



78 10th St E • Saint Paul, MN 55101-2247 • Phone: 5072799923

799 University Building

Print Date: 11-25-2025

Proposal for 799 University Estimate Costs

Items	Description	Price
Design & Planning Scope of Work	Phase 1 1. Site Evaluation & Preliminary Planning Conduct full site walkthrough Photograph & document existing conditions Meet to confirm goals, budget ranges, and feasibility Identify potential structural concerns Coordinate required access with homeowner 2. Demolition Assessment Evaluate existing structure for removal Identify hazardous/demo-sensitive areas Bring demo crew(s) through for scoping Multiple site visits as needed for verification Develop demo plan & debris management outline 3. Structural Engineering Review Engage structural engineer for on-site evaluation Provide measurements, photos, and conditions Review load paths and potential structural changes Obtain initial engineering guidance for estimate 4. Mechanical, Electrical, Plumbing (MEP) Scopes Walk electrician (sparky) for electrical requirements Walk plumber for new / relocated plumbing Walk HVAC contractor for ventilation, ducting, equipment needs Gather trade notes, labor numbers, and material needs Review trade feasibility and design conflicts 5. Design & Selection Phase Layout + space planning Finish & fixture selections (tile, flooring, cabinets, lighting, plumbing, etc.) Provide options within budget Create design boards or inspiration guide Coordinate selections with vendors 6. Cost Modeling & Estimating Develop full line-item construction budget Labor + material breakdown per trade Include allowances where applicable Incorporate structural engineer input Build preliminary schedule & logistics plan Review all subcontractor numbers and reconcile 7. Proposal Creation & Presentation Write final proposal with clear scope of work Prepare drawings, sketches, or layout visuals (if needed) Present proposal in person or via Zoom Revise once based on client feedback	\$5,500.00

Items	Description	Price
	8. Structural Engineer & Architectural Services Due to the fire damage, a structural engineer will be required during Phase 1 to assess structural integrity, identify unsafe conditions, and provide the engineering guidance needed for accurate estimating. An architect will also be required; however, architectural design and permit-ready drawings will occur in Phase 2. The cost of both the engineer and architect is not included in this estimate fee.	

Total Price: \$5,500.00

I confirm that my action here represents my electronic signature and is binding.

Signature: _____

Date: _____

Print Name: _____