

Monday, July 29, 2019

Brad Reiland
Allstate
175 1st Ave E
Shakopee, MN 55379

RE: Construction Proposal – 205 Lewis – Facade Enovation - Preliminary



Dear Brad:

We are pleased to provide you with the following proposal for providing construction services at located at 205 Lewis St S in Shakopee. This proposal is based on the drawings provided to us by Building Owner, onsite observations, and discussions with you and our prospective vendors. If you have any questions pertaining to the following proposal, please contact Brian with The Bainey Group to discuss.

The following represents an outline of the scope of work included in our proposal:

Our general conditions include necessary permits and fees, temporary waste disposal and toilets, insurance, clean up and street sweeping, as well as job supervision. The demolition will need to include the entrance vestibule, all necessary sidewalks, and the section of wall where the new storefront will be installed and its shoring. The landscaper will need to remove existing pavers before any concrete is sidewalk is removed. After the shoring a lintel spanning the opening will be supplied and installed. The drywall on the inside of the building will be patched up once shoring is complete. The tenant signs already on the building will be disconnected and removed. Aluminum storefront and right entrance door panel will be installed. The new sidewalk area will be re-graded, and concrete poured around future landscaped areas. Landscaping will include placing old pavers where they were after the new concrete sidewalk is poured, as well as placing four inches of top soil, and four inches of mulch in the landscaped areas. Plantings spanning the length of the building will accompany these areas. Two A-style awnings and one barrel awning will embellish the front of the building. A new sign displaying current tenants will be installed on the right side of the new storefront. A faucet will be re-located on the front of the building. Seven exterior light fixtures will be wired, three replaced and four brand new, this includes signage lighting.

Our proposal to provide construction services of the above referenced project is: **\$83,000.00**

COST BREAKOUT:

1. Of the above total price, costs eligible to be reimbursed by Shakopee's façade improvement program equal \$61,000.

Clarifications:

- We have **not** included **any** low voltage wiring, adjusting or **removal/demolition**, which includes but is not limited to: phone, data, fire alarm, security system, card readers, etc. unless specifically noted above in this proposal. We assume that this will be handled directly by the Owner/Tenant's vendor.
- We have not included any special fire protection or ratings that may be necessary for tenant's special use or existing building/city requirements.
- We assume that the drawings meet federal, state, and local codes and ordinances particularly relative to occupancies, parking requirements, toilet rooms, exits, etc.

- This proposal is subject to change in scope of work and cost upon final approval by the city or other governing jurisdictions. **Any costs associated with** additional requirements made by the city or governing jurisdictions are not included in this proposal and is to be paid for by the Owner.
- We do not include or have an allowance for any of the following unless specifically stated above: space planning, interior design, architectural design, testing, engineering, structural verification for any new HVAC equipment or anything else, screening, or structural design. If required by the city or other governing jurisdiction, the owner, or others, we can provide this service at an additional cost contingent upon the scope of work required.
- Final cleanup is figured only for the area where work scope of work occurred.
- The number of exit or emergency lights and fire extinguishers have been determined & figured on a good faith estimate or locations shown on plans; exact/final quantity and locations are determined upon final walkthrough with the inspector and at their discretion. Please note that after the city inspection(s), any additional required fire extinguishers or exit/emergency lights that are required and would incur additional costs to the owner/tenant at that time at no cost to us.
- This proposal may be withdrawn if not accepted in 30 calendar days or may be subjected to changes in price after the 30 calendar days.
- We have not figured any bonding for the project.
- No liquidated damages have been discussed or figured in our proposal. If liquidated damages need to be included in the contract, we reserve the right to revise or withdraw our proposal/pricing with the owner and subcontractors to account for the added risk/penalties.
- All work has been figured for normal business hours unless specifically stated above.
- We have included the cost of a standard building permit, but **NOT** included the cost of SAC & WAC charges, Park dedication fees or other charges any governmental agencies may require.
- **Due to the fact that a majority of the work included in this estimate is subject to unforeseen and/or existing conditions, or details not reflected in the construction documents, the above scope of work takes precedence.**
- We assume the existing systems i.e.: HVAC units, hot water heaters, lights, drinking fountains, plumbing systems, electrical systems and all other existing equipment are in good working condition; in the event a problem arises with anything existing, this budget estimate and final cost will change. We also assume complete use of these systems at no cost to us.
- The Bainey Group is a merit shop contractor that works with all labor forces and does not discriminate against those who may or may not have labor affiliations. On any of our projects, we expect that all qualified labor forces work together regardless of affiliation.
- Contractor will submit to Owner a partial invoice each month for work completed during that month. Payment of each invoice is due (10) ten days from the date of the invoice.
- Final payment is due upon substantial completion of the work.
- For payments not received within 10 days from the invoice, date a monthly charge of 1.5% may be added to the amount of the invoice. Contractor also reserves the right to stop work within (5) five days after notifying Owner due to non-payment of an invoice.
- We do not remove, transport, or dispose of any hazardous waste materials.
- This budget estimate or bid is conditioned on the inclusion of the following contract language: The work shall not include the detection; abatement; encapsulation; or removal of mold, mildew or fungi (hereafter "mold"). Our scope of work also does not include determining or eliminating the cause of any mold problems that may arise or currently exists. The customer/client is responsible for ensuring that the construction environment or building design is such as to minimize the presence of mold that may cause damage to the product being installed by the contractor. The contractor does not assume any responsibility or liability arising out of any claims or damages associated with claims against the contractor on the basis or existence of mold problems. This clause shall govern over any conflicting or inconsistent clause of the general contract, general conditions of the contract, special conditions, technical conditions, plans or specifications.
- If abatement of any hazardous products is specifically included in this project, we DO NOT, include any air-quality-testing upon completion of the project. We may provide air-quality-testing upon specific requests made by the owner, and at the owner's expense, however any costs associated with additional abatement or remediation are not included and the responsibility of the owner.
- Client/Tenant is responsible for all furniture system handling, electrical hookup and installation. No connection, disconnecting or handling of tenant's equipment is included.
- This written proposal has been created by The Bainey Group, Inc. and is intended for the sole use of the individual and entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. Any unauthorized review, use, disclosure or distribution of this proposal is prohibited. Thank you.

We appreciate having the opportunity to provide you with our proposal. If you have any questions or if we can be of further assistance, please call us at 763-231-8185.

Sincerely,



Brian Elliott
Sr. Project Manager
The Bainey Group, Inc.