

To: Aspen Group USA

Park City, UT 84060

Phone (801) 891-1787

Attention	: Mark Huber	Project Id	: TBD
Project Desc.	: Sommet Blanc, Tower A,B,C No Closets	Ship Via	: Common Carrier
Terms	: See Below	P.O. Number	: n/a
Bid Time	: 7/18/23	Salesperson	: Shane Sorenson

The Masterpiece Commercial Millwork (MCM) team thanks you for the opportunity you have provided us to submit a proposal on this particular project. We are confident that our past experience and talented team will provide the service and quality your project deserves.

We propose to furnish materials, labor, shipping and installation for this project based on Olson Kundig Drawings dated 11/18/22. This proposal is defined by all Clarifications, Inclusions and Exclusions listed below.

This proposal acknowledges Addenda: none

Description	Qty UOM	Selling Price
<b>TOWER A</b>		
TOWER A	1 ea	\$ 3,215,396.00
<b>TOWER B</b>		
TOWER B	1 ea	\$ 4,092,338.00
<b>TOWER C</b>		
TOWER C	1 ea	\$ 2,883,925.00
Base Bid		\$ 10,191,659.00
<b>TOTAL</b>		<b>\$ 10,191,659.00</b>

**Alternates / Change Orders / Exclusions**

A UNITS STONE/QUARTZ C-TOP ALLOWANCE 1 ea \$ 684,117.00

A PUBLIC STONE/QUARTZ C-TOP ALLOWANCE 1 ea \$ 97,800.00

B UNITS STONE/QUARTZ C-TOP ALLOWANCE 1 ea \$ 911,779.00

Description	Qty	UOM	Selling Price
B PUBLIC STONE/QUARTZ C-TOP ALLOWANCE	1	ea	\$ 72,918.00
C UNITS STONE/QUARTZ C-TOP ALLOWANCE	1	ea	\$ 631,804.00
C PUBLIC STONE/QUARTZ C-TOP ALLOWANCE	1	ea	\$ 45,692.00

Please Note: Prices valid for 30 days.

CLARIFICATIONS:

Our pricing is based on premium grade AWI Quality Standard millwork.

Masterpiece Commercial Millwork is a member of the Architectural Woodwork Institute (AWI), and licensed in their Quality Certified Program (QCP).

Once substantial completion has been signed off, MCM honors a standard one-year warranty. Warranty offered as described in the AWI Quality Standards Handbook.

This bid will be honored for (30) thirty days.

This bid is contingent upon agreement to a manufacturing, jobsite readiness, and installation schedule. If agreed upon manufacturing/installation schedule is changed additional costs or delays may apply.

Delivery & installation pricing is based on a regular 40-hour work week, no overtime, holiday or weekend work included.

Unobstructed access must be provided.

Material is priced at current prices and will be held for 30 days. Any price adjustment in material could change overall bid.

Due to the current volatile nature of wood pricing, material cost may increase unexpectedly, MCM reserves the right to process a change order if the increase is substantial.

"Force Majeure" Any event resulting in significant delay or price increase of labor and or material occurring during the performance of the contract through no fault of the subcontractor, the contract sum, time of performance, and contract requirements shall be equitably adjusted by change order in accordance with the procedures of the contract documents. A change in price of an item of material shall be considered significant when the price of such item increases 3% or more between the date of the contract and the date of installation.

Special order material may require 60 - 90 day lead time.

Finish is bid as pre-catalyzed laquer non filled finish

We have bid a total of fifty six (56) 53' trucks for delivery of this project

MCM adheres to the guidelines outlined by Architectural Woodwork Institute (AWI). The Architectural Woodwork Standards 2nd Edition, October 1, 2014, will be used as a reference guide for this project. This project has been priced to meet AWI's grade standard referenced below in this proposal. MCM's millwork proposal and scope of work will become additions to the Contract. Items not specified in this subsequent scope of work are excluded. MCM will provide detailed shop drawings. The standards set by AWI will be followed to insure a successful installation of the millwork.

Pricing may vary pending future architectural design changes. MCM reserves the right to address these future changes via change order if the change is substantial.

INCLUSIONS:

Fabrication and installation of casework and millwork

Stone/Quartz included as an alternate allowance,

Shop drawings

Shipping

Unloading of product at job site

Tax on materials

EXCLUSIONS:

Any demolition of any kind

Plumbing installation/hookups

In wall blocking, bracing and rough framing

In-wall support brackets

All door, jambs and thresholds (budget pricing to follow)

Permits and Bonding

Overtime or after hours wages.  
All rubber trim or base and wall board,  
AWI QCP Certification and Labeling  
Final clean  
All lighting, electrical and signage  
3D file or mold/sculpture required to produce carvings or other artistic architectural details.  
Items not stated in this proposal

#### TERMS

- Price Based on Providing Full Scope, Scope Changes May Alter Line Item or Unit Pricing
- Payment Terms - Initial Material Deposit of 50% and Monthly Progress Draws
- Once accepted, this Proposal becomes a Binding Agreement, to act in force until replaced by another agreed upon means of Contract.
- All contracts are contingent upon strikes, fires, acts of God, etc.
- This proposal, in its entirety, including all terms and conditions, becomes a part of any purchase order or contract to which we might enter for the work covered in this proposal.
- In the event the schedule prevents the delivery and installation 30 days or more after fabrication MCM reserves the right to invoice for all work completed to date.
- Site must be fully environmentally acclimated two weeks prior to start. Temperature must be between 65- and 75-degrees Fahrenheit and relative humidity must be between 25% and 55% as stated by the AWI standards. Any deviation is risk born by GC or owner.
- Site Working Conditions:
  - a. Site must be complete including structural, flooring, painting, and electrical work.
  - b. Site must be cleared of debris and other obstructions prior to delivery and installation of product.
  - c. This proposal assumes site work will be during typical daytime work hours between 6:00 a.m. and 6:00 p.m., Monday thru Friday. Any deviation may incur additional costs.
  - d. MCM will be provided daily access and use of any lifting equipment and or elevators to stage material/product

This bid is conditioned upon the use of the AIA A401 Subcontract (1997 edition) or any other contract acceptable to subcontractor. Subcontract terms and conditions are to be agreed upon by both parties

Respectfully submitted,

Shane Sorenson  
Chief Estimator  
Masterpiece Commercial Millwork  
801-361-2063  
ssorenson@mcmill.com

#### Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted: Aspen Group USA By: \_\_\_\_\_ Date: \_\_\_\_\_

Accepted: Masterpiece Commercial Millwork By: \_\_\_\_\_ Date: \_\_\_\_\_