**Date:**

September 11, 2024

**Attn:**

Nick Heinzman

Ideal Construction

19019 Evans St

Elkhorn, NE 68022

**Subject:**

Ralston Apartment Renovations

5617 S 77th Street

Ralston, NE 68127

Dear Nick:

**Ralston Apartment Renovations**

**5617 S 77th St Ralston, NE 68127**

**Existing Building Improvements and interior renovations**

***Project Overview for Proposers.***

The space at 5617 S 77th St will be rehabilitated and renovated into a multi-tenant mixed use space featuring (2) retail units and (6) sleeping units. Scope of work includes exterior modifications as required for rehabilitation of the existing space, access to the second-floor sleeping units with a new deck, site improvements for community use and exterior envelope modifications.

Interior work includes framing with finishes, full mechanical/electrical/plumbing redesign as required for the new units. Retail spaces are provided as white box spaces tenant-ready.

***Issued Documents:***

1. ***Drawings***
2. ***Bid Form for GC/CM Proposal Breakdown (See Attachment)***
3. ***General Conditions Contractor Proposal (See Attachment)***

***Project Timelines:***

GC/CM bid date for all Subs & Vendors is ***September 26, 2024***

GC/CM Bid Submission to Owner **October 1, 2024**.

GC/CM Award anticipated no later than **October 3, 2024.**

***Proposal Deliverables***

1. ***Bid form filled out in its entirety.***
2. ***Outline schedule for project of major activities.***
3. ***Direct Construction Cost(s) by scope of work ie.. (HVAC, Plumbing, Electrical, Framing, Drywall, ATC, Drs & Hardware, Flooring, etc.) and intended subcontractor or vendor for each scope of work.***
4. ***Separate Project Clarifications Document, if any.***
5. ***Separate Project Exclusions Document, if any.***

***Contract:***

The AIA 101 contract will be entered between the Owner and the Contractor for the project.

***Enclosures:***

PDF Files of ***Issued Documents Section*** Identified above.

Respectfully,

Sincerely,

Slate Architecture

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Jeremy L. Carlson, AIA, NCARB

Registered Architect | Principal  
Slate Architecture

3624 Farnam Street

Omaha, Nebraska 68131

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