



GOODMANSON CONSTRUCTION

PROPOSAL

600 KASOTA AVE SE
MINNEAPOLIS, MN 55414
OFFICE: (651) 636-4996

WWW.GOODMANSONCONSTRUCTION.COM

Date: 10.14.26

Proposal Submitted To:

Kelly Monahan
Assistant City Engineer
612.452.0379
kmonahan@columbiaheightsmn.gov

Work To Be Performed At:

City of Columbia Heights
Allies 1 - 6

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

2025 Alley Repair Redlines

- Per plans 9.30.26.
- This not a prevailing wage project.
- Project to be completed Monday – Friday from 7am to 6pm.

Alley 1

- Plan pages 20-22 of 90.
- Edge mill and overlay asphalt tie ins, (2,970 square feet).
- Install 3" asphalt in area missed, (150 square feet).
- Replace 8" alley concrete, (150 square feet).
- Install 4" concrete refuse pad, (16 square feet).
- Remove and reset existing paver driveway, (160 square feet).
- Router and install sealant in cracks, (30 linear feet).
- Remove asphalt from around curb stop, (1qy).
- Adjust curb stops, (7 qty).
- Regrade tie in, fill with black dirt, seed and erosion blanket, (740 square feet).

Alley 2

- Plan pages 23 & 24 of 90.
- Repair fence, (1 qty).
- Edge mill and overlay asphalt tie ins, (325 square feet).
- Replace concrete apron flare, (20 square feet).
- Router and install sealant in cracks, (40 linear feet).

Retaining Wall

- 60" linear feet x ~3' tall.
- Diamond Block, (240 square feet). w/ below grade base course. **Included in total.**
- 8" CIP wall w/ rebar, (240 square feet), w/ 8" x 20" concrete footing. **ADD: \$2,550.00**

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

Alley 3

- Plan pages 25 & 26 of 90.
- Edge mill and overlay asphalt tie ins, (100 square feet).
- Replace 8" alley concrete, (150 square feet).
- Replace concrete apron for better drainage, (20 square feet).
- Pressure wash splatter area, (2 locations). No guarantee complete removal of splatter.
- Regrade tie in, fill with black dirt, seed and erosion blanket, (185 square feet).
- Router and install sealant in cracks, (10 linear feet).

Driveway – 4241 Jackson Street NE

- Remove concrete driveway, (890 square feet).
- Install 5" concrete driveway w/ 3# macrofibres, (890 square feet).
- Final seal, (890 square feet). **ADD: \$15,100.00**

Alley 4

- Plan pages 27 & 28 of 90.
- Install concrete refuse pad, (65 square feet).
- Install missing concrete apron, (40 square feet).
- Replace concrete apron flare, (40 square feet).
- Edge mill and overlay asphalt tie ins, (185 square feet).
- Install 3" asphalt in area missed, (75 square feet).
- Regrade tie in, fill with black dirt, seed and erosion blanket, (224 square feet).
- Router and install sealant in cracks, (176 linear feet).

Alley 5

- Plan pages 31 & 32 of 90.
- Install concrete refuse pad, (155 square feet).
- Replace paver refuse pad w/ concrete, (36 square feet).
- Install missing concrete apron, (230 square feet).
- Replace concrete apron flare, (40 square feet).
- Edge mill and overlay asphalt tie ins, (484 square feet).
- Regrade tie in, fill with black dirt, seed and erosion blanket, (100 square feet).
- Router and install sealant in cracks, (76 linear feet).
- Pressure wash splatter area, (1 locations). No guarantee complete removal of splatter.

Alley 6

- Plan pages 29 & 30 of 90.
- Edge mill and overlay asphalt tie ins, (430 square feet).
- Regrade tie in, fill with black dirt, seed and erosion blanket, (310 square feet).
- Pressure wash splatter area, (1 locations). No guarantee complete removal of splatter.

Total: \$137,300.00 (initial)

8" CIP Retaining Wall, ADD: \$2,550.00 yes no

Driveway 4241 Jackson Street NE, ADD: \$15,100.00 yes no

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

Nonconforming Scope Items

- Edge mill and overlay asphalt tie ins.
- Replace 8" alley concrete.
- Remove and reset existing paver driveway.
- Router and install sealant in cracks.
- Remove asphalt from around curb stop.
- Adjust curb stops.
- Regrade tie in, fill with black dirt, seed and erosion blanket.
- Repair fence.
- Replace concrete apron flare.
- Replace concrete apron for better drainage.
- Pressure wash splatter area. No guarantee complete removal of splatter.

Nonconforming Scope Items, Total: \$89,900.00 (initial)

Never Installed Scope Items

- Install 3" asphalt in area missed.
- Install 4" concrete refuse pad.
- Retaining wall, 60" linear feet x ~3' tall.
- Install concrete refuse pad.
- Install missing concrete apron.
- Replace paver refuse pad w/ concrete.

Never Installed Scope Items, Total: \$56,400.00 (initial)

8" CIP Retaining Wall, ADD: \$2,550.00 yes no

Driveway – 4241 Jackson Street NE, ADD: \$15,100.00 yes no

Exclusions:

- Cost of Permits
- Electrical
- Plumbing
- Watering landscape restoration to be done by others
- Railings
- Disposing of contaminated materials
- Damage to underground utilities/irrigation
- Owner responsible for marking private utilities prior to construction
- Design/Engineering/Survey/Staking
- Painting
- ADA Compliance
- Additional base/subsoil correction
- Subgrade Preparation
- Material Testing/Inspections
- Traffic Control
- Meter Hooding
- Prevailing Wage
- Work schedule 7am-6pm Monday-Friday
- ~~Winter Conditions 11/1 – 4/15~~
- Tree/Stump Removal

Terms of Proposal

MN License #BC627075 | AA/EEO/Vets/Disability Employer

Length of Proposal:

This proposal may be withdrawn by Goodman Construction if not accepted within 7 days.

Permits (if necessary):

Cost of permit(s), if needed, not included in this proposal. Goodman Construction will obtain and asked to be reimbursed.

Concrete/Asphalt Removal (if applicable):

Cost includes up to 5½" of existing concrete/asphalt removal. If thicker than 5½", \$0.50 per inch of extra thickness per square foot will be charged following discussion and signed change order from owner.

Sub Soil (if applicable)

Cost includes up to 6" of recycled concrete base installation. If additional base is required, \$0.50 per inch of base per square foot will be charged following discussion and signed change order from owner.

Railings (if applicable):

Goodman does not replace or install railings. We recommend Andrew Laliberte with Dakota Unlimited 651-423-3995.

Irrigation Systems/Electrical/Utilities (if applicable):

Not responsible for damage to irrigation lines and heads/electrical lines/utilities. Gopher One locates requested by Goodman are for the safety of our employees only. Public and private utility locates do not guarantee location of utilities nor guarantee Goodman can avoid damage.

Goodman will use the best care possible to prevent any damage and will repair unexposed services at additional charge.

Payment Schedule:

10% deposit required to schedule (new customer), Payments Due as Work Progresses, Balance Due Day of Completion
18% per Year (1.5% month) Late Fee Applies on All Late Payments

CASH & CHECK ACCEPTED OR MASTERCARD & VISA WITH 2 % SERVICE FEE

Concrete has a natural variation in appearance and color similar to marble, granite and wood. Keep in mind that the color samples shown are an approximation of the final concrete color of the finished concrete. The in-place concrete will be affected by the concrete mixture, materials selected, finishing techniques, curing and sealing methods and weather conditions.

Final in-place concrete will NOT look exactly like samples.

Any alteration or deviation from specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Workmen's Compensation and Public Liability Insurance on above work to be taken out by: Goodman Construction, Inc. All concrete/asphalt cracks. If cracking occurs, we strongly recommend filling the cracks with concrete/asphalt sealant to prevent moisture intrusion.

PRE-LIEN NOTICE: ANY PERSON OR COMPANY SUPPLYING LABOR OR MATERIALS FOR THIS IMPROVEMENT MAY FILE A LIEN AGAINST YOUR PROPERTY IF THAT PERSON OR COMPANY IS NOT PAID FOR THE CONTRIBUTIONS.

UNDER MINNESOTA LAW, YOU HAVE THE RIGHT TO PAY PERSONS WHO SUPPLY LABOR OR MATERIALS FOR THIS IMPROVEMENT DIRECTLY AND DEDUCT THIS AMOUNT FROM OUR CONTRACT PRICE, OR WITHHOLD THE AMOUNTS DUE THEM FROM US UNTIL 120 DAYS AFTER COMPLETION OF THE IMPROVEMENT UNLESS WE GIVE YOU A LIEN WAIVER SIGNED BY PERSONS WHO SUPPLIED ANY LABOR OR MATERIAL FOR THE IMPROVEMENT AND WHO GAVE YOU TIMELY NOTICE.

CUSTOMER'S THREE-DAY RIGHT TO TERMINATE: CUSTOMER IS ADVISED THAT IF THE WORK INVOLVES THE CUSTOMER'S HOMESTEAD, FEDERAL LAW ALLOWS CUSTOMER TO TERMINATE THIS AGREEMENT FOR ANY REASON WITHIN THREE (3) DAYS AFTER SIGNING IT. CUSTOMER ACKNOWLEDGES THAT THEY HAVE RECEIVED SUCH NOTICE PURSUANT TO THIS SECTION AND PURSUANT TO THE NOTICE OF RESCISSION ATTACHED HERE TO.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. Goodman Construction is authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____

Date: _____

BILLING INFORMATION

Preferred Billing:

☐ ACH

☐ Email

☐ USPS

Company Name: _____

DBA (if applicable): _____

Company Address (bill to): _____

City, State, Zip (bill to): _____

AP Contact Name: _____

AP Contact E-mail: _____

AP Contact Phone: _____

Project Name: _____

DOCUMENTS NEEDED:

☐ W-9

☐ Certificate of Insurance

☐ P.O. # _____

☐ Other _____

Submitted by:

Cristina Siegert

Project Estimator/Designer