



1100 Pokegama Avenue South  
Grand Rapids MN, 55744  
MN Lic. # 20635290

## PROPOSAL / CONTRACT

Name: Itasca Co. Airport

Address: 1500 7<sup>th</sup> ave S.E. Grand Rapids

Phone: 218-259-5132 (Everet B.)

It is hereby proposed by Peterson Contracting of Grand Rapids, MN to furnish the materials and perform the labor necessary for the completion of the following:

- Remove and dispose of existing two overhead doors on north end of maintenance building.
- Remove existing mullion between doors and trim opening to create new 20'x12' opening.
- Supply and install new Clopay R-18 commercial door with one row of glass and new opener.
- Does not include concrete work as not known repairs until wall removed.
- Lead time for door 12-14 weeks.
- Proposal does not include taxes or permit costs

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of dollars (\$19,800) with payment to be made as follows: \$10,000.00 down, bal. due upon completion.

Any alteration or deviation from above 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. Owner to carry fire, tornado and other necessary insurance upon above work.

Respectfully submitted by: Jeffrey W. Peterson via email 10-6-2022

NOTE: This proposal may be withdrawn by Peterson Contracting of Grand Rapids, MN if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. Peterson Contracting of Grand Rapids, MN is authorized to do the work as specified. Payment will be made as outlined above.

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



# **PETERSON CONTRACTING** of Grand Rapids, MN **218.326.2227**

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Grand Rapids MN, 55744  
MN Lic. # 20635290

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- Proposal does not include taxes or permit costs

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of dollars (\$19,800) with payment to be made as follows: \$10,000.00 down, bal. due upon completion.

Any alteration or deviation from above 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. Owner to carry fire, tornado and other necessary insurance upon above work.

Respectfully submitted by: Jeffrey W. Peterson via email 10-6-2022

NOTE: This proposal may be withdrawn by Peterson Contracting of Grand Rapids, MN if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. Peterson Contracting of Grand Rapids, MN is authorized to do the work as specified. Payment will be made as outlined above.

Signed: \_\_\_\_\_

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

# Proposal

Edwards/LaPlant Construction  
1868 Glenwood Dr.  
Grand Rapids, MN 55744  
218-326-9935  
Lic. No. BC563011

Proposal Submitted to:  
Name City of Grand Rapids - Airport  
Address 420 N Pokegama Avenue  
City Grand Rapids State MN / Zip 55744  
[ebaumgarner@ci.grand-rapids.mn.us](mailto:ebaumgarner@ci.grand-rapids.mn.us)  
Phone (Everett Cell) 218-259-5132

**WE HEREBY PROPOSE TO FURNISH THE MATERIALS AND PERFORM THE LABOR NECESSARY FOR THE COMPLETION OF BUILDING REMODELING TO ACCOMMODATE NEW GARAGE DOOR ACCORDING TO PLANS AND SPECIFICATIONS PROVIDED BY EVERETT**

**ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED, AND THE WORK TO BE PERFORMED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS PROVIDED BY ENGINEER, AND COMPLETED IN A SUBSTANTIAL WORKMANLIKE MANNER FOR THE SUM OF [ \$ .00 ] DOLLARS WITH PAYMENTS TO BE MADE AS FOLLOWS:  
DOWN PAYMENT WITH ACCEPTANCE OF PROPOSAL.  
PAYMENTS AS WORK PROGRESSES**

Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate at a rate of \$ 65.00 per hour plus materials. All agreements contingent upon accidents or delays beyond our control. City to carry fire, tornado and other necessary insurance upon above work. Worker's compensation and public liability insurance on above work to be taken out by Aquity Mutual/The Builders Group

Respectfully Submitted: \_\_\_\_\_  
November 4, 2022

Note - This proposal may be withdrawn by us if not accepted within 10 days of this date: \_\_\_\_\_

## Acceptance of Proposal

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

Signature \_\_\_\_\_

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

**ALL ITEMS ESTIMATED IN THIS PROPOSAL MEET OR EXCEED STATE/IBC/ENERGY CODE**

**MATERIAL AND/OR LABOR CONSTRUCTION COSTS BY ALLOWANCE INCLUDED IN TOTAL PRICE: (PRICES CAN VARY)**

<b>SITE PLAN AND BUILDING PERMIT</b>	<b>\$ 745.00</b>
<b>ELECTRICAL BY CITY OF GRAND RAPIDS</b>	<b>\$ 0.00</b>
<b>BUILDING MATERIALS I.E. FRAMING LUMBER, FOUR SIMPSON™ HOLDOWN BRACKETS, CONCRETE ANCHORS, WEATHER RESISTANT BARRIER, FASTENERS</b>	<b>\$ 2,183.00</b>
<b>GARAGE DOOR OPENING MATERIALS I.E. TREATED LUMBER TRACK BOARDS, TREATED LUMBER JAMBS, WHITE STEEL JAMB TRIMS, WHITE STEEL J-CHANNEL</b>	<b>\$ 974.00</b>
<b>EXTERIOR WHITE STEEL MATERIALS I.E. STEEL MOLDINGS, STEEL PANELS, FASTENERS, ETC.</b>	<b>\$ 540.00</b>
<b>INTERIOR FINISH MATERIALS I.E. R-21 FIBERGLASS INSULATION, VAPOR RETARDER, WHITE STEEL MOLDINGS, WHITE STEEL PANELS, FASTENERS, ETC.</b>	<b>\$ 613.00</b>
<b>GARAGE DOOR AND OPERATOR WORK AS PER ESTIMATE PROVIDED WITH CLIMATE SEAL</b>	<b>\$ 15,764.00</b>
<b>GENERAL DISPOSAL</b>	<b>\$ 250.00</b>
<b>PORTABLE TOILET (MINIMUM CHARGE, DEDUCIBLE IF FACILITY AVAILABLE ON SITE)</b>	<b>\$ 215.00</b>
<b>CONSTRUCTION LABOR, COORDINATING, AND GENERAL CONTRACTING</b>	<b>\$ 8,320.00</b>
<b>TOTAL</b>	<b>\$ 29,604.00</b>

**ITEMS NOT INCLUDED IN PRICE:**

**SITE SECURITY, SNOW REMOVAL DURING CONSTRUCTION, FUEL SURCHARGE TO HEAT STRUCTURE DURING CONSTRUCTION, MONTHLY ELECTRICAL USAGE FEE DURING CONSTRUCTION, PROTECT EXISTING STRUCTURE FROM WEATHER, ALL EARTHWORK, ALL CONCRETE WORK, ALL EXTERIOR AND INTERIOR WORK OTHER THAN GARAGE DOORS, ALL MECHANICAL SYSTEMS, LIGHT FIXTURES, CEILING FANS, FIRE SPRINKLING SYSTEM, SECURITY SYSTEM, GARAGE EXHAUST FAN, ALL PAINTING, ALL UTILITY FEES, ALL BLACKTOP WORK, ALL LANDSCAPING WORK, FINAL PROFESSIONAL CLEANING**

**OPTIONAL LABOR AND MATERIAL ITEMS AVAILABLE, NOT INCLUDED IN TOTAL PRICE:**

<b>KEYLESS ENTRY PROGRAMMED FOR GARAGE DOOR</b>	<b>ADD \$ 48.00</b>
<b>EXTRA TRANSMITTERS FOR GARAGE DOOR OPERATOR</b>	<b>ADD \$ 39.00 EACH</b>

# SPECIFICATIONS

## Preliminaries:

1. Generate site plan and purchase building permit.
2. City personal to manipulate/remove all material items as needed to perform work.
3. City personal to arrange for all mechanical work, i.e. electrical, etc.
4. City personal to arrange to all site security during construction.

## Demolition and Disposal:

5. Remove two garage door operators and save on site for future installation. Remove and dispose one garage door operator. Remove one 20' x 12' garage door and save on site for future installation. Remove and dispose two 12' x 12' garage doors.
6. Remove and dispose wall steel from exterior side of east wall of structure as needed for remodeling work. Remove and dispose wall steel, framing, and insulation from interior side of east wall of structure as needed for remodeling work.

East Exterior Wall Framing: (All treated framing lumber will be treated for ground contact, all 2" x 4" and 2" x 6" lumber will be a #2 and better (S.P.F.) spruce/pine/fir, all 2" x 8" lumber will be #2 and better (H/F) hemlock/fir, all lumber to (S4S) surfaced on all four sides, and white wood to be kiln dried.)

7. Frame new garage door openings with foam sill sealer, 2" x 8" treated lumber sill plates, 2" x 8" studs 16" on center (o.c.), two ply 2" x 8" top plates, multiple framing members at door openings, Simpson™ HDU8-SDS2.5 holdown brackets, ½" x 6" concrete anchors, 2" x 6" treated lumber bottom purlin, 2" x 4" S.P.F. intermediate purlins.  
<https://www.strongtie.com/index.html?source=logo#>  
<https://www.weyerhaeuser.com/woodproducts/>

## Garage Door Jambs and Track Boards, Weather Resistant Barrier and Exterior Wall Steel:

8. Cover remodeled area of structure with Homeguard Drain Wrap™ air infiltration barrier/drainage plane and tape all seams to meet energy code. <http://hgpbp.com/>
9. Apply treated lumber vertical garage door jamb boards and S.P.F. lumber horizontal garage door jamb board. Apply treated lumber vertical garage door track boards and S.P.F. lumber horizontal garage door track board.
10. Install white steel garage door jambs and white steel J-channel as needed to install exterior white wall steel. <https://www.metalsales.us.com/>
11. Install exterior white wall steel with neoprene washered screws ready for city personal to paint.

## Insulation and Interior Wall Steel:

12. Insulate east exterior wall around garage door openings and apply sealed vapor retarder.
13. Install white steel molding on interior side of east wall. Install new white steel on east wall with neoprene washered screws. <https://www.metalsales.us.com/>

**Garage Doors:**

14. Install one new 20' x 12'2" Clopay™ model #3724W1 flush textured steel R-18.4 insulated overhead garage door with three 24" x 8" rectangular insulated glass, torsion springs, reverse angle track, 90mph wind code rating, and climate seal. <http://www.clopaydoor.com/> (Note: Oval glass note available.)
15. Install one 20' x 12' reserved garage door.
16. Install two reserved garage door operators.
17. Optional (not included) keyless entry available programmed for both garage doors. Add \$48.00
18. Optional (not included) extra remote transmitters available. Add \$39.00 each

**General:**

19. Provide daily site clean up and disposal of waste as needed.
20. Coordinate and receive all state/I.B.C. inspection that apply.