

# CAROLINA

## Construction Entities, LLC

**Date:** 10-27-2025

**Email:** [todd@carolinaconstructionent.com](mailto:todd@carolinaconstructionent.com)

Todd Drolshagen

704-237-7610

**Subject:** Parks and Rec  
Pavillion on Beaver St.

**Client:** City of Landis

Dear Ms. St. Martin,

Carolina Construction Entities LLC is pleased to submit our proposal for the above project.

Our proposal includes all necessary supervision, labor, equipment, and materials to perform the following detailed scope of work at the stated location

### **DOCUMENTS**

Drawings:

Dated:

Walked with Jessica St. Martin

### **SCOPE OF WORK**

Carolina Construction Entities LLC scope of work is limited to the following:

- Demolition interior of concession stand (wall/ ceiling covering)
- Demolition of window covers and windows
- Demolition of Doors
- Demolition of counter tops
- R and R restroom doors Wood – Metal is unavailable for this size
- Install new counter tops in concession stand area
- Install new drywall in concession stand area
- Install new hardware in concession stand area
- Paint inside of concession stand area
- Paint flooring in concession stand area
- Power wash entire structure and concrete
- Paint all areas in Pavillion
- Clean fireplace
- Repair wall in roof area
- Install covers for window areas

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- Install new concrete slab near rest room to make it ADA – 3’ x 20’
- Removal of drinking fountain piping

### **LUMP SUM PRICING**

- Scope of work.....\$ 103.892.00

### **CONDITIONS / ASSUMPTIONS**

This proposal and its listed clarifications, conditions and exclusions will be included as part of any mutually agreed upon contract generated from the offer.

- All work will be performed in one (1) mobilization, additional mobilization will be billed at \$2,500 each.
- All utility disconnects by others.
- Testing is to be a visual test
- This proposal contains no provisions for the handling or disposal of hazardous materials other than what has been listed.
- Removal, protection, storage and/or reinstallation of any item(s) to be salvaged for reuse or relocation are specifically excluded from this proposal.
- Carolina Construction Entities LLC will be given adequate site access for personnel and equipment including parking to allow uninterrupted performance of the work as scheduled.
- There is no retainage being held on this project.
- MEP’s will be performed by Landis per Jessica

### **EXCLUSIONS**

*Standard:*

- Bonds, Permits, taxes, engineering, Shoring, Prep for finish installation, Flooring other than what is listed, Wall coverings other than what is listed, Ceilings other than what is listed, as-builts, shop drawings, staking, site security / fencing, weather protection, protective covers, liquidated damages, hazardous materials – lead, pcb’s and etc., unforeseen conditions, removal of contaminated or debris laden soil, lagging, underpinning, bracing, dewatering, pedestrian barricades, sidewalk closures, off-site work, prevailing wage rates, standby time due to owner/contractor delays, termination of utility accounts, salvage of items to be relocated or reused, specialty insurance items not listed in this proposal.

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### **SCHEDULE**

This project schedule will be based on 40-hour workdays from 8am to 5pm Mon.-Fri. retaining Saturday as optional workdays if needed

### **TERMS**

Deposit of a minimum of 30% due before arrival to job site, Progress payments if needed will be due within 7 days & final payment is due within 7 days upon completion (per North Carolina laws), whether or not customer has received payment from another party. Carolina Construction Entities LLC reserves the right to pursue interest of 5% monthly at a minimum for all overdue payments.

Upon commencement of work, this proposal shall become a binding contract between both parties.

Sincerely,



**Todd Drolshagen**

Please sign below as authorization to proceed and return by email:

\_\_\_\_\_  
Agreed and accepted by: Print/Sign

\_\_\_\_\_  
Date

*[THIS PROPOSAL IS VALID FOR THIRTY (30) DAYS]*