

April 29, 2026

Premier Design & Build Group

Re: Budget- 11400 W. Burleigh St., Wauwatosa, WI.
Based on Site Visit and As-Built Drawings Provided.

Johler Demolition, Inc. (JDI) will provide all supervision, labor, and equipment necessary to perform demolition work at the above-referenced location in accordance with the following specifications, exceptions, and clarifications:

Work by Johler:

1. File DNR Notification. (An Asbestos survey is required for this and is not included)
2. Remove and legally dispose of all Mercury vapor bulbs, thermostats, and PCB light ballasts.
3. Pump and reclaim Freon from existing AC units, chillers and water fountains.
4. Demolish existing structure down to top of concrete slab.
5. Remove concrete basements, slab on grade, and foundations directly associated with these buildings. This includes caissons and grade beams to -8' feet below grade. All soil removed during foundation demo shall be reinstalled into foundation voids.
6. Load, haul, and legally dispose of all demolition debris.
7. Upon completion basement will be sloped for safety, and work area will be left in a clean condition.

Clarifications & Exclusions:

1. All salvageable items shall become the property of Johler Demolition Inc.
2. This proposal shall be incorporated as an exhibit into any contract documents.
3. JDI shall dismantle the structures by any means and methods it deems necessary to accomplish its work safely. If the contract issuer/owner/GC decides to change or direct the means and methods JDI is to use, or change the direction or sequencing of the work, then additional costs shall apply.
4. Hidden or buried concrete obstructions outside of the existing building footprint, or within the building footprint but outside of the existing column gridlines, shall be left in place, or may be removed for an additional cost to the contract.
5. JDI is authorized to utilize all electric, pneumatic, and hydraulic tools, and all diesel-powered heavy equipment JDI deems necessary.
6. JDI will provide dust control utilizing City of Wauwatosa metered fire hydrant. If the municipality disallows the use of fire hydrants and water must be provided by water trucks or water tank, then additional costs shall apply.
7. All work, including accepted alternates, is to be performed in one (1) phase and one (1) mobilization. All additional mobilizations shall be at an additional cost of \$3,000 per occurrence.
8. All work not mentioned above under "Work by Johler" is not included. If it's not in the scope of work, then it's not being performed. All assumptions made by the reviewer of this proposal are their own and are not included in this proposal.
9. This proposal does not include the removal of any substances that are regulated by law, statute, or ordinance, designated as a hazardous waste or hazardous substance, to include but not limited to the following: Asbestos, Ammonia, lead based paints, oil's, solvents, household chemicals, drums, fuels, transformer oils, PCB's, UST's etc. unless specified in above "Work by Johler."
10. Asbestos survey & abatement are not included.

Johler Demolition

11. All wet and dry utility disconnects are by others.
12. Wauwatosa demo permit is not included.
13. Removal of site pavement is not included.
14. Site fence is not included.
15. Silt fence is not included.
16. Engineering services of any kind are not included. Engineered drawings may be required by the local municipality to obtain a permit.
17. SWPPP plans are not included.
18. MBE, WBE, local or city residence hiring requirements are not included.
19. All environmental surveys and/or remediation work other than that mentioned in "Work by Johler" are by others.
20. Sheeting, shoring, bracing and all engineered retention systems are not included.
21. Payment & performance bonds are not included.

Payment:

Johler will perform the proposed work for and in consideration of receiving **Premier Design & Build Group**, title to all salvage and payment in the lump sum amount of **one million five hundred ninety-six thousand seven hundred (\$1,596,700.00) dollars. Price Valid for 60 days.**

Alternates:

1. Crush all brick, block, CMU and concrete to CA-6, stockpile on site.....deduct \$110,000.00
2. Remove and dispose of concrete & asphalt site pavement.....add \$148,500.00
3. Crush and stockpile concrete & asphalt site pavement in lieu of disposal.....deduct \$67,000.00

ACCEPTED:

Company: _____

Name: _____
(Authorized Representative)

Signature: _____

Date: _____

PROPOSED:

Company: Johler Demolition, Inc.

Estimator: Ken Leisering

Signature: _____

Date: _____

The customer represents and warrants that it is duly authorized to enter into this scope of work and has all legal rights to allow Johler Demolition, Inc. to perform all acts upon the property to be performed by Johler Demolition, Inc. under this scope of work and to undertake the obligations it is undertaking herein. The customer shall indemnify and hold harmless Johler Demolition, Inc. for any expenses, damages, costs, losses, fines or penalties, including without limitation, attorney's fees and costs of suit, arising out of, related to, concerning or resulting from the breach of such representation and warranty.