

Lump Sum Construction Contract Sample for Mixed-Use Buildings

This Lump Sum Construction Contract ("Contract") is made and entered into on this _____ day of _____, 20____, by and between:

Owner: _____

Address: _____

Contractor: _____

Address: _____

Project: Construction of Mixed-Use Building located at _____

1. Scope of Work

The Contractor shall execute and complete the construction of the Mixed-Use Building as per drawings, specifications, and other contract documents provided by the Owner, including all labor, equipment, and materials, in a workmanlike and satisfactory manner.

2. Contract Price

The Owner agrees to pay the Contractor a lump sum of **USD \$** _____ (the "Contract Price") for completion of the Scope of Work.

3. Payment Terms

1. An initial payment of \$ _____ upon execution of this Contract.
2. Progress payments as per the following schedule:

- Upon completion of foundation: \$ _____
- Upon completion of structure: \$ _____
- Upon installation of utilities: \$ _____
- Upon substantial completion: \$ _____

3. Final payment of \$ _____ upon final acceptance by Owner.

4. Timeframe

Work will commence within _____ days of contract execution and is to be completed within _____ calendar days, unless otherwise extended in writing by mutual agreement.

5. Change Orders

Any modifications, additions, or deletions to the Scope of Work, Contract Price, or completion date must be agreed upon in writing and executed as a Change Order, signed by both the Owner and Contractor.

6. Warranties

The Contractor warrants materials and workmanship for a period of _____ months after the date of substantial completion.

7. Dispute Resolution

Any dispute arising under this Contract shall be resolved first through negotiation. If unresolved, the parties agree to submit the dispute to mediation or binding arbitration.

8. Miscellaneous

- This Contract represents the entire agreement between the parties.
- No waiver or modification shall be valid unless in writing.
- This Contract is governed by the laws of the state/province of _____.

Owner Signature

Date: _____

Contractor Signature

Date: _____