



200 East Broad Street, Suite 150
 Greenville, South Carolina 29601
T: 864.233.1631 **F:** 864.235.1176

June 17th, 2025

Clayton Eaddy
 1628 E. North St

**Re: Building Exterior Façade Renovation
 1628 E. North
 Greenville, SC 29607**

Dear Mr. Eaddy,

Creative Builders, Inc. (CBI) is pleased to submit a budget estimate of **One Hundred and Sixty-Eight Thousand Two Hundred Fifty Dollars (\$168,250)** to furnish all labor, material, tools, equipment, supervision, and project management necessary to complete this project. .

We sincerely appreciate the opportunity to work with you on this project. Our scope of work includes the following:

Division 1: General Conditions

- Project management
- Field supervision
- Rental equipment
- Dumpster and waste disposal fees
- Builders Risk Insurance
- Safety management

Division 2: Sitework

- Demolition of the existing window systems at bump outs as shown on the demo drawings
- Provide dumpsters to haul off building demolition debris

Division 8: Doors and Windows

- Provide and install 242sf of dark bronze storefront metal and glass
 - (2) Pop out window openings
 - (1) Fixed storefront opening
 - (1) Set of entrance doors
 - Dark bronze anodized finish
 - (1) pair of standard 1 ¾" thick, medium stile doors with 10" bottom rails
 - Glass quoted as 1" clear tempered with SN68 low-e coating

Division 9: Finishes

- Pressure wash new and existing EIFS system on the front face of the building to prepare for paint
- Provide and install (1) prime coat and (2) finish coats of paint on new and existing EIFS on front face of the building that are visible from the road
- Provide and install (1) prime coat and (2) finish coats of paint on the existing storefront doors called out in the drawings. We do not recommend this as heavily used storefront doors that are painted tend to scratch and chip over time and become an ongoing maintenance item.
- Patch and resurface EIFS only over window areas where demo occurs
- Frame new entrance and window openings with 6" 16GA metal studs

- Hang and finish new drywall to a level 4 finish around the openings and tie into existing sheetrock
- Provide and install Longboard siding on new window walls and the interior of the new framing for an **allowance of \$4,000**
- Provide and install Pac-clad on the exterior of the new entrances for an **allowance of \$8,000**

ALTERNATES

- Provide and install (1) additional storefront entrance in place of the existing pair of storefront doors as outlined below:
 - Dark bronze anodized finish
 - (1) pair of standard 1 ¾” thick, medium stile doors with 10” bottom rails
 - Glass quoted as 1” clear tempered with SN68 low-e coating

Total Add: \$35,640

QUALIFICATIONS

- All work to be performed during regular business hours, any requested condensed schedules or other conditions requiring night or weekend work will be at applicable costs.
- Permitting approval by appropriate agencies required prior to commencing work.

EXCLUSIONS

- All building contents to be removed by the owner prior to demolition work
- We exclude any permitting, plan review, or any other related fees
- We exclude any flooring work as there are insufficient details
- Excludes any hazardous materials testing, abatement, disposal or handling
- Erosion control devices and inspections if required by the city
- Material escalation more than 30 days past the date of this proposal.
- Architectural and/or engineering fees
- Third Party Special Inspections, or concrete and soil testing
- Monument, pylon, or exterior signage
- Patching or replacement of any previous damage or deterioration of any existing conditions in the building shell that was not visible prior to demolition.
- Any repairs or upgrades to existing mechanical, electrical, or plumbing systems that may be needed to keep the systems operational.
- Export or disposal of contaminated dirt
- Any items not mentioned in this proposal

We look forward to a successful project. If you have any questions or need further assistance, please do not hesitate to call.

Sincerely,

Daniel Fant,
Project Manager

Cc: David Hughs; Tony Peters

Evidence of Financial Arrangements

Construction of work to be contracted through the standard American Institutes of Architects (AIA) A101 Standard Agreement and A201 General Conditions Contract for Construction Contract between the Owner and Creative Builders, Inc.

In accordance with AIA A201, Clause 2.2.1, Creative Builders, Inc. requests the Owner to furnish reasonable evidence that the Owner has the financial wherewithal to pay for the work that will be performed by Creative Builders, Inc.

- We will need to know the legal entity that is engaging our services and understand the ownership structure of the entity,
- A formal loan agreement from the lending organization will suffice for any portion of the cost that is being financed,
- If the Owner is self-funding the project, we ask for official documentation of the availability of the funds, such as a bank or investment firm statement,
- If the project is being funded by a tenant upfit allowance under a lease agreement, we would ask for a copy of the lease and particulars about how the landlord will finance the allowance.

All documentation will obviously be held in strictest confidence.