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May 13, 2014

Rev. Allan B. Johnson-Taylor, Rector  
St. Paul's Episcopal Church, Rock Creek Parish  
Rock Creek Church Road & Webster St. NW  
Washington, DC 20011

Re: St. Paul Episcopal Church Interior Renovation  
General Construction Services Proposal

Dear Rev. Johnson-Taylor:

We are pleased to present this Lump Sum Proposal for General Construction services for the interior renovation at 201 Allison St, NW.

In accordance with our site meeting on May 2, 2014 and the bid documents, we understand the project requirements as follows:

## **I. Project Requirements**

1. Basement renovation to the Multipurpose room and adjacent Service Room as per design by RM Sovich Architecture. Design documents taken into consideration include the Project Manual, Drawings A0000, A0001, A0011, A0011-A and A0021 dated 01/09/2014 referencing Project #13038.

## **II. Detailed Scope of Work**

1. Partition off work area with plastic to minimize dust migration to occupied spaces.
2. Cover return air registers within work space with temporary filter media.
3. Daily cleanup of debris to ensure a clean and safe work area.
4. Demolition as required to contractor supplied dumpster. We will coordinate dumpster location on-site with Facilities.
5. 8'-0" H custom wood, glazed room dividers in the existing multipurpose room as per drawing A0011 including doors, hardware, glazing, shelving complete and finish painted.
6. Partition wall, bulkheads, closet door with hardware, drywall infill and blocking as required to match existing adjacent construction.
7. Laminate cabinetry, laminate and solid surface countertops including shelving, backsplash, hardware and sink.
8. Hollow Metal windows with 1/4" laminated safety glass.
9. Remove and replace ceiling grid and tile only as required to perform work. We have included replacing all ceiling tile in the Service Room as a value added inclusion (not

indicated on plans).

10. Replacement of existing vinyl flooring in Service Room. We have included normal floor prep and as a value added inclusion, we will perform additional prep around the existing access door in the center of the Service Room to eliminate the existing tripping hazard (not shown on plans).
11. Painting of new work only in multipurpose room. Painting of Service Room complete has been included as a value added inclusion (not indicated on plans).
12. Relocation and additional sprinkler heads as indicated.
13. Relocate ceiling diffusers with flex duct.
14. Disconnect and reconnect plumbing for new sink.
15. Install three 20-amp, 120 volt receptacles in the new wall for Multipurpose Room service area. Install one 20-amp, 120 volt GFCI receptacles in the existing wall at the Service Room sink. Wiring using MC-type cable.
16. Trade permits and inspections as required.

### III. Cost Proposal

BASE BID:	\$78,000
FEE (6.0%):	\$ 4,680
LIABILITY INSURANCE (1%):	\$ 827
<b>TOTAL:</b>	<b>\$83,507</b>

#### **ALTERNATES (not included in BASE BID)**

<i>Alternate #1 - Steelcase Privacy Wall - Includes Group 1 Cherry Veneer on all frames, doors and frames</i>	\$81,100
<i>Alternate #2 - Allowance for (5) additional convenience outlets using existing 120-volt circuits (based on locations are selected prior to start of construction)</i>	\$ 600
<i>Alternate #3 - Payment &amp; Performance Bond (bond letter attached)</i>	\$ 2,923

### IV. Anticipated Schedule

#### **BASE BID: (6 weeks)**

Work to commence within 2 weeks of Contract award with a 5-week duration.

#### **IF ALTERNATE #1 IS SELECTED: (12 weeks)**

Work to commence within 8 weeks of Contract award with a 5-week duration.

- Prepare and submit Steelcase Shop Drawings (2 weeks)
- Architect Review and Approval of Submittal (2 weeks)
- 50% Deposit Required
- Fabrication/Delivery of Steelcase (6 weeks)
- Balance of work to overlap Steelcase fabrication. Work commences 3 weeks after fabrication begins with completion 2 weeks following the Steelcase delivery.

**V. Clarifications/Exclusions**

1. We assume all work to be completed during normal business hours.
2. We assume a clear and uninterrupted access for our work.
3. We assume the space will be non-occupied for the duration of our work.
4. Building permit to be obtained by others.
5. We have not included bringing any pre-existing condition up to code.
6. 3rd Party inspection fees if required by others.
7. This proposal is contingent on negotiating a mutually acceptable Contract.
8. Mobilization Payment will be made net 10.
9. If the alternate for Steelcase supplied architectural glazed partitions is exercised, a deposit of 50% of the Vendor's purchase order is required up front.
10. Temporary utilities and a temporary construction office is called out in the Project Manual. An office is not deemed necessary for this work and we plan to utilize existing receptacles within the LOD for temporary construction power for hand tools.

This proposal is our interpretation of the services required for the interior renovation at St. Paul Episcopal Church.

Please advise if you have any questions or comments.

Sincerely,



Cedric Lowe  
Project Manager

**AGREED AND ACKNOWLEDGED BY:**

\_\_\_\_\_  
Rev. Allan B. Johnson-Taylor, Owner's Representative

\_\_\_\_\_  
Date

October 28, 2013

RAM Contracting Services  
400 East Pratt Street, Suite 800  
Baltimore, MD 21202

RE: Bonding

Dear Mr. Marshall,

This is to inform you that Minority & Women Educational Labor Agency will bond RAM Contracting Service in the amount of \$1,000,000.00 as long as RAM Contracting Services meets all of the underwriting requirements of the surety company.

Any questions please feel free to email or call our office.

Thank you,



Marc Little  
President/CEO