

# Vee-Jay Cement Contracting Co., Inc.

8053 Chivvis Drive • St. Louis, Missouri 63123-2333 • (314) 351-3366 • FAX (314) 351-5468

Legacy Real Estate Professionals L.L.C.  
Dan Wallace  
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June 24, 2024

Chatham IL Residential Radiant Flooring  
52 Firefly Ct.  
Chatham, IL 62629

ARCHITECT Dan Wallace Legacy Real Estate  
DATE OF PLANS -  
SHEETS - No Addenda Noted.

**Vee-Jay agrees to furnish all labor, equipment and materials to install MAXXON underlayment with subfloor primer, at the listed project in areas and at depth as noted.**

<u>LISTED AREA</u>	<u>MAXXON PRODUCT</u>	<u>DEPTH</u>	<u>COMPRESSIVE STRENGTH</u>
1 <sup>st</sup> Floor; approximately 2,210 s.f.	Gypcrete Radiant	¾" above tubing (Figured at 1 1/2" thick)	Minimum 2,500 PSI

1. Maxxon's Gypcrete Radiant Underlayment furnished and installed per Manufacturer's recommendations with subfloor primer, after drywall and taping.
2. Job based upon pouring a total of approximately 2,210 s.f. in one (1) trip to the jobsite during normal work hours.
3. VEE-JAY IS RESPONSIBLE FOR FLATNESS AND LEVELNESS TOLERANCES BASED ON DIVISION 3 ONLY: FLOOR PREP TO HIGHER TOLERANCES REQUIRED IN DIVISION 9 IS THE RESPONSIBILITY OF OTHERS.
4. VEE-JAY WILL NOT ACCEPT ANY BACK CHARGE WITHOUT BEING PROVIDED AT LEAST SEVENTY-TWO (72) HOURS TO INVESTIGATE AND CORRECT ANY OUT OF SPEC WORK.
5. Vee-Jay will finish gypcrete to meet the industry standard of ¼" in 10'. Floor preparation required by the finished flooring contractor is not included in proposal.
6. *All Maxxon products are "GreenGuard" Certified.*
7. We recommend a crack isolation membrane in areas to receive ceramic tile – by others.
8. Underlayment under bath tub locations is dependent on access provided by General Contractor.
9. We can supply and deliver Maxxon "Overspray" for use in ceramic glue-down floor good areas at the Owners' request. Installation by others once underlayment is dry.
10. After pour, MAXXON "Procedures Guide" should be followed which specifies ventilation, dry product testing and procedures for attaching finish floor goods.

Provide sealer for the entire gypcrete floors. Installation of sealer by others.

BASE BID:  
THE SUM OF FIFTEEN THOUSAND TWO HUNDRED FIFTY (\$15,250.00) DOLLARS.

**ALTERNATE NO. 1**

Add cost to base bid for an additional mobilization if required to do an additional trip above the originally planned (1) trip total.

ADD:  
THE SUM OF EIGHT THOUSAND FIVE HUNDRED TEN (\$8,510.00) DOLLARS.

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- MAXXON primers are recommended by the manufacturer before the application of any directly adhered floor goods and can be made available for your application on request.
- Movement in sub-floor and/or structure may cause cracking in finished floor system. As with any flooring, care should be exercised when rolling or moving objects over finished floor to protect from damage.
- Application is offered as per standard gypsum underlayment pour, surface prep work may be required by others to suit their manufacturers' recommendations for other than carpeted areas.

EXCLUSIONS: The following are to be provided by others to complete our scope of work:

1. Area for set-up of pumping equipment and clean up area near work.
2. Water supply with a minimum twenty (20) gallons per minute output.
3. Dumpster for disposal of waste and empty bags.
4. Floors in a thoroughly swept condition - primer will NOT bond to dust or debris.
5. Floor substrate in sound condition and limited deflection.
6. All penetrations in existing floor substrate sealed to prevent leaks to areas below.
7. Required bulkheads for pour stops, elevation changes, top of stairs, etc. with all openings sealed.
8. Block around active drains and plug inactive drains.
9. Area to be kept water-tight and maintained at a 55°F minimum temperature with adequate ventilation and lighting. **Ventilation is required for a minimum of seven (7) days.**
10. Restrict heavy loads on underlayment areas. Protect concentrated loads with plywood.
11. Check moisture content before sealing and applying finish floor goods. Do NOT cover underlayment material until it is thoroughly dry.
12. For heights six (6) feet or more, adequate fall protection is to be provided by General Contractor.

**THIS PROPOSAL IS VALID FOR FIFTEEN (15) DAYS AND IS VOID IF NOT ACCEPTED WITHIN THAT TIME.**

**NOTWITHSTANDING ANYTHING TO THE CONTRARY IN ANY OF THE BID DOCUMENTS, ALL ASPECTS OF THIS PROPOSAL (INCLUDING, BUT NOT LIMITED TO, SCOPE, PRICE AND SCHEDULE) ARE CONDITIONED UPON EXECUTION BY BOTH PARTIES OF A CONTRACT ACCEPTABLE TO VEE-JAY CEMENT CONTRACTING COMPANY, INC. ("VEE-JAY") IN VEE-JAY'S SOLE AND ABSOLUTE DISCRETION. ANY SUCH CONTRACT SHALL, AT MINIMUM, INCLUDE VEE-JAY'S STANDARD CONTRACT TERMS (EFFECTIVE 1/4/2021), WHICH ARE AVAILABLE UPON REQUEST. VEE-JAY SHALL NOT BE BOUND BY THIS PROPOSAL, AND THE RECIPIENT MAY NOT RELY UPON THIS PROPOSAL, UNTIL EXECUTION OF AN ACCEPTABLE CONTRACT.**

**VEE-JAY CEMENT WARRANTS ALL PROPOSED WORK FOR A PERIOD OF ONE YEAR FROM COMPLETION. EXPLICIT WARRANTY WITH CONDITIONS AVAILABLE UPON REQUEST.**

**VEE-JAY HAS NO DUTIES OR OBLIGATIONS BEYOND THOSE CONTAINED IN THIS PROPOSAL, AND IS NOT BOUND BY ANY TERMS OR CONDITIONS NOT CONTAINED IN THIS PROPOSAL, UNLESS SET FORTH IN A SUBCONTRACT AGREEMENT ACCEPTABLE TO VEE-JAY AND EXECUTED BY IT. IF VEE-JAY IS DIRECTED TO PROCEED WITH ITS WORK AND NO SUBCONTRACT AGREEMENT IS SIGNED BY IT, THE ONLY TERMS AND CONDITIONS GOVERNING VEE-JAY'S WORK ARE THOSE CONTAINED IN THIS PROPOSAL.**

**ALTHOUGH POSSIBLE CONCRETE AND REBAR ESCALATIONS, AS WELL AS FUEL PRICE QUALIFICATIONS MAY BE CONTAINED WITHIN THE PROPOSAL ABOVE; DUE TO RECENT INSTABILITY IN MATERIAL AND FUEL PRICES, AS WELL AS OVERALL MARKET VOLATILITY, WE RESERVE THE RIGHT TO REVISE THIS PROPOSAL AT ANY TIME.**

<u>Labor Rates</u>	<u>Straight Time</u>	<u>Over Time</u>
>Finisher.....	\$ 119.00/hr.	\$178.50/hr.
>Laborer.....	\$ 114.00/hr.	\$171.00/hr.
>Iron Worker.....	\$ 107.00/hr.	\$161.00/hr.
>Operator.....	\$ 117.00/hr.	\$176.00/hr.
>Carpenter.....	\$ 107.00/hr.	\$160.50/hr.
>Operator + Bobcat.....	\$ 200.00/hr.	\$260.00/hr.
>Teamster.....	\$ 121.00/hr.	\$152.00/hr.

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Accepted: \_\_\_\_\_

By: \_\_\_\_\_

Date: \_\_\_\_\_

Respectfully Submitted,

VEE-JAY CEMENT CONTRACTING CO., INC.

*Boyer Schuster*