



DATE OF ISSUE:	August 5, 2026
SUBMITTED BY:	Erik Gooch
PROJECT NAME:	74 Main Street Market Project
PROJECT NO.:	26805

PROPOSAL FOR SERVICES

PROJECT AND CLIENT INFORMATION

CLIENT

Town of Warsaw

PROJECT ADDRESS

74 Main St
Warsaw, VA 22572

OWNER CONTACTS

Joseph Quesenberry - jquesenberry@town.warsaw.va.us
Melissa Coates - mcoates@town.warsaw.va.us

PROJECT TEAM CONTACTS

Stephen Durbin - sdurbin@sandsanderson.com
Chase Long - chase@fultzsingharchitects.com
Amrit Singh - amrit@fultzsingharchitects.com

EXECUTIVE SUMMARY

EG Construction Inc. is pleased to submit this proposal for the 74 Main Street Market Project for the Town of Warsaw. The project will renovate and revitalize the existing building at 74 Main Street into an indoor community market and restaurant space that supports the Town's Downtown Revitalization Plan. Our approach emphasizes proactive communication, experienced field supervision, quality control, schedule accountability, early procurement, and close coordination with the Town, design team, utility providers, and other project stakeholders.

CONTRACT SUM

One Million Two Hundred Sixty One Thousand Four Hundred Nine and 00/100 Dollars

The Total Proposal Amount includes a **\$106,899.00 contingency** and a **\$85,520.00 contractor fee**, subject to the qualifications stated in this proposal.

\$1,261,409.00

Proposal validity: 15 calendar days from the Date of Issue unless extended in writing by EG Construction Inc. Contract documents are incorporated by reference but are not attached to this proposal at this time.

LETTER OF INTEREST

August 5, 2026

Town of Warsaw
Attention: Joseph Quesenbery and Melissa Coates
74 Main St
Warsaw, VA 22572

RE: Letter of Interest - 74 Main Street Market Project

Dear Town of Warsaw Project Team:

EG Construction Inc. respectfully submits this Letter of Interest and accompanying proposal for the 74 Main Street Market Project. We are enthusiastic about the opportunity to partner with the Town of Warsaw in renovating and revitalizing the existing downtown building into an indoor community market and restaurant space that will serve residents, visitors, and local businesses for years to come.

We understand that the project is closely aligned with the Town's Downtown Revitalization Plan and will require disciplined construction management, clear communication, careful coordination within an existing building, and a strong focus on schedule. EG Construction will provide dedicated project management and field supervision, maintain transparent cost and change tracking, coordinate closely with the Town and Fultz Singh Architects, and identify decisions that could affect the December 15, 2026 Target Substantial Completion / Occupancy date.

Early utility and procurement coordination will be central to our approach. Permanent electrical service and power coordination with Dominion Energy will be treated as a major critical-path activity. The HVAC system is identified as the number one long-lead procurement item, followed by the overhead door as the number two long-lead item. Submittals, approvals, releases, and utility milestones will be tracked from project commencement.

EG Construction offers relevant experience with public, hospitality, and local renovation projects, including:

- Conversion of the Coggin Furniture Building into a Government Facility - Warsaw, Virginia - Project value: \$1,600,000.00.
- Bookies Sports Bar - Williamsburg, Virginia - Most recent project - Project value: \$625,000.00.
- Warsaw Town Council Building Kitchen Renovation - a close-to-home municipal renovation project.

We appreciate the opportunity to be considered and look forward to delivering a safe, well-coordinated, quality project that supports the Town's long-term vision for downtown Warsaw.

Respectfully submitted,

Erik Gooch
EG Construction Inc.
erikg@eg-construction.net

SCOPE OF WORK

EG Construction Inc. shall furnish the labor, supervision, project management, construction materials, tools, temporary facilities, safety measures, coordination, mobilization, cleanup, and contractor-provided equipment necessary to complete the work shown in the contract documents, except for equipment specifically identified as Owner-furnished. The Scope of Work includes the work shown in the bid and contract documents issued for the 74 Main Street Market Project, including architectural documents prepared by Fultz Singh Architects and other project consultants, together with written addenda and clarifications issued before execution of this proposal.

Included construction includes, but is not limited to:

- Project mobilization, site logistics, temporary protection, construction supervision, and coordination of subcontractors and inspections.
- Site preparation, layout, excavation, backfill, compaction, grading, and related work shown in the contract documents.
- Foundation construction, including excavation, footers, reinforcing, foundation walls, slabs, and associated concrete work.
- All concrete construction shown, including structural concrete, slabs, pads, walks, curbs, and incidental concrete required for a complete installation.
- Structural framing, blocking, sheathing, connectors, miscellaneous carpentry, and related structural work.
- Exterior wall systems, siding, trim, weather barriers, flashing, sealants, and associated exterior finishes.
- Roof framing, roof coverings, underlayment, flashing, drainage components, penetrations, and related roofing work.
- Thermal and acoustical insulation, air-sealing, vapor-control components, and related work shown in the documents.
- Interior partitions, ceilings, wall finishes, trim, doors, frames, hardware, and other interior construction shown in the documents.
- Mechanical, electrical, plumbing, fire/life-safety, and utility-related construction shown in the documents, including normal supports, rough-ins, final connections, testing, and coordination.
- Installation of all utility equipment, appliances, fixtures, and other equipment furnished by the Owner, where shown or reasonably required by the contract documents.
- Coordination with the Owner, Architect, inspectors, utility providers, and authorities having jurisdiction as necessary to complete the project.
- Construction cleaning, debris removal, punch-list correction, closeout documentation, and delivery of the completed work ready for its intended use.

CONTRACT DOCUMENTS AND SCOPE INTERPRETATION

The Total Proposal Amount is based on the bid and contract documents issued for the 74 Main Street Market Project and the information provided by the Town of Warsaw before the Date of Issue. The documents are incorporated by reference for scope definition but are not physically attached to this proposal. Work added by later revisions, bulletins, sketches, addenda, substitutions, code directives, utility-provider requirements, or Owner requests shall be evaluated for price and schedule impact before performance. Where the documents reasonably imply incidental work required for a complete and functional installation, such incidental work is included unless expressly excluded herein.

PROJECT UNDERSTANDING

The Town of Warsaw is advancing the Warsaw Community Market concept to renovate and revitalize the existing building at 74 Main Street in the heart of downtown Warsaw. The planned conversion will create an indoor community market and restaurant space that supports the Downtown Revitalization Plan and provides a durable community asset. The work requires thoughtful existing-building coordination, timely utility decisions, careful sequencing, and continuous communication among the Town, design team, contractors, vendors, inspectors, and utility providers.

RELEVANT PROJECT EXPERIENCE

- Conversion of the Coggin Furniture Building into a Government Facility, Warsaw, VA - \$1,600,000.00.
- Bookies Sports Bar, Williamsburg, VA - Most recent project - \$625,000.00.
- Warsaw Town Council Building Kitchen Renovation - local municipal renovation experience.

EG CONSTRUCTION COMMITMENT

EG Construction is committed to delivering a quality project through proactive communication, detailed project management, experienced supervision, and quality craftsmanship. Our objective is to provide a complete, code-compliant facility while maintaining schedule, budget, jobsite safety, and respect for the Town's operations and the surrounding downtown community. We believe successful projects are built on transparency, responsiveness, and cooperation with the Owner, Architect, design team, subcontractors, utility providers, and inspectors.

DEDICATED PROJECT MANAGEMENT

A dedicated Project Manager and Superintendent will oversee the project from permitting and preconstruction coordination through final completion. EG Construction will coordinate subcontractors, procurement, inspections, Owner decisions, Architect responses, utility-provider requirements, quality-control observations, schedule updates, and closeout activities. Bi-weekly progress meetings will be conducted with the Town and appropriate project stakeholders. Meeting discussions will address safety, schedule, procurement, utility coordination, pending decisions, changes, quality items, and upcoming work.

- Single-point accountability for day-to-day project coordination.
- Regular schedule and procurement updates, including early identification of long-lead items.
- Documented tracking of requests for information, selections, submittals, inspections, and change orders.
- Prompt communication of conditions that may affect cost, quality, or schedule.

QUALITY ASSURANCE

All work shall be performed in a professional and workmanlike manner in accordance with the contract documents, the Virginia Uniform Statewide Building Code and other applicable codes in effect at the time of permitting, local requirements, approved submittals, and manufacturer installation instructions. EG Construction will coordinate required inspections, review completed work for conformity, and correct deficiencies attributable to its work before final acceptance.

WORKMANSHIP WARRANTY

EG Construction warrants its workmanship for one (1) year from the date of Substantial Completion, unless a longer period is expressly required by the contract documents. Manufacturer and supplier warranties received by EG Construction will be transferred or made available to the Owner at closeout. The workmanship warranty does not cover normal wear, abuse, lack of maintenance, Owner-furnished equipment defects, work altered by others, or conditions outside EG Construction's control.

CLOSEOUT AND TURNOVER

At completion, EG Construction will coordinate final inspections, correct punch-list items, remove construction debris, deliver available warranties and closeout information, and provide the Owner with a completed project suitable for its intended use. Punch-list items are expected to be completed within two (2) weeks after issuance of the final punch list unless material lead times, access restrictions, or other circumstances require a mutually agreed extension.

PROJECT SCHEDULE

The Target Substantial Completion / Occupancy date is December 15, 2026. EG Construction will prepare and maintain a detailed working schedule organized around that milestone and will promptly communicate material changes to the Town. Achievement of the target date is based on timely notice to proceed, permit issuance, site access, Owner and design-team decisions, inspections, utility coordination, release of long-lead equipment, and delivery of Owner-furnished items.

The Contract Time shall be equitably extended for delays beyond EG Construction's reasonable control, including severe or unusual weather, labor disruptions, material shortages, utility-provider delays, inspection delays not caused by EG Construction, concealed conditions, changes in law or code interpretation, emergency conditions, force majeure events, Owner-directed changes, late Owner decisions, or late/incomplete Owner-furnished equipment. Any condition that threatens the December 15, 2026 milestone will be identified and communicated as early as reasonably possible.

CRITICAL PATH AND LONG-LEAD ITEMS

Major Critical-Path Item - Utilities and Permanent Power: Existing and required utility conditions must be identified early. Permanent electrical service, available capacity, service configuration, transformer or infrastructure requirements, meter release, inspections, and energization will be coordinated with Dominion Energy. Delayed utility decisions, engineering, approvals, easements, fees, or field work may directly affect commissioning and the December 15, 2026 occupancy target.

- Long-Lead Priority No. 1 - HVAC System: Expedite design confirmation, submittals, equipment selections, approvals, release, delivery, startup, and controls coordination.
- Long-Lead Priority No. 2 - Overhead Door: Expedite field verification, shop drawings, color and finish selections, approval, fabrication, delivery, and installation.

PROPOSAL VALUE AND BILLING

Base Construction Cost	\$1,068,990.00
Contingency	\$106,899.00
Contractor Fee	\$85,520.00
Total Proposal Amount	\$1,261,409.00

Payment Terms**Per executed agreement**

EG Construction will submit monthly progress payment applications based on an approved schedule of values and the percentage of work completed, including properly stored materials where applicable. The \$106,899.00 contingency is included within the Total Proposal Amount and shall be used only for authorized project costs, concealed conditions, scope clarifications, or other approved needs; any unused contingency will be reconciled in the final accounting unless otherwise established by the executed agreement. The \$85,520.00 contractor fee is included within the Total Proposal Amount. Final payment is due upon final completion and delivery of customary closeout documentation, subject to approved changes and prior payments.

CHANGES IN THE WORK

Work outside the defined scope shall be performed only after written authorization through a Change Order or Construction Change Directive. Change documentation will describe the added or deleted work and, when applicable, the adjustment to the Contract Sum and Contract Time. The Owner is requested to approve or reject a proposed change within two (2) business days when the decision affects active work. EG Construction is not responsible for schedule impacts caused by delayed decisions. Except for emergency measures required to protect life or property, changed work will not proceed until authorized in writing.

ALLOWANCES, SUBSTITUTIONS, AND SELECTIONS

Any allowance, alternate, substitution, or Owner selection shall be documented before purchase or installation. Substitutions are subject to Architect and Owner approval and may affect price, warranty, lead time, or appearance. Owner selections and approvals must be made in time to support the project schedule.

EXCLUSIONS AND OWNER RESPONSIBILITIES

1. **Owner-Furnished Equipment:** Equipment specifically designated in the contract documents as Owner-furnished shall be procured and delivered by the Owner and installed by EG Construction only where included in the defined scope. The Owner is responsible for timely procurement, completeness, suitability, compatibility, and manufacturer warranties for Owner-furnished equipment. Missing parts, concealed damage, defective equipment, incompatibility, specialty commissioning, storage, redesign, or delayed delivery may require a Change Order and schedule extension.
2. **Post-Proposal Document Changes:** Revisions, addenda, bulletins, sketches, directives, utility-provider requirements, or design changes issued after the Date of Issue are excluded unless incorporated by written amendment or Change Order.
3. **Concealed or Unknown Conditions:** Conditions that could not reasonably be observed or determined from the contract documents and normal preconstruction review, including concealed deterioration, undocumented utilities, unsuitable soils, or hidden structural conditions, are excluded from the Contract Sum and will be addressed through the change process.
4. **Hazardous Materials:** Testing, removal, transportation, or remediation of asbestos, lead, mold, contaminated soil, or other regulated hazardous materials is excluded unless expressly shown and quantified in the contract documents.
5. **Owner, Utility, and Third-Party Work:** Work performed by the Owner, separate contractors, utility companies, or vendors remains their responsibility. EG Construction will coordinate such work when reasonably required but is not responsible for their performance, warranties, delays, or damage. Dominion Energy engineering, service upgrades, transformer work, meter release, easements, utility fees, and energization activities are subject to the utility provider's requirements and schedule unless expressly included in the contract documents.

NOTES AND CAVEATS

- The Scope of Work was determined from the bid and contract documents issued for the 74 Main Street Market Project and the information provided by the Town of Warsaw before the Date of Issue.
- The Total Proposal Amount includes anticipated escalation for the defined scope. Owner delay, extraordinary market disruption, new tariffs, discontinued products, or mandatory substitutions occurring after acceptance may be evaluated through the change process when beyond the reasonable contemplation of the parties.
- Material and equipment lead times will be monitored and communicated. The highest-priority long-lead items are the HVAC system and the overhead door. EG Construction is not responsible for delays caused by unavailable, backordered, discontinued, or late-delivered products when reasonable procurement efforts have been made.

- The Owner shall provide timely access to the site, designated decision-makers, required approvals, and unobstructed areas for performance of the work.
- EG Construction will maintain the work area in an orderly condition and remove construction-generated debris. Final cleaning is limited to construction cleaning unless otherwise required by the contract documents.
- This proposal and the referenced contract documents together express the scope and commercial basis of the offer. In the event of a conflict, a subsequently executed written agreement or Change Order shall control.

VALUE COMMITMENT

EG Construction has prepared this proposal with the intent of providing a complete project with clear accountability and minimal Owner-directed change orders. Our goal is to identify issues early, maintain open communication, coordinate decisions before they affect field production, and deliver a successful project that meets the Owner's expectations for quality, schedule, and value.

PROPOSAL ACCEPTANCE

Should this proposal meet your approval, please sign and date below and return a copy to Erik Gooch at erikg@eg-construction.net. Upon acceptance, EG Construction will countersign and return a fully executed copy for the Town's records. The parties acknowledge that the Scope of Work is based on the bid and contract documents issued for the 74 Main Street Market Project; the documents are incorporated by reference but are not attached to this proposal at this time.

EG CONSTRUCTION REPRESENTATIVE SIGNATURE

DATE SIGNED

PRINTED / TYPED NAME

TITLE

EG CONSTRUCTION LICENSE NUMBER

EMAIL

TOWN OF WARSAW ACCEPTANCE

OWNER AUTHORIZED SIGNATURE

DATE

PRINTED / TYPED NAME

TITLE

ORGANIZATION

EMAIL

ACCEPTED CONTRACT SUM: \$1,261,409.00

Accepted Scope: All work described in this proposal and the referenced 74 Main Street Market Project bid and contract documents, subject to the stated exclusions, assumptions, contingency provisions, and approved changes.

EG Construction Inc. | Experience You Can Trust

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE 1 OF 2 PAGES

TO OWNER:
Joseph N. Quesenberry
jquesenberry@town.warsaw.va.us

FROM CONTRACTOR:
EG Construction Inc
PO Box 1782
Tappahannock, VA 22560

PROJECT:
74 Main Street Market Project

ARCHITECT:
Fultz&Singh Architects
1212 Westover Hills Blvd
Richmond, Virginia 23225

APPLICATION NO:
NA

PERIOD TO:
NA

PROJECT NOS:
NA

CONTRACT DATE:NA

Distribution to

X

OWNER

X

ARCHITECT

CONTRACTOR

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract Continuation Sheet, AIA Document G703, is attached

1 ORIGINAL CONTRACT SUM

\$1,261,409.00

2 Net change by Change Orders

\$0.00

3 CONTRACT SUM TO DATE (Line 1 + 2)

\$1,261,409.00

4 TOTAL COMPLETED & STORED TO DATE (Column G on G703)

\$0.00

5 RETAINAGE:

a % of Completed Work (Column D + E on G703)

\$0

b % of Stored Material (Column F on G703)

\$0

Total Retainage (Lines 5a + 5b or Total in Column J of G703)

\$0.00

6 TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)

\$0.00

7 LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)

\$

8 CURRENT PAYMENT DUE

\$0.00

9 BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)

\$1,261,409.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due

CONTRACTOR

EG Construction Inc

By

Date

State of Virginia

County of

Subscribed and sworn to before me this

day of

Notary Public

My Commission expires

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated the quality of the Work is in accordance with the Contract Documents, and the Contractor

is entitled to payment of the AMOUNT CERTIFIED

AMOUNT CERTIFIED \$

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheets that are changed to conform with the amount certified.)

By

Date

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order	\$0.00	

CONTINUATION SHEET

AIA DOCUMENT G703 (Instructions on reverse side)

Page 2 of 2 Pages

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT

containing Contractor's signed Certification, is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: NA

APPLICATION DATE: NA

PERIOD TO: NA

ARCHITECT'S PROJECT NO.: NA

A	B	C	D	E	F	G	H	I	J	
ITEM NO	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)	BALANCE FINISH	TO (C - G)	RETAINAGE (IF VARIABLE) RATE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD						
001	01 GENERAL REQUIREMENTS	\$90,350.00				\$0.00	0%	\$90,350.00		\$0.00
002	02 EXISTING CONDITIONS	\$35,140.00				\$0.00	0%	\$35,140.00		\$0.00
003	03 CONCRETE	\$21,000.00				\$0.00	0%	\$21,000.00		\$0.00
004	04 MASONRY	\$15,000.00				\$0.00	0%	\$15,000.00		\$0.00
005	05 METALS	\$42,000.00				\$0.00	0%	\$42,000.00		\$0.00
006	06 WOOD, PLASTICS, AND COMPOSITES	\$61,000.00				\$0.00	0%	\$61,000.00		\$0.00
007	07 THERMAL AND MOISTURE PROTECTION	\$40,500.00				\$0.00	0%	\$40,500.00		\$0.00
008	08 OPENINGS	\$46,000.00				\$0.00	0%	\$46,000.00		\$0.00
009	09 FINISHES	\$86,000.00				\$0.00	0%	\$86,000.00		\$0.00
010	10 SPECIALTIES	\$29,000.00				\$0.00	0%	\$29,000.00		\$0.00
011	11 EQUIPMENT	\$11,000.00				\$0.00	0%	\$11,000.00		\$0.00
013	13 SPECIAL CONSTRUCTION	\$35,000.00				\$0.00	0%	\$35,000.00		\$0.00
016	22 PLUMBING	\$102,000.00				\$0.00	0%	\$102,000.00		\$0.00
017	23 HVAC	\$240,000.00				\$0.00	0%	\$240,000.00		\$0.00
019	26 ELECTRICAL	\$188,000.00				\$0.00	0%	\$188,000.00		\$0.00
021	27 COMMUNICATIONS	\$5,000.00				\$0.00	0%	\$5,000.00		\$0.00
022	31 EARTHWORK	\$8,500.00				\$0.00	0%	\$8,500.00		\$0.00
023	32 EXTERIOR IMPROVEMENTS	\$10,000.00				\$0.00	0%	\$10,000.00		\$0.00
024	33 UTILITIES	\$3,500.00				\$0.00	0%	\$3,500.00		\$0.00
025	CONTINGENCY (10%)	\$106,899.00				\$0.00	0%	\$106,899.00		\$0.00
026	CONTRACTOR FEE (8%)	\$85,520.00				\$0.00	0%	\$85,520.00		\$0.00
027						\$0.00	#DIV/0!	\$0.00		\$0.00
028						\$0.00	#DIV/0!	\$0.00		\$0.00
029						\$0.00	#DIV/0!	\$0.00		\$0.00
030						\$0.00	#DIV/0!	\$0.00		\$0.00
	Subtotal this page:	\$1,261,409.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$1,261,409.00		\$0.00