



M-J.T.J. Contractors & Builders, Inc.

2300 S. Park Blvd.  
Streamwood, IL 60107  
630.736.8282

# Proposal

Page No. 1 of 2

Bid # 24025-19-3

PROPOSAL SUBMITTED TO:

**Keeley Construction Inc.**

245 Sidney Court  
Villa Park, IL 60181-1139  
(630) 833-8600

Specifications and Estimates for JOB NAME:

**1305 Algonquin Rd REVISED #3**

JOB LOCATION

**Mt. Prospect, IL**

ARCHITECT

DATE OF PROPOSAL:

**May 16, 2024**

DATE OF PLANS:

**4/26/2024**

We respectfully submit hereto our proposal to supply all labor, material, and equipment to perform the following work:

## FOUNDATION - 4000 P.S.I.

Pour a 2'0" x 3'0" trenched foundation, approximately 2,338'11" L.F. Trenching by us.

Furnish, fabricate and install (2) #5 rebar t/b.

Furnish and install 3'6" blueboard insulation in trench to 0'0", approximately 8,186 S.F.

Furnish and install 3'5" blueboard insulation on precast @ -4'0", approximately 677 S.F.

Furnish and install 4'5" blueboard insulation on precast @ -5'0", approximately 3,284 S.F.

Excavate and pour (10) pilasters in trench, 5'6" x 5'6" x 3'0" with rebar.

Pour (12) F-2 interior piers, 6'0" x 6'0" x 1'4" with rebar and no excavation.

Pour (26) F-3 interior piers, 6'6" x 6'6" x 1'4" with rebar and no excavation.

Pour (4) F-4 interior piers, 9'0" x 9'0" x 1'10" with rebar and no excavation.

Pour (3) F-5 interior piers, 17'0" x 17'0" x 3'2" with rebar and no excavation.

Pour (2) retaining walls 60 L.F. each, total 120 L.F. Excavation by others.

Furnish washout dumpsters. Furnish rebar shop drawings.

Place anchor bolts and grout plates, all supplied by others.

**EXCLUSIONS:** building layouts, dewatering of site, damp proofing, winter conditions, frost stoops, flaggers, street cleaning

**NOTE: CONCRETE PRICING IS GOOD UNTIL 12/31/2024.**

**NOTE: CONCRETE INCREASE AS OF 01/01/2025, ADD \$12.50/YD.**

**NOTE: VALUE OF 01/01/2025 INCREASE = \$10,634.00**

**ALTERNATE:** Provide trenched foundation for mechanical room, **ADD = \$5,372.00**

## FLOOR SLABS - 4000 P.S.I.

Pour a 7" floor slab with no reinforcing, approximately 189,833 S.F.

Furnish and install 3/8" diamond dowels @ 18" o.c.

Furnish and install precast tie-backs, #4 rebar @ 24" o.c. alternating 92'0" to 59'0" on chairs.

Furnish and install precast tie-backs, #4 rebar @ 24" o.c. alternating 100'0" to 49'0" on chairs.

Furnish and install 10mil vapor barrier Stego with taped stems, approximately 19,864 S.F.

Furnish and install 24" blueboard insulation @ dock levelers and DID only, approximately 1,516 S.F.

Pour a thickened slab @ mechanical room with rebar, approximately 81'2" S.F.

Pour (49) dock levelers.

Pour 72 L.F. of window curbs.

Pour (3) housekeeping pads.

Furnish washout dumpsters.

Furnish and apply one coat of WR Meadows MedCure or equal to all slabs.

Angles for loadlevelers have to be welded together by others with nail holes.

All subgrades must be brought up to +/- 1/10th of a foot of finish grade by the excavator for our floor pours.

**EXCLUSIONS:** stone, floor sealers, floor hardeners, joint caulking, winter conditions, pumps, buggies, NCA, insulation, wet cure, compacting, temp. lighting for floor pours, FF/FL numbers, street cleaning, flaggers

**Building Total \$1,410,652.00**

**NOTE: CONCRETE PRICING IS GOOD UNTIL 12/31/2024.**

**NOTE: CONCRETE INCREASE AS OF 01/01/2025, ADD \$12.50/YD.**

**NOTE: VALUE OF 01/01/2025 INCREASE = \$51,309.00**

**ALTERNATE #1:** Add a 10mil vapor barrier beneath entire slab, **ADD = \$69,188.00**

**ALTERNATE #2:** Deduct (9) load levelers for a total of (40), **DEDUCT = (\$10,100.00)**

**ALTERNATE #3:** Furnish smooth dowels in lieu of diamond dowels, **DEDUCT = (\$6,000.00)**

**CONTINUED ON PAGE 2**



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## EXTERIOR WORK - 4000 P.S.I.

Pour B6.12 curbs with (2) #4 rebar continuous, approximately 4,240 L.F.

Pour B6.24 curbs with (2) #4 rebar continuous, approximately 230 L.F.

Pour B12.12 curbs with (3) #5 rebar continuous and #5 L bars @ 24" o.c., approximately 695 L.F.

Pour 8-1/2" heavy duty paving with no reinforcing, approximately 43,450 S.F.

Install (18) pipe bollards @ metal stairs in paving, all supplied by others.

Pour (2) 8-1/2" DID aprons with no reinforcing.

Install (8) pipe bollards @ OHD, all supplied by others.

Pour 5" private sidewalks with no reinforcing, 1,848 S.F., 300 S.F., 196 S.F., 148 S.F., 50 S.F. and 201 S.F., total 2,743 S.F.

Pour 5" public sidewalks with no reinforcing @ right-of-way, 81 S.F., 1,685 S.F. and 114 S.F., total 1,880 S.F.

Furnish and install 80 S.F. of ADA inserts.

Pour (2) 5" stoops with no reinforcing.

Pour 8-1/2" dolly pads with no reinforcing, approximately 1,862 S.F.

Pour 8" street aprons reinforced with one layer of 6x6xW2.9 mesh on chairs, 548 S.F. and 1,318 S.F., total 1,866 S.F.

Stone supplied by others for curbs and install up to 4" by curb man. Additional charges will apply to install more than 4" of stone.

Furnish washout dumpsters.

Furnish and apply one coat of WR Meadows VOCOMP-20 or equal to all exterior work.

**EXCLUSIONS:** street cleaning, flaggers, barricades, public improvements

**Sitework Total** **\$513,157.00**

**NOTE: CONCRETE PRICING IS GOOD UNTIL 12/31/2024.**

**NOTE: CONCRETE INCREASE AS OF 01/01/2025, ADD \$12.50/YD.**

**NOTE: VALUE OF 01/01/2025 INCREASE = \$16,438.00**

Winter Service - Heated Materials (effective 11/01 - 03/31) add \$18.75/YD

1% Calcium Chloride - \$6.70/YD OR 1% NCA - \$21.50/YD

**With the volatility of the steel market our price is good for 10 day only.**

All concrete tests will be taken only at the request and expense of others.

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

**See individual pricing above**

**Payment Terms:** Payments to be made in monthly draws for work completed to date and for materials stored on site.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practice.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

AUTHORIZED SIGNATURE:

Any work not completed by 12/31/24 will have to be reviewed due to increases in material costs.

Note: This proposal may be withdrawn by M-JTJ if not accepted within 30 days.

## Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted.  
You are authorized to do the work as specified. Payment will be made as outlined above.

SIGNATURE:

DATE OF ACCEPTANCE

SIGNATURE: