

GRUNLOH

BUILDING, INC.

Division 16000: Electrical

- Included material and labor to complete electrical scope including:
 - Relocate 2x4 troffer lights and rework switches to accommodate new wall in conference room.
 - Relocate switch in bathroom to latch side of new door location.
 - Provide new 2x2 lay in light fixture at location of existing broken light. Assumes wiring from existing light can be re-used.
 - Relocate horn strobe in bathroom to accommodate new door location and add (1) horn strobe in south half of conference room.

Exclusions and Qualifications

The following exclusions and qualifications are incorporated as part of this scope letter.

- We exclude utility fees, or any other tap or development fees.
- We exclude building permit fees, as we assume these will be waived by the city.
- We exclude any additional work, which may result from subsequent review by the building department official, local Fire Marshall, or other government authorities including health department.
- We do not include any overtime, premium time, or shift work. There are no provisions for force majeure, inclement weather, strikes, work stoppages, slowdowns, or other conditions beyond the contractor's control.
- We exclude any architectural or engineering fees.
- The form of contract must be acceptable to the contractor.
- We exclude a bid bond.
- We exclude winter conditions or temporary heating.
- We exclude materials testing, as we feel it is not required.
- We exclude costs for temporary utilities as we assume these are to be provided by owner via existing building.
- We exclude factory mutual requirements.
- We exclude asbestos and/or hazardous waste handling and/or removal
- We exclude any perimeter fencing/barricades.
- We exclude any fire suppression system work.

Total Proposal:

\$ 63,685.00

We thank you again for the opportunity to submit this proposal and look forward to moving forward with the project. Please do not hesitate to reach out with any questions.

Respectfully submitted,



Patrick Grunloh, President



Friday, May 9, 2025

Angie Thompson

Reference: Effingham County Board Office
1st Floor Remodel Project
101 North Fourth Street, Suite 301
Effingham, IL 62401

We appreciate the opportunity to work with you on the above referenced project. The following outlines our proposed scope for each division of construction for the project and is based on the RFP dated April 15, 2025 and subsequent site visits since that date.

Division 1000: General Requirements

- Assumes a 5-week construction schedule. A detailed project schedule will be provided within 2 weeks of contract issuance.
- Included costs to develop floor plan for building official review. Assumed architect/engineer stamped plans are not required.
- Included coordination and supervision of all subcontractors and vendors under our proposal.
- All construction personnel will be required to adhere to OSHA CFR 1926 and follow all safety procedures outlined in Grunloh Building, Inc. Safety Manual.
- Work trucks, mobile phones, computers, and weekly progress photos and reports.
- Dumpster for construction debris and portable sanitary facilities for construction personnel.
- Construction progress cleaning and final cleaning.
- We have included a general 1-year material and labor warranty on all work.
- This estimate does not include: bid bond, builder's risk, monthly utility fees or tap fees, temporary security fencing, overtime or shift work.

Division 6000: Carpentry

- Included material and labor to install 2x4 wood stud framed partition in the conference room & hallway at location of new secure entrance.
- Included material and labor to install sound batt insulation in new walls.
- Included material and labor to frame opening for new bathroom door.
- Included material and labor to install dust partitions as needed.

Division 8000: Doors and Windows

- Included material and labor to remove and relocate (2) hollow metal frames and wood doors.
 - Assumed all door hardware can be re-used.

Division 9000: Finishes

- Included material and labor to install drywall on all new vertical wall surfaces to a level 4 finish.
- Prime and provide 2 coats of finish paint to all new drywall surfaces. Existing wall surfaces will be painted to a natural break point to provide consistent finish.
- Included material and labor to remove and re-install acoustical ceiling grid and tile at new wall locations.
- Included material and labor to demo 2x2 mosaic wall tile in the bathroom on entire south and east walls, and reinstall new tile of similar size.
 - Assumed existing wall tile is not salvageable.
- Included material and labor to install vinyl base at new walls.
- Included material and labor to install wood accent trim to match existing detail on lobby side of new wall.

Division 10000: Specialties

- Included material and labor to relocate existing fire extinguisher cabinet into lobby side of new wall.
901 North Second Street • Effingham, IL 62401 • 217-342-2221 • BuildwithGrunloh@GrunlohBuilding.com