

Artisan Construction
Brent Little
PO Box 825 McCall, ID 83638
208-709-9908
RCT-39751

1030 Bitterroot, LLC
Building Contract

This contract is for the construction of the 1030 Bitterroot, LLC house on 1030 Bitterroot Dr. Final plans include

- 2,042 sq. ft. main,
- 1,210 sq. ft. upper,
- 1,126 sq. ft. apartment,
- 1,125 sq. ft. garage,
- 491 sq. ft. lanai, and
- 257 sq. ft. porch.

Artisan Construction will be the builder/general contractor from start to finish. Work will be done by both Artisan Construction and various subcontractors. All trades will be billed and paid for on a cost plus basis. Most phases will require a deposit of some type to get started with the remaining amount due upon completion.


Artisan Construction will charge a 12% fee to schedule, manage, provide materials, and act as a mediator between subcontractors and home owners. The 12% fee will be billed out after each invoice has been submitted to the builder by different sub-contractors.

Work done that does not fall under specific trade work will be completed by the builder. Examples of this work would include time spent working with city on permitting process, working with the architect and engineer as needed throughout the build process, fill-in work between trades, and maintaining job site cleanliness and organization. This work will be billed on a labor cost plus material basis.

All materials that are purchased by the builder will have a 3% surcharge added. This charge covers the time spent ordering and delivering materials.

Brian Phillips

Manager #1 Printed Name

 2022-3-8

Manager #1 Signature, Date

DAVID PHILLIPS

Manager #2 Printed Name

D. White 3-8-2022

Manager #2 Signature, Date

Randall Don Biggs

Manager #3 Printed Name

Randall Don Biggs 08 MARCH 2022

Manager #3 Signature, Date

Brent Little

Builder Printed Name

Brent Little 3/13/22

Builder Signature, Date