
Date: January 23, 2026
116 E Main St. - Whitewater

HM Brandt LLC hereby proposes the following terms and conditions for the job as hereinafter specified:

CUSTOMER NAME: City of Whitewater

CUSTOMER ADDRESS: 312 W. Whitewater St. Whitewater, WI. 53190

CUSTOMER CONTACT: Llana Dostie **CONTACT PHONE:** (262) 473-0144

JOB NAME: Demolition of 116 E. Main St.

JOB ADDRESS: 116 E. Main St. Whitewater, WI 53190

DEMOLITION BID

INCLUSIONS:

- 1) **Structural demolition per City of Whitewater RFI**
 1. Demo permits
 2. Sewer and water disconnects
 3. Erosion control installation
 4. Installation of temp fence
 5. Removal of asbestos per asbestos report
 - i. 10 day DNR Notification
 6. Removal of building, footings and foundation
 7. Removal of parking lot
 8. Backfill and compact
 9. Top soil and seed where building and parking lot were removed.
- 2) All trucking of debris included in the bid.
- 3) All debris to licensed landfill.
- 4) All recyclable material to the recycling facility.
- 5) Daily clean up to maintain a clean, safe working environment.
- 6) One mobilization.

NOTES:

- Dumpsters provided for HM Brandt LLC work only – **no other trades unless otherwise coordinated with GC and HM Brandt LLC.**
- **All salvage of removed contents, MEPFs, crushed stone, & copper etc. will become property of HM Brandt LLC.**
- This proposal to become part of any contract and/or any AIA documents.
- Work to be performed during normal business hours 8 hrs M-F or 10 hrs M-TH.
- Project duration to be completed within two weeks of start date

EXCLUSIONS:

- No gas or electric disconnects (by others)

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(No back charges considered without written notification within 10 days of the occurrence and 3 days to respond)

HM Brandt LLC proposes to hereby to furnish material, labor and equipment – complete in accordance with above specifications, for the sum of all parts below:

Demolition Base Bid for the Sum of:

Thirty-Four Thousand, Two Hundred Seventy-Seven Dollars & 00/100

\$34,277.00

Payment to be made as follows: 30 days from billing based on schedule of values per phase. NO retainage to be held after approval of HM Brandt punch list.

This proposal does not take into account seasonal weather conditions, which may affect method of production and price as stated above. Any such changes in production method or price would be identified in writing and approved prior to implementation.

A SERVICE CHARGE COMPUTED BY A PERCENTAGE RATE OF 1 ½% PER MONTH WHICH IS AN ANNUAL PERCENTAGE RATE OF 18% MAY BE ASSESSED ON ALL INVOICES NOT PAID WITHIN TERMS OF SALE AS SHOWN ON INVOICE. THE CUSTOMER SHALL PAY ALL COSTS OF COLLECTION, INCLUDING ACTUAL ATTORNEYS' FEES.

NOTE: PLEASE READ NOTICE OF LIEN RIGHTS ATTACHED AND MADE A PART HEREOF

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GENERAL CONDITIONS

GENERAL: This writing document specifies all conditions and agreements. Any variations must be in writing and in writing only.

QUOTATIONS: Quotations may be subject to change if not accepted within 10 days.

ACCEPTANCE OF PROPOSAL-The stated prices, specifications and conditions are satisfactory and are hereby specified. Payment will be made as outlined above.

PROPOSED BY:
HM Brandt LLC

ACCEPTED BY:

Michael Brandt

Michael Brandt

January 23, 2026

Date

Name

Title

Date

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GENERAL TERMS AND CONDITIONS

EXTRAS:

Any alteration or deviation from contract specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the contract price. Any changed or unforeseen site condition involving extra costs will be an extra charge over and above the original contract price for performance of the required changes.

CONSTRUCTION:

Owner or agent ordering this work is to establish property lines and be responsible for material placed as ordered in event of trespass, on other property, and hereby assumes responsibility for construction of improvements on property herein involved. Owner or agent shall be responsible for site conditions, including access to work area, preparatory grading, excavating and other work necessary for the proper completion of the work specified in this proposal. Extra time and material required by HM Brandt LLC (Contractor) to correct site conditions to enable its work to be completed shall be charged as an extra. Owner or agent further agrees to keep the site free from any conflicting or obstructive work that would interfere with the Contractor's performance. Prior to the commencement of our work, the work of others shall be completed to such an extent that it will not in any way conflict or interfere with our work. If Contractor is directed to commence work prior to the time such other contractor's work is completed, Owner agrees to pay the cost of any extra mobilizations or reduced productivity attributable to Contractor's commencing any of the work before any others have completed their work. Contractor will not be responsible for damage to private underground utilities or other hidden conditions if the Owner or agent fails to give advance notice of their existence and location.

DELAYS:

Contractor shall complete the job within a reasonable time, but shall not be liable for delays beyond the control of the Contractor, including, but not limited to, acts of God, inclement weather, delay by third parties or owner.

NOTICE OF LIEN RIGHTS:

As required by the Wisconsin construction lien law, Contractor hereby notifies owner that persons or companies furnishing labor or materials for construction on owner's land may have lien rights on that land and on the buildings on that land if they are not paid for such labor or materials. Those entitled to lien rights, in addition to the Contractor are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those that furnish labor or materials for the construction, and should give a copy of each notice received to his mortgage lender, if any. Contractor agrees to cooperate with the owner and his lender, if any, to see that all-potential lien claimants are duly paid.