



Building. Solutions.

May 9, 2025

Effingham County Board Administrator
Angie Thompson
101 North Fourth Street
Effingham, Illinois 62401
athompson@effinghamcountyil.gov

Re: Effingham County Office Building 1st Floor Remodel
Project # 25191

Effingham County Board Members,

We propose to provide construction services for the proposed construction/remodel of the 1st floor bathroom, hallway and office space in the County Office Building in Effingham Illinois in accordance with the contents of this proposal. We have based our proposal on the RFP prepared by the Effingham County Board dated April 15, 2025.

Effingham County Office Building Remodel – Base Bid – \$41,050.00

On behalf of AKRA Builders, Inc., thank you for the opportunity to partner with the Effingham County Board and provide a budget proposal for this project.

Due to ongoing material cost fluctuations, this proposal is only good for 10 days.

Do not hesitate to contact me at 217-857-3109 or via e-mail (tstanford@akrabuilders.com) with questions or to discuss next steps.

Regards,

AKRA BUILDERS, INC.

Troy Stanford
President



DIVISION 1 – GENERAL REQUIREMENTS

AKRA Builders will provide the following:

1. Provide Project Management, site supervision and layout.
2. Provide one (1) dumpster and disposal.
3. Prevailing wages are included.
4. Removal and reinstallation of display case.
5. Building Permit is included.
6. Stamped drawings for permit are included. (City required)
7. Work to be performed during normal working hours Monday – Friday.
8. Worked based on a 3 week schedule. Material securing (wall tile) will dictate start date.
9. After hours and overtime is **not** included.
10. Sales tax is **not** included.
11. Based upon a mutually agreeable AIA contract.
12. Payment performance bonds are not included.
13. Any work for hidden mechanicals in east wall of bathroom is not included.
14. AKRA will need to occupy at least 2 parking spots in front of building for dumpster and work area.
15. Temporary utilities **not** included. Owner to provide temporary power.

DIVISION 2 - SITWORK

Sitework is **not** included

DIVISION 3 - CONCRETE

Concrete is **not** included

DIVISION 4 – MASONRY

Masonry is **not** included

DIVISION 5 – STRUCTURAL AND MISCELLANEOUS STEEL

Structural is **not** included

DIVISION 6 – CARPENTRY

AKRA Builders will provide the following:

1. Take out 2 doors and hardware for re-use.
2. Installation and removal of dust walls.
3. Framing walls to deck above.
4. Frame door opening in bathroom for new door location.
5. Daily and final clean-up.

DIVISION 7 – THERMAL MOISTURE PROTECTION

AKRA Builders will provide the following:



1. R-13 sound batt fiberglass insulation in walls built.

DIVISION 8 – DOORS AND WINDOWS

AKRA builders will provide the following:

1. Removal and relocation of 2 existing doors and all hardware.

DIVISION 9 – FINISHES

1. 5/8" painted drywall to match existing colors to the best of our ability.
2. Wrap old door jamb into Sheriff's office with drywall and paint.
3. 4" vinyl base on all new walls to match existing.
4. Wood painted trim to match existing.
5. New tile to match existing in bathroom where door was removed.
6. New wall angle for ceiling grid on new walls, all tiles cut and patched back in.
7. Floor tile installation figured, no material figured. Floor tile supplied by owner.

DIVISION 10 – SPECIALTIES

AKRA Builders will provide the following:

1. Relocation of fire extinguisher cabinet to "public" side of wall in elevator hallway.
2. Nothing included for adding sprinkler heads.

DIVISION 11 – EQUIPMENT

Equipment is **not** included.

DIVISION 13 – SPECIAL CONSTRUCTION

AKRA Builders will provide the following:

1. Relocation of existing fire alarm strobe in bathroom.
2. Add 2 new fire alarm strobes in new rooms created by new partition walls.

DIVISION 15 – MECHANICAL

Mechanical is **not** included.

Plumbing is **not** included.

HVAC is **not** included.

DIVISION 16 – ELECTRICAL

AKRA Builders will provide the following:

1. Relocate light fixtures as needed.
2. Relocate switch for light in bathroom.
3. Rewire switches and lights in the new rooms.

