

Freedom Specialty Contracting, Inc.

12144 Roberts Road, La Vista, NE 68128

Tel: (402) 592-2226; Fax: (402) 330-0342

Proposal

Estimator: Randy

Sales person: Randy Tufly

Project Information:

Submitted to (Contractor):

08-Dec-25

Project Name: Wood Residence

McNeil Company

Job Location: 3435 N. 140th Circle Omaha, NE 68164

Expected Job Start Date

Bid Documents:

Telephone:

via Fax at:

Plans & Specs by:

Plans Dated:

attention:

Madisyn 402-881-7745

We hereby submit our Proposal based on the Bid Documents identified above *subject to the Scope of Work, Exclusions and Conditions noted below*.
Contact the Proposal's Estimator with questions or need for clarification.

Scope of Work:

1. 1/2" and 5/8 drywall installed to match exiting condition.
2. Lower level finish includes the sauna room. The round stair closet bid as alternate below.
3. Cementitious boards if needed are installed by others.
4. Walls will be finished to an industry standard level 5 finish.
5. Ceilings will be finished level 5 finish.
6. Outside corners will be finished with traditional cornerbead.
7. All drywall debris will be removed and areas will be swept upon completion. Finishing debris to an on site dumpster supplied by builder.
8. Call back services include an after prime slow walk-through to repair any drywall defects and small damage caused by other trades. Walk-through is performed under normal lighting conditions.
9. All work will be performed by fully insured workmen and will be in complete compliance with all OSHA regulation.
10. All other services remain standard.
- 11.
12. Pricing is locked until mid year 2026
- 13.
- 14.

Exclusions:

- | | |
|---|-----------|
| 1. Permits. | 6. Bonds. |
| 2. Dumpsters. | 7. |
| 3. Winter conditions, enclosures and heat. | 8. |
| 4. Fire caulking or caulking of any kind. Insulation. | 9. |
| 5. Wood framing, blocking or plywood of any kind, unless expressly included in Clarifications' section above. | 10. |

Conditions:

1. UNLESS PREVIOUSLY ACCEPTED IN WRITING, PROPOSAL IS VALID FOR 30 DAYS OR UNTIL WITHDRAWN IN WRITING, WHICHEVER OCCURS FIRST.
2. Payment terms are 30 days from Invoice Date(s); and are NOT to be conditional on Contractor's receipt of money from others.
3. It is Freedom Specialty Contracting Inc.'s Policy to file protective liens if payment is not received within 45 days of Invoice.
4. Insurance Certificate to be on ACORD form; General Liability = \$1,000,000 SL, \$2,000,000 Agg; Automobile = \$1,000,000; Excess Liability = \$2,000,000; Workers' Compensation and Employers' Liability = \$500,000.
5. Extra Work will be performed only with Written Work Authorization, and Contractor's agreement to equitably adjust the price.
6. Materials and Workmanship to be Warranted for One (1) Year from date of completion.
7. Force majeure conditions will apply to delays in schedule.

Proposal Price:

Proposal Price based on Bid Detail above, including Clarifications, Exclusions and Conditions:		\$12,304.00
+ Alternate No. 1, if accepted;	Second floor room over garage, hobby room	\$2,626.00
+ Alternate No. 2, if accepted;	Lower level round wall stair well closet.	\$970.00
+ Alternate No. 3, if accepted;		
		\$15,900.00

We hereby accept the Proposal, /w any Alternates checked. You are authorized to commence the work as specified.

dated:

for: McNeil Company

by: Authorized Officer or Representative