

# EXHIBIT A



WAHAB CONSTRUCTION

## Prime Contract HEMINGWAY-01

- Stained Glass at existing windows
- Existing MEP/FP piping at Stair Tower Stairwell to remain exposed, as is; no painting or finish included
- 02050: Demolition
- 03300: new concrete pour at Fountain
- 03050: Floor Leveling; existing new plywood subfloor assumed to be useable
- 08400: New Impact Windows - existing to remain
- 09250: Framing & Drywall not figured at Stairwell walls; key coat & plaster finish to be applied directly to existing concrete walls
- 09900: Exterior painting
- 11020: Security Systems
- 11130: AV / Low Voltage wiring from Hemingway Office to IT Closet TBD
- 11850: Telecommunications/Data
- 12500: Window Treatments
- All MEP work is figured as inside the Hemingway & Stair Tower; any work required outside of the specific scope of work is NIC
- Repair, service or upgrade of existing to remain MEP systems
- 15410: Plumbing Fixtures: pending specification
- 15500: CPVC pipes and fittings: Manufacturer requires that while new/relocated fire sprinkler work is being done there needs to be a 24 hour cure period; during this period the entire sprinkler system on the corresponding floor needs to be shut down and the floor must then be on supervised Fire Watch; any cost or fees related to this are NIC
- 15500: Re-routing of existing piping, raising or lowering of main branch lines is NIC
- 15600: HVAC: temporary AC systems
- 16500: Ceiling Fans with Integrated Lights; Custom Decorative Turtle Shell Sconces; Chandelier and Decorative Pendant
- 16600: all panels assumed existing
- 16500: Testing and Approval of any specified or provided light fixtures that are not UL rated is NIC
- MEP/FP: Code compliance, Code Violations, repairs, corrections, retrofit or upgrades to existing systems/equipment remaining in place, or slated to be re-used are NIC
- Permit Revision impacts to design and scope
- General Note #5 / Sheet B5-A1.00: budget prepared is strictly and specifically as per scope of work in contract drawings: implied, inferable, vaguely mentioned scope is NIC
- General Note #11 / sheet B5-A1.00 : contractor indemnity shall be as per AIA contract between GC and Owner
- General Note #14 / sheet B5-A1.00: contractor does not provide drawings, Budget is based on MEP/FP scope of work as shown in contract drawings
- General Note #29 / sheet B5-A1.00: GC will provide decorative fixtures and finishes only as shown/specified in contract drawings, unless otherwise noted
- General Note #3 / B5-HM-2: work is as per plans and specs; omissions or implied work is NIC
- Electrical General Note #5/B5-HE-1: work is as per plans and specs; omissions or implied work is NIC
- Sheet B5-A5.00 is missing
- All areas called out as eggshell paint finish will be flat finish

### ATTACHMENTS:

#	COST CODE	DESCRIPTION	TYPE	AMOUNT
1	00-01040 - General Requirements & Supervision	General Requirements & Supervision	Owner Cost	\$ 198,195.00
2	00-01041 - Dumpsters & Clean Up	Dumpsters & Clean Up	Owner Cost	\$ 15,300.00
3	00-05100 - Structural Metal Allowance	Structural Metal Allowance	Owner Cost	\$ 15,000.00
4	00-05500 - Metal Fabrications	Metal Fabrications	Owner Cost	\$ 34,000.00
5	00-06100 - Rough Carpentry	Rough Carpentry	Owner Cost	\$ 30,000.00
6	00-06200 - Millwork: Custom Bar	Millwork: Custom Bar	Owner Cost	\$ 264,116.00
7	00-07100 - Waterproofing Allowance	Waterproofing Allowance	Owner Cost	\$ 5,000.00
8	00-06400 - Millwork: Base & Crown Molding	Millwork: Base & Crown Molding	Owner Cost	\$ 19,800.00
9	00-07500 - Roofing Allowance	Roofing Allowance	Owner Cost	\$ 17,800.00
10	00-08200 - Doors & Frames	Doors & Frames	Owner Cost	\$ 22,600.00
11	00-09250 - Drywall & Framing Allowance	Drywall & Framing Allowance	Owner Cost	\$ 74,700.00
12	00-09230 - Plaster & Marmorino Finish	Plaster & Marmorino Finish	Owner Cost	\$ 119,350.00
13	00-09600 - Stone & Tile	Stone & Tile	Owner Cost	\$ 164,142.64
14	00-09900 - Painting Allowance	Painting Allowance	Owner Cost	\$ 9,000.00
15	00-11130 - Audio Visual & Low Voltage	Audio Visual & Low Voltage	Owner Cost	\$ 46,966.40
16	00-11450 - Appliances & Equipment	Appliances & Equipment	Owner Cost	\$ 127,467.00
17	00-15400 - Plumbing	Plumbing	Owner Cost	\$ 35,390.00
18	00-15500 - Fire Protection Allowance	Fire Protection Allowance	Owner Cost	\$ 19,900.00




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19	00-15600 - HVAC	HVAC	Owner Cost	\$ 169,400.00
20	00-16000 - Electrical	Electrical	Owner Cost	\$ 53,340.00
21	00-16500 - Light Fixture Allowance	Light Fixture Package Allowance	Owner Cost	\$ 50,176.00
22	00-16900 - Fire Alarm Allowance	Fire Alarm Allowance	Owner Cost	\$ 5,521.00
23	00-20000 - General Contingency	General Contingency	Owner Cost	\$ 100,000.00
24	00-30000 - GC Insurances	GC Insurances	Owner Cost	\$ 31,867.38
25	00-71000 - Overhead at 7.5%	Overhead at 7.5%	Other	\$ 122,177.36
26	00-72000 - Profit at 7.5%	Profit at 7.5%	Other	\$ 122,177.36
			<b>Grand Total:</b>	<b>\$1,873,386.14</b>

**Fort Partners**  
 9133 Collins Avenue  
 Surfside, Florida 33154

**Wahab Construction**  
 818 S.W. 4th Avenue  
 Miami, Florida 33130



8.27.18

SIGNATURE

DATE

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