

**DOCUMENT 00410**  
**BID FORM**

Our Proposal 9153

DATE: ~~02-02-15~~ 02-23-25 Revised

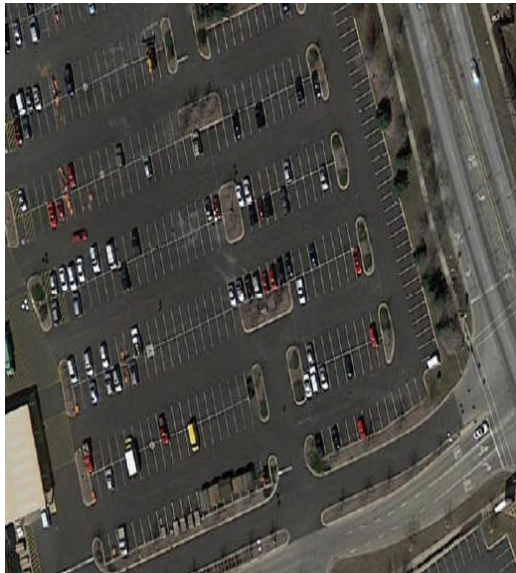
FROM: FJ Development Corp. of Illinois

TO: **Shai Wolkowicki & Steven Panko**  
225 W. Hubbard, Suite 600  
Chicago, Illinois 60654  
Phone: 773-304-8600  
email: [shai@shaitownrealty.com](mailto:shai@shaitownrealty.com); [spanko@kdp-LLC.com](mailto:spanko@kdp-LLC.com)

RE: **The Vitamin Shoppe, 123 N. Weber Road, Bolingbrook, Illinois 60490**

Gentlemen:

We hereby certify we have received and have prepared our proposal based on the following documents received: **See Exhibit A (attached)**



Arial View

Pursuant to the Instruction to Bidders, the undersigned has thoroughly examined the Bidding Documents and the Site, understands the work to be done, and hereby proposes to do all the work (including labor, materials, equipment, facilities, taxes, insurance, and means and methods of construction) as provided in the Bidding Documents and subject to the observation and approval of the Owner's Representative and Architect, and binds themselves on acceptance of this bid to GW Property Group – Series 1 performing and completing the said work within the time stated and to furnish all required guarantees for the following prices:

**BID**

In the preparation of this proposal we have received multiple trades written proposals for each item of work to be performed and we will gladly share them with you upon request.

For the construction of The Vitamin Shoppe, 123 N. Weber Road, Bolingbrook, Illinois 60490 and including allowances as specified in the plans and specifications we will perform the project for the sum of:

**Proposal A:** For the Landlord Work:

**FIVE HUNDRED TWENTY FOUR THOUSAND SIX HUNDRED SIXTY SEVEN & 74/100 DOLLARS**  
**(\$524,667.74)**

**Proposal B:** For the tenant Vitamin Shop Work:

**ONE HUNDRED FORTY NINE THOUSAND ONE HUNDRED FORTY FOUR & 10/100 DOLLARS**  
**(\$149,144.10)**

Note: **See attached Bid Spread Sheet**

**ELECTRONIC DOMUMENTATION, WARRANTY & RESPONSE TIME**

As a corporate standard we offer where others do not the following:

1. Complete project documentation via our project website.
2. Accountability.
3. Quick response time to meet all your needs for the project 24/7.
4. Help in all facets of the project to help to insure the right products and services are delivered when required to avoid delays.
5. Visibility of all project documents via our project website at:
6. Help with permitting and submittals to government authorities and utilities.
7. 100% Warranty of all work performed during 1<sup>st</sup> year after performed.
8. Payment request for work performed only after is is actually performed and delivered.

*We Are The General Contractor Who Gets the Job Done Right. Fast.*

**EXTRA WORK FEES**

The undersigned agrees that for additional work added to the Contract and for extra costs resulting from changes in the work, the allowance for overhead and profit combined shall be in accordance with the following schedule, when method no.2 or 3, of the General Conditions is used:

- A. For the Contractor, for any work provided by his own forces: **15% percent of the cost.**
- B. For each subcontractor, work performed by their own forces: **15% percent of the cost.**
- C. For the Contractor, for work produced by his subcontractors: **15% percent of the amount due the subcontractor.**

**ADDENDA**

This will acknowledge receipt of the following addenda which are part of the Bidding Documents (see Exhibit A attached):

Addendum No. _____	Date
Addendum No. _____	Date
Addendum No. _____	Date



# EXHIBIT A

## DOCUMENTS

### THE VITAMIN SHOPEE BUILD-OUT WORK DRAWINGS (PROPOSAL B):

2014-12-22 Vitamin\_Shoppe - Tenant Buildout Drawings

### LANDLORD BASE BUILDING AND SITE WORK (PROPOSAL A)

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#### TITLE/SITE

Bid Drawings\T1 Title Sheet dated 01-06-15

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#### ARCHITECTURAL SITE

Bid Drawings\ST1 Site Plan dated 01-06-15

Bid Drawings\ST2 Site Details dated 01-06-15

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#### CIVIL

Bid Drawings\C0.0 Cover Sheet dated 10-23-14

Bid Drawings\C1.0 General Notes dated 10-23-14

Bid Drawings\C2.0 Demolition Plan dated 10-23-14

Bid Drawings\C3.0 Site Plan dated 10-23-14

Bid Drawings\C4.0 Grading Plan dated 10-23-14

Bid Drawings\C5.0 Utility Plan dated 10-23-14

Bid Drawings\C6.0 Storm Water Pollution Prevention Plan dated 10-23-14

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#### LANDSCAPE

Bid Drawings\L1.1 Landscape Plan dated 10-23-14

Bid Drawings\L1.1 Landscape Plan dated 10-23-14

Bid Drawings\L2.0 Landscape Notes and Details dated 10-23-14

Bid Drawings\L2.1 Irrigation Notes and Details dated 10-23-14

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#### STRUCTURAL

Bid Drawings\S1 Foundation and Roof Framing Plan dated 01-06-15

Bid Drawings\S2 Foundation Details dated 01-06-15

Bid Drawings\S3 Roof Framing Details dated 01-06-15

Bid Drawings\S4 Structural Specifications dated 01-06-15

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#### ARCHITECTURAL

Bid Drawings\A1 Floor Plan Roof Plan and Schedules dated 01-06-15

Bid Drawings\A2 Elevations dated 01-06-15

Bid Drawings\A3 Wall Sections dated 01-06-15

Bid Drawings\A4 Wall sections dated 01-06-15

Bid Drawings\A5 Sections and Details dated 01-06-15

Bid Drawings\A6 Sections and Details dated 01-06-15

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#### MECHANICAL

Bid Drawings\M1 Mechanical Plan and Schedules dated 01-06-15

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#### PLUMBING

Bid Drawings\P1 Plumbing plan dated 01-06-15

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#### ELECTRICAL

Bid Drawings\E1 Electrical Plan dated 01-06-15

Bid Drawings\E2 Site Electrical Plan dated 01-06-15

Bid Drawings\SLP-1 Photometric Plan dated 10-23-14

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#### SPECIFICATION

Bid Drawings\SP1 Specifications dated 01-06-15

# BID SPREAD SHEET

<b>Project:</b> Vitamin Shoppe	<b>Contractor:</b> FJ Development Corp. of Illinois
<b>Location:</b> 123 N. Weber Road	<b>Date:</b> 02-02-15 02-23-15 Revised
<b>Location:</b> Bolingbrook, Illinois 60440	<b>Design Type:</b> Per Drawings
<b>Building SF:</b> 3000	<b>Site SF:</b> 23407
<b>Site #:</b> 130072	<b># OCC:</b> 83
<b># of Signage:</b> 3	<b># of Parks:</b> 25

Construction Description	Qty	Units	Unit Cost	Total LL	Total Tenant
<b>II. SITE WORK</b>					
<b>2.1 ON-SITE CONSTRUCTION</b>					
<b>A. Demolition/Land Clearance</b>				<b>\$14,300</b>	<b>\$0</b>
Tree Removal	1	LS	\$ 1,500.00	\$ 1,500.00	\$ -
Demolition / Asphalt Removal	1	LS	\$ 12,800.00	\$ 12,800.00	\$ -
Other					
<b>B. Site Clearing</b>				<b>\$ -</b>	<b>\$ -</b>
				\$ -	\$ -
<b>C. Grading(Excavation,Backfill,Compaction)</b>				<b>\$ 7,360.75</b>	<b>\$ -</b>
Black Dirt Import	10	SEMI	\$ 350.00	\$ 3,500.00	\$ -
6' H Temporary Security Fence In Ground	755	LF	\$ 2.65	\$ 2,000.75	\$ -
Privacy Screening	755	LF	\$ 2.00	\$ 1,510.00	\$ -
24' Temporary Security Fence Gate	2	EA	\$ 175.00	\$ 350.00	\$ -
<b>D. Site Construction</b>				<b>\$ 69,315.00</b>	<b>\$ -</b>
Bituminous Concrete Paving, HC Signage, Stripping, Bumpers	1	LS	\$ 37,615.00	\$ 37,615.00	\$ -
Concrete curbs incl excavation	780	LS	\$ 22.44	\$ 17,500.00	\$ -
Sidewalk incl excavation	700	SF	\$ 6.00	\$ 4,200.00	\$ -
ADA Sidewalk pads	3	EA	\$ 250.00	\$ 750.00	\$ -
Light Pole Base incl excavation	1	EA	\$ 750.00	\$ 750.00	\$ -
Curb & Gutter Structures Layout	1	LS	\$ 3,900.00	\$ 3,900.00	\$ -
Building Layout	1	LS	\$ 950.00	\$ 950.00	\$ -
Trash Enclosure Gates	1	LS	\$ 3,650.00	\$ 3,650.00	\$ -
Masonry Trash enclosure	1	LS	\$ 3,395.00	\$ 3,395.00	\$ -
Monument Sign Masonry	1	LS	\$ 2,591.00	\$ 2,591.00	\$ -
Sign Foundation incl excavation	1	EA	\$ 1,500.00	\$ 1,500.00	\$ -
Bollards - 6" concrete filled	4	EA	\$ 410.00	\$ 1,640.00	\$ -
Other				\$ -	\$ -
<b>E. Utilities</b>				<b>\$81,438.00</b>	<b>\$0.00</b>
8" DIP Water Service	1	LS	\$ 31,650.00	\$ 31,650.00	\$ -
1" Water Service To Building	1	LS	\$ 2,500.00	\$ 2,500.00	\$ -
Sanitary Service	1	LS	\$ 17,000.00	\$ 17,000.00	\$ -
Storm Water Service	1	LS	\$ 27,000.00	\$ 27,000.00	\$ -
Gas Service Sleeve w/Pull String	42	LF	\$ 12.00	\$ 504.00	\$ -
4" PVC Conduit for ComEd with Pull String	66	LS	\$ 12.00	\$ 792.00	\$ -
4" PVC Tele Conduit Sleeve w/Pull String	66	LS	\$ 12.00	\$ 792.00	\$ -
Transformer Concrete Base	1	LS	\$ 1,200.00	\$ 1,200.00	\$ -
<b>F. Landscape &amp; Irrigation</b>				<b>\$ 20,435.83</b>	<b>\$ -</b>
Landscaping	1	LS	\$ 11,810.83	\$ 11,810.83	\$ -
Irrigation System	1	LS	\$ 8,625.00	\$ 8,625.00	\$ -
<b>G. Additional site work not covered</b>				<b>\$ -</b>	<b>\$ -</b>
Other	1		\$ -	\$ -	
<b>COMPLETE SITE SUB-TOTAL</b>				<b>\$ 192,849.58</b>	<b>\$ -</b>
Profit, GC Office Overhead, licensing and Insurance				\$ 19,284.96	\$ -
On Site Supervision + Project Manager - on and off site				\$ 8,871.08	\$ -
General Conditions (Dumpsters, Port-A-Let, Office & Storage Trailers, cleaning...etc.)				\$ 5,206.94	\$ -
Bonds					
<b>TOTAL ON-SITE CONSTRUCTION</b>				<b>\$ 226,212.56</b>	<b>\$ -</b>
Cost per SF				\$ 9.66	\$ -

Construction Description	Units		Unit Cost	Total LL	Total Tenant
<b>III. BUILDING</b>					
<b>3. CONCRETE</b>				<b>\$ 42,850.00</b>	<b>\$ -</b>
Building Foundation & Dumpster Foundation	1	LS	\$ 22,500.00	\$ 22,500.00	\$ -
Slab Floor Concrete & Dumpster Enclosure	2,827	LS	\$ 4.79	\$ 13,550.00	\$ -
Building Excavation	1	LS	\$ 6,800.00	\$ 6,800.00	\$ -
Other	0				
<b>4. MASONRY</b>				<b>\$ 67,952.50</b>	<b>\$ -</b>
Harvard Brick 12" Block	2,430	SF	\$ 9.50	\$ 23,085.00	\$ -
Harvard Brick 10" Block	2,475	SF	\$ 8.50	\$ 21,037.50	\$ -
Split Face Block	2,040	SF	\$ 10.73	\$ 21,880.00	\$ -
Pre-cast bottom band	65	LF	\$ 30.00	\$ 1,950.00	\$ -
<b>5. METAL</b>				<b>\$ 38,000.00</b>	<b>\$ -</b>
Structural Steel Package Installed	1	LS	\$ 38,000.00	\$ 38,000.00	\$ -
Other					
<b>6. ROUGH CARPENTRY/FINISH CARPENTRY</b>				<b>\$ 12,075.00</b>	<b>\$ 4,290.00</b>
Supply and Install wood blocking for parapets and Roof Hatch curb. S&I Steel stud framing and 2 layers of Foam Insulation at exterior walls.	1	LS	\$ 12,075.00	\$ 12,075.00	\$ -
Supply and install 3-5/8" and 6" 20Ga. Steel studs at 24"OC as specified except at Mop sink (16"OC). Provide wood blocking as needed for Toilet accessories, Ladder, and Steel flat stock blocking for Display shelving units against walls. Frame for Roof Access headwalls. Frame platform deck for Water Heater and sheet with 5/8" plywood. Provide one sheet of 5/8" BC plywood for Electrical panels.	1	LS	\$ 4,290.00	\$ -	\$ 4,290.00
Other	0			\$ -	
<b>7. THERMAL &amp; MOISTURE PROTECTION</b>				<b>\$ 28,600.00</b>	<b>\$ -</b>
Roofing & SM - Firestone TPO & Hatch	1	LS	\$ 27,400.00	\$ 27,400.00	\$ -
Caulking & Sealents	1	LS	\$ 1,200.00	\$ 1,200.00	\$ -
Other	0			\$ -	\$ -
<b>8. DOORS, WINDOWS &amp; GLASS</b>				<b>\$ 29,075.00</b>	<b>\$ 4,540.21</b>
HM Doors, Frames & Hardware	4	EA	\$ 1,331.30	\$ 1,650.00	\$ 3,675.21
Door Labor	1	LS	\$ 1,290.00	\$ 425.00	\$ 865.00
Aluminum Framed Glazed Storefront	1	LS	\$ 27,000.00	\$ 27,000.00	\$ -
Other					
<b>9. FINISHES</b>				<b>\$ -</b>	<b>\$ 64,582.16</b>
Gypsum Board & Cement Board Floor & Wall:	1	LS	\$ 6,700.00	\$ -	\$ 6,700.00
CT-1 Porcelain Tile	2,552	SF	\$ 9.19	\$ -	\$ 23,451.50
VCT-1 Armstrong 51908 VCT	62	SF	\$ 2.00	\$ -	\$ 124.52
Walk off Mats from MBG, Inc.	2	LS	\$ 241.44	\$ -	\$ 482.88
CS-1 Armorseal Floor-Plex 7100	467	SF	\$ 4.28	\$ -	\$ 2,000.00
VB-1 Roppe Base	360	LF	\$ 3.10	\$ -	\$ 1,116.00
VB-2 Johnsonite Base	240	LF	\$ 3.10	\$ -	\$ 744.00
CT-1 (Sundries)	1	LS	\$ 2,563.26	\$ -	\$ 2,563.26
VCT Adhesive / VB Adhesive	1	LS	\$ 250.00	\$ -	\$ 250.00
Ardex, Tile Floor Preparation	1	LS	\$ 750.00	\$ -	\$ 750.00
Material Shipping / Expediting / Handling	1	LS	\$ 2,500.00	\$ -	\$ 2,500.00
Suspended Acoustical Panel Ceilings	1	LS	\$ 9,575.00	\$ -	\$ 9,575.00
FRP -S&I FRP wainscot in washroom, Drinking Fountain, and at Mop Sink surround	1	LS	\$ 1,995.00	\$ -	\$ 9,575.00
Painting	1	LS	\$ 4,750.00		\$ 4,750.00
Other					
<b>10. SPECIALTIES</b>				<b>\$ 275.00</b>	<b>\$ 1,067.86</b>

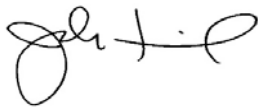
Fire Extinguishers - 10# ABC	2	EA	\$ 77.93	\$ -	\$ 155.86
Miscellaneous - Labor only to install Toilet Accessories, Fire extinguishers (2), Interior room sign (1), and the Roof Access ladder.	1	EA	\$ 570.00	\$ -	\$ 570.00
Washroom Hardware & Signage	1	LS	\$ 342.00	\$ -	\$ 342.00
Knox Box	1	EA	\$275.00	\$ 275.00	
<b>11. EQUIPMENT</b>				<b>\$ -</b>	<b>\$ -</b>
Other	0	LS	\$ -	\$ -	NIC
<b>12. FURNISHINGS</b>				<b>\$ -</b>	<b>\$ -</b>
Equipment installation above)	0	LS	\$ -	\$ -	NIC
<b>13. SPECIAL CONSTRUCTION (not applicable)</b>				<b>\$ -</b>	<b>\$ -</b>
<b>14. CONVEYING SYSTEM (not applicable)</b>				<b>\$ -</b>	<b>\$ -</b>
<b>15. MECHANICAL</b>				<b>\$ 15,000.00</b>	<b>\$ 29,316.61</b>
Interior Rough & Trim Plumbing	1	LS	\$ 10,850.00	\$ -	\$ 10,850.00
Interior Plumbing Fixtures	1	LS	\$ 1,816.61	\$ -	\$ 1,816.61
Stub and Backflow for Irrigation	1	LS	\$ 850.00	\$ -	\$ 850.00
Wet Sprinkler Systems	0	LS		\$ -	NIC
HVAC including RTU's, Ductwork, Fans, Grills, Gas Piping, Thermostats	1	LS	\$ 30,800.00	\$ 15,000.00	\$ 15,800.00
<b>16. ELECTRICAL</b>				<b>\$ 20,610.00</b>	<b>\$ 23,350.73</b>
Electrical	1	LS	\$ 32,800.00	\$ 16,300.00	\$ 16,500.00
Lighting Fixtures from Specialty Lighting Group	1	LS	\$ 6,850.73	\$ -	\$ 6,850.73
Exterior Lighting Fixtures	1	LS	\$ 4,310.00	\$ 4,310.00	
Telephone & Data (conduits only)	0	LS	\$ -	INC	INC
Sound System from Trusonic, Inc.	0	LS	\$ -	NIC	NIC
Security & FA Systems	0	LS	\$ -	NIC	NIC
<b>BUILDING COST SUB-TOTAL</b>				<b>\$ 254,437.50</b>	<b>\$ 127,147.57</b>
Profit, GC Office Overhead, licensing and Insurance				\$ 25,443.75	\$ 12,714.76
On Site Supervision + Project Manager - on and off site				\$ 11,704.12	\$ 5,848.79
General Conditions (Dumpsters, Port-A-Let, Office & Storage Trailers, cleaning...etc.)				\$ 6,869.81	\$ 3,432.98
Bonds					
<b>GC BUILDING GRAND TOTAL</b>				<b>\$ 298,455.19</b>	<b>\$ 149,144.10</b>
Cost per SF				\$ 99.49	\$ 49.71
<b>TOTAL BUILDING &amp; SITE</b>				<b>\$ 524,667.74</b>	<b>\$ 149,144.10</b>

<b>17. ALTERNATES (ADD/DEDUCT)</b>		
1	Supply and install Firestone Walkway pad per Firestone detail UT-M-1 (cost per LF)	\$ 15.24 \$ -
2		\$ - \$ -

**WE DO NOT INCLUDE:** Permit fees, dewatering, shoring, undercutting, removal of bad soils, removal of buried concrete, removal of buried debris, environmental testing or reporting, environmental remediation work, installation of temporary roads, premium time, moving or bracing of existing utility poles, asbestos removal, compaction testing, utility disconnect or reconnect fees, removal of A/C freon, dewatering using well points or pumps requiring operators.

Respectfully Submitted By:

**FJ DEVELOPMENT CORP. of ILLINOIS**



Signature: \_\_\_\_\_  
John Friedberg, President

Date: Monday, February 23, 2015  
Revised

No Addendums