



reinvent the way you work™

July 25, 2024

Project #127705

**City of West Allis**

7525 West Greenfield Avenue  
WEST ALLIS, WI 53214  
Attn: Jason Schaak

Proposal for: **West Allis Sleep Room Finish Updates**

**\*\*CONSTRUCTION PROPOSAL\*\***

BSI is pleased to submit this proposal to furnish labor and materials required to perform all work in accordance with the following attachment.

67th Street DIRT Build Out:	\$262,880.00
National DIRT Build Out:	\$159,433.00
67th Street Alarm:	\$106,529.00
National DIRT Alarm:	\$78,380.00
67th Street Alternates: <i>Initial Approved Alternates</i>	
Sound Masking:	\$8,487.00 _____
Dorm Zone Filtering:	\$4,606.00 _____
Additional Zone Filtering (per unit):	\$2,303.00 _____
Air Handler Filtering (per unit):	\$14,103.00 _____
Kitchen Offices:	\$65,268.00 _____

National Street Alternates	
Sound Masking:	\$6,147.00 _____
Dorm Zone Filtering:	\$4,606.00 _____
Additional Zone Filtering (per unit):	\$2,303.00 _____
Air Handler Filtering (per unit):	\$14,103.00 _____

**Terms of Payment**

- **1/3 of total due at time of order, 1/3 due at 50% of completion, balance to be invoiced upon project completion.**
- All invoices due within 30 days of invoice date.
- No payment shall be withheld on any invoice because of partial delivery of the entire order.

This proposal is subject to written acceptance within (30) days of its date.  
The terms on the attached are expressly made a part of this agreement.

Accepted by \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_

\_\_\_\_\_

Title \_\_\_\_\_

Presented by \_\_\_\_\_ Date \_\_\_\_\_

*Shannon Tracy (EH) 07/25/2024*

Shannon Tracy  
Account Executive  
BSI (Building Service Inc.)

**All sales are final upon receipt of signed proposal or customer purchase order issued to BSI, and accepted by an officer of Building Service Inc.**

\_\_\_\_\_  
BSI (Building Service Inc.) Date \_\_\_\_\_  
BSI State Contractor License #1096956

\_\_\_\_\_  
Title \_\_\_\_\_

www.buildingservice.com      Waukesha 262.955.6400  
 Appleton 920.735.3636  
 Madison 608.740.7977

**MillerKnoll**  
**CERTIFIED DEALER**



reinvent the way you work™

67th Street DIRT		National Street DIRT	
General Conditions	\$12,764	General Conditions	\$8,191
Architectual Fees	\$4,984	Architectual Fees	\$3,460
Demolition	\$5,500	Demolition	\$4,698
Carpentry	\$8,415	Carpentry	\$3,998
Doors and Frames	\$0	Doors and Frames	\$2,759
Stud and Drywall	\$5,672	Stud and Drywall	\$1,664
DIRTT	\$107,786	DIRTT	\$55,987
Acoustical	\$5,452	Acoustical	\$4,411
Flooring	\$12,443	Flooring	\$8,263
Painting	\$3,036	Painting	\$3,026
Window Treatments	\$3,329	Window Treatment	\$1,354
Fire Protection	\$11,826	Fire protection	\$5,502
HVAC	\$32,704	HVAC	\$24,122
Electrical	\$33,488	Electrical	\$26,074
Biophilic touch	\$15,481	Biophilic touch	\$5,924
<b>Build out excluding alarm</b>	<b>\$262,880</b>	<b>Build out excluding alarm</b>	<b>\$159,433</b>
Alarm	\$106,529	Alarm	\$78,380
<b>Build out with alarm</b>	<b>\$369,409</b>	<b>Build out with alarm</b>	<b>\$237,813</b>
Items not including above		Items not including above	
Sound Masking	\$8,487	Sound masking	\$6,147
Dorm Zone Filtering	\$4,606	Dorm Zone Filtering	\$4,606
Additional Zone Filtering (per unit)	\$2,303	Additional Zone Filtering (per unit)	\$2,303
Air Handler Filtering (Per unit)	\$14,103	Air Handler Filtering (Per Unit)	\$14,103
Kitchen Offices	\$65,268		

General Notes

- Pricing is based on standard hours of work
- Pricing is based on a single phase of work unless otherwise stated
- Pricing excludes premium or overtime pay. Work to be performed Monday through Friday 7:00 a.m. to 3:30 p.m. unless otherwise stated
- Excludes Moving of Existing Furniture or Electronics, or beds
- Excludes Barrier Free Work Including Any and All Allowances for ADA Upgrades That May be Required to Bring Building Into Code Compliance Outside of Items Listed in Specific Inclusions
- This Does Not Cover Any Hidden Condition That May Be Discovered After Removal of Existing Wall Covering, Or Upon Field Verification of Wall Conditions. Any Additional Preparation Required Will Be Performed On a Time and Material Basis.
- This Bid Does Not Cover Any Hidden Conditions That May Be Discovered After Demolition of Existing Floor, Or Upon Field Verification of Sub-Floor Conditions. Any Additional Preparation Required Will Be Performed on a Time and Material Basis
- BSI will not warranty installation of any flooring material installed over a chemically abated floor
- BSI will not warranty installation of new floor covering installed when moisture conditions exceed the manufacturers recommendations
- Power in DIRT walls is Level 4 Conventional and will be hooked up to building power by our electrician
- DIRT Casework is thermofoil material in white for the interiors and hard rock maple thermofoil on the exterior surfaces with non-locking doors
- DIRT Walls and doors qualify for State of Wisconsin, Omni, and GSA contracts and are currently priced with the 14% discount on materials
- DIRT walls sit on top of finished flooring and attach with minimal mechanical fastening to building surfaces, These walls can be relocated in the future if needed and supplemented with additional parts if changes are required
- Permits are still required for DIRT Demountable walls but installation is approximately a room a day plus power connections. Compared to conventional construction, demountable solutions are about 1/3 the installation time

www.buildingservice.com

Waukesha 262.955.6400  
 Appleton 920.735.3636  
 Madison 608.740.7977

**MillerKnoll**  
**CERTIFIED DEALER**



reinvent the way you work™

- **Note: To qualify for the State of Wisconsin, Omni, or GSA contract discounting, a minimum order has to be met in the same calendar year. Therefore at least two locations would need to be approved in any combination to qualify**
- **Excludes any demolition or furnish and installing equipment or labor for Fire department alert system.**

### 67Th Street Fire Department Dormitory DIRTT

#### General Conditions

- Project management, estimating, workorders
- Jobsite deliveries, material handling
- Project schedules/phase plans
- Permit and stamp fees
- Construction set of plans

#### Demolition

- Remove existing flooring and base
- Remove existing acoustical tile and grid
- Remove existing storage cabinet
- Open up wall for corridor
- Remove door and frame
- Remove existing window blinds

#### Carpentry

- Furnish and install folding shelves in each room

#### Stud and Drywall

- Build wall where door was removed
- Furnish and install break metal returns where walls are running into window mullions

#### DIRTT

- Furnish and install ceiling height DIRTT walls in coordination with plans, 4" black metal DIRTT wall frames with DIRTT painted MDF tiles, we include standard DIRTT color selections
- Furnish and install 8 sliding barn doors. Sliding DIRTT Barn doors have rectilinear clear anodized silver aluminum frames with solid maple veneer doors and silver ADA compliant ladder pulls in 630 stainless steel with piston stop door closer
- Furnish and install 2 swinging doors. Swinging DIRTT doors have rectilinear clear anodized silver aluminum frames with solid maple veneer doors, butt hinges, ADA compliant passage levers, and wall bumpers
- Door frames for both types of doors are powder coated in a Shimmer Metallic finish
- Convenience power and data locations are provided as specified
- Furnish and install DIRTT millwork for linen closets and storage
- Furnish and install 3 coat hooks per room

#### Acoustical

- Furnish and install new acoustical tile and grid, helping to center lighting, sprinklers, hvac in each room as best as possible

#### Flooring

- Prep floor as needed
- Furnish and install new plank flooring
- Furnish and install new base on existing walls only

#### Painting

- Prep and paint existing walls (2 coats)

#### Furnishing

- Includes wall hung moss and succulent panels, and bed side table plant in each room

#### Window Treatments

- Furnish and install new window treatments due to wall layout

#### Fire Protection

[www.buildingservice.com](http://www.buildingservice.com)

Waukesha 262.955.6400  
Appleton 920.735.3636  
Madison 608.740.7977

**MillerKnoll**  
CERTIFIED DEALER



reinvent the way you work™

- Reuse and relocate (11) sprinkler heads into new ceiling grid and tile
- Furnish and install (6) new sprinkler heads into ceiling grid/tile to accommodate the new dorm layout

#### HVAC

- Furnish and install low pressure distribution ductwork (existing VAV to remain as-is)
- Furnish and install (11) 2x2 square plaque diffusers
- Furnish and install (9) 2x1 louver transfer grilles
- Furnish and install (1) 2x2 louvered transfer grille
- Relocate (1) thermostat
- Air balancing of space
- Furnish and install (1) hot water reheat variable air volume (VAV) box. This VAV box will serve the interior dorm rooms
- Furnish and install medium pressure ductwork to connect the new VAV to the existing duct mains
- Furnish and install low pressure ductwork to serve the interior dorm rooms
- Furnish and install type L copper piping to connect the new VAV to the existing hot water mains
- Furnish and install (1) Honeywell VAV controls package, including VAV controller, hot water valve, and room mounted thermostat

#### Electrical

- Demo electrical as needed
- Provide (1) 2x4 flat panel LED light fixture on remote dimming switch in each dorm room
- Provide (6) 2x4 flat panel LED fixture in common area controlled by (2) ceiling mount occupancy sensors
- Provide (2) combo exit/ EBU egress fixture in common area
- Provide (1) EBU egress fixture in common area
- Provide raceway and wire to dirt wall assembly connections
- Provide (1) flush mount 4" sq box and pipe chase in each dorm room for alert system by others
- Provide code compliant updates to existing fire alarm system

#### Alarm System

- G2 room remote 2 module new additional bunk rooms and replace existing bunk room
- G2 speaker led illuminated new additional bunk rooms and replace existing bunk room, hallway, and common areas
- Station configuration and start up
- Labor for installation of all cabling and equipment
- Installation materials including all cabling, cable management and mounting material

#### National Ave Dormitory DIRT

##### General Conditions

- Project management, estimating, workorders
- Jobsite deliveries, material handling
- Project schedules/phase plans
- Permit and stamp fees
- Construction set of plans

##### Demolition

- Remove existing flooring and base
- Remove existing acoustical tile and grid
- Remove existing storage cabinet and millwork
- Open wall for new door

##### Carpentry

- Furnish and install folding shelves in each room

##### Stud and Drywall

- Patch wall as needed where millwork and column are removed for new room layout

##### Doors and Frames

- Furnish and install (1) 3070 door and frame with passage set

[www.buildingservice.com](http://www.buildingservice.com)

Waukesha 262.955.6400  
Appleton 920.735.3636  
Madison 608.740.7977

**MillerKnoll**  
CERTIFIED DEALER



reinvent the way you work™

#### DIRTT

- Furnish and install ceiling height DIRTT walls in coordination with plans, 4" black metal DIRTT wall frames with DIRTT painted MDF tiles, we include standard DIRTT color selections
- Furnish and install 2 swinging doors. Swinging DIRTT doors have rectilinear clear anodized silver aluminum frames with solid maple veneer doors, butt hinges, ADA compliant passage levers, and wall bumpers
- Door frames for both types of doors are powder coated in a Shimmer Metallic finish
- Convenience power and data locations are provided as specified
- Furnish and install DIRTT millwork for linen closets and storage
- Furnish and install 3 coat hooks per room

#### Acoustical

- Furnish and install new acoustical tile and grid, helping to center lighting, sprinklers, hvac in each room as best as possible

#### Flooring

- Prep floor as needed
- Furnish and install new plank flooring
- Furnish and install new base on existing walls only

#### Painting

- Prep and paint existing walls (2 coats)

#### Furnishing

- Includes wall hung moss and succulent panels, and bed side table plant in each room

#### Window Treatments

- Furnish and install new window treatments due to wall layout

#### Fire Protection

- Reuse and relocate (6) sprinkler heads into new ceiling grid/tile
- Furnish and install (1) new sprinkler heads into new ceiling grid/tile to accommodate the new dorm layout

#### HVAC

- Furnish and install low pressure distribution ductwork
- Furnish and install (4) 2x2 square plaque diffusers
- Furnish and install (4) 2x2 louvered transfer grilles
- Relocate (1) thermostat
- Air balancing of space
- Furnish and install (1) hot water variable air volume (VAV) box. This VAV box will serve the interior dorm rooms
- Furnish and install medium pressure ductwork to connect the new VAV to the existing duct mains
- Furnish and install low pressure ductwork to serve the interior dorm rooms
- Furnish and install type L copper piping to connect the new VAV to the existing hot water mains
- Furnish and install (1) Honeywell VAV controls package, including VAV controller, hot water control valve, and room mounted thermostat

#### Electrical

- Demo electrical as needed
- Provide (1) 2x4 LED flat panel light fixture on remote dimming switch in each south dorm room
- Provide (2) 2x4 LED flat panel fixture on remote dimming switch in each north dorm room
- Provide (1) 2x4 LED flat panel light fixture in common area/ storage room controlled by wall mount occupancy sensor
- Provide (1) combo exit/ EBU egress fixture in common area/ storage room
- Provide raceway and wire to dirt wall assembly connections
- Provide (1) flush mount box and pipe chase in each dorm room for alert system by others
- Provide code compliant updates to existing fire alarm system

#### Alarm System

- G2 room remote 2 module new additional bunk rooms and replace existing bunk room
- G2 speaker led illuminated new additional bunk rooms and replace existing bunk room, hallway, and common areas

[www.buildingservice.com](http://www.buildingservice.com)

Waukesha 262.955.6400  
Appleton 920.735.3636  
Madison 608.740.7977

**MillerKnoll**  
CERTIFIED DEALER



reinvent the way you work™

- G2 message remote 2 module – apparatus bay
- G2 speaker Omni Alert Strobe – apparatus bay
- Station configuration and start up
- Labor for installation of all cabling and equipment
- Installation materials including all cabling, cable management and mounting material

### Terms and Conditions

Signature of proposal or receipt of customer purchase order binds client to the following terms and conditions.

#### Warranty

- All work is warranted by BSI (Building Service, Inc.) to be free from defects in materials or workmanship for a period of twelve (12) months from date of delivery /or substantial completion, or for the length of manufacturers stated warranty (whichever is longest). No agent or representative of BSI is authorized to make any additional representations or warranties unless in writing and made part of these terms and conditions of sale.

#### Delays

- If delivery cannot be made as scheduled (due to non-BSI related conditions) buyer will pay any applicable warehousing and redelivery charges. The product will be made available for inspection at the designated storage facility and will be invoiced according to original schedule and payment terms.

#### Safety & Storage

- Purchaser agrees to furnish a safe place for storage of BSI supplies and equipment as well as all furnishings and materials, described herein. In addition, supply without cost; necessary light, heat, power, elevator service and a safe environment for BSI and its associates. BSI associates shall be informed by the owner of all hazardous substances which they may come in contact with at the site.
- The site shall be clean, clear and free of debris prior to commencement of work. Adequate facilities for off-loading, staging, moving and handling shall be provided.
- After arrival at site, any loss or damages by weather, fire or other elements, other trades or buyers' personnel shall be the responsibility of the buyer. Purchaser must notify BSI, in writing, of any claim for damages to goods within 3 days of delivery. In the event of damages BSI reserves the right to repair damaged product or replace the item as deemed appropriate by BSI.

#### Asbestos/Mold

- In the event it shall be determined or found during the course of BSI's performance of this contract that there is asbestos or mold in the area of the work being so performed, it is understood and agreed that BSI shall discontinue its work until such time as the asbestos or mold is removed by owner and/or general contractor with whom this contract is being made. In the event the asbestos or mold is not so removed or other suitable arrangements are not made, this contract shall then terminate and BSI shall then be paid for the work performed by it up to the time of the termination of its performance. BSI shall not be responsible for the removal, cost of removal or the cost of any construction delays which shall be caused, incurred and/or sustained by reason of the presence of asbestos or mold on the subject premises.
- After asbestos containing materials or mold has been removed by a qualified abatement contractor, the owner shall provide BSI with a written air clearance sample results (as determined by laboratory analysis) that are no greater than 0.01 fibers per cubic centimeter as analyzed by phase contrast microscopy or as accepted by EPA transmission electron microscopy clearance standard.

#### Changes

- All change orders or proposals for additional work must be signed before work will commence. No credit allowance shall be made for alterations, unless such credit or allowance has been agreed to by BSI in writing.
- All additions, amendments, or changes of any manner whatsoever, subsequent to this contract, shall be now and at all times subject to the provisions, restrictions, limitations, conditions and remedies provided for in this contract, whether or not such orders, additions, amendments or changes be evidenced by further writings.
- In the event a cancellation must be made after this proposal is approved and submitted by the purchaser to BSI, it is understood and agreed that BSI will be paid for materials ordered, all stock inventory and all work already accomplished on the project to date of cancellation, as well as all manufacturer cancellation/change penalties.

#### Escalator Clause

- In the event of significant delay or price increase of material or freight, occurring during the performance of the contract resulting from acts beyond BSI's reasonable control including, without limitation, acts of God, pandemics, epidemics, quarantine, government mandated shutdowns, acts of war or terrorism, shortages of material, labor difficulties, riots, or civil unrest, the contract sum, the time of completion, or contract requirements shall be equitably adjusted by Change Order. A change in price of an item of material or freight will be considered significant when the price of an item increases 20% or more between the date of this Contract and the date of installation. The amount of the increase shall be capped at 50% of the increase in cost of the original budget price for the item. In addition, during periods of excessive inflation on gas prices, a small gas surcharge of ¼ of 1% will be added to all invoices capped at \$750.00 max.

#### Prime Contractor

- Where BSI is Prime Construction Contractor the following notice is hereby given in accordance with Sec. 779.02(2) of the Statutes of the State of Wisconsin, to wit:

"AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, BSI HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES

www.buildingservice.com	Waukesha	262.955.6400	<b>MillerKnoll</b> CERTIFIED DEALER
	Appleton	920.735.3636	
	Madison	608.740.7977	



reinvent the way you work™

FURNISHING LABOR AND MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED BSI, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO THE MORTGAGE LENDER, IF ANY. CONTRACTOR AGREES TO COOPERATE WITH THE OWNER AND THE OWNER'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

[www.buildingservice.com](http://www.buildingservice.com)

Waukesha	262.955.6400
Appleton	920.735.3636
Madison	608.740.7977

**MillerKnoll**  
CERTIFIED DEALER