

MARTIN CEMENT COMPANY
QUALITY CONCRETE WORK
25 FORESTWOOD DR. • ROMEOVILLE, IL 60446
(815) 886-0400 • FAX (815) 886-0455

June 3, 2024

Attn: Estimating

Re: 1305 E. Algonquin Road
Mt. Prospect, IL

We propose the following price to furnish labor, materials, and equipment as it applies to the concrete scope of work for the above referenced project.

Work to be in accordance with civil drawings by Kimley Horn dated 4/26/24, structural drawings by McCluskey Engineering Corporation dated 4/29/24, architectural drawings by Harris Architects Inc. dated 5/30/24, and the below list of items.

INCLUSIONS:

A. Building.

1. Excavate, reinforce, and pour trench 2'x3' foundation. Spoils to be cast outside of building line to be handled by others.
2. 2"x 4' vertical and 2"x2' horizontal insulation at perimeter.
3. Additional 3"x4' vertical insulation on dock wall.
4. Form, reinforce, and pour perimeter column footings per the schedule in the structural drawings. Excavation and backfill by others.
5. Form, reinforce, and pour interior column footings, per the schedule in the structural drawings. Excavation and backfill by others.
6. Set anchor bolts and grout setting plates.
7. Form, reinforce, and pour two (2) dock retaining wall per details in the structural drawings. Excavation and backfill by others.
8. 10"x12" curtain wall curb at office areas.
9. Fine grading of base material.
10. 7" concrete floor slab, unreinforced with an overall average tolerance of Ff50/F145.

11. 10 mil vapor retarder under office interior slab on grade.
12. Form, reinforce, and pour fifty-four (54) dock pits. Excavation and backfill by others.
13. Form and pour one (1) jockey pump pad, one (1) fire pump pad, and one (1) electrical switchgear pad.
14. Provide concrete washout dumpsters.
15. Interior flatwork to receive one (1) coat application of Med-Cure by W.R. Meadows or equivalent.

B. Site.

1. Fine grading of base material at walks. Walk fill to be furnished by others and placed by Martin Cement Company.
2. 5,760 SF of 5" concrete walks, unreinforced.
3. B.6-12 concrete curb and gutter, reinforced with 2#4 bars continuous. Curb to be depressed and reversed where indicated on civil drawings.
4. B.6-24 concrete curb and gutter, reinforced with 2#4 bars continuous.
5. 706 LF of 12" tall heavy-duty curbs, reinforced with 3#5 bars continuous.
6. 8.5" concrete dock apron, unreinforced (44,682 SF).
7. 8.5" dolly pads, unreinforced (1,790 SF).
8. 8" curb island slab, unreinforced (116 SF).
9. 8" street apron, reinforced 6x6x6 gauge w.w.m.
10. Two (2) 8.5" drive-in door aprons, unreinforced.
11. Stoops, thirteen (13) each 5'x5', unreinforced.
12. Set and fill thirty-three (33) 6" steel pipe bollards. Bollards provided by others.
13. Twenty-eight (28) drilled piers for metal stairs, four at each staircase.
14. Provide concrete washout dumpsters.
15. Exterior flat work to receive one (1) coat of Cure & Seal by SpecChem or equivalent.

PRICE FOR PROJECT AS OUTLINED:

Building	\$ 1,569,700.00
Site	\$ 569,770.00
TOTAL	\$ 2,139,470.00*

UNIT COST to set and fill 6" steel pipe bollards, bollards provided by others. *This unit cost is only good for quantities of 10 or more bollards and does not include bollards that are hand dug.

ADD	\$ 600.00/EA.
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Alternate #1: Add for one (1) monument sign base to include: a 1'x6' concrete footing and 3'x4' concrete foundation wall. Excavation and backfill by others.

ADD	\$ 6,260.00
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Alternate #2: Add for an additional office space in the Southeast corner to include 10 mil vapor retarder and 10"x12" curtain wall curb as shown in the architectural and structural drawings.

ADD	\$ 4,730.00
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Alternate #3: Deduct fourteen (14) load leveler pits for a total of forty (40) load leveler pits, in lieu of fifty-four (54) load leveler pits. All else equal in building scope of work.

DEDUCT	(\$ 30,300.00)
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Alternate #4: Add to provide and place 10 mil vapor retarder under the entire interior slab on grade, in lieu of under office areas only.

ADD	\$ 65,820.00
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Alternate #5: Winter conditions for foundations to include, thermal blanket delivery and rental, blanketing labor, and heated ready-mix service premium. Price does not include any work pertaining to dock retaining walls or frost depth column pads.

ADD	\$ 31,900.00
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Alternate #6: Winter conditions for interior slab on grade and load leveler pits to include, heated ready-mix service premium. Price does not include any blanketing. This price assumes that the interior concrete floor slab is poured in one mobilization under a sealed roof with a minimum subgrade temperature of 50 degrees Fahrenheit (provided by others).

ADD	\$ 59,360.00
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Alternate #7: Add to form and pour two (2) concrete stairs and landing on Southside of the building per detail 7/S3.2. Excavation and backfill by others

ADD	\$ 7,200.00
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***Unless otherwise noted, this price is only good for thirty (30) days from the date of this proposal. Martin Cement's obligation to perform the work referred to in this proposal is subject to negotiation of an acceptable contact, the approval and acceptance of which is subject to our sole discretion.**

Notwithstanding anything else to the contrary, including any provision of ACI 301-16 (or it's replacement), this proposal assumes that supports, such as chairs or bricks, for the reinforcement (whether welded wire mesh, barmats, rebar or otherwise) shall be placed no closer than three (3) feet on center."

Price assumes up to 1.5% calcium chloride will be allowed in floor slab concrete (if calcium chloride is not allowed, there will be an additional charge for use of non-chloride accelerator.

This price assumes that the interior concrete floor slab is poured in one mobilization under a sealed roof with a minimum subgrade temperature of 50 degrees Fahrenheit (provided by others).

EXCLUSIONS:

1. Concrete testing.
2. Excavation, supply, or installation of fill material, other than as indicated above.
3. Layout or field engineering.
4. Furnishing of miscellaneous steel items.
5. Caulks, hardeners, or sealers.
6. Winter conditions and protection.
7. Temporary heating of buildings.
8. Pumping of ground water.
9. Providing or setting of guardrails/handrails or sleeves.
10. Concrete work for other trades.
11. Wet cure.
12. Damp proofing/water proofing.
13. Any work as it pertains to storm traps, catch basins, or storm drainage.

14. Placing of flatwork on sand or pea gravel.
15. Generator, mechanical or housekeeping pads.
16. Transformer pad.
17. Sign bases, monument sign bases, light pole or flag pole bases.
18. Demolition of any kind.
19. Epoxy coated reinforcement.
20. 15 mil vapor retarder under interior slabs on grade per note 14 on S0.0.
21. Any work pertaining to detail 3/S3.2 (not shown on plans).
22. Street patch.
23. IDOT standards.
24. Any material escalations beyond 12/31/24.
25. Any labor escalations beyond 6/1/25.

FORCE MAJEURE. Subcontractor will not be liable for any failure or delay in performing an obligation under this Agreement that is caused by externalities not within the Subcontractor's reasonable control including without limitation any of the following causes (which causes are hereinafter referred to as "Force Majeure"):

unusually adverse weather conditions, governmental regulations, orders, advisories, restrictions, directives or controls of any public or governmental agencies or officials with respect thereto, delays by utility carriers, delays in governmental permitting or inspection by governmental authorities, civil commotion, war, warlike operations, invasions, rebellion, hostilities, military or usurped power, sabotage, explosion, fire or other casualty, inability to obtain or delays in obtaining any material, labor or services, Acts of God, accident, riots, terrorist act, epidemic, pandemic (including the COVID-19 pandemic), quarantine, breakdown of communication facilities, natural catastrophes, governmental acts or omissions, changes in laws or regulations, strikes, labor disputes, or generalized lack of availability or shortages (including substantial changes in market prices or conditions) of raw materials (such as concrete, rebar, or other materials needed for the project), labor or energy.

MATERIAL AND LABOR COST ESCALATION: Due to the lingering effects of COVID-19 shutdowns along with a variety of other factors, there has been a large shortage of raw materials, limited inventory, and a large demand for products. This has caused material delivery delays and uncontrolled cost increases with very limited to no warning. The contract sum is not guaranteed or protected from cost increases for concrete, cement, rebar, insulation, and other accessories. Increases can occur even after this Agreement has been signed and accepted, including up to the date of material delivery. Contractor will be notified of the increases, which will include the

increase and all applicable taxes plus 10% overhead and profit, and a change order will be provided for the amount of the increase. In addition, if a material shortage affects the amount of labor or production rate of labor for the installation of the work, the increased labor costs will be considered to be related to the material shortage and treated in a similar manner to a material cost escalation. Contractor will be notified of the shortage (and how it affects amount of labor or the production rate of labor for the work) and the additional labor, which will include the increase and all applicable taxes plus 10% overhead and profit, and a change order will be provided for the amount of the increase.

Thank you for the opportunity to quote this project. Our price reflects our continuing mission to deliver the best possible concrete at the lowest responsible price, on time, safely, and with the highest quality to all our customers. If you have any questions regarding this proposal, please contact Holly Clayton at Ext. 233.

MARTIN CEMENT COMPANY

Holly Clayton

25 Forestwood Drive
Romeoville, IL 60446
Ph: 815-886-0400 x233
Cell: 815-582-9403
Email: hollyclayton@martincement.com