q=vinyl+faced+gyp+ceiling+panels&client=safari&bih=691&biw=414&hl=en-US&tbs=vw:g,ss:44&sxsrf=ALeKk02RVcdNevG2Net-LIT63LqYM_Mlg:1604240855733&prds=eto:11302169047647749901_0.cdl:1,prmr:1,cs:1

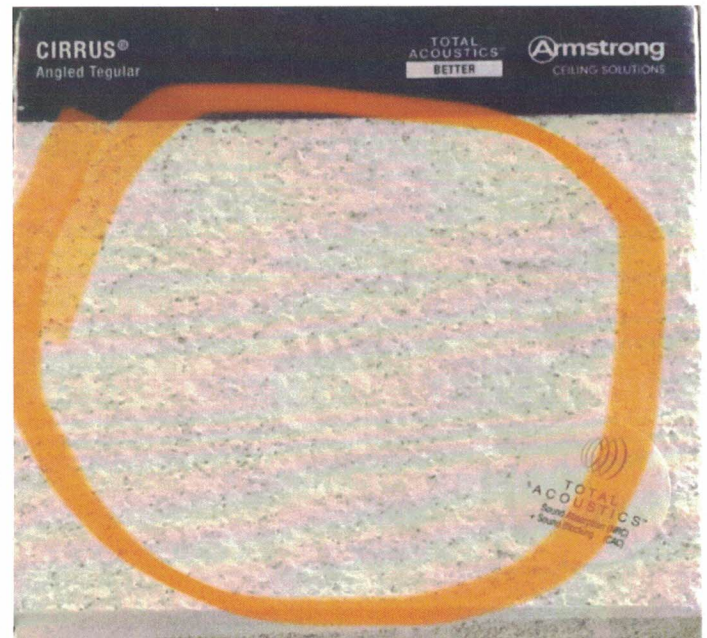
- ii. Cafeteria has falls ceiling at 3 places as shown in the drawing.
- iii. All other area

Total acoustic.

Restrooms, medical suites, NCSC Hall, classrooms need acoustical insulation (R11) and or wall extension to the deck above, for noise cancelation

- iv. Ceiling Heights
Maintain minimum ceiling of height 12'-0" nominal in all areas. Contractor to coordinate with owner when maintaining 12'-0" is not possible. The following areas will be different to attain maximum ceiling height possible.

Cafeteria, Event Hall, Foyer, Main Entrance, Entrance, NCSC Hall, Storage, Corridors, and kitchen. Owner shall provide a ceiling plan indicating the ceiling heights. Contractor to coordinate with owner.



10. Paint

We will use white stain/scratch resistant commercial grade washable paint (Sherwin-Williams) in all interior surfaces except for specialized areas which requires special finishes. NCSC with the help of contractors will determine the quality of coating and paints.

Some wall will be treated as accent walls and will be selected for different color but same finish. All other walls to be white.

- Medical Suite
- Entrance walls on East and West.
- Business suites – Selective walls.

11. IT/System Requirement

Owner to provide a Floor and Ceiling Plans to show all Port layout and requirements. These drawings shall locate and all outlets and AV connection points for this section.

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i. Ethernet (CAT6)

Run separate ethernet cables and install a wall plate from the system room (I.T. 139) to the following locations: Will update room numbers based on new drawings floor plans. Will Visit with Owner for clarification.

1. Main Entrance & Foyer
2. Cafeteria stage area – This may need some revision. Proposed was a room layout which flushes Fire Riser wall toward the Cafeteria to extend on both ends to create two separate rooms. One for AV control and the other for Cafeteria storage. Contractor to review plans and confirm with owner for outlet locations.
3. Cafeteria by door D8
4. Medical Reception room 106
5. Medical Dental room 120
6. Front lobby 107 (in the corner by the wall of office room 108)
7. Office suite, waiting area 134
8. Conference room 135, on the back wall for TV
9. All office rooms (108, 109, 110, 111, 112, 113, 133)
10. NCSC Hall 132 for TV (back wall of 133 and 135)
11. Office Back exit (114)
12. Room 116, 117

ii. AV (XLR, AUX, HDMI) cables

1. HDMI & AUX: Cafeteria stage area (projector to a computer by fire riser corner)
2. HDMI & AUX: NCSC Hall 132 (Projector to computer in right corner)
3. HDMI & AUX: E104 Tutoring Room in the back. To connect the computer and the projector.
4. HDMI: Conference room 135, on the back wall for TV and to connect the computer on conference table
5. XLR: Cafeteria (**Bigger** partition of rooms 101): Need to run XLRs from Mixer locations to two sides of the wall for Active speakers.
6. XLR: Cafeteria (**Small** partition of rooms 101): Need to run XLRs from Mixer locations to two sides of the wall for Active speakers.
7. XLR: NCSC Hall 132. Need to run XLRs from Mixer locations to two sides of the wall for Active speakers.

iii. Wireless devices



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- a. Owner and Contractors will discuss to mark the locations for the outlets for additional locations not reflected in the electrical plans.
 - b. Secured cabinets or ceiling access for device installation and locking.
- iv. Security camera ports/cables (CAT6 may suffice for camera connections. Owner to verify.)

Run camera cables for security camera from system room to the following location.

- All corners (both walls) of the building with post to install cameras.
 - 2 cameras in the middle on the longer walls (East/West)
 - 1 camera in the back lobby inside
 - 1 camera in the front lobby inside
- *Owner may need more cameras. Let us verify for both entrances and building corners where cars approach.
- v. Project and TV Mount (Coordinate with wall backing)
- c. Projector: Cafeteria stage area (Alternate is TV wall 9x9. Owner to determine.)
 - d. Projector: NCSC Hall 132
 - e. Projector: E104 Tutoring Room
 - f. TV: Conference room 135. We need a big bracket to hold 72-85" TV.
 - g. Display Info at the entrances on each side.
- vi. Card access and power supply to the access doors at the major entrances to the business suites. Contractor to coordinate with Owner for installation in all major entrances.

12. Electrical

- i. **Electricity:** Will have main Oncor meter with contractor added (3) additional sub meters as discussed dividing interior spaces. We need sub-meters for Office block, Kitchen/Cafeteria, and medical suite.
- ii. **Lights:** Existing ceiling florescent lights will be replaced with 2' x 4' LED light panel.
- iii. **Current Electric power capacity 400-amp, we plan to have 800 amp for entire facility.**
 - HVAC: HVAC should be split in 4 categories and ducted accordingly so we can control them as needed. Contractor to discuss the controls with owner so we can manage controls for the multiple units that may need to run with fewer controls on the walls.
 - All AC units must be RTU. We are expecting brand new at least 18 seers' AC units.
 - We should be able to control the air with separate thermostats. For efficiency and cost control purpose, we plan to have thermostats: (Potentially Nest)

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- One in each partitions of cafeteria
- One is kitchen and its lobby.
- One is medical suite.
- One in office suite
- Rest one
- Depending on the Smoke exhaust need in NCSC Hall and Event Hall, we may need some solution to have smoke exhaust installed appropriately so it does not hamper the overall HVAC system used in this area.

13. Move Irving Temple Setup to the smaller room in cafeteria.

The contractor will move the complete setup of Irving temple that includes but not limited to Idols, temple structure with pedestal for each idol, water drainage from the main idol, upgraded lighting systems with cables, and audio system setup. Owner to provide layout plans, drainage, electrical needs to accommodate the idol's need.

14. Roof Top Unit: 8 units 7.5 tons each

Depending on the roof type we may need to install walking pads to the respective units. Contractor to follow up with Architect for walk path starting from Roof Access Hatch leading to all units, as necessary.

The shown picture is a sample. Contractor to coordinate with owner for selection.



Product Catalog
**Packaged Rooftop Air Conditioners
Precedent™ Cooling and Gas/
Electric**
3 to 10 Tons - 60 Hz



15. Exhaust Vents

Install vent connection and access panels, like washer/dryer exhaust system in selected location in NCSC Hall, Cafeteria and Event Hall. Owner to provide instructions. Contractor to coordinate with the owner for installation.

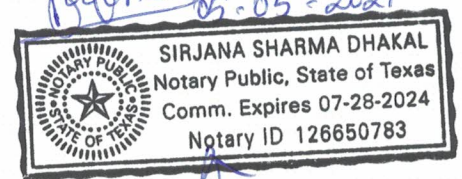
16. Fur down, Ceilings details and Acoustical treatments

Contractor to incorporate fur downs for decorative lightings on the walls, the cloud ceilings need to be detailed for LED continuous light and provide acoustical paneling in the following rooms. The purpose of this hall is to rent it for ceremonial functions. Contractor to coordinate with Owner for final design and installation.

- 1) Cafeteria Hall

[Handwritten signature]
Zaid Sandhu / CONSTRUCTION
PRESIDENT 5/5/2021

[Handwritten signature] K. Aryal



[Handwritten initials] RS.

Raul Sandoval
Construction

Quote

P.O. Box 541872
Grand Prairie, TX
75054

To: Nepali Community Civil Work & Development

PHASE1 REMODELING

S.No	Description	Approximate QTY/area	Unit	Brand	Model	Color	Total Price
1	Exterior Facelifting			TBD			\$ 44,000.00
	Install new exterior building façade, consisting of footers, light gauge metal framing, stone and brick veneer, Eifs stucco and new rain gutter system for parapets.						
	Install (4) new corner towers with standing seam roofing and glass sections (will provide materials samples for owner approval), Tower over all height not to exceed 55'foot building restriction						
	6" Track 18ga	796	lf				
	6" studs @ 16" OC, 18ga	8235	lf				
	Exterior Sheathing, 3/4 plywood	349	sheets				
	Bracing (Allowance)structural	1	ls				
	Rain gutters and down spouts	1					
2	Exterior Finishes			TBD			\$ 28,000.00
	Brick/Stone 4' high	2182	sf				
	stucco	3781	sf				
	EIFs band	850	lf				
	Metal coping/roofs for towers	1					
3	Interior Framing						\$ 22,000.00
	Selective demolition- Floors, ceilings, walls, hardware/doors and waste removal/disposal per plans	2358	lf				

R.S.

	3 5/8" studs & Track 20ga/ Accessory bracing	13305	sf			
	Roof Access Hatch & Ladder - 12 ft tall with Roof Hatch with door.	1				
	Stage framing with stairs	1	ls			
	Wind Bracing to parapet	1	ls			
	Roof Cutting and Patching	1	ls			
4	Sheetrock					\$ 22,000.00
	5/8" Gypsum Board	750	sheets			
	Wall blocking	1	ls			
	FRI) in kitchen	2148	sf	TBD		
	Installing doors, Frames and Hardware	36	ea			
5	Wall and Ceiling Insulation					\$ 28,000.00
	R-13/R-19 Insulation	10790	sf			
	Spray foam					
6	Ceiling			TBD		\$ 29,000.00
	Install new ceiling tile in entire building, Rockfon (artic, Tropical) vinyl faced in kitchen per plans	10,000	sf			
	Cafeteria hall needs 3 decorative Tray? Fur down ceiling as per plan					
	remove all necessary ceiling grid and replace with new, per plans/job conditions					
7	Doors and their hardware			TBD		\$ 11,800.00
	Solid Core Wood Doors 3'x7'	30	ea			
	Solid Core wood door with glass	7	ea			
	Solid Core Wood Double Door 6'x7'	2	ea			
	Storefront double door 6'x8'	4	ea			
	Storefront single door 3'x9'	4	ea			
8	Storefront Glass	932	sf	TBD		\$ 37,280.00
9	Flooring Finishes			TBD		\$ 64,000.00
	Quarry Tile (with an abrasive grain for greater traction in kitchen)	818	sf			
	Quarry Base	225	lf			
	Carpet	4472	sf			
	Rubber base	1368	lf			
	Ceramic Tile, medical suite will have wooden texture type - 5"/36")	9710	lf			
	Rubber base	2860	lf			

RS

10	Kitchen Vent Hood (5 FT X 20 FT) Captive air system	20	lf				\$ 72,000.00
	Ansul system	1	ls				
	Specified cooking equipment per plans	1					
11	Walk in Cooler(10'x8')	1	ea				\$ 19,000.00
	cooler/freezer	1	ea				
12	Fire Sprinkler and Fire Alarm (Re-work to accommodate new floor plan) by others	15000	sf				\$ 0
13	HVAC	60	tons				\$ 102,000.00
	Roof Top Units (8 new ones, 7.5 tons each) All units, as shown on the plans, need to be installed on the roof. Provide, hail guars, economizers, Roof curbs, Gas heat, New return and supply ducts.						
	Exhaust Fans	6	ea				
	Unit heater	1	ea				
14	Electrical						\$ 152,000.00
	Main service upgrade to 800 Amps Will install 3 additional sub-meters to control Dentist office, cafeteria/kitchen and office suite area.	1	ls				
	Light poles with Lights as per plans for both (Phase1 and Phase2)	10	ea				
	Outlets provide new, all convenience and dedicated outlets/receptacles per plans	132	ea				
	Interior light panels will be replaced to 2 ft x 4 ft LED light panels	143	ea				
	Recessed 6" with LED trim panel	34	ea				
	Exterior wall scones	24	ea				
	Replace exterior light fixtures per plans and specs						
	Emergency battery backup lights	8	ea				
	Exit/Emergency Dual Light combo	22	ea				
	1'x4' surface lights	5	ea				
	Branch circuits, service feeders and distribution wiring/system	1	ls				

D.S.

15	Plumbing						\$ 91,600.00
	Grease Trap with sample well, 500 gallons	1	ea				
	Water Heater 50gallons	1	ea				
	Double Cleanout	2	ea				
	Floor Drain	3	ea				
	Floor Sink	6	ea				
	4" SS	209	lf				
	MOP Sink	1	ea				
	3-Compartment sink	1	ea				
	Plumbing Fixtures	21	ea				
	Saw Cut/Haul off/pour back concrete	548	lf				
	1" cw	256	lf				
	3/4" HW	240	lf				
	hand sinks	2	ea				
	hose bibs	4	ea				
	Medical Suite: Regular small sinks (in all exam rooms and other 2 places)	6					
	Dental sinks in dental room	1					
16	Mill work-Cabinets/Shelves						\$ 12,000.00
	Shelves in Kitchen Storage (Room: 125)						
	Insulated/Laminated cabinets in Medical suite (Rooms: 101, 102, 103, 104, 120)	5					
	Small Shelves in medical suites (Room: 105, 106, 121)						
17	Drinking Water Fountain	1included in plumbing	ea				
18	Tape Bed and Paint	15000	sf				\$ 24,000.00
19	Restroom Accessories	61	ea				\$ 3,800.00
	Partitions	1	ls				
	Hand dryers	4					
	grab bars, Mirrors, paper dispensers						
20	Fire Extinguishers	6	ea				
21	Gas Line	1	ls				\$ 8,000.00
22	Audio-Visual	1	ls				

P.S.

	Speaker XLR and HDMI cables wiring in Cafeteria (Both partitions) HDMI only in the following: Conference room (Room: 135) NCSC Hall (Room: 132) and Turing Room: 136 <i>Note: We need wall outlets for HDMI, TV Mounts with electric outlets in rooms 135, 132, 136. These are need to play TV for presentation, etc</i>						
23	Security system Wiring	1	ls				
	Both lobbies and outside at corners for cameras						
24	Canopies (Included in exterior finishes)						
	1 big one for back main entrance	1					
	Medium sized (D6 and D4)	2					
	Small Canopy by emergency exits (They may not be on the plan)						
25	Roof						\$ 7,200.00
	Repair existing roof leaks and provide warranty of work						
26	Provide and install all ADA related signage and hardware.						\$ 1,200.00
	Provide, install on building exterior and interior. Labels/signs for ADA with brail						
Total bid for Phase1 remodeling							\$ 778,880.00

[Handwritten Signature]
 Raul Sandoval Construction
 PRESIDENT
 5/5/2021

Sirjana
 05/05/2021

SIRJANA SHARMA DHAKAL
 Notary Public, State of Texas
 Comm. Expires 07-28-2024
 Notary ID 126650783

Re.