

JWB Real Estate Capital
7563 Phillips Highway, Suite 109
Jacksonville, FL 32256

09/15/2020

Mr. Sifakis,

We are pleased to provide our quote to you for the renovation work at Porter House. Our bid price includes all required supervision, labor, materials, dumpsters, disposal & equipment required to perform the scope of work as outlined in our proposal herein.

Our bid price is inclusive of the scope of work as defined by the Architectural plans and specifications provided by Robbins Design Studio dated 8/03/2020 to include structural engineered drawings as dated 7/2/20 as provided by Atlantic Engineering Services.

The general scope of work is outlined here below for clarification purposes however the bid is based on compliance with the plans & specs provided except as may be noted below by exclusion or allowance. This scope has been updated as of 9/15 to incorporate the latest round of additions and changes in the scope of work.

General Scope of Work

Concept 02 -
Ada Lift
\$69,264 +

Supervision & General Conditions

- On-site project foreman when work is underway.
- Bi-weekly OC (owner & contractor) project update & review meetings.
 - Meeting as requested by Owner and/or Architect.
- Weekly safety meeting & OSHA review by GC's project foreman.
 - Daily job-box safety meetings
- Weekly project update reports via PDF to owner to include:
 - Weekly Reporting Form
 - Weekly project photos
 - Documentation of any issues or occurrences
 - Two (2) week look-a-head schedule for coordination & planning purposes
 - Project Schedule Status Updates – as/if applicable
- Final project cleaning of all areas within the scope of our work activities

Demolition & Existing Conditions

- Removal of interior walls, doors and finishes as per plans for
 - Basement
 - 1st floor
 - 2nd floor
 - Attic bathroom space
- Demo of existing concrete stairs & entry landing up to 2nd floor on south side of structure
 - Entry landing is 4" below the 2nd floor level and must be removed for ADA access lift entry
 - Existing concrete stairs down to basement to remain in place.
- Demo of existing steel staircase & concrete footings on north side to be replaced by new system
- Disposal of all construction debris and associated cleanup

Concrete & Masonry

- Form, place rebar and concrete for new foundations for:
 - New entry stairs and masonry & brick wall system to basement on east end
 - New entry stairs and masonry & brick wall system to basement on west end of the south side of the building to include masonry & brick wall enclosure for new ADA lift system
 - Install new painted brick veneer per plans for new entry & exit stair systems on the south side.

Metals

- Furnish & install exterior new steel staircase system to with grating treads
- Furnish & install new steel handrails at 2 new staircase systems
- Furnish & install 8x6 steel lintel for new opening into basement per structural drawings
- Furnish & install pipe railings
- Furnish & install column anchor bolts

Wood & Plastics

- Provide & install structural wood framing per structural drawings at enclosed ceiling/floor system at location of old staircase from 1st floor to basement
- Provide & install new interior framing per plans for new restrooms and modified restroom layout

Doors

- Provide and install new two panel wood solid core Masonite interior doors as indicated on plans
 - Material allowance of \$225 per door
- Provide and install new door hardware for all new door locations
 - Material allowance of \$125 per door opening

Finishes

- Paint all new steel staircase & handrail systems
- Paint all new brick & masonry finishes per plans
- Provide & install new tile floor finishes for all new and new layout restrooms
 - Tile material allowance of \$4.00 SF is included in base bid
- Install new drywall per plans as required by new floorplan changes to include new restrooms
- Furnish & install new countertops as per plans
- Prep, prime and paint all doors, base trim, casing and molding for all new work.
- Prep, prime and paint all wall finishes per plans in newly renovated spaces.
- Install new embossed ceiling tiles at areas of wall removal and new ceiling finishes as per plans

Equipment

- Provide and install new exterior ADA elevator/lift per plans & specs

Plumbing

- Install new plumbing and fixtures as per plans based on new & adjusted plumbing layout

HVAC

- Relocate thermostat per plans
- Install new ductwork and exhaust fans per floorplan
- Install new replacement equipment per inspection report

Electric

- Provide power & lighting per plans/specs in renovated spaces only
- Modify & adjust fire alarm for renovated space only

Pricing Summary

General Conditions

- Supervision - \$15,000
- Misc. tools & equipment rental - \$2,500
- Construction dumpsters (demo) - \$5,850

\$23,350

Demolition

- Basement Interior - \$14,200
- 1st floor - \$3,389
- 2nd floor - \$4,389
- 3rd floor - \$1,189
- 2nd floor entry stairs/excavation - \$7,764
- Basement entry new stairs/excavation - \$3,234
- Concrete cutting for restroom floors - \$1,500
- Concrete/brick cutting for basement entry - \$1,350
- Demo existing steel staircase structure - \$2,650
- Expanded basement entry - \$3,500

\$43,165

Concrete & Masonry

- 2nd floor entry concrete - \$8,500
- 2nd floor entry masonry - \$6,000
- Basement entry concrete - \$5,500
- Basement entry masonry - \$6,500
- Concrete patch - \$1,500

\$32,500

- Steel staircase foundations - \$4,500
- New Cast-In-Place Beam – Larger Basement Entry - \$3,500
- **Expanded Basement Stairs & Brick Opening - \$7,500**

Steel Staircase & Handrails \$59,320

- Sub price - \$59,320

Interior Carpentry & Drywall \$22,100

- Carpentry Work - \$4,500
- Framing & Drywall Sub price - \$9,200
- Remove & Reinstall New Siding – 4 Dormers on Roof - \$8,400

Doors, Hardware & Trim \$6,850

- Material - Interior Frames & Doors (10) - \$3,950
- Material – Door Hardware (10) - \$450
- Labor – Frames/Doors & Hardware (10) - \$1,250
- Trim – Labor & Materials - \$1,200

Finishes \$40,719

- Tile Labor & Materials (floors only 660 sf) - \$5,280
 - Tile Material Allowance - \$4sf
- Interior Paint (Original Scope) - \$3,850
- Interior Paint (9.14 additional areas) - \$4,250
- Exterior Prep/Paint - \$24,929
- Countertops - \$1,925
 - Labor & Material Allowance - \$52 SF
- Countertop Brackets - \$485

Chairlift Equipment Sub \$39,500

Electrical & Fire Alarm Sub \$17,000

- Electrical sub price - \$14,500 (allowance)
- Decorative fixtures - \$2,500 (allowance)
- Fire Alarm – see option below

Plumbing Sub \$28,700

- Sub price - \$23,850 (with fixture allowance)
- Fixture allowance \$4,850

HVAC/Mechanical Sub \$34,250

- Interior Work - \$6,500 (allowance)
- New Equipment Per Inspection Report - \$27,750

Sprinkler Sub \$9,500

- Sub Price - \$9,500 (allowance)
 - Includes basement now

Subtotal \$356,954
 GC Overhead (4.5%) \$16,062
 GC Fee/Profit (8.75%) \$31,233
 Total \$404,249

Additive Alternate Bid Options:

1. Allowance to install new 800-amp electrical service \$46,400
2. Allowance for full building fire alarm/smoke system & associated repair work \$42,085
 - a. Fire/Smoke Alarm Allowance - \$33,500
3. Install 1 hour rated ceiling in basement
 - a. Option A – Intumescent Paint \$35,865
 - b. Option B – 5/8 Type X Drywall \$24,957
4. Install automatic door opener – Basement Entry Door. \$3,365

Project Qualifications & Exclusions:

- Cost of building permit fees and/or private plan review & inspections are excluded.
- Work not specified in the plans & specs is excluded.
- Contractor asks for owner's walk-thru, inspection & acceptance of completed work monthly.
- Contract & payments are anticipated to be:
 - AIA Lump Sum contract documents
 - Based upon mutually agreeable schedule of values
 - Initial contract deposit
 - Percentage of completion progress billings.
- Builders Risk insurance is not included but can be obtained by the contractor. If obtained by the owner, the contractor is to be named an additional insured with acceptable deductible limits.

Should you require any further information about the details of our proposal, please do not hesitate to contact me. Thank you for the opportunity.



Alan Cottrill
09/14/2020

Owner Acceptance
Date