

# Findorff

J.H. FINDORFF & SON INC.

CHARACTER COMMUNITY CRAFTSMANSHIP

August 9, 2010

Mr. Don Marx  
Manager, Office of Real Estate Services  
Department of Planning and Community and Economic Development  
City of Madison  
Madison Municipal Building  
Martin Luther King Jr. Blvd. Rm 312  
P.O. Box 2983  
Madison, WI 53701

**Re: Proposal for J. H. Findorff Preconstruction Investigation Services: Villager South Building**

Dear Don:

Thank you for asking J. H. Findorff and Son Inc. (Findorff) to submit this proposal for Preconstruction investigation services for the above referenced project. This letter outlines our current understanding of the scope of the project, our proposed services and the associated fees. We appreciate the opportunity to review these services with you in person.

## Project Scope

The City of Madison CDA is in the process of developing improvement plans for the current Villager Atrium South Building. These plans will include at a minimum the deconstruction of the south building and creation of parking on the former building site. Various other schemes for the remodeling and improvements to the facility will be considered as part of this project. One such scheme includes demolition of part of the south building and remodeling of the remaining portion for use by a retail tenant.

## Services

J. H. Findorff and Son Inc. will provide the following services to assist the CDA development.

1. Complete destructive investigation of the Mansard roof and façade including existing store front and sidewalk. We have not included any work to restore destructive investigation.
2. Removal of existing storefront to allow equipment and demo within the space. The opening will be filled with a plywood wall.
3. Remove ceiling tile and grid in the purposed new grocery space.
4. Crews will saw cut the existing concrete slab in the location of the new exterior wall (as shown on Strang Site/Façade drawings). Crews will remove all concrete in the area and excavate down to confirm existing footing depths.
5. This proposal includes 2 hours of investigation into the Northeast floor height issue.
6. This proposal includes \$1,000 to video the existing plumbing system for use by the engineering team.
7. This proposal includes JHF survey team completing an update of existing site elevations around the building.

[www.findorff.com](http://www.findorff.com)

300 S. Bedford Street, Madison, WI 53703 Phone 608/257-5321 Fax 608/257-5306 1600 N. 6th Street, Milwaukee, WI 53212 Phone 414/272-8788 Fax 414/272-0443

BUILDERS SINCE 1890

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## Compensation

Findorff proposes to provide their services outlined above on a not to exceed, GMP basis. We estimate the effort to take approximately 280 hrs along with assistance from subcontractors and minor material expenses. The total estimate is \$34,301. Actual costs will be tracked and any savings returned to the owner.

## Acceptance

If the terms and conditions outlined in this letter are acceptable, we will prepare a contract for signature.

Thank you for this opportunity.

Sincerely,

*J. H. Findorff and Son Inc.*  
Luke Hutchins  
J. H. Findorff Project Manger

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BUILDERS SINCE 1890



## Advanced Health & Safety LLC

Consulting • Compliance • Training  
**ADVANCED HEALTH & SAFETY**

### PRE-DEMOLITION ASBESTOS INSPECTION PROPOSAL

For: Mr. Rod Mayer, Siegel-Gallagher Construction (c: 414349-0647)  
Re: Pre-Demolition Asbestos Inspection and Sampling  
For: Villager Mall on South Park Street in Madison, Wisconsin  
Section: Phase II of the building "everything south" of "The Atrium"  
Date: July 28, 2010

#### SCOPE OF SERVICES:

AHS will provide trained, experienced and licensed professionals to conduct the following services:

1. Services to be provided for the asbestos walkthroughs and inventories shall address to the extent appropriate the following:
  - a. Conduct a visual walkthrough assessment of the building. Identify homogeneous areas/materials per the Occupational Safety and Health Administration (OSHA) regulations.
  - b. Create an inventory of PACM (Presumed Asbestos Containing Materials) per homogeneous areas for the building PACM include, but are not limited to: floor coverings, sheetrock/taping compound, plaster, thermal system insulation, ceiling tiles/panels, transite and spray-applied acoustical materials.
  - c. Document the location and condition of PACM identified. Inaccessible areas and areas of limited access shall be noted.
2. Prepare a report summarizing the factual findings of the walkthrough and inventory.
3. Sampling:
  - a. Collect samples of Presumed Asbestos Containing Building Materials in the building. Samples will be collected in accordance with OSHA. Samples will be collected during the walkthrough.
  - b. All roofing materials and caulking will be assumed positive unless requested otherwise by the City of Madison.
  - c. AHS reserves the right to have the lab test until positive.

2984 Sahara Circle  
Madison, Wisconsin 53711  
Office: 608-243-8466  
Fax: 608-441-8467

**ACCEPTANCE OF PROPOSAL**

Based on the information supplied by Mr. Stepnik, Advanced Health & Safety LLC proposes the following to conduct a Pre-Demolition asbestos inspection, asbestos sampling and reports.

LOCATION: *Villager Mall @ South Park Street in Madison, Wisconsin*

Phase II of the building "everything south" of "The Atrium"

**PROFESSIONAL FEES**

Asbestos Inspector Fees The Atrium	\$1,550.00
Administrative Fees (report generation, postage, etc)	included

**ASBESTOS SAMPLING & ANALYSIS**

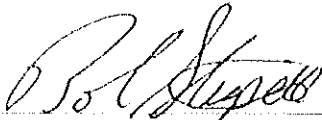
Samples will be billed per layer  
\*Actual number taken will be known after the inspection is done.

Estimated Number 100	"not to exceed"	\$2,000.00
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**DIRECT COST REIMBURSABLE EXPENSES**

Mileage	included
Estimated Reimbursable Expenses (1 Fed. Ex. Shipping)	<u>\$50.00</u>

<b>TOTAL ESTIMATED COST</b>	<b>"not to exceed"</b>	<b><u>\$3,600.00</u></b>
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Mr. Robert (Bob) Stigsell  
Advanced Health & Safety LLC

7/28/10  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Mr. Rod Mayer  
Siegel-Gallagher Construction

\_\_\_\_\_  
Date