



BID FORM

Property Owner: City of Columbia Heights Economic Development Authority

Property Addresses: 4510 Taylor ST NE (P.I.D. 25-30-24-33-0095).

For a price of \$ 35,400.00, the contractor named below proposes to fully complete the work in accordance with the attached specifications demolition of all building and site improvements, tree removal, hazardous item removal, water/sewer line capping, and site grading at 4510 Taylor St NE

Name of Contractor: Rachel Contracting, LLC

License Number: IR651753

Address: 4180 Napier Court NE St. Michael, MN 55376

Telephone: 763-424-1500 **E-mail Address:** Estimating@rachelcontracting.com

Contractor Signature: 
Matthew Coz, President

Date: 5/28/2026

Title: President



BID FORM

Property Owner: City of Columbia Heights Economic Development Authority

Property Addresses: 4510 Taylor ST NE (P.I.D. 25-30-24-33-0095).

For a price of \$ 40,950.00, the contractor named below proposes to fully complete the work in accordance with the attached specifications demolition of all building and site improvements, tree removal, hazardous item removal, water/sewer line capping, and site grading at 4510 Taylor St NE

Name of Contractor: Lloyd's Construction Services, Inc

License Number: IR-654654

Address: 6528 County Road 101 E, Shakopee 55379

Telephone: 952-746-5832 **E-mail Address:** gmichael@lloydsmn.com

Contractor Signature: *Garrett Finis*

Date: 5/28/2026

Title: Project Manager



KINGDOM COACHING

DEMOLITION BID PROPOSAL

4510 Taylor Street NE

Columbia Heights, Minnesota 55421

Parcel ID 25-30-24-33-0095 • PLSS 25-30N-24W

1,028 SF Single-Family Structure • Full Demolition, Basement Removal & Site Restoration

Submitted to: City of Columbia Heights — Economic Development Authority

Proposal Date: May 27, 2026

Who We Are

Kingdom Coaching Professional Corporation provides consulting, coaching, and estimating for contractors — and builds the PlumbLine™ construction estimating software. The pricing in this proposal was produced through PlumbLine™ by a Kingdom Coaching client who will self-perform the demolition. We do not self-perform; we equip the contractors who do.

Several Kingdom Coaching clients have reached out with interest in this project; this bid represents the most competitive and operationally ready of those qualified bidders.

See PlumbLine™ — our AI construction estimator: kingdomcoaching.pro/ai-construction-estimator

Scope of Work

Complete demolition of the existing 1,028 SF single-family structure (1.25 stories, wood frame, plaster interior, alum/vinyl siding, composition shingle gable roof, built 1960), associated garage, and concrete/asphalt driveway. Full removal of foundation walls and basement slab to the underside of footings. Clean structural fill placed and compacted in lifts to subgrade, finished with topsoil and seed across the disturbed lot. Pricing is one all-inclusive lump sum for the work described below.

Included in this scope:

- Pre-demolition utility disconnects and verifications (gas, electric, water main shutoff and cap at curb stop, sanitary sewer cap at property line).
- City of Columbia Heights demolition permits, right-of-way permits, and utility provider coordination fees.
- Erosion control, perimeter safety fencing, dust control, and public-right-of-way protection for duration of work.
- Complete mechanical demolition of the 1,028 SF above-grade structure including roof, walls, floor systems, interior plaster finishes, alum/vinyl siding, and all mechanical/electrical/plumbing equipment.
- Demolition and removal of the existing garage structure.
- Demolition and full removal of the existing driveway (concrete and/or asphalt) and associated approach.
- Removal of all basement foundation walls and basement floor slab to underside of footings.

- Off-site disposal of all demolition debris, including concrete, to a licensed disposal facility. Recyclable steel and metals separated and salvaged.
- Import of clean structural fill, placed and mechanically compacted in 12-inch lifts to engineered subgrade across the basement excavation.
- Final site rough-grade across the full disturbed area; placement of approximately 3 inches of topsoil; broadcast seeding with cool-season turf mix; erosion control blanket installed where required by slope and code.
- Hazardous-material allowance of \$5,000 included for limited abatement of asbestos-containing floor mastic, pipe wrap, or similar materials identified within the structure during demolition.
- Performance bond and payment bond as required by the Columbia Heights EDA contract.
- General liability and workers' compensation insurance per City requirements; certificates issued naming the EDA as additional insured.
- Final site cleanup, restoration of public sidewalks and curbs disturbed by the work, and project close-out documentation.

Base Bid

This proposal is one all-inclusive lump sum for the complete scope of work described above. The price is not subject to itemized deduction, partial selection, or value-engineering by individual line item.

BASE PRICE (LUMP SUM CONTRACT)

\$38,750

Exclusions

- Wage classification under Minnesota Prevailing Wage (Minnesota Statutes §177.41–177.44). Bid is priced as a non-prevailing-wage residential demolition contract. If prevailing wage applies, price will be revised by change order.
- Asbestos survey (assumed to be provided by the Columbia Heights EDA). Abatement beyond the \$5,000 hazmat allowance included in scope, including any required abatement of full siding panels, large pipe insulation systems, or vermiculite, is handled by change order at documented cost.
- Lead-based paint abatement (paint will be handled per OSHA demolition exposure rules and disposed within standard C&D waste streams).
- Underground storage tank discovery, removal, soil testing, or contaminated soil remediation.
- Tree removal except as required to complete the demolition path; large legacy trees outside the work zone remain.
- Replacement curb and gutter beyond restoration of areas disturbed by our work.
- Boulevard or street tree replacement.
- Sod (seed is included; sod upgrade not included).
- Sidewalk panel replacement beyond restoration of areas disturbed by our work.
- Permits and fees not specifically issued by the City of Columbia Heights for this demolition (e.g., MPCA notifications are included; county-level fees if separately invoked are excluded).

- Survey, staking, or as-built drawings.
- Winter conditions premium: bid assumes work begins and is completed during normal-weather construction season. If award schedule pushes execution into the November–March cold-weather window, a cold-weather premium will be quoted by change order.

Terms & Conditions

- Strategic positioning: Pricing assumes continuous production flow with minimal rework, sequenced from utility disconnects through final restoration as one mobilization. Stop-and-start delays not caused by our client are handled by change order.
- Base price is a LUMP SUM CONTRACT for the scope described above. The price is fixed for the full scope and is not subject to itemized reduction, partial award, or selective deletion of components.
- Sales tax: Materials sales and use tax is included per applicable Minnesota and Anoka County regulation. Any tax authority reclassification, audit, or jurisdictional change is adjusted by change order at documented cost.
- Change orders: No out-of-scope work, additional removal, additional fill, additional restoration, or scope expansion of any kind will be performed without written approval and an agreed price documented prior to execution.
- Payment protection: Non-payment or late payment per the executed contract terms pauses work without penalty until cured. Mobilization, materials, and labor already deployed at the time of pause remain billable under the original contract terms.
- Production assumption: Pricing assumes uninterrupted site access, no encumbrances on the property at the time of mobilization, and the property delivered free of personal effects and unfit interior materials beyond standard demolition debris. Delays outside our client's control are handled by change order.

Partner With Kingdom Coaching

This bid was produced with PlumbLine™ — the AI construction estimating software built by Kingdom Coaching. If you are a decision-maker on this project or a contractor evaluating estimating systems, we invite you to see what PlumbLine™ can do for your own bids.

20% Gross Revenue Partnership — For Life.

Earn 20% commission on down payments, monthly payments, and recurring software and services — tracked with your own affiliate link on a live dashboard inside our app. Refer once; earn for the life of the account.

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Account setup: member.kingdomcoaching.pro

Client application form: kingdomcoaching.pro/business-assessment-form

Schedule a call: links.kingdomcoaching.pro/widget/bookings/30min-discovery-call

Respectfully,

Jason Trester

Executive Director

Kingdom Coaching Professional Corporation

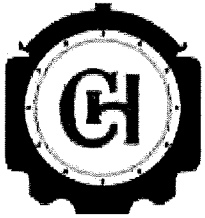
Phone: 763-373-4478 | Email: office@KingdomCoaching.pro | Website: kingdomcoaching.pro

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“Whatever you do, work at it with all your heart, as working for the Lord, not for human masters.” — Colossians 3:23

Kingdom Coaching Professional Corporation provides estimating and consulting services and does not self-perform work. Estimates are distributed to all qualified bidders requesting a quote.

Jason Trester | (763) 373-4478 | kingdomcoaching.pro



BID FORM

Property Owner: City of Columbia Heights Economic Development Authority

Property Addresses: 4510 Taylor ST NE (P.I.D. 25-30-24-33-0095).

For a price of \$ 31,990.00, the contractor named below proposes to fully complete the work in accordance with the attached specifications demolition of all building and site improvements, tree removal, hazardous item removal, water/sewer line capping, and site grading at 4510 Taylor St NE

Name of Contractor: Bollig and Sons

License Number: _____

Address: 11401 County Road 3 Hopkins, MN 55343

Telephone: 612-322-1880 **E-mail Address:** dmeyer@bolligandsons.com

Contractor Signature: *Dan Meyer*

Date: 5-26-2026

Title: Dan Meyer estimator

Property Owner: City of Columbia Heights Economic Development Authority

Property Addresses: 4510 Taylor ST NE (P.I.D. 25-30-24-33-0095).

For a price of \$ 25,200⁰⁰, the contractor named below proposes to fully complete the work in accordance with the attached specifications demolition of all building and site improvements, tree removal, hazardous item removal, water/sewer line capping, and site grading at 4510 Taylor St NE

Name of Contractor: Nitt: Roll off Services

License Number: N/A

Address: 8651 Naples St N.E. Blaine 55449

Telephone: 763 755 0313 E-mail Address: Tony@nitt.companies.com

Contractor Signature: [Signature]

Date: 5/28/26

Title: V.P. Sales