



Philosophy

We believe that everyone deserves an opportunity to grow their dream into a reality; for generations to pass on, from one to the next.

Our Goal

We are providing the most accurate and professional proposal. From us to you, and/or your client, we develop long-standing impressionable relationships. Our company works **FOR YOU**, and **WITH YOU**, to get those Projects your competition has been getting, while you were left wondering what you could've done to be awarded the Projects you bid on.

Our history

We have 28 years of experience, actively building and estimating, assorted projects throughout the United States. We have hands on experience: from pulling nails, driving stakes, to grading and operating various types of necessary equipment, to floating sheetrock and concrete, as well as turning those braces ensuring our concrete structures are plumb and finished to meet or exceed specifications. Throughout the years, our hands on experience has pretty much seen and done it all at one point or another, outside of personally owning our own construction company. We grew up in construction companies, starting as laborer, and working our way up.

We have the experience, knowledge, and skills to not only get it down, but to DO IT RIGHT the first time!

What we offer (select the option you choose):

☐ **Tier 1) Just the Basics** (**STARTER Package**): This costing package includes the following:

- A) Customized Excel Spreadsheet -Includes estimated quantities per your direction
- B) Listed Inclusions & Exclusions
- C) RFI's (Request for Information) for any unclear direction within the contract documents
- D) Material Costing

Rate @\$ 75.00 per hour with a 2-hour minimum

☐ **Tier 2) Doing More:** (**CONSTRUCTION Planning**) Mid-Tier package includes the following:

- A) **Includes all of Tier 1 listed contents (above)**
- B) Product data for submittals and their corresponding pdf's
- C) We will meet with your client to represent your goals and interest, with you present if you choose.
- D) Logistics Planning
- E) Project Timeline

Rate @\$125 per hour with a 4-hour minimum

☐ **Tier 3) Bring home the bacon:** (**PROFESSIONAL LOGISTICS**) Top-Tier package includes the following:

- A) **Includes all of Tier 1 & 2 listed contents (above)**
- B) SDS (Safety Data Sheets) for the listed product data in your project
- C) Price shop vendors or suppliers
- D) Estimated Permit Fees (If applicable)
- E) Consulting
- F) Help with sequencing/scheduling
- G) Negotiation of your contract
- H) Value Engineering

Rate @ \$175 per hour with a 6-hour minimum

Please place initials next to the check box selection you want (above, left).
Upgrading to the next level is possible, but will be retroactively charged.

➤ **Disclosure:** *(Please read carefully & Sign where applicable)*

Client's responsibilities

- Latest Correspondence regarding the Project
- Design or Architectural Drawings
- Specifications
- Geotech Report
- **List of contacts:** on separate paper:
Contacts name(s), Responsibility/Job/Roll on Project, Phone number, and email address,
- Access to potential correspondence, websites, applications or software
- _____

Our Responsibilities:

- Provide estimated time needed to complete estimate in first TIME ESTIMATE Meeting, after receiving deposit, and time to review the initial information (listed above) from Client.
- Communicate with you (Contractor/Client) and/or your client on your behalf
(NO ONE should be communicating directly with your client without your knowledge; any email(s) will include you in the cc, on any outbound correspondence with YOUR CLIENT.
- Any other communication that may occur without your knowledge will be recapped in email asap.
- Present to you RFI's, any change(s) in scope of work, and review the proposal within 24-48 hours prior to bid due date & time – IN WRITING!
- Backup of notes for bid package (eventually subscribe to Dropbox for Client Project Account(s) to have easy 24-7 access to files for at least 90 days after Project is to be started)

This agreement is the FULL and COMPLETE, initial Agreement between the parties, for Project Named: _____ at _____, entered on _____, 202___. It is binding upon both parties, at the receipt of a non-refundable 50% deposit of the minimum paid by Client for the selected Tier due upon signing; with the balance due upon completion, prior to delivery.

There are no guarantees, expressed or implied, that the plans, estimates, availability, or costs associated with the Project will remain the same, or shall comply with any Change Order by Client, or that OUR SERVICES provided will necessarily meet YOUR needs, expectations, or budget, or 'win the bid' or any Third-party Contract or Client, but they will be done with the data provided, gathered, and otherwise made available per this Agreement - professionally and in a timely manner. We are not responsible for any disruptions in the supply chain, materials cost, or any legal limitations, permits, licenses, or politics.

This agreement is the complete Agreement between the parties, and supersedes any and all other discussions, or agreements regarding the above-named Project, and may ONLY BE MODIFIED IN WRITING. Any dispute by the Contractor/Client is limited to the value of the deposit made, any by the COMPANY is limited to the hours documented on calculating the project and any expense(s) in collecting such balance owed, and shall be decided in binding arbitration, in **LARIMER county, Colorado.**

Authorized Legal Representative on Behalf of CONTRACTOR/CLIENT:

Contractor/Client Name: Representative Name Title Date:

Signature:

KTS Contracting, LLC Representative:

JASON WELLS OWNER/OPERATOR _____/_____/20_____
Printed Name Title Date:

Signature: