Attachment 3

4570 WYNN ROAD
LAS VEGAS, NV 89103

PH: 702-362-4590
FAX: 702-362-4790
NV LIC. 59899
LICENSE LIMIT: UNLIMITED

PROPOSAL

DATE: April 5, 2012
PROJECT: Desert Park Behavioral Health Hospital
G.C.: Affordable Concepts, Inc.
Attn: Mark Gutierrez Phone: (702) 399-3330 Fax: (702) 399-1930

X L Steel, Inc. proposes to furnish and erect structural and misc. steel components as listed in the scope section of this proposal. Our base bid, including tax, to complete this job, as quoted, is **$ 1,294,450**

The following are terms and conditions:

Exclusions: Cost of bonds; liquidated damages; independent testing; building permits; engineering; fire proofing; placement of any steel items in concrete (columns, bollards, embeds, templates and anchor bolts); steel items not shown on structural prints; unless noted on scope; reinforcing steel; grout/drypack; welding tilt-up plates; light gauge metal and metal stud framing; pre-finished metal roofing, flashing; siding; all bolts for wood to wood or wood to steel; stair nosing, steel plates / connectors and saddles for wood to wood; steel items and material shown or implied on architectural/mechanical/plumbing/electrical/civil drawings, unless noted in scope; ladder up at roof access ladders, galvanizing, aluminum, stainless, finish paint, cast iron and chain link fencing; demolition; overtime pay ; obstruction removal, re-mobilization expense for crew and machinery; and any and all other as noted on other parts of this proposal/scope.

1. If a reasonable doubt arises as to the Owner's or General Contractors financial responsibility and/or solvency and/or ability to pay for work completed and materials purchased by X L Steel, Inc., then this doubt will entitle X L Steel, Inc. to rescind this agreement, decline shipment, and/or stop materials in-transit, without liability to X L Steel, Inc., until the Owner or General Contractor pays for any unpaid material and work performed by X L Steel, Inc. to date.

2. If delivery and erection of materials is prevented or delayed thirty days or more by Owner and/or General Contractor, or other sub-contractors, for any reason beyond the control of X L Steel, Inc., then payment for all materials fabricated whether erected, delivered, or fabricated only, shall become due and payable.

3. Should the Owner or General Contractor become insolvent, or file a petition in bankruptcy court, or if a receiver or trustee be appointed for the benefit of creditors, then X L Steel, Inc. shall have the right without liability to cancel any unfilled portion of this agreement, and work already performed shall be billed and become due and payable.

4. Miscellaneous work, not included in the scope of this project as detailed herein, shall be billed in accordance with X L Steel, Inc. hourly schedule. One man, one truck and welding machine will be billed at $ 65.00 per hour, plus consumables, plus helper wages at $37.50, plus other equipment as needed (billed at 120 % of rental costs). Remobilization of machinery will be charged at $195.00. Work performed during overtime hours will be billed at 150 % of above rates. Prevailing rates are subject to our Prevailing Work Schedule. Acceptance of this proposal or amended proposal constitutes acceptance of the above conditions. Payments or progress payments are required no later than 30 days from billing. Otherwise, a 1½ % per month interest charge will be added to any balance due.

Thank you for the opportunity to bid on this project. This proposal is provided based on the above terms and conditions and the Scope of Work on page 2, which automatically becomes part of the contract when awarded the work. You may return a signed copy of this proposal to our office which will serve as notice to proceed.

Sincerely,

X L STEEL, INC.	Date	Owner/General	Date
Jorge Castillo (702) 595-6449			
jcastillo@xlsteel.biz			

INCLUSIONS

71 ea	HSS Column
527ea	Wide flange beam
2ea	Angle "X" brace per detail 244/S5.03
10ton	open web steel joist
620sqs	Floor and roof metal deck
3ea	Steel stair per A7.13
3ea	Roof access ladder
1ea	Elevator pit ladder
1ea	Trash enclosure gates
1ea	Handrail at concrete steps per D4/A1.21
13ea	Mechanical frame per detail 20/S0.03
16ea	Roof opening frame for drains and ladders per 17/S0.03

Angle between beam per floor keynote #8 on S0.04 and detail 246/S5.04
Shear studs over floor deck
Embed plates per detail 204, 205, 206, 207, 211, 213, 215, 234, 237 – F.O.B
Ledger angle per detail 205/S5.01
Edge bend plate per detail 220/S5.02
Steel framing at parapet per detail 229/S5.02
Metal panel with grating infill per D2/A2.41
Metal bar grating over trellis
6" Pipe bollards per D6/A1.21
Column templates with anchor bolts – F.O.B
Shop drawings for the above scope

ADDITIONAL EXCLUSIONS

-Finish paint, powder coating, galvanizing and blast cleaning
-Stainless steel, aluminum, bronze
-Calculations and engineering
-All materials not sized on drawings
-Setting of anchor bolts or any other steel embedded in concrete
-All sign post and flag poles
-Bike rack
-Sunshade louver per B2/A2.41
-All floor opening/penetrations frames (Not located on structural plan)

DRAWINGS RECEIVED:

Architectural and Structural

SPECIFICATIONS	**YES**
ADDENDUMS	**YES**

LUMP SUM: $ 1,294,450

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BUDGET

DATE: June 26, 2012
PROJECT: Planet Mazda Las Vegas
G.C.: Johnson Carlier
Attn: Elena Henry Phone: (602) 275-2222 Fax: (480) 921-9255

X L Steel, Inc. proposes to furnish and erect structural and misc. steel components as listed in the scope section of this proposal. Our base budget, including tax, to complete this job, as quoted, is **$ 374,440**

The following are terms and conditions:

Exclusions: Cost of bonds; liquidated damages; independent testing; building permits; engineering; fire proofing; placement of any steel items in concrete (columns, bollards, embeds, templates and anchor bolts); steel items not shown on structural prints; unless noted on scope; reinforcing steel; grout/drypack; welding tilt-up plates; light gauge metal and metal stud framing; pre-finished metal roofing, flashing; siding; all bolts for wood to wood or wood to steel; stair nosing, steel plates / connectors and saddles for wood to wood; steel items and material shown or implied on architectural/mechanical/plumbing/electrical/civil drawings, unless noted in scope; ladder up at roof access ladders, galvanizing, aluminum, stainless, finish paint, cast iron and chain link fencing; demolition; overtime pay ; obstruction removal, re-mobilization expense for crew and machinery; and any and all other as noted on other parts of this proposal/scope.

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Sincerely,

X L STEEL, INC.	Date	Owner/General	Date

Jorge Castillo (702) 595-6449
jcastillo@xlsteel.biz

INCLUSIONS

2ea	Tube steel columns
22ea	Pipe column
2ea	CC 4" Pipe
1ea	CC 5" Pipe
19ea	Pipe brace
56ea	Wide flange beams
3ea	Tube steel beam HSS 12x6x¼
16.6ton	Open web steel joist & bridging
224sqs	Metal deck with accessories
14ea	Mechanical frame
3ea	Canopy with deck infill and rood braces

Channel C12x20.7 at perimeter of delivery center area
Edge plate per 14/S5.21
Ledger angle with anchor bolts per 5/S5.31 – *F.O.B*
Embed and bearing plates – *F.O.B*
Angle embed per 14/S5.01 – *F.O.B*

2ea	Roof access ladder per 1/A4.12
1ea	Parapet ladder per 17/A4.12
1ea	Trash gates per 11/A1.11
1ea	Single gate at trash enclosure per 11/A1.11
1ea	Trash enclosure trellis per 10/A1.11
18ea	6" Pipe bollards – *F.O.B*
14ea	Pipe bollards at transformer pad per keynote 22 on A1.01 – *F.O.B*

Shop drawings for the above scope

ADDITIONAL EXCLUSIONS

-Finish paint, epoxy primer, powder coating, and galvanizing
-Stainless steel, aluminum, bronze
-Calculations and engineering
-All materials not sized on drawings
-Setting of anchor bolts or any other steel embedded in concrete
- All blast cleaning of structural and joists

DRAWINGS RECEIVED:

Architectural & Structural

SPECIFICATIONS	**NO**
ADDENDUMS	**NO**

BUDGET: $ 374,440