

**Ideal Construction Company**  
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**402-592-4020**

**Date:** 8/31/2023\_[REVISED 9/7/23](#)  
**Attn:** Dylan Paczosa, 402-910-7086, [dylan.paczosa@scissorsscotch.com](mailto:dylan.paczosa@scissorsscotch.com)  
**Company:** Scissors & Scotch, 402-910-7086, [dylan.paczosa@scissorsscotch.com](mailto:dylan.paczosa@scissorsscotch.com)  
**Job Address:** 2835 S 170th Plz Suite 212  
**Class Code:** Commercial TI

**BUDGETARY proposal to supply labor & materials for the following.**

**1.** General Conditions.

- a. Pre-Construction.
- b. Project Manager.
- c. Supervisor.
- d. General Labor.
- e. Truck Expenses.
- f. Tool & Equip usage.

**2.** Dumpsters/Trash Removal.

**3.** Protect existing surfaces.

**4.** Portable Restrooms.

**5.** Complete clean-up of our work throughout construction.

**6.** Permit.

**7.** Work completed during normal business hours. Noted below if otherwise.

**Demo –**

**8. At Expansion Area -**

**9.** Demo interior millwork. Reception desk and (2) cabinets. Desk is appr. 2' x 8' x 4'. Cabs, appr. 7' lower and 4' lower. In Office items 8'6" desk, 4' x 8' desk, 4' x 8' desk and 4' lower cabinet, 4' cabinet.

**10.** Demo interior partitions walls. Appr. 138 linear feet. Includes wall base, electrical outlets, switching, data receptacles, phone lines, wall mounted items, and relocate fire alarm pulls, horn strobes and thermostats as needed. **Note – NOTHING left behind is designated to be saved. It will ALL be trashed.**

**11.** Demo Mop Sink and faucet. Demo water lines. Saw cut floor, cap drain, pourback.

**12.** Demo Data Racks and plywood backing.

**13.** Demo flooring throughout excluding RR. Scrape adhesive, grind slab. Appr. 1,280 sf. **AFTER HOURS WORK.**

**14.** Demo ceiling grid and tile throughout excluding RR. Appr. 1,280 sf.

**15.** Demo HVAC registers, return air grilles, flex duct runs back to trunk line.

**16.** Demo light fixtures throughout.

**17.** Demo (2) section of demising wall. Appr. 10 and 18 lf, 14' 6" to deck ea.

18. Saw cut for plumbing trenches at (2) new owner supplied Shampoo Stations. Appr. 10 lf. Includes pour back. **AFTER HOURS WORK.**
19. Saw cut for electrical trenches at (4) new styling stations and new Reception Desk area. Appr. 37 lf total. Includes pour back. **AFTER HOURS WORK.**
20. **At Existing Area -**
21. **Shelving and product will need to be relocated by others before Construction starts.**
22. Demo millwork station in private barber area. **Dylan - let us know if you want this saved.**
23. Demo sliding barn doors at Barber Suites.
24. Demo ceiling in Barber Suites. Appr. 200 sf.
25. Demo interior partitions walls per plan. Appr. 105 linear feet. Includes wall base, electrical outlets, switching, data receptacles, phone lines, wall mounted items, and relocate fire alarm pulls, horn strobes and thermostats as needed. **REVISED - Only 92 lf now.**
26. Grind slab where former walls were demoed. Appr. 105 lf. **AFTER HOURS WORK. REVISED - Only 92 lf now.**
27. Demo Door and and frame at Office 108. In-fill opening and construct a bulkhead at wall removed separating from break room. Appr. 10 lf. **REVISED - DELETE. Keeping as is.**
28. **Demo existing bar and bar back. Appr. 13' x 4' x 10. We can review Bar Top Design with Dylan. We need to see elevation and finish selections of existing.**
- ADD - Create a 3' x 7' opening between existing Bar Area and Existing Break Room for install of a new frame and door.**

### **Construction –**

29. Walls -
30. Patch remaining walls where former were demoed. Appr. (17) locations. **REVISED - Only (14) locations now.**
31. Construct new interior partition walls per plan. Framed with 20-gauge 3 5/8" metal stud walls to deck. Insulated and drywalled on both sides, finished paint ready. Appr. 88 lf 14' 6" tall. Includes New Break Room area, employee prep, office, signature wall at new Reception area and new separation wall at Bar Area.
32. Ceiling -  
Supply and install 2' x2' Dune Tegular ceiling tiles in new office. Appr. 70 sf.
33. Allowance of (12) replacement ceiling tiles in former Break Room and Office 108.
34. Install Suspended Wood Ceiling Cloud (material provided by owner). Appr. 12' x 29'.
35. Other Construction –
36. Supply and install fire rated backing for millwork. Appr. 22 lf. Includes Bar Area.

### **Door Schedule –**

37. Supply and install (2) 3' x 7' hollow metal frames and (2) solid core wood doors with associated hardware. Match existing finishes as close as possible.
- ADD - (1) additional door and frame from Bar Area to Break Area.**

### **Glass –**

38. Remove (2) 3' wide horizontal mullions and window panes at storefront in middle of the (3) bays.  
Supply and install a new 3' x 7' storefront aluminum door matching anodized finish.
39. Remove glass wall panes at Bar Area. Save for reinstall.
40. Relocate existing glass door into bar area to new glass wall.

41. Supply and install a 10' section of new glas wall appr. 9' tall at new Bar Area. A new 10' x 5' bulkhead will be needed above this wall. **REVISED - Only 7 lf, 3' of this will be relocated door.**
42. Frame a drywall finished opening at new back Bar Area to access the Styling Floor. Supply and install a 3' x 9' frameless glass door with Eliason style hardware so door swings both ways matching existing as close as possible.

### **Paint –**

43. Paint all walls in expansion area. Appr. 3,814 sf.
44. Paint all walls in existing area affected by construction. Appr. 2,016 sf. **REVISED - Only 1,616 sf now.**
45. Paint ceiling in expansion space. Appr. 1,280 sf.
46. Paint ceiling in existing space where exposed from demo/construction. Appr. 1,072 sf.
47. Paint (2) new door frames and finish (2) new doors. **REVISED - Add (1) frame and door.**
48. Paint (1) frame at Breakroom 107.
49. See Alt. 2

### **Millwork – Note THIS Proposal EXCLUDES relocation of existing Break Area sink and cabinetry until we get more information.**

50. Construct new bar back, and bar with Cambria countertops. Appr. 18 lf front and back. Final Design TBD. Allowance in this proposal of \$ 30,000.00 **REVISED - We think we can reuse existing and add on. New Allowance Amount -**
51. Flip counter top and sink base in Barber Suites to face opposite direction.
52. Install owner supplied millwork. (2) 6' units and (2) 4' units.
53. Install owner supplied wood wainscot in Expansion Area. Appr. 45 lf, 4' tall.
54. Install owner supplied wood wall at Reception area. Appr. 20 lf, 9'. Install of owner supplied Scissors and Scotch Signage.
55. Install owner supplied stone at New Bar Back Area. Appr. 63 sf. And (4) owner supplied Wood Shelving Units.

### **Flooring -**

56. Polish and seal expansion floor space, appr. 1,280 sf and areas where former walls in existing were demoed. Appr. 105 lf. **REVISED - Still 1,280 sf, but Only 92 lf now.** Note - **There will be a visible difference in these areas. We'll do what we can. This work will be after hours.**
57. Supply and install new 4" vinyl cove base at new walls and those affected by construction matching existing as close as possible. Appr. 431 lf.

### **Mechanical -**

58. Supply and install new paint grip spiral ductwork at expansion area from existing trunk lines.
59. Include registers.
60. Open plenum return air.

### **Fire Sprinkler -**

61. Bay IS Sprinkled.
62. Modify existing heads, remove piping and take sprinkler heads from existing height up to deck. Appr. 1,280 sf of coverage.

63. Includes dropping heads into decorative wooden ceiling cloud.
64. Ensure remaining space/layout is sprinkled to code.
65. Supply and install (1) 5lb wall-hook mounted fire extinguisher.

### **Fire Alarm -**

66. There IS a fire alarm system in place.
67. Relocate existing fire alarm pulls and horn strobes per code.

### **Electrical -**

68. Disconnect power to existing Jenny Craig Sign (removal by others). Dissconnect power to existing Scissors and Scotch Sign (relocation by others). Final power connection of Scissors and Scotch Sign.
69. Exit signage will need to be removed and saved for reinstall.
70. (2) "show" window receptacles at expansion area will need to be relocated from grid ceiling to front wall.
71. Install owner supplied 8' section of track light w/8 heads at (2) new Shampoo Stations.
72. Install owner supplied (4) 8' sections of track light w/4 heads ea. at (4) new Styling Stations.
73. Install owner supplied (8) decorative 4" LED light fixtures in wooden ceiling cloud.
74. Install owner supplied (7) 4' LED light strips at front Reception area.
75. Install owner supplied (3) 4' LED light strips at new Break Room area.
76. Install owner supplied (2) 2' x 2' LED flat panel troffer lights at new Office.
77. Install owner supplied (6) new pendant lights at new Bar Area.
78. Conduit and wiring for power to (4) Styling Stations.
79. Conduit and wiring for power to new Reception desk.
80. Allowance of (3) standard duplex outlets and (1) data receptacle with pull string only (**wiring and termination by others**) in New Office.
81. Allowance of (5) GFCI outlets in New Break Area
82. Allowance of (3) GFCI outlets above cabinets at new Shampoo Stations.
83. Allowance of (6) standard duplex outlets throughout rest of expansion, and (3) GFCI.
84. Relocate (1) standard duplex outlet and (1) data receptacle with pull string only (**wiring and termination by others**) in New Bar Area.
85. Allowance of (3) new GFCI outlets at New Bar Area.
86. Wire the (2) new Gas water heaters.
87. Emergency and exit lighting per code.

### **Plumbing -**

88. Rough in drain and water lines for (2) new owner supplied Shampoo Stations and (1) employee prep sink in expansion area.
89. Flip sink in Barber Suites to face opposite direction.
90. Supply and install (2) new Gas Tankless Water Heaters. Includes new gas line.

### **Other -**

91. Install of owner supplied fire place at New Bar Area. Includes framing and electrical. Gas line excluded until we receive spec.
92. (1) final professional cleaning. Includes Storefront Glass interior/exterior.

**Anything not mentioned above is excluded from this proposal.**

**Alternate 1).** Supply Stamped Architectural and Structural Drawings with Mechanical Page, Electrical Lighting and Power Pages by licensed contractors. **ADD**

**ACCEPTED**

**Alternate 2).** Paint the remainder of the existing Scissors and Scotch Space walls. Appr. 5,148 sf. **ADD**

**TBD**

\_\_\_\_ Initial here if accepted.