

SSS LLC
Consulting & Construction

October 27, 2025

**430 Dale St
St Paul MN**

Mohammed Ambo:

Thank you for the opportunity to present you with a Project Proposal for the Dale St Building

The following proposal represents the scopes of work needed to bring the Dale St building back to a Functionating Building. We have tried our best to provide a detailed proposal under the current conditions of the building. We Anticipate change orders for unforeseen issues and City requirements. These will be adjusted and charged accordingly

General Conditions:

- **Architectural services**
- **Administrative requirements**
- **Job Superintendent**
- **All safety requirements to meet OSHA standards**
- **Demo**
- **Dumpsters**
- **Small tools**

Demolition:

- **Per our walk through we will be Demoing everything inside the space from flooring, walls and studs, ceiling and ceiling grid, all HVAC duct work**
- **All debris to be moved to dumpsters (Specialty Dumpsters for contaminated materials, burnt debris) and removed from the site and properly disposed.**
- **We will remove damaged exterior stucco and replace**
- **We will remove exterior fire damaged wood and replace**

Steel Studs and Gypsum:

- **3 5/8 Steel Stud walls to be built to create a corridor from the West entry to the East entry.**
- **3 5/8 Steel stud walls to be built to reconfigure the rest room areas**
- **Gypsum to be installed over new stud walls**
- **Sanded and paint ready**

Roofing:

- **We have a budget of \$10,000 dollars for roofing repairs and HVAC curbing**

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Doors and Frames:

- 6 new hollow metal door frames and wood doors will be installed in the new Corridor walls and rest room areas
- 2 New hollow metal door frames with steel doors will be installed at exit areas to the building with emergency push bars
- Glass door Entry will be installed at West and East entry areas

Windows:

- We will provide and install new windows in the existing openings

Electrical:

- Main Electrical Panel to be installed
- Minimal power outlets will be installed to provide outlets into the interior shell space of the building and restrooms
- Lighting to be provided to accommodate sufficient lighting to the building and restrooms
- Power to be provided for the new rooftop HVAC units

Restrooms:

- We will rebuild existing restrooms to a usable configuration FRP walls, concrete floors, new toilets and sinks hot water heater, drinking fountain

Fire Sprinkler System:

- NA

HVAC:

- HVAC debris to be removed and new HVAC units will be installed
- NO Duct work is included as the units will blow freely into the buildings open room areas. Not to engineering code
- Gas lines to be run to feed the new HVAC units
- Units will provide air but engineering for future tenants will need to be provided to insure adequate HVAC

Paint:

- We will Paint the interior ceilings and walls in a one-color application

Flooring:

- Concrete flooring will be scraped clean and remain unfinished.

Thank you for the opportunity to work with you on this project.

The aforementioned scope of work will be performed in the amount of:

Six Hundred Sixty-nine Thousand Dollars \$669,000.00

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Downpayment will be substantial and we will work with the owners and Insurance company to fund and keep the project moving.

All Change orders will be presented to owners for signature before work will proceed. Owner can give verbal directions to proceed if an agreeable cost is presented, to be followed by proper documentation. Build out timeline can change per certain change orders. All change orders will be subject to a 25% added charge

Thank you:

**Steve Sopczak
S-Cubed LLC**

Mohammed Ambo

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