

Pete Suhr
City of St Charles
2 E. Main St
St Charles, IL 60174
630-377-4405
psuhr@stcharlesil.gov

10/19/18

Re: 107-109 E Main Exterior Renovations

Pete,

We propose to furnish all labor and material required for a complete project per permit submittal plans dated 8/31/18 and the following scope.

Scope of Work:

1. Asphalt demo and excavation for rear ramp and drain tile
2. Rear concrete ramp with drain tile to interior sump pit
3. Remove front entrance ramp & replace with ADA compliant ramp
4. PVC line from interior sump pit to existing storm sewer in courtyard
5. Asphalt patching in rear courtyard
6. Painted steel guardrails and hand railings at rear ramp and basement stairs
7. Floor infills at front display areas to be removed
8. Infill rear basement windows with block & matching stone
9. Rear elevation LP board window infills
10. Furnish & install new Andersen E Series aluminum clad wood windows & doors
11. Framing & LP board above front curtain wall windows
12. New aluminum curtain wall windows & storefront entrance
13. Replace copper roofs at front bay windows
14. Repair & paint metal facing at bay windows
15. Paint brick below curtain wall windows
16. We include a \$10,000 allowance for brick tuck-pointing

Clarifications:

- We exclude any permit and inspection fees
- We exclude bedrock excavation if required
- We exclude winter conditions and temp heating
- We exclude unforeseen conditions & additional architect or engineer visits for inspections
- We exclude civil engineering and any changes resulting from City Engineering Department
- Any additional work will be cost of work plus 12% and additional time for estimating
- We include \$1,200 for a builders risk policy

Total - \$354,000.00

Alternate deduct for rear ramp, drain tile, connection to courtyard storm sewer and basement window infills : **Deduct \$68,000**

Alternate Phase 1A

Tuck-point masonry North elevation, furnish & install windows North elevation 2nd floor, replace bay window copper roofs, repair bay windows missing details & paint north elevation

Phase 1A \$105,920

We appreciate the opportunity. Please do not hesitate to contact me with questions we look forward to working with you on this project.

Respectfully,



Dennis Tynan

Schramm Construction Corporation



107-109 E Main Phase 1A - Partial North Renovation

Description	Cost	# Bids	Bid Range
Tuckpointing allowance	\$9,920.00	3	\$9,290 - \$18,850
Windows R&R	\$7,400.00	2	\$7,400 - 8,140
Wood trim repairs	\$1,280.00		SCC Budget
Temp enclosures	\$3,800.00		SCC Budget
Windows Material	\$10,500.00	1	\$10,500
Replace copper roofs & repair bay window details	\$18,225.00	2	\$13,850 - \$18,225
Caulking	\$3,500.00		SCC Budget
Paint north elevation	\$8,550.00	3	\$8,550 - \$9,650
Scaffolding	\$9,860.00	1	\$9,860
Subtotal	\$73,035.00		
General Conditions	\$16,300.00		
bond	\$1,200.00		
OH&P	12%		\$10,864.20
Project Total	\$101,399.20		
Insurance	1.50%		\$1,520.99
Contingency	\$3,000.00		
Total	\$105,920.19		