

# The Garry Group, Inc.

P O Box 18297

Sarasota, FL 34276-1297

(941) 232-6646

## Contract (Cost Plus)

On this \_\_\_ day of July The Garry Group, Inc./ Red Hawk Construction (Contractor) and Strats, Inc [Owner] agree that Contractor will make improvements on the property it owns at 801 S Tamiami Trail, Nokomis FL(Property) and Owner will pay Contractor for such improvements, on the following terms and conditions.

### 1. Improvements

Contractor will furnish the materials and perform the labor necessary to make the following improvements to the Property in accordance with the attached Scope of Work and plans prepared by Osborn-Sharp Architects dated 6-9-2014

### 2. Price

Owner will pay Contractor its cost plus ten percent (10%) net profit. Contractor's cost is determined by using actual vendor invoices plus an overhead factor of Ten percent (10%). Contractor's labor rates are: Supervisor @ \$50.00/hour, Lead Carpenter \$45.00/hour, Carpenter \$40.00/hour, Carpenter's Helper \$25.00/hour, and General Labor \$20.00/hour. The will pay permit fees plus a One Thousand Five Hundred Dollar (\$1000.00) permit processing fee upon approval of plans by Sarasota County. Payments are to be made as the work progresses.

*THE TOTAL COST OF CONSTRUCTION IS NOT TO EXCEED \$ 55,000.00*

### 3. Change Orders. *DELIVERING A KEY TURN READY SEC. FLOOR OF BUILDING DESIGNED*

Contractor understands that the Owner may modify or change the details of the project so as to require the performance of extra construction work. If any such changes are made, Contractor will perform the same but only after receiving Owner's signature on a written order for such performance prepared by Contractor (the "Change Order"), and which shall include Contractor's estimate of the amount of any delays to the completion of construction (if any) resulting from such Change Order. Under no circumstances shall any extra construction work be performed unless and until such written order is given to Contractor by Owner. Any prepayments and/or deposits required will be paid by Owner prior to commencement of the work. Owner may, at its election, omit items from the Scope of Work whenever Owner deems it advisable to do so. If Owner shall notify Contractor of such omission, Contractor shall not perform the omitted Work. In the event of Owner's submission of a Change Order, the time required to effect the change (if any) shall constitute a delay as set forth herein, and the length of time permitted for Contractor to complete construction work shall be extended by the amount of any such delays. Such extensions include those time periods enumerated hereunder with respect to any bonus or penalties that accrue to Contractor contingent upon Contractor's completion of the project.

*CHANGE ORDERS NEED TO BE APPROVED BEFORE INITIATION AND ARE ONLY CONSIDERED IF OWNER CHANGES WORK THAT WAS DEFINED DIFFERENTLY BY ARCHITECT'S PLANS.*

### 4. Completion

Construction shall be conclusively deemed substantially completed at such time subject portion of the dwelling has received all required regulatory final inspections and approvals and in the Contractor's judgment is ready for comfortable occupancy. Owner's deposit will be applied to final billing, less any monies required to complete punch list items requested by Owner.

# ESTIMATING WORKSHEET

Job:	<b>Nok Bank</b>	Estimated Cost	Bidder	Comments
100-Preparation				
110	Architect			
140	Insurance	1,000.00		
150	Blueprints	25.00		
160	Inspections			
165	Permits	3,000.00		
170	Legal	50.00		
175	Demolition			
185	Trusses			
190	Frame Materials	400.00	X	incl. AC
206	Frame Carpentry	1,800.00	X	
208	Windows			
209	Insulation	<del>200.00</del>		
200-212	Drywall	5,500.00		6450.00 = 11/1/14 - 950
220	Interior Doors	1,400.00		
222	Interior Trim	600.00		casings baseboards
232	Locks/Hardware/Install	(800.00)		hand.
234	Finish Carpentry	750.00		door trim
235	Vanity Tops (Misc)	300.00		
238	Mirrors	200.00		? Lowe's
240	Shower Enclosures			
246	Interior Painting	2,000.00		1340.00 = 11/1/14
	Closets/Shelving			
	Miscellaneous	1,500.00		
259	Elevator			
260	Railings			
266	Electrical	11,000.00		9500.00 = 11/1/14
270	Electrical Fixtures			
272	HVAC	7,500.00		4 Tan snipe
278	Plumbing	5,900.00		6,900.00 = 11/1/14
	Plumbing Fixtures			6,260.00 = 11/1/14 - 360.00
310	Security			
	Appliances			
330	Cabinets	<del>1,500.00</del>		Lowe's
425	installation	<del>700.00</del>		
470	Kitchen Countertops	<del>200.00</del>		
510	Custom Built-Ins			
520	Elec Fans & Fixtures			
525	Flooring			
530	560C - Tile	1,000.00		
535	560D - Wood	700.00		repair of floors
540				
	Temporary Toilets	<del>300.00</del>		
	Temporary Utilities			
580	Trash Removal	500.00		921.00 = 11/1/14 - 421
300-610	Equipment Rental			
620	Cleaning	250.00		
630	Leased Labor			
400-640	contingency	2,000.00		
650	punchout	300.00		

# ESTIMATING WORKSHEET

Garry Group Supervision 2,500.00  
SubTotal 53,875.00

Penny Pans →

Garry Group Margin  
600-Support

Penalty: 2 weeks

Timeframe: worst 2 Month

(+)

Refinish floors: ca 2-3000

999