CHANGE ORDER

OWNER [ ]
ARCHITECT [ ]
CONTRACTOR [ ]
FIELD [ ]
OTHER [ ]

PROJECT:
(name, address)

TO CONTRACTOR:
(name, address)

CHANGE ORDER NUMBER:

DATE:

ARCHITECT’S PROJECT NO:

CONTRACT DATE:

CONTRACT FOR:

The Contract is changed as follows:

Not valid until signed by the Owner, Architect and Contractor.

The original (Contract Sum) (Guaranteed Maximum Price) was . . . . $ . . . .
Net change by previously authorized Change Orders . . . . $ . . . .
The (Contract Sum) (Guaranteed Maximum Price) prior to this Change Order was . . . . $ . . . .
The (Contract Sum) (Guaranteed Maximum Price) will be (increased) (decreased) (unchanged) by this Change Order in the amount of . . . . $ . . . .
The new (Contract Sum) (Guaranteed Maximum Price) including this Change Order is . . . . $ . . . .

The Contract Time will be (increased) (decreased) (unchanged) by ( ) days.
The date of Substantial Completion as of the date of this Change Order therefore is

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

ARCHITECT
Address
By

CONTRACTOR
Address
By

OWNER
Address
By

AIA CAUTION: You should sign an original AIA document which has this caution printed in red. An original assures that changes will not be obscured as may occur when documents are reproduced.
CONTRACTOR’S AFFIDAVIT OF
RELEASE OF LIENS
AIA Document G706A

TO OWNER:  Michael & Ann Lobdell
8 Water Street
Stonington, CT 06378

ARCHITECT’S PROJECT NO.:  9909-1

PROJECT:  Lobdell Residence
8 Water Street
Stonington, CT 06378

CONTRACT FOR:  Lobdell Residence

CONTRACT DATED:  4/01/00

STATE OF:  Connecticut

COUNTY OF:  New London

The undersigned hereby certifies that to the best of the undersigned’s knowledge, information and belief, except as listed below, the Releases or Waivers of Lien attached hereto include the Contractor, all Subcontractors, all suppliers of materials and equipment, and all performers or Work, labor or services who have or may have liens or encumbrances or the right to assert liens or encumbrances against any property of the Owner arising in any manner out of the performance of the Contract referenced above.

EXCEPTIONS:

This Waiver of Lien is for the amount of $ for all Work, materials, services, and sub-contractors to this date August, 2001;

for the Work including:________________________;
________________________;
________________________.

SUPPORTING DOCUMENTS ATTACHED HERETO:

1. Contractor’s Release or Waiver of Liens, conditional upon receipt of final payment.

2. Separate Releases or Waivers of Liens from Subcontractors and material and equipment suppliers, to the extent required by the Owner, accompanied by a list thereof.

CONTRACTOR or SUBCONTRACTOR:

BY: __________________________
(Signature of authorized representative)

(Printed name and title)

Subscribed and sworn to before me on this date:

Registered Architect: Mark A. Comeau

CT License #: 4944  Date: 8/10/01

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LETTER
OF INTENT

OWNER
ARCHITECT
CONTRACTOR

AIA Document G775

PROJECT: Flaherty Residence
(name, address) Mason's Island-Mystic, CT

TO CONTRACTOR: Steve Burdick
(name, address) Burdick Remodeling & Renovation
Stonington, CT

CONTRACT:

DATE:

ARCHITECT'S PROJECT NO:

CONTRACT FORM:

CONTRACT TYPE:

General
8/02/01
.0105-3
AIA
A107

The Owner and Contractor intend to enter into an agreement in good faith as follows:

The Owners (Tom and Pat Flaherty) and Contractor (Steve Burdick) hereby negotiate in good faith to enter into an agreement (AIA Document A107, Owner-Contractor Agreement for Construction) as prepared by the Architect (Mark Comeau, AIA & Associates) for the construction of a new residence described as follows:

Flaherty Residence, Herring Road-Mason's Island, Mystic, CT
Phase I EMP (Estimated Maximum Price)
Permit procurement, site preparation (excavation, backfill, subsurface utility, foundation, rough grades, well, septic), framing, sheathing, siding & trims, flashings & sealants, roofing, doors & windows, chimneys, decks, rough electric/plumbing/HVAC/security/data-com, insulation, blockings, and drywall/tape/plaster.
Phase II Costs plus a fixed fee
Priming, painting, paper, tiling, case/base/diors/moldings, millwork, cabinetry, surfaces, flooring, hardwares, finish electric/plumbing/HVAC/security/data-com, stairs, landscaping, garden walls, terraces, walks, drive, and lawn.

Not valid until signed by the Owner, Architect and Contractor.

The approximate size of the structure is
3,800. Sf (heated)
The approximate cost of construction is
$200/sf
The approximate date of Work commencement is
9/30/01
The approximate date of substantial completion is
8/31/02

This Letter of Intent is valid for thirty days (upon which this device expires without the mutual execution of the Contract for Construction).

If mutually agreed upon prior to expiration, this Letter of Intent shall be extended for

Owner’s initials

Contractor’s initials

_____ days.
_____ date

ARICHITECT

Mark A. Comeau, AIA
Address

CONTRACTOR

Steve Burdick
Address

OWNER

Tom or Pat Flaherty
Address

By

By

By

Date

Date

Date

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TO OWNER: Michael & Ann Lobdell  
8 Water Street  
Stonington, CT 06378  

ARCHITECT'S PROJECT NO.: 9909-1  

PROJECT: Lobdell Residence  
8 Water Street  
Stonington, CT 06378  

DATE: 8/20/01  

☐ Resolve location of LP gas supply tanks.  
☐ Complete wood cabinet under gas grille.  
☐ Complete dehumidifier in basement.  
☐ Vacuum the HVAC ducts.  
☐ Replace light at front entry door.  
☐ Confirm operation of under-floor heating in Mast. Bath.  
☐ Complete back stair rail from verandah per design.  
☐ Fill in the foundation hole on the north side by the A/C equipment.  
☐ Repair window sill cracks.  
☐ Repair west verandah stone crack.  
☐ Repair master bath tile cracks.  
☐ Repair splits in wood columns on west verandah.  
☐ Remove the wood block from the chimney top.  
☐ Prepare, size, and number the plywood hurricane panels for the first floor windows.  
☐ Remove caulk and mortar around the south copper vent outlet.  
☐ Separate the bathroom fan operations.  
☐ Adjust doorbell sound level (up).  
☐ Procure and install part for outdoor shower.  
☐ Mast. Bath and kitchen cold water tap seems warm, look into.  
☐ Bill Jackson to repair scratches in hardwood flooring.  
☐ Provide Lien Releases AIA Document G706A from all Contractors, Subcontractors, Material, and Equipment Suppliers.
SUPPLEMENTAL ATTACHMENT FOR ACORD CERTIFICATE OF INSURANCE 25-S (7/90).
AIA DOCUMENT G715
(THIS DOCUMENT REPLACES AIA DOCUMENT G705, CERTIFICATE OF INSURANCE)

PROJECT: ____________________________

INSURED: ____________________________

A. General Liability
   1. Does the General Aggregate apply to this Project only? Yes No N/A
   2. Does this policy include coverage for:
      a. Premises—Operations?
      b. Explosion, Collapse and Underground Hazards?
      c. Personal Injury Coverage?
      d. Products Coverage?
      e. Completed Operations?
      f. Contractual Coverage for the Insured's obligations in A201?
   3. If coverage is written on a claims-made basis, what is the:
      a. Retroactive Date?
      b. Extended Reporting Date?

B. Worker's Compensation
   1. If the Insured is exempt from Worker's Compensation statutes, does the Insured carry the equivalent Voluntary Comp-
      ensation coverage?

C. Final Payment Information
   1. Is this certificate being furnished in connection with the Contractor's request for final payment in accordance with
      the requirements of Subparagraphs 9.10.2 and 11.1.3 of AIA Document A201, General Conditions of the Contract
      for Construction?
   2. If so, and if the policy period extends beyond termination of the Contract for Construction, is Complete Operations
      coverage for this Project continued for the balance of the policy period?

D. Termination Provisions
   1. Has each policy shown on the certificate and this Supplement been endorsed to provide the holder with 30 days
      notice of cancellation and/or expiration? List below any policies which do not contain this notice.

E. Other Provisions

Authorized Representative

Date of issue

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Contract Administration
G709 Work Changes Proposal Request

PROJECT (Name and address):

OWNER (Name and address):

FROM ARCHITECT (Name and address):

TO CONTRACTOR (Name and address):

PROPOSAL REQUEST NUMBER:

DATE OF ISSUANCE:

CONTRACT FOR:

CONTRACT DATE:

ARCHITECT'S PROJECT NUMBER:

Please submit an itemized proposal for changes in the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. Within ________ - ________ days, the Contractor must submit this proposal or notify the Architect, in writing, of the date on which proposal submission is anticipated.

THIS IS NOT A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.

DESCRIPTION (Insert a written description of the Work):

ATTACHMENTS (List attached documents that support description):

REQUESTED BY THE ARCHITECT:

BY
(Signature)
(Printed name and title)

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AIA Document G709 Work Changes Proposal Request © 2001 The American Institute of Architects • Washington, DC • www.aia.org • WARNING: Reproduction, unlicensed photocopying or substantial quotations of the material herein without written permission of the AIA violates the copyright laws of the United States and will subject the violator to legal prosecution. To report copyright violations of AIA Contract Documents, e-mail The American Institute of Architects legal counsel, copyright@aia.org.
CONTRACTOR'S AFFIDAVIT OF PAYMENT OF DEBTS AND CLAIMS
AIA Document G706

(Instructions on reverse side)

TO OWNER:
(Name and address)

ARCHITECT'S PROJECT NO.:

ARCHITECT

CONTRACT FOR:

CONTRACT DATED:

PROJECT:
(Name and address)

STATE OF:

COUNTY OF:

The undersigned hereby certifies that, except as listed below, payment has been made in full and all obligations have otherwise been satisfied for all materials and equipment furnished, for all work, labor, and services performed, and for all known indebtedness and claims against the Contractor for damages arising in any manner in connection with the performance of the Contract referenced above for which the Owner or Owner's property might in any way be held responsible or encumbered.

EXCEPTIONS:

SUPPORTING DOCUMENTS ATTACHED HERETO:

1. Consent of Surety to Final Payment. Whenever Surety is involved, Consent of Surety is required. AIA Document G707, Consent of Surety, may be used for this purpose.
   Indicate attachment: □ yes □ no

   The following supporting documents should be attached below if required by the Owner.

   1. Contractor’s Release or Waiver of Liens, conditional upon receipt of final payment.

   2. Separate Releases or Waivers of Liens from Subcontractors and material and equipment suppliers, to the extent required by the Owner, accompanied by a list thereof.


CONTRACTOR:
(Name and address)

BY:
(Signature of authorized representative)

(Printed name and title)

Subscribed and sworn to before me on this date:

Notary Public:

My Commission Expires:

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CERTIFICATE OF SUBSTANTIAL COMPLETION
CONSTRUCTION MANAGER-ADVISER EDITION
AIA DOCUMENT G704/CMA

PROJECT:
(Name and address)

PROJECT NO.:

TO OWNER:
(Name and address)

TO CONTRACTOR:
(Name and address)

DATE OF ISSUANCE:

PROJECT OR DESIGNATED PORTION SHALL INCLUDE:

The Work performed under this Contract has been reviewed and found, to the Construction Manager's and Architect's best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion thereof designated above is hereby established as

which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

CONSTRUCTION MANAGER

BY

DATE

ARCHITECT

BY

DATE

The Contractor will complete or correct the Work on the list of items attached hereto within the above date of Substantial Completion.

CONTRACTOR

BY

DATE

The Owner accepts the Work or designated portion thereof as substantially complete and will assume full possession thereof at (time) on (date).

OWNER

BY

DATE

The responsibilities of the Owner and the Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows:
(Note—Owner's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage.)

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THE AMERICAN INSTITUTE OF ARCHITECTS

AIA Document A310

Bid Bond

KNOW ALL MEN BY THESE PRESENTS, that we

as Principal, hereinafter called the Principal, and

(Here insert full name and address or legal title of Contractor)

a corporation duly organized under the laws of the State of

(Here insert full name and address or legal title of Surety)

as Surety, hereinafter called the Surety, are held and firmly bound unto

(Here insert full name and address or legal title of Owner)

as Obligee, hereinafter called the Obligee, in the sum of

Dollars ($ ), for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by

these presents.

WHEREAS, the Principal has submitted a bid for

(Here insert full name, address and description of project)

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this day of 19

(Principal) (Seal)

(Witness)

(Title)

(Surety) (Seal)

(Witness)

(Title)
CHANGE ORDER

AIA Document G701

PROJECT: (name, address)     CHANGE ORDER NUMBER:  
TO CONTRACTOR: (name, address) 

DATE: 
ARCHITECT'S PROJECT NO: 
CONTRACT DATE: 
CONTRACT FOR: 

The Contract is changed as follows:

Not valid until signed by the Owner, Architect and Contractor.

The original (Contract Sum) (Guaranteed Maximum Price) was $...... 
Net change by previously authorized Change Orders $...... 
The (Contract Sum) (Guaranteed Maximum Price) prior to this Change Order was $...... 
The (Contract Sum) (Guaranteed Maximum Price) will be (increased) (decreased) (unchanged) by this Change Order in the amount of $...... 
The new (Contract Sum) (Guaranteed Maximum Price) including this Change Order is $...... 
The Contract Time will be (increased) (decreased) (unchanged) by (......) days. 
The date of Substantial Completion as of the date of this Change Order therefore is 

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

ARCHITECT
Address
By

CONTRACTOR
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OWNER
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