



ESTABLISHED 1923

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Commercial Contracting
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Demolition and Stabilization of Victory Centre Budget Pricing Breakdown 01/24/24

General Trades		
1	General Demolition, Structural Backfill and Seeding	\$500,000.00
2	Existing Door In-Fill	\$2,000.00
3	Two Areas of Pipe Tunnel Foundation In-Fills	\$5,000.00
4	Masonry Reinforcement, Stabilization, In-Fills	\$225,000.00
5	Wall Framing and Sheeting for EIFS Substrate	\$68,000.00
6	Standard EIFS Finish with Multiple Colors and Sealants	\$98,000.00
7	Concrete Retaining Wall System	\$16,000.00
8	Metal Roof and Metal Wall Cap/Coping Systems	\$25,000.00
9	Framing and Plywood Sheeting over Chimney	\$5,500.00
10	Top of Wall Wood Backing	\$9,000.00
11	Miscellaneous Existing Roof Protection and Patching	\$10,000.00
12	Miscellaneous Labor and Materials	\$15,000.00
Sub-Total:		\$978,500.00

General Construction & Conditions		
	R. Berti Not-To-Exceed Fee	\$94,500.00
	Payment and Performance Bonds	\$13,900.00
	Building Permit and Review Fees - To Be Paid by Owner	\$0.00
Sub-Total:		\$108,400.00

Construction Total: **\$1,086,900.00**

At this stage of the project we recommend adding a contingency allowance for unknown items and details.

10% Contingency Allowance: **\$108,690.00**

Grand Total: **\$1,195,590.00**



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Proposal for Victory Center Demolition and Stabilization
Proposal for Services
January 24, 2024

We are pleased to provide our proposal for Construction Management of the Victory Center Demolition and Stabilization project.

We believe that the best way to develop any construction project is to get a full group of team members on board as early as possible in the process. This means that the owner, architect, engineers, and construction team are working together to ensure that the project is completed within the budget and the scheduled timeframe.

We have built a reputation in our community for building excellence and integrity in all our business dealings. We are familiar with this project, and we will become part of your team for a successful project.

This project is more than just a standard demolition project, there is a process to proceed with this work to stabilize the remaining walls and areas of the existing building. In addition, there is work that must be done in a particular order so that the occupied portions of the adjacent building remain safe and in working order.

Our proposal consists of the following items:

Cost for Demolition and Stabilization Phase Services

- We will provide coordination of the bidding process by writing up a complete scope of work into different bid categories that can be published and bid by multiple contractors. The bidding would be separated into different bid packages such as: Demolition, Masonry Stabilization, Carpentry/EIFS, Concrete, Metal Roofing, etc.
- We will provide project management and site supervision of the work throughout the project as well as updates and meetings with the owner, architect, etc.
- We have provided budget costing and will develop and update a project schedule.
- We will provide general cleanup, temporary bathroom facilities, garbage dumpsters and a temporary 6' chain link fence that will secure the project site.
- We will provide liability, and workmen's compensation insurance
- We will provide one payment and performance bond that will cover all costs for the project including other contractors, materials, etc.

Our Total Not-To-Exceed Fee = \$94,500.00**

** In the event that some items such as refuse dumpsters, general cleanup, temporary fencing costs come in less than we have budgeted, we will credit those amounts back to the City of Joliet.

Any unused amount of contingency would be fully refunded to the City of Joliet as well.

We welcome any of your questions. Thank you for the opportunity to present our proposal.

Sincerely,

Richard J. Berti
President