



**Global Power & Construction,  
Inc**  
Powered by RedTeam

# CONSTRUCTION PROPOSAL

10/22/2021

Bernie Laskowski  
Craft Urban

**Re:** 1660001 for **Craft Urban Local and Patio - Aurora, IL**

**Facility Name:** Craft Urban

Craft Urban, 41 South Stolp, Aurora, IL

## 01100 - General Conditions/Supervision/Insurance

1. General Conditions
  - Includes misc. construction related items for duration of project including: dumpsters, temporary fencing, fuel, online software, etc...
2. Supervision
  - Provide full time on site supervision for duration of project
  - Provide full time office administration for duration of project
3. Insurance
  - Includes insurance for duration of project

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## 01200 - Interior Demolition

1. Interior Demolition
  - Includes costs to demolish misc. remaining items on interior necessary for to begin construction including:
    - Plaster/drywall
    - Walls where 2nd floor bathrooms are to be
    - Flooring removal
    - Stairs for roof access
    - Existing storefronts/windows
    - Existing electrical/gas piping

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## 01400 - Excavation/Site Demolition

1. Excavation
  - Provide excavation for new concrete work
2. Site Demolition
  - Remove existing concrete stairs, stoop, etc... to prepare for new work

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## 01500 - Water Main

1. Water Main
  - Sawcut asphalt/concrete and remove to prepare for new water main
  - Excavate and remove spoils
  - Pressure tap for 4" water main
  - Run 4" ductile iron pipe water main to basement
  - Backfill trench, patch back asphalt and concrete
  - Provide traffic control while road open cut

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**01800 - Site Concrete/Building Concrete/Elevator Pit Concrete**

1. Site Concrete
  - Furnish and install new concrete stairs, sidewalk and curb at NW corner of building to access basement
2. Building Concrete
  - Install concrete at infills in basement
  - Sawcut and install concrete piers at column locations for bearing
3. Elevator Pit Concrete/Framing
  - Frame pit for elevator to bottom side of joists in basement
  - Pour concrete in pit 14" x 60"

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**02100 - Fencing**

1. Fencing
  - Furnish and install approx. (72 LF) of 4' high commercial aluminum fencing
  - Fencing to be installed in 36" concrete footings
  - Includes (2) 36" swing gates

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**02400 - Pergola Assembly**

1. Pergola Assembly
  - Furnish and install all materials and labor to complete full scope rough sawn cedar pergola assembly

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**02600 - Concrete Patio**

1. Concrete Patio
  - Furnish and install 4" concrete slab on grade with rebar and wire mesh throughout patio area

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**02900 - Exterior Wood Facade Work**

1. Exterior Wood Facade Work
  - Furnish and install new cedar plywood/trim assembly at front entrance facade per plans

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**03200 - Masonry/Beam Pockets**

1. Masonry
  - Cut new opening in exterior wall to prepare for new door
  - Install lintels, flashing, and drip edge for new door
  - Infill brick on top of steel beam above opening where storefront is going per plans
2. Beam Pockets
  - Cut in (4) beam pockets for interior beams to rest on

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**03600 - Fabrication/Erection of Structural Steel**

1. Fabrication/Erection of Structural Steel
  - Furnish and install (17) prime painted steel beams
  - Furnish and install (4) prime painted steel columns
  - Furnish and install (1) prime painted 21 riser steel tubular stair with corresponding platform and railings
  - Furnish and install (1) prime painted 2-line and wall railing for new exterior concrete stairs

-Furnish and deliver the following:

- Column anchor bolts and setting plates
- Steel beam bearing plates
- Steel lintel
- Shop drawings

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#### **04050 - Aluminum Storefront/Loose Glass**

1. Aluminum Storefront/Loose Glass
  - Furnish and install (black) aluminum storefront and glazing system per elevations shown on A4
  - Materials to be aluminum storefront in lieu of wood framing

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#### **04500 - Exterior Windows**

1. Exterior Windows - Materials
  - Allowance to furnish and deliver (10) exterior vinyl windows in masonry openings
2. Exterior Windows - Installation
  - Install (10) exterior vinyl windows in masonry openings

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#### **04900 - Roofing**

1. Roofing
  - Tear off existing roofing material down to substrate
  - Install 2x nailers as needed for coping installation to build up roof height where needed
  - Install 1/2" mechanically fastened HD insulation on masonry walls for proper TPO wall flashing adhering
  - Install (2) layers of 2.6" mechanically fastened poly-iso insulation over entire roof deck to achieve R-value of R30
  - Over new insulation, install new .60 mil fully adhered TPO roofing membrane
  - Install new 24 GA finished metal coping on parapet walls with continuous cleat and internal splice plates
  - Install new 24 GA finished scupper box with 4x5 downspouts to replace existing
  - Includes (20) year manufacturers warranty

-EXCLUDES DECK REPLACEMENT - Deck to be billed at \$150/ 3/4" sheet to replace if necessary

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#### **05400 - Drywall & Framing/Carpentry/ACT/Insulation/South Wall Allowance**

1. Drywall & Framing
  - Furnish and install metal stud framing with 3 5/8" or 6" 20 GA studs per plans
  - Frame soffits with 15/8" metal studs
  - Furnish and install drywall at all newly framed walls with (1) layer of 5/8" type X drywall
  - Furnish and install drywall at basement ceiling with 5/8" type X drywall attached to existing joists
  - Furnish and install durock at all areas to receive FRP and wall tile

-EXCLUDES DRYWALL CEILINGS IN BASEMENT STORAGE AREA
2. Carpentry
  - Install (20) HM/wood doors, frames and hardware
  - Install wood backing for all wall mounted accessories
  - Furnish and install FRP per finish schedule
  - Install bathroom accessories
3. ACT
  - Furnish and install 2x2 vinyl rock acoustical ceiling tiles in 15/16th grid in bathrooms and kitchen only

-EXCLUDES ACT AND GRID IN ANY AREAS OTHER THAN BATHROOMS AND KITCHEN
4. Insulation

*-Furnish and install sound attenuation batt insulation at interior walls*

5. South Wall Allowance

*-Allowance to repair south wall where wall is open to exterior. Includes framing, sheeting, insulation, etc..*

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**05600 - Shoring/Stairwell Opening**

1. Shoring/Stairwell Opening

*-Provide shoring prior to cutting new joist opening for stairwell*

*-Once shoring is in place, cut and remove joists to prepare for new stairwell opening*

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**05800 - Lula Elevator**

1. Lula Elevator

*-Furnish and install (1) 1400 lbs Lula Elevator*

*-Includes the following:*

*-42" wide x 60" deep car*

*-Single automatic push button*

*-13' 3" travel height*

*-3' 0" x 6' 8" door opening*

*-Submersible pump with variable speed valve*

*-Cab walls: Plastic laminated wall panels*

*-Cab doors: 2 speed sliding cab doors with light curtain sensor (powder coated see alternate below)*

*-Ceiling: White with recessed (4) incandescent down lights*

*-Engineered drawings included*

*-ADD: \$13,000 FOR STAINLESS STEEL DOORS IN LIEU OF POWDER COATED*

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**06200 - Doors, Frames, and Hardware**

1. Doors, Frames, and Hardware

*-Furnish and deliver the following:*

*-(21) HM door frames*

*-(5) HM doors*

*-(16) wood doors*

*-Door hardware per plans*

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**06600 - Fire Sprinkler**

1. Fire Sprinkler

*-Design, submit, furnish and install approved full scope fire sprinkler system per NFPA 13 and local authority having jurisdiction*

*authority having jurisdiction*

*-Furnish and install full scope wet fire sprinkler system per plans and specifications including all necessary material, labor, lifts, etc..*

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**07100 - Fire Alarm**

1. Fire Alarm

*-Furnish and install new full scope fire alarm system per local authority having jurisdiction requirements including: panel, bells, strobes, pull stations, alarms, radios, etc..*

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**07400 - HVAC**

1. HVAC

*-Furnish and install full scope HVAC package including:*

*-RTU units*

- Associated ductwork distribution throughout
- Grilles and diffusers
- Exhaust vents
- Electric heaters
- Kitchen hood, make up air unit, hood exhaust fan, ansul system, stainless steel backsplash and shroud
- Thermostats
- Duct insulation
- Gas piping
- Test and balance

-ADD \$18,000 FOR EXPOSED SPIRAL ROUND DUCT

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## 07700 - Electrical

### 1. Electrical

- Furnish and install full scope electrical distribution package per plans including:
- All conduits, wiring, etc... for all new outlets, switches, sensors, etc...
- Light fixture package
- Lighting controls
- New 400 amp CT cabinet and feeders
- New electrical panels
- Rough in for low voltage/special systems ONLY (low voltage, cameras, speakers, etc... by OWNER)
- Power to equipment

-EXCLUDES ALL DATA/LOW VOLTAGE, CAMERAS, MUSIC SPEAKERS, ETC...

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## 08100 - Plumbing

### 1. Plumbing

- Furnish and install full scope plumbing distribution package per plans including:
- Above/below ground waste and vent piping
- All hot and cold domestic water distribution
- Fixtures per plumbing schedule
- Water heaters, RPZ, backflow preventer, etc...
- Floor drains, clean outs, sinks, treatment tables, wall hydrants, washer boxes, sediment traps, etc..
- New (500) gallon grease trap
- Elevator pit and pump

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## 08800 - Bar Millwork/Countertop

### 1. Bar Millwork/Countertop

- Furnish and install laminate bar countertop

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## 09050 - Flooring/Vinyl Base

### 1. Flooring/Vinyl Base

- Furnish and install the following flooring:
- New 1/4" underlayment on all areas on 1st and 2nd floor to receive flooring
- LVT throughout 1st and 2nd floor (besides kitchen)
- VCT throughout basement and kitchen
- Vinyl base at all new flooring areas

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## 09200 - Interior/Exterior Painting

### 1. Interior/Exterior Painting

- Furnish and install full scope paint package including:

- Paint at all new drywall walls, soffits, and ceilings
- Paint at all existing interior masonry walls
- Paint HM doors and frames
- Paint misc. wood trims inside
- Paint exposed ceilings on 1st and 2nd floors

### 09300 - Wall Tile

1. Wall Tile
  - Furnish and install wall tile at bathroom wet walls

### 09800 - Bathroom Accessories/Bathroom Partitions/Fire Extinguishers

1. Bathroom Accessories/Bathroom Partitions/Fire Extinguishers
  - Furnish and deliver the following bathroom accessories:
    - (12) grab bars
    - (5) stainless steel mirrors
    - (4) soap dispensers
    - (4) paper towel dispensers
    - (4) toilet paper dispensers
  - Furnish and deliver the following bathroom partitions:
    - (3) toilet compartments with doors
    - (2) grab bar reinforcements
  - Furnish and deliver the following fire extinguishers:
    - (3) fire extinguishers
    - (1) type K fire extinguisher for kitchen

### 10200 - Kitchen Equipment

1. Kitchen Equipment
  - Provided by owner

### 10270 - Freezers/Coolers

1. Freezers/Coolers
  - Provided by owner

### 10350 - Beer/Soda Work

1. Beer/Soda Work
  - Provided by owner

### 10520 - Final Clean

1. Final Clean
  - Provide full scope construction clean up at end of project

**Price:** \$ 1,341,960.00 One Million Three Hundred Forty One Thousand Nine Hundred Sixty Dollars and Zero Cents

**Time:** The duration of the Work to achieve Substantial Completion will be **120 calendar days**.

**Terms:** NET30, 10% Retainage

- Clarification(s):**
- No abatement of any kind
  - No overtime included
  - No design fees included
  - No permit fees included
  - No hauling of unsuitable soils
  - No utility fees included (ComEd, Nicor, etc...)
  - No abatement of any kind
  - No overtime included
  - No design fees included
  - No permit fees included
  - No hauling of unsuitable soils
  - No utility fees included (ComEd, Nicor, etc...)

**Expiration:** This Proposal shall remain open for 30 calendar day(s).

**Attachment(s):** Plans & Specifications  
Schedule Of Values

Please contact me at 630-556-4161 or via e-mail [ryan@globalpowerconstruction.com](mailto:ryan@globalpowerconstruction.com) if you have any questions or require additional information.

Regards,

**Ryan M. Kovarik**

**Vice President**

**Global Power & Construction, Inc**

**P.O. Box 307 Big Rock, Illinois 60511**

**7S882 Camp Dean Road Big Rock, IL 60511**

### ACCEPTANCE OF PROPOSAL

The Scope of Work described above supersedes any and all prior communication about this Work. By accepting this Proposal, Customer understands that changes to the scope for any reason not controlled by **Global Power & Construction, Inc** may result in additional charges. Invoices for Work completed shall be presented at least monthly and shall be due within 30 days. In the event **Global Power & Construction, Inc** is required to pursue any collection efforts to be paid, Customer shall be responsible for all of **Global Power & Construction, Inc's** attorney's fees and costs incurred pre-suit, in litigation, and any appeals which ensue, together with interest on all unpaid amounts at 1 1/2 % per month.

Customer Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Craft Urban



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# PLANS AND SPECIFICATIONS

**Project: 1660001 - Craft Urban Local and Patio - Aurora, IL**

**Date: 10/22/2021**

**Document: 1660001**

The following contract documents are hereby incorporated by reference. These documents may be viewed online and downloaded in their entirety at: <https://globalpower.redteamssoftware.com/planroom>

*\*Enter Project Number **1660001** when accessing the online planroom.*

Name	Date	Author	Scope
<a href="#">Existing Pictures</a>	07/22/2021	Global Power & Construction, Inc	Original
<a href="#">CU41 - PERMIT SUBMITTAL 1.28.21</a>	07/22/2021	Global Power & Construction, Inc	Original

Global Power & Construction, Inc: \_\_\_\_\_

Customer: \_\_\_\_\_



**Global Power & Construction,  
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## SCHEDULE OF VALUES

**Project: 1660001 - Craft Urban Local and Patio - Aurora, IL**

**Date: 10/22/2021**

**Document: 1660001**

	Description of Work	Scheduled Value (\$)
1	General Conditions/Supervision/Insurance	88,000.00
2	Interior Demolition	15,000.00
3	Excavation/Site Demolition	7,000.00
4	Water Main	38,000.00
5	Site Concrete/Building Concrete/Elevator Pit Concrete	16,000.00
6	Fencing	12,000.00
7	Pergola Assembly	35,000.00
8	Concrete Patio	8,000.00
9	Exterior Wood Facade Work	4,500.00
10	Masonry/Beam Pockets	14,500.00
11	Fabrication/Erection of Structural Steel	100,000.00
12	Aluminum Storefront/Loose Glass	34,000.00
13	Exterior Windows	16,000.00
14	Roofing	60,000.00
15	Drywall & Framing/Carpentry/ACT/Insulation/South Wall Allowance	120,000.00
16	Shoring/Stairwell Opening	8,500.00
17	Lula Elevator	82,000.00
18	Doors, Frames, and Hardware	27,000.00

19	Fire Sprinkler	45,000.00
20	Fire Alarm	20,000.00
21	HVAC	120,500.00
22	Electrical	200,000.00
23	Plumbing	101,000.00
24	Bar Millwork/Countertop	8,000.00
25	Flooring/Vinyl Base	54,000.00
26	Interior/Exterior Painting	20,000.00
27	Wall Tile	8,000.00
28	Bathroom Accessories/Bathroom Partitions/Fire Extinguishers	5,000.00
29	Kitchen Equipment	0.00
30	Freezers/Coolers	0.00
31	Beer/Soda Work	0.00
32	Final Clean	5,000.00
33	Fee	69,960.00
Total (\$)		<b>1,341,960.00</b>