



LFCS PEPPER DEMO PROJECT



PROPOSED BY

AML-American Made Logistics
771 Jamacha Rd #338
El Cajon, CA 92019
Office: 888.231.2892
Fax: 619.880.1055
Lic# 1076857

PROPOSED TO

Literacy First Charter School
1012 E Bradley Ave
El Cajon, CA 92021

December 3, 2021

Literacy First Charter School
1012 E Bradley Ave
El Cajon, CA 92021



Attention: Jeremy Murphy & Steve Robinson

RE: LFCS Pepper Demo Project

Dear Jeremy & Steve,

AML is pleased to submit our proposal in response to the Demo project located at 1025 Pepper Drive in El Cajon. Our proposal includes experience, industry knowledge and offers a San Diego based team as an extension of your best practices.

Our proposal includes total project management from start-to-finish.

The attached estimate of \$68,569.00 includes all permits, labor, material, asbestos/lead and soil Surveys as well as asbestos/lead Abatement. Due to the utility, permit and abatement process we estimate all work would be completed within 3-4 months from award.

I, Shane Beyer as Vice President am authorized to sign and negotiate the attached proposal on behalf of AML-American Made Logistics and should you have any questions please contact me by phone at (619) 368-2424 or by e-mail at Shane@AmericanMadeLogistics.com.

Respectfully,



Shane Beyer
Vice President

American Made Logistics - Lic# 1076857

771 Jamacha Rd #338
El Cajon, CA 92019
+1 8882312892
www.AmericanMadeLogistics.com



ADDRESS

Literacy First Charter School
1012 E Bradley Ave
El Cajon, CA 92021

Project Estimate 2854

DATE 12/03/2021

EXPIRATION DATE 02/03/2022

SCOPE OF SERVICES	AMOUNT
Gas line Weld Hole & backfill w/ SDG&E permits & approval.	3,800.00
Demo/ haul off; C&D recycling, rough grading and pad work. Mobilization and transportation fees/ hauling permits.	28,174.00
A/C & concrete demo & haul off with proper freon/ hvac equipment disposal.	7,837.00
Electrical SDG&E disconnect and temp power set-up as directed by customer.	1,885.00
SURVEY - Asbestos, Lead and Soil samples for Primary and Secondary structures; includes up to 50 samples for asbestos & lead and 1-5 for soil.	6,495.00
ABATEMENT - Primary and Secondary structures asbestos abatement & lead abatement per Survey & OSHA procedures. HEPA machines for inside work, PPE for interior and remove asbestos with hand tools wet. Includes manifest and reports.	14,588.00
Safety plan, CAD Site drawing, SDG&E approval/ permits, County permits, & State (if necessary), and project management.	5,790.00

*This estimate is not a contract or a bill. It is our best guess at the total price to complete the work based upon our initial evaluation and inspection. Any deviation involving unforeseen costs, will be reviewed with the customer.

SCHEDULE OF PROGRESS PAYMENTS: 40% Mobilization of project: 50% Abatement & demo & Substantial progress: 10%. Upon final and approval.

TOTAL \$68,569.00

Accepted By

Accepted Date

OUR COMPANY

AML is a Service Disabled Veteran Owned Small Business (SDVOSB), Minority Owned Enterprise and a California licensed general contractor CA Lic# 1076857.

AML specializes in providing construction and technical services for the private and public business sectors. We provides general construction services, maintenance services, sustainability, design and project management.

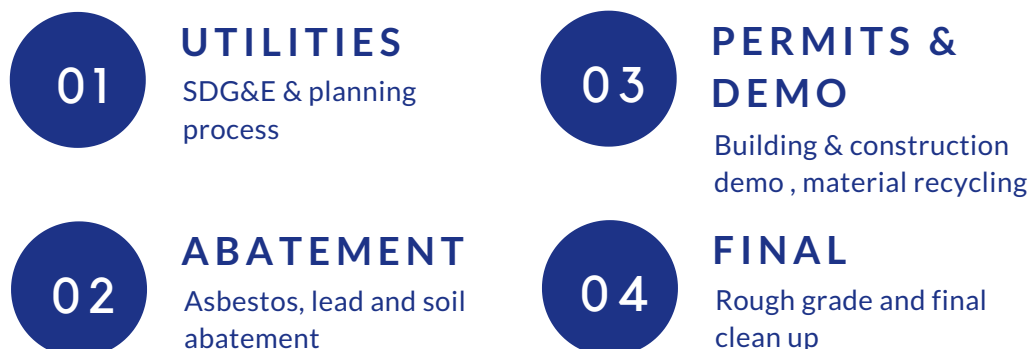
PROJECT PROPOSAL

1025 1/2 PEPPER DR #1025-1
EL CAJON, CA 92021

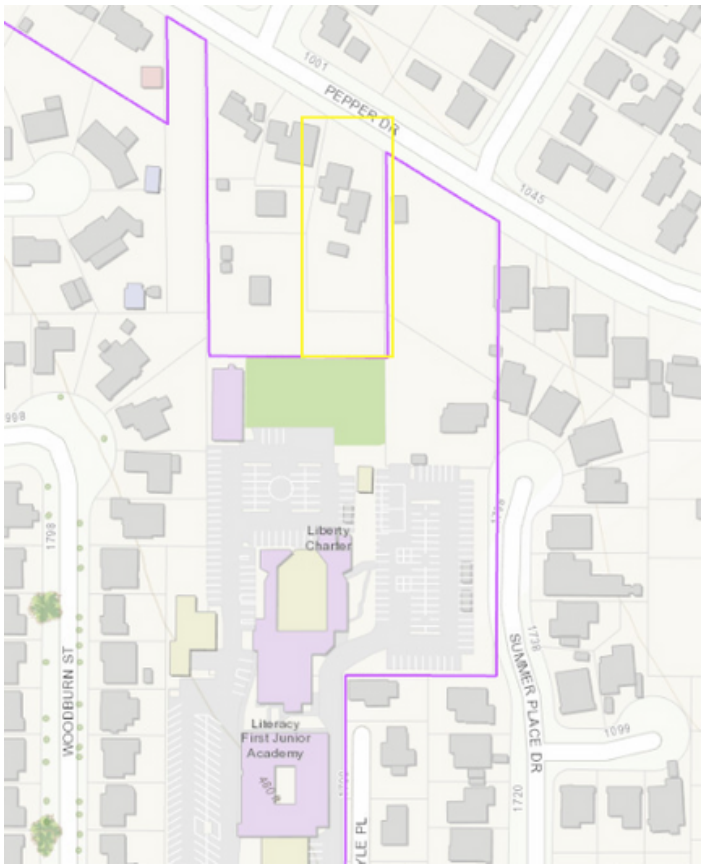
SCOPE OF WORK

- Utility disconnect and SDG&E approval
- County Demo permits and approvals
- Building demo and haul off
- AC, concrete and asphalt demo and recycling
- SURVEY - Asbestos, Lead and Soil samples for Primary and Secondary structures.
- ABATEMENT - Primary and Secondary structures asbestos abatement & lead abatement includes manifest lead and asbestos off site reports.
- Safety plans, CAD Site plan/ drawing, SDG&E approval/ permits, County permits, & State (if necessary), and project management.

PROJECT PROCESS



PROJECT DISCOVERY



PROJECT DISCOVERY



PROJECT DISCOVERY



First American



Property Profile

1025 1/2 PEPPER DR #1025-1, EL CAJON, CA 92021

Property Information			
Owner(s):	LITERACY FIRST CHARTER SCHOOLS	Mailing Address:	1012 E BRADLEY AVE, EL CAJON, CA 92021
Owner Phone:	Unknown	Property Address:	1025 1/2 PEPPER DR #1025-1, EL CAJON, CA 92021
Vesting Type:		Alt. APN:	
County:	SAN DIEGO	APN:	388-203-11-00
Map Coord:	000661 ;	Census Tract:	016502
Lot#:	10	Block:	
Subdivision:	SOMERMONT PLACE	Tract:	661
Legal:	LOT 10 NELY PAR AS PER ROS 3396 IN TR 000661		

Property Characteristics			
Use:	MULTI FAMILY 10 UNITS LESS	Year Built / Eff. :	1935 / 1935
		# of Units:	2
Zoning:	R-1	Lot Size Ac / Sq Ft:	0.487 / 21219
Bedrooms:	3	Fireplace:	
# Rooms:	0	Bathrooms:	2.0
Pool:		Heating:	
		Quality:	
Stories:		Style:	
Gross Area:	1508	Air:	
		Parking / #:	/
		Garage Area :	
		Basement Area:	
		Sq. Ft. :	1508

Sale and Loan Information			
Sale / Rec Date:	08/06/2019 / 08/07/2019	*\$/Sq. Ft.:	\$232.10
		2nd Mtg.:	
Sale Price:	\$350,000	1st Loan:	
		Prior Sale Amt:	\$120,000
Doc No.:	2019.331500	Loan Type:	
		Prior Sale Date:	04/02/1991
Doc Type:	GRANT DEED	Transfer Date:	08/07/2019
		Prior Doc No.:	1991.195031
Seller:	INTERNATIONAL CH OF FOURSQUARE GO	Lender:	
		Prior Doc Type:	

*\$/Sq. Ft. is a calculation of Sale Price divided by Sq. Feet.

Tax Information			
Imp Value:	\$50,518	Exemption Type:	
Land Value:	\$303,108	Tax Year / Area:	2021 / 86-014
Total Value:	\$353,626	Tax Value:	
Total Tax Amt:	\$4,381.76	Improved:	14.29%

Property Profile

1025 1/2 PEPPER DR #1025-1, EL CAJON, CA 92021

11/28/2021 Page 1 (of 2)



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/23/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Business & Contractors Insurance Services, Inc. 1941 Friendship Dr Suite F El Cajon CA 92020	CONTACT NAME: Cierra Bowen	
	PHONE (A/C No. Ext): (619) 592-4440	FAX (A/C No): (619) 592-4449
E-MAIL ADDRESS: cierra@bcis.net		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A: James River Insurance Co.		
INSURER B: State Compensation Ins Fund		35076
INSURER C: Lloyds Of London		
INSURER D:		
INSURER E:		
INSURER F:		

COVERAGES **CERTIFICATE NUMBER:** CL21112316222 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.


INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			001242540	11/16/2021	11/16/2022	EACH OCCURRENCE	\$ 1,000,000	
								DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
							MED EXP (Any one person)	\$ 5,000	
							PERSONAL & ADV INJURY	\$ 1,000,000	
							GENERAL AGGREGATE	\$ 2,000,000	
							PRODUCTS - COMP/OP AGG	\$ 2,000,000	
								\$	
							COMBINED SINGLE LIMIT (Ea accident)	\$	
							BODILY INJURY (Per person)	\$	
							BODILY INJURY (Per accident)	\$	
							PROPERTY DAMAGE (Per accident)	\$	
								\$	
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE	\$	
								AGGREGATE	\$
								\$	
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	92640052021	11/8/2021	11/8/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER		
								E.L. EACH ACCIDENT	\$ 1,000,000
								E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000	
C	PROFESSIONAL LIABILITY			MPL462558721	11/8/2021	11/8/2022	1,000,000/1,000,000	DED 1,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

PROOF OF COVERAGE

CERTIFICATE HOLDER

CANCELLATION

PROOF OF COVERAGE	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE Cierra Bowen/MR 

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ACORD 25 (2014/01)

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INS025 (201401)