

Date: February 28th, 2017
To: Robbins Property Associates, LLC
For: Bill Fischer
Senior Project Manager
Project: Pointe Parc Clubhouse
7524 Southside Blvd
Jacksonville, FL 32256

Scope of Work Proposed:

Prospect CDG is pleased to submit the following scope of work for interior renovation of the clubhouse / leasing office at the above location. This proposal is based off plans dated 11/15/16 (9 Sheets total) and site visits with Robbins' representatives.

- **Demolition First Floor**
 - Remove and dispose of identified interior walls (non-load bearing) in Work Room and Work Area
 - Remove and dispose of identified doors in Manager's Office, Assistant Managers Office and Entry
 - Remove and dispose of all existing flooring
 - Remove and dispose of existing bathrooms to include all millwork, flooring and fixtures
 - All remaining lines to be capped to prevent leaks
 - Remove and dispose of identified sidewalk, planters and vegetation
- **Demolition Second Floor**
 - Remove and dispose of identified interior walls (non-load bearing) in Cyber Café
 - Remove and dispose of identified appliances and hood in kitchen
 - Remove and dispose of existing flooring
 - Remove and dispose of identified sidewalk, planters and vegetation

- **Reconstruction First Floor**
 - Frame, hang and finish new non-load bearing walls in rental office and bathrooms
 - Frame, hang and finish new load bearing wall in foyer
 - Furnish and install new 6"x6" post in foyer area
 - Furnish and install new doors and windows as per window and door schedule (page 3)
 - Repair and refinish ceilings from removal of existing walls and new duct work
 - Create new package room as per plan
- **Reconstruction Second Floor**
 - Frame, hang and finish new non-loading bearing wall to create cyber café
 - Frame hand and finish new non-load bearing wall to create unisex bathroom
 - Furnish and install new doors and window as per window and door schedule (page 3)
- **Exterior**
 - Excavate front entrance as required
 - Form and pour foundation as per foundation plan
 - Furnish and install new metal roof with steel support
 - Furnish and install new infill siding to match existing (front elevation)
 - Furnish and install new stucco as per plan
- **ADA Bathrooms**
 - Relocate existing supply lines, drain lines and hot water heater to meet accessibility requirements
 - Concrete cutting as required
 - Furnish and install new grab bars as per ADA compliance
 - Furnish and Install new ADA compliant wall hung sink
 - Furnish and Install new ADA compliant mirror in restroom
 - Furnish and Install new ADA complaint toilet
 - Furnish and Install new toilet paper holder, paper towel holder and robe hook
- **Mechanical**
 - Relocate existing Air Handler in bathroom area to new mechanical closet
 - Relocation includes duct work and electrical service as required
 - Furnish and install new registers and returns as per plan (Page 5)
 - Furnish and install exhaust fans and duct in bathrooms as per plan (Page 5)

- **Millwork**
 - Furnish and install new custom birch millwork as per plans (Page 7)
 - Furnish and install new infill millwork to match existing in kitchen
- **Electrical**
 - Remove and relocate electrical circuits and outlets as per plan (Page 4 and 5)
 - Furnish and install new electrical outlets in cyber café
 - Furnish and install new emergency lighting and exit signs as per plan (Page 4 and 5)
- **Flooring (As per Kay Green Design dated 2/21/2017)**
 - Office areas to include managers, assistant managers, storage and leasing
 - Brand: Shaw Contract
 - Style: Glitch Tile 5T128
 - Color: Invert 26750
 - Size: 9"x36"
 - Pattern: Hearingbone
 - Foyer, Clubroom, Restrooms, Kitchen
 - Brand: Dal-Tile
 - Style: Porada
 - Color: Subtle Grey PR33
 - Size: 13"x20"
 - Pattern: Staggered Brickwork
 - Upstairs Clubroom and Cyber Cafe
 - Brand: Interface
 - Style: Aerial AE312
 - Color: Fog/Accent I105406
 - Size: 50 cm x 50 cm
 - Pattern: Quarter Turn

Not Included in Scope

- Building Permits and Associated Fees
- Audio Visual and Security
- Television, Television Mount, Refrigerator, Microwave and Coffee Maker
- Sign Package
- Life Safety
- Furniture



PROSPECT CONSTRUCTION &
DEVELOPMENT GROUP
growth guided by experience

Price to Complete Above Scope

- Renovation of existing space
 - \$134,960.00
- Modification of existing space for ADA compliance
 - \$33,740.00

- **Total to Complete Renovation**
 - **\$168,700.00**

Agreement

I hereby accept page(s) one (1), two (2), three (3) and four (4) of this document which includes the above scope of work and authorize Prospect Construction and Development Group to secure materials and labor to complete this proposal

Printed Name of Customer

Signature

Date

Schedule of Contract Values

(This form must be completed by the Contractor for the Project.)

PROJECT NAME: Pointe Parc Clubhouse

PROJECT #:

CONTRACTOR: Prospect Construction

APPLICATION NO:

APPLICATION DATE:

PERIOD TO:

PERCENT COMPLETE TO DATE:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE		D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D O R E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G + C)	I BALANCE TO FINISH (C - G)	J RETAINAGE (IF VARIABLE RATE)
		VALUE		FROM PREVIOUS APPLICATION (D + E)							
	<i>Demolition 1st Floor</i>	\$9,508.20									
	Demolition 1st Floor (ADA)	\$2,197.15									
	Demolition 2nd Floor	\$9,508.20									
	Demolition 2nd Floor (ADA)	\$1,597.15									
	Reconstruction 1st Floor	\$17,465.45									
	Reconstruction 1st Floor (ADA)	\$3,280.00									
	<i>Reconstruction 2nd Floor</i>	\$15,321.90									
	Reconstruction 2nd Floor (ADA)	\$2,987.23									
	Exterior	\$8,435.00									
	Exterior (ADA)	\$4,217.50									
	ADA Bathrooms	\$23,618.00									
	Mechanical	\$15,183.00									
	Millwork	\$6,450.00									
	Electrical	\$13,496.00									
	Flooring	\$35,435.22									
	GRAND TOTALS	\$168,700.00		0		0		0	0	0	0

Contract Manager: Minimum performance requirements successfully completed and approved by: _____ Date: ____/____/____



ATLANTA | NASHVILLE | MIAMI | HOUSTON | RALEIGH

PROJECT NAME: Point Parc

DATE: 3/6/20

PROPOSAL SUBMITTED TO:

PROJECT ADDRESS:

PROPO

Contact Name: Bill Fischer

7524 Southside BLVD

OxBuil

Company Name: Robbins

Jacksonville, FL 32256

379 At

Property Associates

Mariet

Email:bfischer@robbinsre.com

Richar

Phone: 813-399-1333

Office

Estima

Scope of Work and Specifications

We propose to furnish all necessary labor, material, and equipment, subject to a listed below, to complete the following:

Specification: All work to be performed per plans dated 11/15/16

Scope of Work:

- Demo all items according to plans
- Frame all items according to plans
- Repair ceilings and wall at demo areas
- Install new duct work according to plans
- Install all electrical and lighting according to plans
- Install new plumbing and fixtures according to plans
- Cut and repair all concrete for plumbing
- Provide and install all cabinets according to plans
- Install new flooring according to plans
- Paint clubhouse with owner approved paint colors
- Extend roofing according to plans
- Any additions or changes will be made upon signed and executed char

TOTAL PI

OxBuilt Construction, LLC
379 Atlanta Street Marietta, GA 30060
(770) 485-3698