



July 1, 2026

Dennis Hanson
Lutheran Social Services of Wisconsin & Upper Michigan
6737 W. Washington Street, Suite 2275
West Allis, WI 53214

Re: Revival Ridge Renovation – KPH Construction Proposal

Mr. Hanson,

KPH would like to thank you for the opportunity to work with you and provide a proposal to renovate the exterior of your (5) existing buildings per your scope of work letter. The following proposal is based off the provided letter/email and walk-through of select locations. KPH verifies all items on scope document are included. All vendors rechecked their proposals and are holding pricing through the spring of 2026.

All for the sum of \$ 2,875,500.00

Two Million Eight Hundred Seventy Five Thousand Five Hundred Dollars and zero cents

Payment & Performance Bond (All Five Properties)

***Twenty Four Thousand Nine Hundred Dollars and Zero Cents* \$ 24,900.00**

Clarifications and Notes:

Breakdown provided for informational purposes only, providing clarifications and notes on scope of work.

- General Construction: \$510,000
 - Supervision
 - General Conditions
 - Protection of existing site conditions

- Siding: \$660,000
 - Replace siding with SP Smart siding
 - Replace patio decking



- Roofing: \$480,500
 - Replace EPDM membrane and metal flashing
 - Replace shingles, flashing, gutters and downspouts

- Windows and Doors: \$750,000
 - Replace exterior windows
 - Replace exterior doors
 - Replace garage doors

- Painting: \$125,000
 - Drywall patching and painting where needed

- Plumbing: \$250,000
 - Install new metered water softener with lever bypass

- Electrical: \$50,000
 - Remove and reinstall exterior fixtures

- Exterior \$50,000
 - Refresh landscaping (mulch, trim trees and bushes)
 - Clean and wash brick

Additional General Notes for ALL locations, as applicable:

- Selective demolition included as necessary for each building. Selective demolition does not include masonry, and / or structural components.
- Demolition and debris haul out to be coordinated with building occupants so as to not interfere with or endanger the ongoing building operation, if necessary.
- Plumbing will need to be coordinated with the tenants.

KPH Construction's proposal will also include:

- Provisions for General Conditions (i.e. Project Management and Administration, Part Time Supervision, and equipment such as dumpsters and lifts as necessary) based on a continuous schedule. *Please note: due to the unique nature of this project, force majeure (i.e. inclement weather, industry shortages, insufficient material quantities, etc.) are not included, and may require added time and cost to schedule.*



- Coordination with building Owner to ensure tenants are not significantly impacted by work being performed and project is completed as timely as possible.
- Dust protection and site ground protection measures
- Clean up upon completion and regular cleanup of “construction traffic path” at end of day.
- Demolition/cleanup/haul away to be included in bid
- Payment and performance bond to be included in bid
- Contractor to obtain all required permits
- Allowances and assumptions are included regarding materials and fixtures. KPH will work with the Owner to make final selections within budgeted allowances. Should selections be made above the budgeted allowance it could result in additional costs to the Owner.
- Close out documentation as required/requested.

KPH Construction is **excluding** the following from our scope of work:

- Permit Fees – to be coordinated with Owner upon award
- Bonding – *included as separately priced line item above*
- Davis-Bacon or Prevailing Wage Rates
- Off-hours or weekend work – assumed normal working hours
- Abatement of any kind, unless noted otherwise
- Moving and storage of furniture, decorations, and other owner salvaged items not called for on the drawings.
- Close out documents for items furnished by others.
- Owner training
- Hot Water Heaters
- Anything not expressly listed above



Again, we thank you for the opportunity to provide our services on your most important projects. Should you require more information or more details, please let me know and I will do all I can to meet your requests.

Sincerely,

Ralph L. Agner
Director of Construction
KPH Construction Corp.

ACCEPTANCE

Please indicate your approval of my proposal with your signature. The following is an approval to proceed with the project as detailed in this proposal. Owner agrees to pay KPH Construction Corp. in full the amount provided for work completed, including any future change orders and deductions.

Please return a copy for my records.

For:

Building Owner: _____ Date: _____

KPH Construction: _____ Date: _____