



Webb Development Services Corporation

Alonzo G. Webb
34 East 1st Street, Mount Vernon, NY 10550
Tel: 914-473-5924 | 917-345-4083
Tel: 914-371-7372 | 914-371-7374
Fax: 914-371-7376
alonzo@webbdsc.com | webbdsc.com

DEMOLITION CONTRACT

Project: Demolition of 230 South 2nd Avenue, Mount Vernon, NY

1. Parties

This Demolition Contract (the "Contract") is entered into as of _____, 2026, by and between:

Contractor: Webb Development Services Corporation, a New York corporation, with its principal place of business at 34 East 1st Street, Mount Vernon, NY 10550 ("Contractor" or "WDSC").

Owner: [Owner Legal Name], with offices at [Owner Address] (the "Owner").

Contractor and Owner are each referred to as a "Party" and collectively as the "Parties."

2. Project Site

The work under this Contract shall be performed at the following project site (the "Site"):

Address: 230 South 2nd Avenue, Mount Vernon, NY 10550

Limited adjacent work (temporary security fencing) shall also be performed within the property of 226 South 2nd Avenue, Mount Vernon, NY, as further described in the Scope of Work.

3. Scope of Work

Contractor shall furnish all labor, supervision, materials, equipment, tools, transportation, permits, and services necessary to perform the following work (the "Work"):

#	Description of Work
1	Furnish and install temporary security fencing within the property boundary of 226 South 2nd Avenue, Mount Vernon, NY, to secure the adjacent work area for the duration of the demolition operations.
2	Remove existing vehicle from the yard at 230 South 2nd Avenue and dispose of or relocate as directed by the Owner.
3	Order and obtain a pre-demolition asbestos survey of the structure, performed by a licensed asbestos inspector in accordance with applicable New York State and Westchester County requirements. (Note: Cost of any required asbestos abatement is excluded — see Exclusions.)



Webb Development Services Corporation

Alonzo G. Webb
 34 East 1st Street, Mount Vernon, NY 10550
 Tel: 914-473-5924 | 917-345-4083
 Tel: 914-371-7372 | 914-371-7374
 Fax: 914-371-7376
alonzo@webbdsc.com | webbdsc.com

4	Coordinate with Consolidated Edison (Con Edison) for the disconnection and removal of electrical service to the structure prior to demolition. Contractor will also coordinate gas, water, and sewer disconnections as required by the City of Mount Vernon and the respective utility providers.
5	Prepare, file, and obtain the demolition permit from the City of Mount Vernon Building Department, including any required notifications, postings, and supporting documentation.
6	Perform complete demolition of the existing two (2) story structure located at 230 South 2nd Avenue, Mount Vernon, NY, down to grade level.
7	Load, haul, and lawfully dispose of all construction and demolition debris generated by the work. Site to be left broom-clean upon completion.

All Work shall be performed in accordance with the City of Mount Vernon Building Department requirements, applicable New York State and federal regulations, and accepted industry practices for demolition work.

4. Contract Price

Total Contract Price: Ninety-Two Thousand Five Hundred and 00/100 Dollars (\$92,500.00) (the "Contract Price"), payable in accordance with the schedule set forth in Section 5.

The Contract Price is a lump sum, fixed price for the Work described in Section 3, subject only to changes executed through a written Change Order signed by both Parties.

5. Payment Schedule

Payments shall be made by Owner to Contractor in accordance with the following schedule. Each payment shall be due within ten (10) days of Contractor's submission of an invoice evidencing completion of the corresponding milestone.

Milestone	% of Contract	Amount
Mobilization, permit filing, asbestos survey ordered, security fence installed	TBD	TBD
Utilities disconnected and demolition permit issued	TBD	TBD
Substantial completion of demolition (structure down to grade)	TBD	TBD
Final debris removal, site broom-clean, all close-out documents delivered	TBD	TBD



Webb Development Services Corporation

Alonzo G. Webb
34 East 1st Street, Mount Vernon, NY 10550
Tel: 914-473-5924 | 917-345-4083
Tel: 914-371-7372 | 914-371-7374
Fax: 914-371-7376
alonzo@webbdsc.com | webbdsc.com

TOTAL CONTRACT PRICE	100%	\$92,500.00
-----------------------------	-------------	--------------------

6. Schedule

Commencement: Contractor shall commence the Work within ten (10) business days following (a) full execution of this Contract, (b) receipt of the initial mobilization payment, and (c) issuance of the demolition permit by the City of Mount Vernon.

Substantial Completion: Contractor shall achieve Substantial Completion of the demolition within approximately [] calendar days after the demolition permit is issued, subject to weather, utility scheduling, and other conditions beyond Contractor’s reasonable control.

7. Permits, Surveys, and Notifications

Contractor shall be responsible for:

- Preparing and filing the demolition permit application with the City of Mount Vernon Building Department.
- Ordering and obtaining the pre-demolition asbestos survey through a licensed asbestos inspector.
- Providing required notifications to utilities, neighboring properties, and regulatory agencies as mandated by local law.

Permit fees, asbestos survey fees, and similar regulatory costs are included in the Contract Price unless expressly listed as an Exclusion below.

8. Exclusions

The following items are expressly excluded from the Scope of Work and the Contract Price. If any of these items are required, they shall be addressed by a written Change Order at additional cost:

- Asbestos, lead paint, mold, or other hazardous-materials abatement, removal, transport, or disposal.
- Below-grade demolition, removal of foundations, slabs, footings, or underground tanks, unless specifically directed in writing.
- Soil remediation, environmental testing (other than the asbestos survey listed in the Scope), or contamination cleanup.
- Sidewalk, curb, street, or right-of-way repairs, including any work required by the City of Mount Vernon outside the property line.
- Utility company fees, deposits, or charges levied directly by Con Edison or other utility providers for disconnection or removal of service.



Webb Development Services Corporation

Alonzo G. Webb
34 East 1st Street, Mount Vernon, NY 10550
Tel: 914-473-5924 | 917-345-4083
Tel: 914-371-7372 | 914-371-7374
Fax: 914-371-7376
alonzo@webbdsc.com | webbdsc.com

-
- Surveying, engineering, or architectural services beyond those incidental to demolition permit filing.
 - Site security personnel, fire watch, or extended fencing beyond the temporary security fence described in the Scope.
 - Rodent extermination, pre-demolition pest control, or post-demolition site grading, fill, or restoration.

9. Insurance

Contractor shall maintain, at its own expense and at all times during performance of the Work, insurance coverage in amounts not less than:

- Commercial General Liability: \$1,000,000 per occurrence / \$2,000,000 aggregate.
- Workers' Compensation and Employer's Liability as required by New York State law.
- Commercial Automobile Liability: \$1,000,000 combined single limit.

Contractor shall provide Owner with Certificates of Insurance evidencing the foregoing coverages and naming Owner as an additional insured on the Commercial General Liability policy prior to commencement of the Work.

10. Indemnification

To the fullest extent permitted by law, Contractor shall indemnify, defend, and hold harmless Owner from and against any and all claims, damages, losses, and expenses (including reasonable attorneys' fees) arising out of or resulting from performance of the Work, but only to the extent caused by the negligent acts or omissions of Contractor, its subcontractors, or anyone for whose acts they may be liable.

11. Change Orders

Any change in the Scope of Work, Contract Price, or schedule shall be authorized only through a written Change Order signed by both Parties. Contractor shall not be obligated to perform additional work, nor shall Owner be obligated to pay for additional work, absent such a signed Change Order.

12. Termination

Owner may terminate this Contract for convenience upon seven (7) days written notice to Contractor. In the event of such termination, Owner shall pay Contractor for all Work performed through the date of termination, all materials properly ordered or delivered, and reasonable demobilization costs.

Either Party may terminate this Contract for cause upon ten (10) days written notice if the other Party materially breaches this Contract and fails to cure such breach within the notice period.



Webb Development Services Corporation

Alonzo G. Webb
34 East 1st Street, Mount Vernon, NY 10550
Tel: 914-473-5924 | 917-345-4083
Tel: 914-371-7372 | 914-371-7374
Fax: 914-371-7376
alonzo@webbdsc.com | webbdsc.com

13. Warranties

Contractor warrants that all Work shall be performed in a workmanlike manner, in accordance with applicable laws and codes, and free from defects in workmanship for a period of one (1) year from Substantial Completion.

14. Governing Law and Disputes

This Contract shall be governed by and construed in accordance with the laws of the State of New York, without regard to its conflict-of-laws principles. Any dispute arising under this Contract shall be resolved in the state or federal courts located in Westchester County, New York.

15. Entire Agreement

This Contract, together with any exhibits and fully executed Change Orders, constitutes the entire agreement between the Parties with respect to the Work and supersedes all prior negotiations, representations, or agreements, whether written or oral.



Webb Development Services Corporation

Alonzo G. Webb
34 East 1st Street, Mount Vernon, NY 10550
Tel: 914-473-5924 | 917-345-4083
Tel: 914-371-7372 | 914-371-7374
Fax: 914-371-7376
alonzo@webbdsc.com | webbdsc.com

EXHIBIT A

Existing Site Conditions — 230 South 2nd Avenue, Mount Vernon, NY

The following photographs document the existing condition of the structure at the time of contract execution. The structure exhibits significant fire and/or structural damage, including a partially collapsed roof, missing windows, and overgrown vegetation. The Site is currently secured with police line tape and a Mount Vernon DPW barricade. These photographs are incorporated by reference into the Scope of Work and reflect the conditions on which the Contract Price is based.



Webb Development Services Corporation

Alonzo G. Webb
34 East 1st Street, Mount Vernon, NY 10550
Tel: 914-473-5924 | 917-345-4083
Tel: 914-371-7372 | 914-371-7374
Fax: 914-371-7376
alonzo@webbdsc.com | webbdsc.com



Photo 1 — Front elevation view of structure



Webb Development Services Corporation

Alonzo G. Webb
34 East 1st Street, Mount Vernon, NY 10550
Tel: 914-473-5924 | 917-345-4083
Tel: 914-371-7372 | 914-371-7374
Fax: 914-371-7376
alonzo@webbdsc.com | webbdsc.com



Photo 2 — Street-level view showing perimeter fencing, vehicle in yard, and MVDPW barricade



Webb Development Services Corporation

Alonzo G. Webb
34 East 1st Street, Mount Vernon, NY 10550
Tel: 914-473-5924 | 917-345-4083
Tel: 914-371-7372 | 914-371-7374
Fax: 914-371-7376
alonzo@webbdsc.com | webbdsc.com

16. Signatures

IN WITNESS WHEREOF, the Parties have executed this Contract as of the date first written above.

CONTRACTOR:

Webb Development Services Corporation

Alonzo G. Webb, President

Date: _____

OWNER:

Printed Name / Title

Date: _____