



Blue Spruce Construction Services

7101 La Vista Place, Suite 100 • Niwot, CO 80503 • Phone: 303-652-1150

Owner (110 Main Tribal Rites)

Job Address:
110 S Main
Longmont, CO 80501

Print Date: 4-18-2023

110 Main Tribal Rites

Blue Spruce is pleased to present this proposal for the work at 110 Main Street for Tribal Rites Tattoo shop.
Revision #3 with Cabinetry removed, Revised price for 200A Panel. All alternates are included in specific line items.

Items	Description	Price
-- 01000.2 Building Permit	To be paid for by owner and delivered to Job Site.	\$0.00
-- 01030.1 Builder's Risk Insurance	Not in Contract- Owner to work with insurance agent to acquire options	\$0.00
-- 01030.2 General Liability Insurance		\$2,071.00
-- 01065.2 Dumpster		\$735.00
-- 01200.5 Construction Labor	Misc Weekly Clean ups, Deliveries. Blocking and Backing.	\$2,400.00
-- 01200.7 Project Management	Submittals, OAC Meetings, RFI's, Sub Contracts.	\$5,250.00
-- 01200.1 Supervision		\$5,250.00
-- 01700.1 Final Clean Up	Clean all interior surfaces including interior sides of windows.	\$950.00

-- 01600.2 Misc. Materials		\$400.00
-- 03000 Concrete	Prep and Pour 6" Concrete slab at back half of Unit- Roughly 308Sq Ft	\$4,004.00
-- 04040.1 Brick	Provide and Install Brick Veneer at Entry Wall- Includes Removal and Install of Substrate and Brick Allowance of \$12 per sq ft. Add Alternate-\$9200	\$0.00
-- 05010.4 Metal Railings	Existing Railings to remain. No work	\$0.00
-- 06100.8 Millwork	Base bid Provide and install MDF Paint grade base and Door trim. To include all wainscot and wall trim Add-\$2100	\$3,406.00
-- 06300.1 Cabinets	Owner to Provide Ikea Cabinets and Counter tops to the job site per construction schedule. Blue Spruce will provide labor to build and install. No warranty will be provided for Owner supplied IKEA material.	\$0.00
-- 08100.3 Interior Doors	Provide and Install (7) 2 Panel Solid Core Doors	\$4,410.00
-- 08100.1 Exterior Doors	No work per plans. If work is needed this will be on a T&M basis	\$0.00
-- 10100.1 Bath Accessories	Provide and Install at Bathroom. Grab Bars, Mirror, PT, TP, Provide and Install PT, Soap at 6 locations	\$1,634.00
-- 09100.4 Steel Stud Framing w/ Drywall	Provide all labor and equipment needed for installation of. -Frame walls w/ 362S125-18 steel 16"o/c to deck -Frame walls w/ 362S125-18 steel 16"o/c to 10'off -Fur out wall in #112 Tattoo behind sinks 4'off -Fur out walls as specified -Arap windows with drywall and square corner beads -Hang 5/8" on new walls -Hang 5/8" on existing framing to deck in open areas #110,111,112 -Hang 5/8" on existing framing to 6" above grid -Finish new drywall to Level #4 -Finish existing drywall Level #4 to deck in open areas #110,111,112	\$20,980.00
-- 09300.1 Acoustical Ceilings	No Spec Provided Provide and Install Armstrong Prelude Grid 2x2 Armstrong Cortega #770 2x2 lay in Tiles	\$3,648.00
-- 09600.5 Tile	Provide and Install Bathroom Tile. -RR Floor Tile Bedrosians Palazzo Decorative Tile 12"x12" Castle Graphite Villa -RR Wall Tile Bedrosians Field - Cloe 5" x 5" Ceramic Tile Black -RR Tile Base Bedrosians Bottom Trim - Cloe 2" x 8" Ceramic Tile -RR Tile Top Row Bedrosians Top Trim - Cloe 2" x 8" Ceramic Tile -RR Tile Schluter Top Schluter A80AGSG	\$3,698.00

-- 09600.9 Flooring	-LVT Karndean Opus wood - 6x36" plank Glue Down LVT Transitions Stair Nosings Add \$3784 to install Tile at Entrance.	\$9,615.00
-- 09900.5 Paint	Paint Interior Walls, Base, Doors, Frames. Seal Concrete floor in Janitors Closet Add Alternate to Paint Wainscot- \$1454	\$5,801.00
-- 10500.4 Fire Extinguisher	Provide and Install 1 Fire Extinguisher per code	\$150.00
-- 15100 Plumbing	Complete rough and finish plumbing for: 1 toilet, 1 bathroom lavatory, 1 clean room sink, 5 hand sinks, 1 mop sink, 1 floor drain, 1 40 gallon electric water heater, 1 hot water recirculation system, 1 1" water meter with digital reader and insulation on hot water lines.	\$26,080.00
-- 15100.7 Plumbing Fixtures Allowance	Allowance Provide and Install Bathroom Toilet and sink Provide and Install 6 Hand sinks per schedule	\$6,500.00
-- 15500 HVAC	1- 12" make-up damper with controls 210' – Spiral ducting with hanging hardware 10- Spiral diffusers with dampers 5- Ducted supply runs with lay-in diffusers 3- Perforated return air lay-ins 2- Return air transfer grilles for front area 2- Return air plenums for fan coil units with filter racks 2- Panasonic FV-0510VS1 Ceiling exhaust fans with venting Certified test and balance All seal duct work 2 Programmable T-stats	\$24,118.00
-- 16000.1 Electrical	Landlord Scope of Work - \$10,548 -Provide and Install Panel board Breakers Wire Labor Sub-meter	\$0.00
-- 16000.1 Electrical	Including: Lighting/control package installation (20) 2x2 light fixtures (5) Exit/egress Controls per plan Prewire for pendants Prewire for track Power: (16) 120v 20a dedicated circuits (2) 208v 40a dedicated circuits (1) 208v 50a dedicated circuit (1) 208v 60a dedicated circuit (1) EF power (36) Duplex receptacles (GFCI protection as shown)	\$23,358.00
-- 15500.5 Fire Sprinkler	Install sprinkler heads to accommodate new floor plan. • Semi-Recessed pendant heads in areas with finished ceilings.	\$4,208.00

- Brass uprights in areas with no ceilings.
- Necessary black schedule 40 steel pipe, ductile iron fittings, and hangers to support the piping, properly installed.
- Permits, city fees and taxes.

-- 16000.15 Fixture Allowance	Add Alternates Provide and Install Lighting Package Per Owner Spread sheet. -- 16,799	\$0.00
-- 16100.2 Fire Alarm	Provide and Install 3- horn and strobes 4- Strobes 1 Graphic Map update of Tribal Rites space.	\$3,300.00
-- 25000.1 Contractor Contingency		\$4,049.00
-- 99999.999 Overhead & Profit		\$24,902.00

Total Price: \$190,917.00

I confirm that my action here represents my electronic signature and is binding.

Signature:

Date:

Print Name:



Job Price Summary

Owner	Job Address
Mass Equities 263 2nd Avenue, Suite 105 Niwot, CO 80544, Niwot, CO 80503	110 S Main, Longmont, CO 80501

CONTRACT PRICE SUBTOTAL: \$190,917.00

Approved Selections

Approved Selection Difference Subtotal: \$0.00

Approved Change Orders

Title	Date	Price
Flooring Add at entry	May 22, 2023	\$3,668.00
Brick Veneer at Entry	May 22, 2023	\$6,405.00
Wainscot Material and Labor	Jun 12, 2023	\$3,554.00
Lighting Fixture Package	Jun 12, 2023	\$11,023.00
Plenum pipe wrap-	Jun 26, 2023	\$8,772.00

Approved Change Orders Subtotal: \$33,422.00

Payments Received

Title	Date	Amount
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Payments Received Subtotal: \$0.00

Job Price Summary

Contract Price Subtotal: \$190,917.00

Approved Selection Difference Subtotal: \$0.00

Approved Change Order Subtotal: \$33,422.00

Job Running Total: \$224,339.00

Less Payments Received: \$0.00

Remaining Balance: \$224,339.00



March 22, 2023

Attention: Philip Ost
Mass Equities
1437 7th Street, Suite 200
Santa Monica, CO 90401

RE: Tribal Rites - Pricing

Mr. Ost,

Symmetry Builders, Inc. is pleased to present this pricing proposal for general construction services for your project. The Symmetry team has worked to develop a complete project solution as described in the detailed descriptions below. Symmetry's goal is to provide a complete and comprehensive proposal focused on transparency.

BASIS OF PROPOSAL: Symmetry has utilized the following project information as the basis of this proposal.

- Plans Dated 2.28.23
- Tribal Rites Materials Schedule Dated 11.11.22
- The assumptions and clarifications as outlined in this letter

PROPOSAL COSTS: Symmetry proposes the following costs for this project: *(See attached Summary for Pricing Details)*

TOTAL PROPOSAL: **\$262,625**

Pricing Alternates: Symmetry has provided the following pricing alternates as requested in the design documents and/or as identified through our estimating process:

- | | | |
|--|---------|------------|
| 1. Tile at Entry in Lieu of Exposed Concrete: | Add: | \$6,730 |
| 2. Brick Veneer at Entry in Lieu of Painted Drywall: | Add: | \$7,735 |
| 3. Wainscotting at Display / Tattoo: | Add: | \$8,281 |
| 4. Install of Owner Supplied IKEA Millwork: | Deduct: | (\$10,445) |
| 5. Add 200A Panel and Feeders From main gear | Add: | \$10,370 |
| 6. Supply All Light Fixtures: | Add: | Pending |

Allowances: The following cost allowances have been INCLUDED in the proposed numbers listed above. Additional information is available upon request.

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|---------------------------|-------|
| 1. Code Required Signage: | \$500 |
|---------------------------|-------|



SCOPE CLARIFICATIONS AND ASSUMPTIONS: This proposal is based on the following criteria:

- We have assumed we can terminate fan coil units and condensers at nearby J-boxes within the space to reconnect to tenant panel.
- We have priced according to cutting existing 1 Hr. wall to place pipe for tattoo room sinks in demising wall.
- We have priced a 200A Three Phase Panel in lieu of the specified 400A per owner direction, see alternate.
- We have assumed ACT to be 2x2 CertainTeed Vinyl Rock in 15/16" grid.

PROPOSAL TERMS and SOFT COST ASSUMPTIONS:

- Proposal assumes work area is free of hazardous materials. Any testing, abatement or other work associated with hazardous materials is excluded.
- Building permit fees and use tax paid with permit are by others.
- Proposal is good for 30 days.
- Proposal is based in current market costs, team to discuss approach on market volatility and unforeseen conditions.
- Proposal assumes final contract to have a Force Majeure clause.
- We have figured on 1 punch list, any items after the original punch list are considered warranty.
- Power and water area available onsite, generators and hauling of water are not included.

Thank for reviewing Symmetry's proposal. We truly value the opportunity to propose on your project and look forward to working together. Please let our team know if you have any questions and/or concerns.

Respectfully,

Brad Chope, VP of Estimating and Preconstruction

Symmetry Builders, Inc.



Tribal Rites Longmont
 South Main Street Station
 110 Maint Street Suite #300. Longmont, CO 80501
 Permit Review Set



		COST / SF	% OF TOTAL	SUBTOTALS	
Procurement and Contracting Requirements Group					
00 00 00	Procurement and Contracting Requirements	\$0.00	0.00%	\$0	
General Requirement Group					
01 00 00	General Requirements	\$27.91	17.66%	\$46,386	
Facility Construction Group					
02 00 00	Existing Conditions	\$0.00	0.00%	\$0	
03 00 00	Concrete	\$2.01	1.27%	\$3,348	
04 00 00	Masonry	\$0.00	0.00%	\$0	
05 00 00	Metals	\$0.00	0.00%	\$0	
06 00 00	Wood, Plastics and Composites	\$13.75	8.70%	\$22,851	
07 00 00	Thermal and Moisture Protection	\$0.00	0.00%	\$0	
08 00 00	Openings	\$4.36	2.76%	\$7,241	
09 00 00	Finishes	\$30.02	19.00%	\$49,894	
10 00 00	Specialties	\$1.47	0.93%	\$2,446	
11 00 00	Equipment	\$0.00	0.00%	\$0	
12 00 00	Furnishings	\$0.00	0.00%	\$0	
13 00 00	Special Construction	\$0.00	0.00%	\$0	
14 00 00	Conveying Equipment	\$0.00	0.00%	\$0	
Facility Services Group					
21 00 00	Fire Suppression	\$2.03	1.28%	\$3,370	
22 00 00	Plumbing	\$22.49	14.23%	\$37,372	
23 00 00	Heating, Ventilation and Air Conditioning (HVAC)	\$12.19	7.71%	\$20,255	
25 00 00	Integrated Automation	\$0.00	0.00%	\$0	
26 00 00	Electrical	\$28.60	18.10%	\$47,536	
27 00 00	Communications	\$0.00	0.00%	\$0	
28 00 00	Electrical Safety and Security	\$0.00	0.00%	\$0	
Site and Infrastructure Group					
31 00 00	Earthwork	\$0.00	0.00%	\$0	
32 00 00	Exterior Improvements	\$0.00	0.00%	\$0	
33 00 00	Utilities	\$0.00	0.00%	\$0	
34 00 00	Transportation	\$0.00	0.00%	\$0	
35 00 00	Waterway and Marine Construction	\$0.00	0.00%	\$0	
Subtotal (Hard Costs)		\$144.82	91.65%	\$240,698	
Construction Related Soft Costs					
	Overhead and Fee	8.00%	\$11.59	7.33%	\$19,256
	General Liability / Builders Risk Insurance	1.11%	\$1.61	1.02%	\$2,672
	Plan Check / Permit (ROW and Building) / Use Tax			NIC, By Others	
Project Total		\$158.02	100.00%	\$262,625	