

## **STOCKTON-MYRA BUILDING**

**Issue:** Vertical accessibility and accessible toilets for the second floor of a multi-tenant building.

**Analysis:** The applicant is requesting a waiver from providing vertical accessibility to the second floor of a multi-tenant building undergoing a \$85,991 alteration. According to the applicant the building is a contributing structure to the Riverside Avondale Historic District, but no documentation was submitted substantiating it. There are seven separate tenants in the building with two on the second floor which are undergoing alterations. According to the applicant, it would cost an additional \$101,136 to provide vertical accessibility and \$63,197 to make the toilet rooms accessible.

### **Project Progress:**

The project is under construction.

### **Items to be Waived:**

Vertical accessibility to the second floor, as required by Section 553.509, Florida Statutes and accessible toilets as required by Section 11-4.1.2, FBC.

553.509 Vertical accessibility. Nothing in Sections 553.501-553.513 or the guidelines shall be construed to relieve the owner of any building, structure or facility governed by those sections from the duty to provide vertical accessibility to all levels above and below the occupiable grade level regardless of whether the guidelines require an elevator to be installed in such building, structure or facility, except for:

- (1) Elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks and automobile lubrication and maintenance pits and platforms;
- (2) Unoccupiable spaces, such as rooms, enclosed spaces and storage spaces that are not designed for human occupancy, for public accommodations or for work areas; and
- (3) Occupiable spaces and rooms that are not open to the public and that house no more than five persons, including, but not limited to equipment control rooms and projection booths.

11-4.1.2(6) If toilet facilities are provided on a site, then each such public or common use toilet facility shall comply with Section 11-4.22.

**Waiver Criteria:** There is no specific guidance for a waiver of this requirement in the code. The Commission's current rule, authorized in Section 553.512, Florida Statutes, provides criteria for granting waivers and allows consideration of unnecessary or extreme hardship to the applicant if the specific requirements were imposed.

**REQUEST FOR WAIVER FROM ACCESSIBILITY REQUIREMENTS OF  
CHAPTER 553, PART V, FLORIDA STATUTES**

**1. Name and address of project for which the waiver is requested.**

**Name:** Stockton-Myra Building

**Address:** 869 Stockton Street units 7 & 8, Jacksonville, Florida 32204

**2. Name of Applicant. If other than the owner, please indicate relationship of applicant to owner and written authorization by owner in space provided:**

**Applicant's Name:** Mark Rinaman, P.E.

**Applicant's Address:** 122 North Ocean Street, Jacksonville, Florida 32202

**Applicant's Telephone:** 904-425-1653 / **FAX:** 904-598-8471

**Applicant's E-mail Address:** Mark.Rinaman@us.army.mil

**Relationship to Owner:** 50% partner in Stockton-Myra, LLC

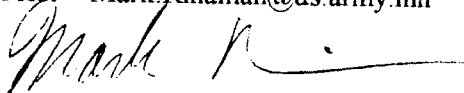
**Owner's Name:** Stockton-Myra, LLC

**Owner's Address:** 225 Water Street, Jacksonville, Florida 32202

**Owner's Telephone:** 904-425-1653 / **FAX** 791-8953

**Owner's E-mail Address:** Mark.Rinaman@us.army.mil

**Signature of Owner:**



**Contact Person:** Mark Rinaman, P.E.

**Contact Person's Telephone:** 904-425-1653 **E-mail Address:** Mark.Rinaman@us.army.mil

**3. Please check one of the following:**

- New construction.
- Addition to a building or facility.
- Alteration to an existing building or facility.
- Historical preservation (addition).
- Historical preservation (alteration).

**4. Type of facility.** Please describe the building (square footage, number of floors). Define the use of the building (i.e., restaurant, office, retail, recreation, hotel/motel, etc.)

The Stockton-Myra Building is a two story contributing historic structure located in the Riverside Avondale Historic District built in 1929 containing six ground floor retail units totaling 5,500 SF and two units on the second floor containing 2,300 SF. The building is zoned CCG-1 and currently the ground floor is occupied by a printing operation (units 1&2), a physical therapist's office (units 3&4), a hair salon (unit 5) and a photography studio (unit 6). Units 1, 2, 3 & 4 were renovated and occupied in 2004 in compliance with the accessibility code. Units 5 & 6 were renovated and occupied in 2005 in compliance with the accessibility code. A yoga studio has recently entered into a lease with Stockton-Myra, LLC for unit 7 on the second floor pending code compliance feasibility analysis. Unit 8 on the second floor is currently un-leased but is being built out to speculatively accommodate a residential user with the understanding that a business or office user would be preferable subject to code compliance feasibility analysis.

**5. Project Construction Cost (Provide cost for new construction, the addition or the alteration):** Construction Permits within the previous three years are listed in Attachment 1. Receipts for expended funds related to completed work are provided in Attachment 2 (\$54,904.13). A copy of the Scope of Work and Cost Estimate for the on-going renovation is provided in Attachment 3 (\$85,991.12). **Total: \$140,895.25**

**6. Project Status:** Please check the phase of construction that best describes your project at the time of this application. Describe status.

Under Construction

**7. Requirements requested to be waived.** Please reference the applicable section of Florida law. Only Florida-specific accessibility requirements may be waived.

- 1: Vertical access to the second floor for a public accommodation
- 2: Accessible bathroom and electrical facilities once vertical access is established to second floor

**8. Reason(s) for Waiver Request:** The Florida Building Commission may grant waivers of Florida-specific accessibility requirements upon a determination of unnecessary, unreasonable or extreme hardship. Please describe how this project meets the following hardship criteria. Explain all that would apply for consideration of granting the waiver.

Substantial financial costs will be incurred by the owner if the waiver is denied.

The Stockton-Myra building is an historic rehabilitation project in a revitalizing area of the Riverside neighborhood in Jacksonville, Florida. The second floor has gone un-leased for approximately five years since the date it was acquired as there has been little market interest from any user until traffic volume and quality increased after the ground floor was renovated, occupied and allowed to mature. Aside from historic preservation and life safety constraints vertical access and ancillary accessibility compliance issues related to occupancy on the second floor by a business user are financially substantial and prohibitive. Demonstration of the substantial and prohibitive cost of compliance is provided in Table 1. Loss of the prospective yoga studio tenant due to the financial infeasibility of compliance with the code also represents a substantial negative impact on the overall financial performance of the project and the revitalization of the surrounding area.

The owner has made a **diligent investigation** into the costs of compliance with the code, but cannot find an efficient mode of compliance. Provide detailed cost estimates and, where appropriate, photographs.

An accessibility code cost analysis is provided in Table 1. Cost estimates and quotes are provided in Attachment 4 and photographs detailing the current conditions at the building detailing design constraints are provided in Attachment 5

**9. Provide documented cost estimates for each portion of the waiver request and identify any additional supporting data which may affect the cost estimates. See Table 1 and Attachment 4.**

1. Vertical Accessibility: \$101,136.70
  2. Accessible Bathroom and Electrical Facilities: \$63,197.09
  3. A&E: \$ 13,146.70
- Total: \$177,480.49**

10. **Licensed Design Professional:** *Where a licensed design professional has designed the project, his or her comments MUST be included and certified by signature and affixing of his or her professional seal. The comments must include the reason(s) why the waiver is necessary.*

The Stockton-Myra Building was built in 1929 and is a contributing structure to the Riverside Avondale Historic district. Units 7 and 8 on the second floor are zoned CCG-1 and can currently accommodate residential users in compliance with the code without further design modification.

Due to a lack of market interest from office or business users over the last five years the owners of the building proceeded to speculatively renovate the two units on the second floor with the intent of attracting residential users with the contingency that if a preferable office or business user surfaced then tenant specific code compliance analysis would be conducted to address feasibility.

A yoga business user desiring to operate in Unit 7 has recently entered into a lease agreement with Stockton-Myra, LLC which is contingent upon favorable code compliance feasibility analysis. Code analysis indicates this proposed yoga business use is feasible for all compliance items in the code except for vertical accessibility and ancillary bathroom and electrical accessibility issues once vertical accessibility is established.

Installation of a vertical conveyance in the Stockton-Myra Building is complicated by constraints related to preservation of the historic façade of the building and life safety requirements due to the close proximity of an adjacent structure to the area of entry into units 7 & 8. These issues are depicted in photos provided in Attachment 5.

Costs developed from a preliminary design effort including installation of a conveyance system in the area at the rear of the Stockton-Myra Building to access units 7 & 8 and ancillary accessible bathroom and electrical facilities requirements are described in Table 1. Ancillary requirements to address additional fire code compliance issues and accessible bathrooms and electrical systems were assembled by the General Contractor currently in responsible charge of the Stockton-Myra Units 7 & 8 renovation project and together with the conveyance cost represent a total of \$177,480. The total completed and ongoing contract costs committed over the last three years are only \$138,095. The \$177,480 of expense associated with accessibility code compliance to support the yoga business user is substantial and prohibitive representing over 129% of the cost to complete this project effectively rendering the feasibility of establishing this yoga business in Unit 7 unfeasible. Constraints related to historic preservation and life safety alone could be sufficient cause to waive the requirement for full compliance with the accessibility code for this project. However, the financial information provided herein provides ample evidence that accessibility code compliance costs for this project will far exceed the 20% requirement needed to allow a waiver from full compliance with the accessibility code granted due to substantial and prohibitive cost.

  
Signature \_\_\_\_\_ Printed Name Christine Hinrichs

Phone number: 904-703-2176

(SEAL)

8-29-08

**CERTIFICATION OF APPLICANT:**

I hereby swear or affirm that the applicable documents in support of this Request for Waiver are attached for review by the Florida Building Commission and that all statements made in this application are to the best of my knowledge true and correct.

Dated this 2 day of September, 2008

Mark Rinaman  
Signature

Mark Rinaman, P.E.  
Printed Name

By signing this application, the applicant represents that the information in it is true, accurate and complete. If the applicant misrepresents or omits any material information, the Commission may revoke any order and will notify the building official of the permitting jurisdiction. Providing false information to the Commission is punishable as a misdemeanor under Section 775.083, Florida Statutes.

**REVIEW AND RECOMMENDATION BY LOCAL BUILDING DEPARTMENT.**

Please state why the issue is being referred to the Florida Building Commission as well as a recommendation for disposition. The Building Official or his or her designee should review the application and indicate that to the best of his or her knowledge, all information stipulated herein is true and accurate. Further, if this project is complete, explain why it is being referred to the Commission. The Building Official or his or her designee should sign a copy of the plans accompanying this application as certification that such plans are the same as those submitted for building department review. Please reference the applicable section of the Accessibility Code.

CODE SECTION 11-4.1.2

- a. THE SECOND FLOOR WILL BE A YOGA STUDIO OPEN TO THE PUBLIC REQUIRING VERT ACCESS
- b. THE PROJECT IS IN CONSTRUCTION AND THE SECOND FL. IS BEING CHANGED FROM RESIDENTIAL TO BUSINESS OPEN TO THE PUBLIC
- c. \_\_\_\_\_

Has there been any permitted construction activity on this building during the past three years? If so, what was the cost of construction?

Yes  No Cost of Construction \$54,904

Comments/Recommendation RECOMMEND APPROVAL BASED ON DISPROPORTIONATE COST

Jurisdiction CITY OF JACKSONVILLE

Building Official or Designee James R. Schack  
Signature

JAMES R SCHACK PE, CBO  
Printed Name

BU-892 PE 29372  
Certification Number

904-255-8508  
Telephone/FAX

Address: 214 NORTH HOGAN ST 2<sup>ND</sup> FL  
JACKSONVILLE FL. 32202

**Table 1**  
**Stockton-Myra Building: Accessibility Code Compliance Cost Analysis**

<b>Stockton-Myra Building: Funds Expended on Renovation in Last Three Years (Attachment 2)</b>			<b>Stockton-Myra Building: Contracted Construction Costs for Renovation of Units 7 &amp; 8 (Attachment 3)</b>		
Unit 1	\$	7,030.00	Units 7 & 8	\$	75,991.12
Unit 2	\$	8,470.00	RIBAR Services-Roof	\$	7,200.00
Masonry	\$	975.00			
Central Steel	\$	800.00			
Rinker	\$	1,469.85			
Bryan Electric	\$	350.00			
Bryan Electric	\$	784.04			
Bryan Electric	\$	369.88			
Rinker	\$	3,978.62			
Dekle Drywall	\$	7,150.00			
Dekle Drywall	\$	6,500.00			
KwikFix Plumbing	\$	5,303.25			
Air to Air A/C	\$	4,196.00			
Rinker	\$	3,143.24			
KwikFix Plumbing	\$	4,384.25			
<b>TOTAL</b>	<b>\$</b>	<b>54,904.13</b>	<b>TOTAL</b>	<b>\$</b>	<b>83,191.12</b>

<b>Stockton-Myra Building: Funds Required to Meet Accessibility Code Compliance (Attachment 4)</b>			<b>Stockton-Myra Building: Hardship Waiver Based Upon &gt;20% of Total Project Cost Test</b>		
A&E (8%)	\$	13,146.70	Total Cost of Renovations in Last Three Years Including Current Work	\$	138,095.25
Chair Lift & Appurtenances	\$	101,136.70	Total Cost of Compliance with Accessibility Code	\$	315,575.74
Bathrooms & Electrical	\$	63,197.09	<b>% of Overall Renovations Cost Represented by Accessibility Code Compliance Costs</b>		<b>129%</b>
<b>TOTAL</b>	<b>\$</b>	<b>177,480.49</b>			

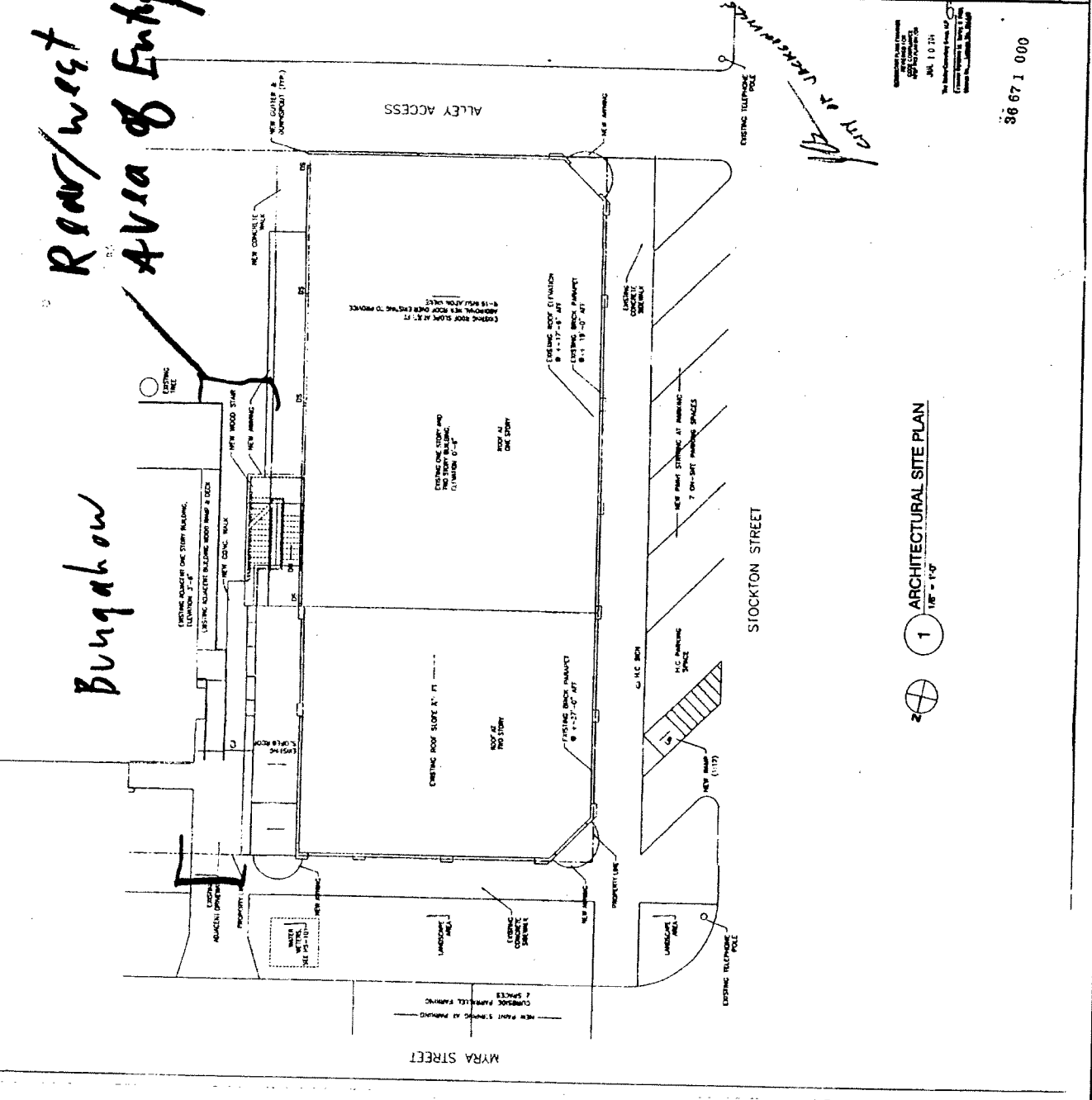


2925 BROKWOOD LN JACKSONVILLE FLORIDA 32257  
 CHRISTINE R. HINRICH, AIA  
 (904) 703-2176  
 christine@concast.net

RENOVATION TO THE  
 STOCKTON - MYRA BUILDING  
 2360 MYRA STREET  
 JACKSONVILLE, FLORIDA 32205

NO.	DATE	DESCRIPTION
1		ARCHITECTURAL SITE PLAN

AS-100

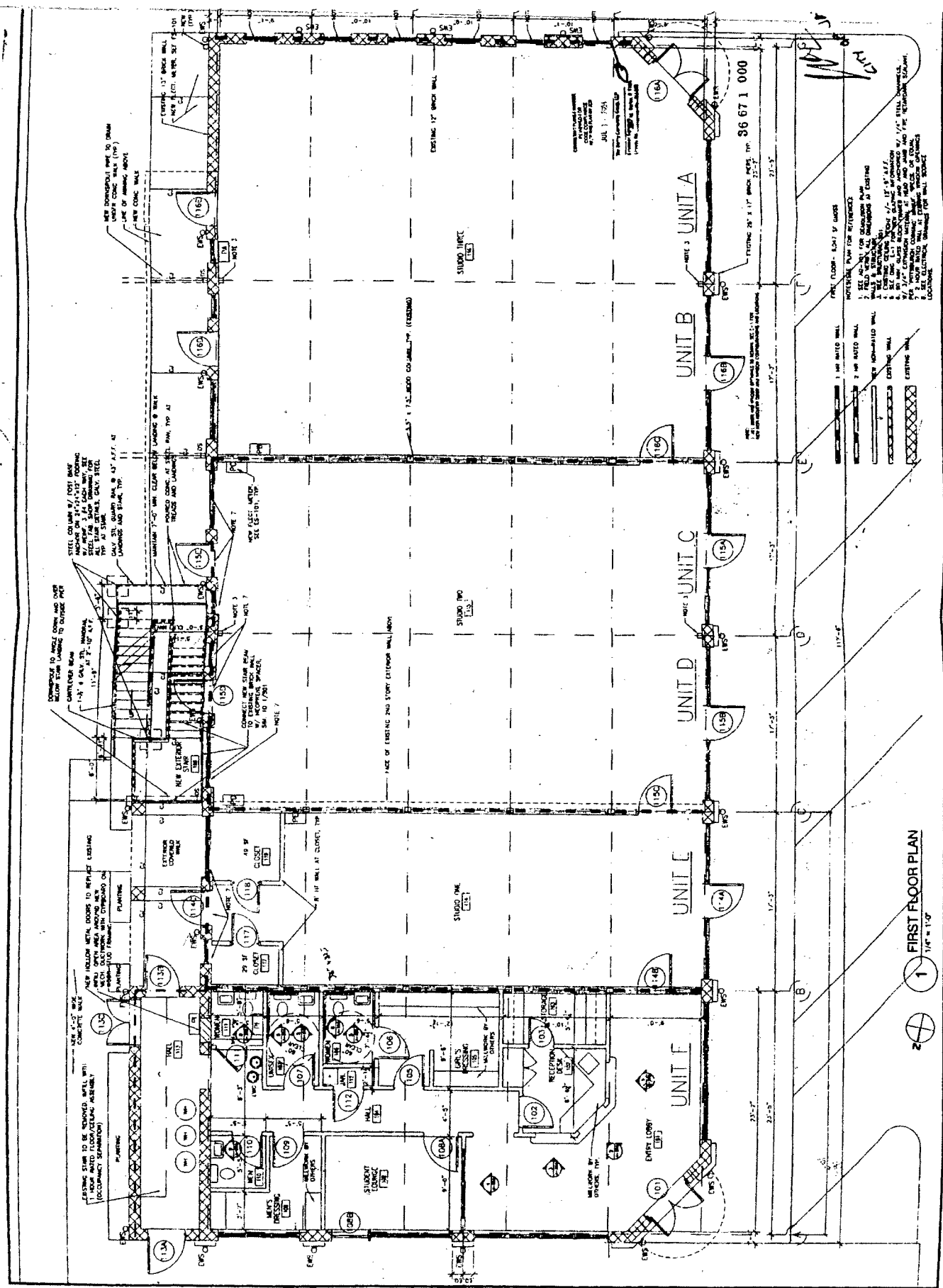


1 ARCHITECTURAL SITE PLAN  
 1/8" = 1'-0"

36 67 1 000

CITY OF JACKSONVILLE  
 JUN 10 2011





1 FIRST FLOOR PLAN  
1/4" = 1'-0"

DATE: JUL 1, 1978  
 PROJECT: [illegible]  
 DRAWN BY: [illegible]  
 CHECKED BY: [illegible]

EXISTING 12" BRICK WALL  
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**STOCKTON-MYRA, LLC**

869 Stockton Street, Jacksonville, Florida 32204

REVIEWED ✓

James H. Scholtz P.E., CBE  
CITY OF JACKSONVILLE

Mr. James Schock  
Building Inspections Manager  
Planning and Development  
City Of Jacksonville  
214 N. Hogan Street  
Jacksonville, Florida 32202

Dear Mr. Schock:

Stockton-Myra, LLC recently entered into a lease with Lotus Yoga for Unit 7 of the Stockton-Myra Building located at 869 Stockton Street, Jacksonville, Florida 32202. Stockton-Myra, LLC respectfully request a waiver from vertical accessibility and ancillary bathroom and electrical access requirements of chapter 553, part V, Florida Statutes for the second floor units 7 & 8 of the Stockton-Myra Building. The attached documentation describes severe constraints posed by historic preservation issues, life safety and ultimately substantial and prohibitive costs far and above the 20% of the project costs relative to accessibility code compliance for vertical access to units 7 & 8.


The Stockton-Myra Building is a contributing structure to the Riverside Avondale Historic District which constrains installation of a chair lift conveyance in proximity to the North façade of the building required to allow access to the second floor units. This would also block the façade of 2356 Myra Street which is also an historic structure.

The other possible location for installation of a chair lift conveyance is along the west or rear wall of the Stockton-Myra Building generally in the vicinity of the current stair entry to units 7 & 8 on the second floor. This area is constrained by life safety issues related to the adjacent bungalow located at 2356 Myra Street as installation here would essentially block the space between the two buildings and create additional fire code compliance issues.

Ultimately installation of a chair lift conveyance in the west rear area of the building is expected to require substantial rework of the existing structure representing substantial and prohibitive costs that meet and far exceed the 20% of project cost requirement to grant a waiver from vertical accessibility and ancillary bathroom and electrical access requirements of chapter 553, part V, Florida Statutes for second floor units 7 & 8 in the Stockton-Myra Building.

I can be contacted at (904) 316-0953 if you have comments or additional information requirements.

Respectfully,

  
Mark Rinaman, P.E., AICP

ATTACHMENT 1

BUILDING PERMIT RECORD FOR PREVIOUS THREE YEARS

Permit Number	Street Address	Permit Issued	Status	Proposed use type	Proposed use	Improvement
M08-270261.000	869 STOCKTON ST 0001	7/24/2008	ACTIVE	NON-RESIDENTIAL	STORES, MERCANTILE	EXISTING BUILDING
M08-270267.000	869 STOCKTON ST 0002	7/24/2008	ACTIVE	NON-RESIDENTIAL	STORES, MERCANTILE	EXISTING BUILDING
M08-270269.000	869 STOCKTON ST 0003	7/24/2008	ACTIVE	NON-RESIDENTIAL	STORES, MERCANTILE	EXISTING BUILDING
M08-270271.000	869 STOCKTON ST 0004	7/24/2008	ACTIVE	NON-RESIDENTIAL	STORES, MERCANTILE	EXISTING BUILDING
E06-36671.017	869 STOCKTON ST 0005	8/4/2006	FINALIZED	NON-RESIDENTIAL	STORES, MERCANTILE	EXISTING BUILDING
M06-36671.019	869 STOCKTON ST 0005	8/17/2006	FINALIZED	NON-RESIDENTIAL	STORES, MERCANTILE	EXISTING BUILDING
M06-36671.020	869 STOCKTON ST 0005	8/17/2006	FINALIZED	NON-RESIDENTIAL		
E06-36671.018	869 STOCKTON ST 0006	8/4/2006	FINALIZED	NON-RESIDENTIAL		
E08-36671.022	869 STOCKTON ST 0007	5/27/2008	ACTIVE	RESIDENTIAL	STORES, MERCANTILE	EXISTING BUILDING
E08-36671.023	869 STOCKTON ST 0008	5/27/2008	ACTIVE	RESIDENTIAL	APARTMENTS	EXISTING BUILDING
F06-36671.016	869 STOCKTON ST	4/10/2006	FINALIZED	RESIDENTIAL	APARTMENTS	EXISTING BUILDING
P08-36671.021	869 STOCKTON ST	6/2/2008	ACTIVE	RESIDENTIAL	OTHER	EXISTING BUILDING
M08-36671.024	869 STOCKTON ST	6/10/2008	ACTIVE	RESIDENTIAL	APARTMENTS	EXISTING BUILDING
					DUPLEX	EXISTING BUILDING

**Stockton-Myra Building Funds  
Expended in Last Three Years**

Unit 1	7030
Unit 2	8470
Masonry	975
Central Steel	800
Rinker	1469.85
Bryan Electric	350
Bryan Electric	784.04
Bryan Electric	369.88
Rinker	3978.62
Dekle Drywall	7150
Dekle Drywall	6500
KwikFix Plumbing	5303.25
Air to Air A/C	4196
Rinker	3143.24
KwikFix Plumbing	4384.25
<b>TOTAL</b>	<b>\$ 54,904.13</b>



# Standard Form of Agreement Between Owner And Contractor

**Contract Number: 007**

THIS AGREEMENT made as of this date, 07/26/2006, by and between OWNER and CONTRACTOR, to perform part of the WORK on the following PROJECT:

## Project

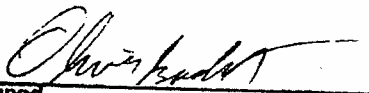
**Stockton Myra, LLC**  
869 Stockton Street  
  
Jacksonville, FL 32204

## Owner

**Stockton Myra, LLC**  
869 Stockton Street  
  
Jacksonville, Florida 32204

## Contractor

**Charles H. Starke Inc.**  
17886 SE 159th Terrace  
  
Jacksonville, FL 32195

  
Signed

7-26-06  
Date 7-26-06

  
Signed

— Date 7-26-06

## Section 1 Contract Documents References

Included in the Contract are the following documents:

## Section 2 Scope of Work

OWNER employs CONTRACTOR to perform the following part of the WORK. CONTRACTOR agrees to perform the portion of the WORK including but not limited to the following:

### Interior Build-Out Unit E:

1. Install and finish ready for paint 1-layer 3/4" gypsym firewall on both demising walls.
2. Install and finish ready for paint 2 layers 3/4" gypsum board on ceiling.
3. Frame bathroom to ceiling and complete other framing where necessary.
4. Install 3/4" gypsum and finish ready for paint a 9x7 bathroom.
5. Frame bathroom soffit and Install 3/4" gypsum, hang, finish for paint and firecaulk soffit.
6. Insulate ceiling and demising walls.
7. Frame, install 3/4" gypsum, firecaulk and finish soffit for exhaust fan.
8. Install vinyl base in restroom.
9. Paint bathroom interior.
10. Inspect southern wall to verify if insulation was installed and install if necessary. Owner to provide insulation.

### Interior Build-Out Unit F - complete the same as unit E work except as follows:

1. There is only 1 demising wall not 2 which will be framed on either side of plumbing and on existing door opening.
2. The bathroom is 10' x 6' and there is no bathroom soffit.
3. Install a ceiling soffit in the main area approx. 4'x3'x50' (chase for electrical and plumbing)
4. Install a rear steel jamb in door at firewall.
5. Selective demolition including cutting ceiling joists back in bathroom ceiling.

Electrical work to be completed to existing code.

## Section 2.1 Inclusions

Included in the Contract are the following inclusions:

Item	Category	Inclusion Description
1	Clarification	Workman's compensation and general liability insurance.
2	Clarification	Clean up.

7/26/06

# Standard Form of Agreement Between Owner And Contractor

**Contract Number: 007**

- 3 Clarification Drywall/framing subcontractor is to provide paint and vinyl base for bathroom, screws mud and tape for drywall, firecaulk and metal/wood framing.
- 4 Clarification Owner is to provide all other materials: i.e. gypsum board drywall, insulation, electrical and mechanical (HVAC), plumbing (rough and finish fixtures), and finished doors and hardware.
- 5 Clarification Electrical fees will be billed separately at a rate of \$80/hour + material costs and O&P (10% & 10%).

## Section 2.2: Exclusions

Excluded from the Contract are the following exclusions:

Item	Category	Exclusion Description
1	Clarification	It is agreed that the owner will pay for all building permit and impact fees
2	Clarification	Builders risk insurance, all-risk type insurance, and public liability insurance. (C.H. Starke Company and its' subcontractors are to be held financially harmless from any damages occurring during the course of the job that is usually covered by these types of policies because they are the responsibility of the owner.)
3	Clarification	No additional work is included in the contract without a written change order.

## Section 2.3: Alternates

Included in the Contract are the following alternates:

## Section 3: Contract Price

OWNER agrees to pay to CONTRACTOR for the satisfactory completion of CONTRACTOR'S WORK the sum of \$15,600.10 upon request, in accordance with estimates prepared by CONTRACTOR and approved by the OWNER and any other party whose approval is required by the Contract Documents and in accordance with the conditions set forth above.

Electrical to be billed separately each week based upon submitted time sheets and material cost receipts. O&P will be added to each billing. Payments to be made by owner upon receipt of billing documents/statement.

## Section 3.1: Schedule of Values

Included in the Contract are the following schedule of values:

Item	Item Description	Quantity	Units	Unit \$	Total \$
1	Unit 1	1	LS	\$7,030.10	\$7,030.10
2	Unit 2	1	LS	\$8,470.00	\$8,470.00
3	Electrical - Separate T&M	0	L.S.	\$0.00	\$0.00

# M&E MASONRY & SONS, INC.

7971 Sycamore Lane • Jacksonville, Florida 32219  
(904) 766-3961

Date July 31, 2006

Myra LLC  
225 Water Street Ste 115  
Jacksonville, FL 32202

DESCRIPTION	BALANCE
Stockton Street	
Labor and Materials	975. <sup>00</sup>
#1323	
Thank you	

INVOICE 10010

Rinker Materials  
 9621 Florida Mining Blvd E  
 Jacksonville, FL 32257-1009



**INVOICE**

Date	07/31/06
Invoice No.	9410547622
Reference No.	

For All Inquiries Call: 904 292 1145

Rinker Materials  
 Gypsum Supply  
 Rinker Environmental Services  
 Southern Aggregates  
 Kennedy Concrete  
 Callaway Concrete

Terms: 15 15th prox. net 16th

This invoice incorporates herein by reference Buyer's previously executed Credit Application, Buyer's Standard Terms and Conditions, Seller's Quantity and Sellers Order Confirmation including limitations of warranties, as they set forth on this Invoice. Buyer agrees that, unless otherwise stated herein, all quantities and items were delivered as indicated and further expressly agrees to pay in accordance with this Agreement.

Account: 3003309

Billed To:

STARCON GROUP INC  
 17886 SE 159TH TER  
 WEIRSDALE, FL 32195-3173

Payment Due On 08/15/06

Job No. 12335170

Legal Address: 869 STOCKTON ST

Customer Job No. 869 STOCKTON STREET

Sign up to view your Invoices on line today! Contact your local Rinker Materials representative or visit [www.myrinker.com](http://www.myrinker.com)

PO Number		Delivery Address				City				Zip Code		
DATE SHIPPED	DELIVERY NUMBER	REF#	PRODUCT CODE	PRODUCT DESCRIPTION	DELIVERED QTY	NET UNIT UOM	PRICED			MATERIAL AMOUNT	FREIGHT	
					BY	UOM	UNITS					
869 STOCKTON ST		869 STOCKTON STREET				JACKSONVILLE				32257		
07/31/06	8029333279		1229820	U397,R11,UF,3.625",16"X96" 170	7.000	BAG	241.01	1000	FT2	1194.620	287.92	0.00
07/31/06	8029333279		1229829	KB33,R19,KF,6.25",16"X96" 96SF	29.000	BAG	390.00	1000	FT2	2784.000	1085.76	0.00
<b>PO Subtotal:</b>		0.00 Yards	0.00 Tons	1.373.68 Material	0.00	Freight	0.00	Other	96.17	Tax	1.469.85	Total

Yards	0.00	Tons	0.00	Freight Total	0.00	Other	0.00	Sales Tax Total	96.17	Invoice Total	1,469.85
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Job No.: 12335170  
 Legal Address: 869 STOCKTON ST  
 Billed To: STARCON GROUP INC

Detach here and return with payment

Account: 3003309  
 Invoice No.: 9410547622

Discount Amount	(13.74)
Amount	1,469.85
Amount Paid	

IF THE AMOUNT PAID IS NOT THE SAME AS THE INVOICE AMOUNT PLEASE INDICATE THE REASON BELOW:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(Enter address change below)

Remit To:

Rinker Materials  
 PO Box 905875  
 Charlotte, NC 28290-5875



Thank You For Your Business

NC 3818-50

Carbonless

adams

NC 3818-50

3 PART

# PROPOSAL

**BRYAN ELECTRICAL SERVICE**  
 1859 CARAVAN TRAIL - UNIT #104  
 JACKSONVILLE, FLORIDA 32216  
 FAX/BUS 724-2288 CELL: 838-9192

DATE  
 7-24-06

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

*1111 S. B. Hwy 9, Tallahassee  
 Tallahassee, Florida 32305*  
 PHONE NO.  
*904-237-7022 / FAX 904-520-8745*

*Mr. Robert G. [unclear]*  
 ADDRESS:

*Work to be performed for the above work and provide for any necessary for the completion of the work. We will complete the work in a substantial workmanlike manner. I have provided you with a complete estimate for the work. I will start work on the job as soon as I receive your approval. I will provide you with a complete report upon completion of the work.*

**\* DRAWS OF payment to be approved with me START WORK ON JOB**

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

with payments to be made as follows,

Respectfully submitted *Bryan A. Adams*

Per \_\_\_\_\_

Any alteration or deviation from above specifications involving extra costs will be established only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Note — This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL  
 The above work, specifications and conditions are satisfactory and are hereby accepted. Payment will be made as outlined above.

Signature \_\_\_\_\_  
 Date \_\_\_\_\_  
 Signature \_\_\_\_\_



**Bryan Electrical Services, Inc.**

1859 Caravan Trail, Unit 104  
Jacksonville, FL 32216

Phone/Fax (904)724-2288  
Cell (904) 838-9192

**Invoice**

Bill To: C. H. STARKE Company INC.  
17886 SW 159TH TERRACE  
WILKESDALE, FLORIDA 32195

Vendor #: 237-7077 / #4882-520-8775  
Invoice #: 2601  
Inv. Date: 8-3-06  
P.O. #: 2601  
Job #: 1452

Date Start	Date Finished	Permit #	Date: Final Inspection	Date Billed	Date Pymt. Rec.	Terms	Tax ID
7-29-06							

Quantity	Item	Description	Rate	Total
		869 STOUTON ST. UNIT #5		
		1- RELOCATED JUNCTION BOXES OUT OF CEILING AND ON WALL SO THEY ARE ACCESSIBLE (AT REAR DOOR)		
		2- RAN CIRCUIT FOR GFI OUTLET IN BATH ROOM - RAN POWER FOR LIGHT - EXHAUST FAN - SWITCH IN BATH ROOM		
		MATERIAL USED: 85 FT OF 12 1/2 MC CABLE		= 76.73
		2- MIC CONNECTORS, 1- 4" Sq. Box, 1- PLASTER Patch Ring		280.00
		LABOR - Two men for 3.5 hours at 980.00 per hr. = 280.00		350.73
				Subtotal
				Tax
				Shipping
				*Miscellaneous
				Balance Due
				350.73

8350.73

REMITTANCE  
Customer ID:  
Date:  
Amount Due:  
Amount Enclosed:





# Bryan Electrical Services, Inc.

1859 Caravan Trail, Unit 104  
Jacksonville, FL 32216

Phone/Fax (904) 724-2288  
Call (904) 838-9192

## Invoice

Bill To: C. H. STARKE Company INC.  
17886 S.W. 159TH TERRACE  
WILMINGTON, FLORIDA 32195

Vendor #: 237-7077 / FAX 838-9192  
Invoice #: 2601  
Inv. Date: 8-2-06  
P.O. #: 2601  
Job #: 1452

Date Start	Date Finished	Permit #	Date Final Inspection	Date Billed	Date Pymt. Rec.	Terms	Tax ID
8-1-06							

Quantity	Item	Description	Rate	Total
		869 STACKTON ST. - UNIT #5 & #6		
		1- INSTALLED CONDUIT TO HEAT AND (ALL UNITS TO SECOND FLOOR) IN UNITS #5 & #6		
		2- WIRED FOR TWO EXIT LIGHTS IN UNIT #6		
		LABOR - TWO MEN FOR 7.5 Hours	=	600.00
		MATERIAL - 100' OF 3/4" EMT, 1-BAG OF 3/4" STRAPS	=	184.04
		1- BOX OF 3/4" COUPLERS, 2- 4" SO BLOKS, 2- 4" SO BLANK COUPLERS, 100' OF 12-2 M/CABLE		
		1- M/C CONDUIT, 1- BOX M/C STRAPS		
				Subtotal 784.04
				Tax
				Shipping
				**Miscellaneous
				Balance Due 784.04

NOTE: Customer ID:  
Date:  
Amount Due:  
Amount Enclosed:



784.04



**Bryan Electrical Services, Inc.**

1859 Caravan Trail, Unit 104  
Jacksonville, FL 32216

Phone/Fax (904)724-2288  
Call (904) 838-9192

**Invoice**

Bill To: C. H. STANKE Company Inc.  
17886 S.W. 159TH TERRACE  
WILMINGTON, FLORIDA 32195

Vendor #: 237-7077 / (904) 887-520-977  
Invoice #: 2601  
Inv. Date: 8-2-06  
P.O. #: 2601  
Job #: 1452

Date Start	Date Finished	Permit #	Date: Final Inspection	Date Billed	Date Pymt. Rec.	Terms	Tax ID
8-2-06							

Quantity	Item	Description	Rate	Total
869	STOCKER ST. UNITS #5			
1-	CUT IN CIRCUITS IN #5 PANEL			
2-	SHOWN OUT CIRCUITS ON RIGHT WALL IN UNITS		LABOR	300.00
3-	TRACED OUT WIRES GOING TO 4 GANG SWITCH BOX IN FRONT PART OF UNIT		MATERIAL	69.88
	UNIT # 6			
1-	INSTALLED HOME RUN TO BATHROOM GFI			
2-	TIED 1704 ROOM LIGHT CIRCUIT PANEL AND WIRED AND INSTALLED GFI BREAKER			
3-	INSTALLED HOME RUN TO PANEL FOR RELOCATING ON PANEL WALL			
LABOR	1 man AT \$40.00 PER HR FOR 7.5 HRS			300.00
MATERIAL	68' OF 12/2 MFC CABLE, 2-4" SQ BOX, 1- BATH BREAKER FOR			69.88
				369.88

REMITTANCE  
Customer ID:  
Date:  
Amount Due:  
Amount Enclosed:



\$369.88



# Proposal

Page # of pages

Dekle Drywall LLC  
10312 103rd st  
JAX, FL 32210

Fax: 573-3072

Proposal Submitted To: <u>Starcon Group</u>	Job Name: <u>Oliver Beard</u>	Job #
Address	Job Location: <u>Stockton St</u>	
	Date: <u>7-22-06</u>	Date of Plans
Phone # <u>237-3033</u>	Fax # <u>1-888-520-8745</u>	Architect

We hereby submit specifications and estimates for: Unit 2

Finish sheetrock both walls  
 Finish hanging 1 firewall  
 Frame soffit  
 Soffit Hang & finish & Firework  
 2 layer 3/4 on ceiling  
 Finish for paint existing ~~soffit~~ soffit  
 Bathroom 9x7 Hang finish  
 Frame Bathroom to ceiling  
 Insulate ceiling  
 Fix framing bathroom  
 Soffit for ~~bat~~ PAN Frame, Hang, finish

6,650.00

Extra Bathroom  
 Vinyl Base  
 Vinyl tiles  
 Paint Bathroom Inside only

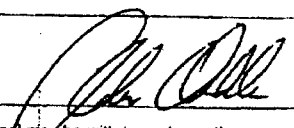
500.00

We propose hereby to furnish material and labor — complete in accordance with the above specifications for the sum of:

\$ 6,650.00 Extra Bathroom 500.00 7,150.00 Dollars

with payments to be made as follows: weekly draws

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted 

Note — this proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

## Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date of Acceptance \_\_\_\_\_ Signature \_\_\_\_\_

# Proposal

Page # \_\_\_\_\_ of \_\_\_\_\_ pages

Dekle Drywall LLC  
10312 103rd St  
Jax, FL 32210

Fax 573-3072

Proposal Submitted To: <b>STARCON Group</b>		Job Name: <b>Oliver Boatcat</b>	Job #
Address		Job Location: <b>Stockton St.</b>	
Phone # <b>237-3033</b>		Date: <b>7-22-06</b>	Date of Plans
Fax # <b>1-888-520-8745</b>		Architect	

We hereby submit specifications and estimates for: **Unit # 6**

- 1 layer on ceiling 3/4
- 1 layer on Firewall 3/4
- Finish Framing firewall - 2
- Close Doorway in Bathroom 10x6
- Soffit 4ft x 3ft x 50ft L
- Frame Chase wall in Bathroom
- Insulate ceiling 1200 sqft
- Insulate wall 600 sqft
- Cut studs back for bathroom ceiling
- Hang & Finish soffit
- Cut stud away from wall to hang firewall **5,950.00**
- Separate price close holes in wall with Durock **250.00**
- Install Back Door Exterior grind concrete **300.00**

We propose hereby to furnish material and labor — complete in accordance with the above specifications for the sum of:

\$ 5,950 Extra 250.00 extra 300.00 **6,500.00** Dollars

with payments to be made as follows: Draws weekly.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted

Note — this proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

## Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature \_\_\_\_\_

Date of Acceptance \_\_\_\_\_

Signature \_\_\_\_\_

WORKMAN'S



4635 Emerson St. • Jacksonville, Florida 32207  
(904) 398-4118

# Invoice

DATE	INVOICE #
8/29/2006	21096

**BILL TO**

Bnarakat, Oliver  
225 Water Street  
Suite #110  
Jacksonville, FL 32202

**JOB ADDRESS**

869 Stockton Street  
Jacksonville, FL

PLUMBER	P.O. NO.	TERMS
RH		Net 30

QUANTITY / HOURS	DESCRIPTION	RATE / PRICE	AMOUNT
	4/19/06- Broke up concrete in unit #5 for new bathroom. Roughed in bathroom for handicap, also installed new ballvalves on 1" cpvc lines to other units. (7.5hrs.)		
	7/24/06- Busted up floor and capped off pvc lines, ran lines to big meter to separate meters. (8hrs.)		
	7/25/06- Ran new waste arms for lavatory sinks. Moved toilet drain in unit #6 to make it handicap compatible. Ran new 3/4" line from existing 1" cpvc to unit #3. Tied in water supply to unit #5. (6.75hrs)		
	8/1/06- Finished top-out of units #5 and #6. Ran water line through framed wall and installed backing for sinks. Busted floor in unit #6 to cap water and drain lines. will have to return to cap off water lines when the doctor is not in. (3.5hrs.)		
	8/12/06- Offset some 2" pvc pipes. (1.5hrs.)		
	8/18/06- Trimmed out bathrooms in units #5 and #6. Furnished and installed new toilets and lavatories, also installed mop sink with no faucet. Capped off old lines in unit #6. (4hrs.)		
31.25	Material	1.959.50	1,959.50
1	Labor	99.00	3,093.75
	Equipment Charge	150.00	150.00
		<b>Total</b>	<b>\$5,203.25</b>

1310

We appreciate your Business!

All accounts due and payable 10 days from invoice date. After 30 days a finance charge of 1 1/2% per month - 18% annual will be added. Customer and all parties agree to pay all court costs and attorney fees if suit and/or collection becomes necessary. All work is satisfactory with customer or center. Signatures on file.

# CHECK LIST

- COMPRESSOR
- SUCTION \_\_\_\_\_ PSI
- HEAD \_\_\_\_\_ PSI
- VOLTS \_\_\_\_\_ AMPS
- ELECTRICAL CONNECTIONS
- CONTACTS TIGHT & CLEAN
- OIL LEVEL & CONDITION
- CONDENSER COIL
- CLEAN COIL & CHECK FIN COND. \_\_\_\_\_ F
- ENT \_\_\_\_\_ F LVG \_\_\_\_\_ F
- REFRIGERANT
- LEAK  CHARGE
- FAN AND MOTOR
- VOLTS \_\_\_\_\_ AMPS
- ELECTRICAL CONNECTIONS
- CONTACTS TIGHT & CLEAN
- FAN PULLEYS (ADJUST BELT)
- CHECK, LUB BEARINGS & MOTOR
- CFM
- EVAPORATOR COIL
- CLEAN COIL & CHECK FIN
- ENT DB \_\_\_\_\_ F LVG DB \_\_\_\_\_ F
- ENT WB \_\_\_\_\_ F LVG WB \_\_\_\_\_ F
- CONDENSATE AREAS
- INSPECT & CLEAN DRAIN PAN
- INSPECT & CLEAN DRAIN
- AIR FILTERS
- CLEANED  REPLACED
- FILTER SIZE \_\_\_\_\_
- HEATING ASSY.
- BURNER & HEAT EXCHANGER
- FUEL SUPPLY & PRESSURE
- PILOT ASSEMBLY
- FLAME ADJUSTMENT
- FAN & LIMIT SWITCH OPER.
- BLOWER ASSEMBLY
- RV VALVE
- STRIP HEAT
- DEFROST CYCLE
- ELECTRICAL COMPTS.
- RELAYS  CONTACTORS
- OVERLOAD  PRESS. SWITCH
- THERMOSTAT
- O.K.  REPLACE
- RELOCATE

**TRAVEL TIME**

TIME ARRIVED \_\_\_\_\_

TIME DEPARTED \_\_\_\_\_

TRAVEL TIME \_\_\_\_\_

**MILEAGE**

ENDING \_\_\_\_\_

START - \_\_\_\_\_

TOTAL MILES \_\_\_\_\_

X \_\_\_\_\_ /MI.= \_\_\_\_\_

X \_\_\_\_\_ /MI.= \_\_\_\_\_

**TRIP CHARGE \$**

\_\_\_\_\_

**ENVIRONMENT CHECK LIST**

TYPE \_\_\_\_\_ SYSTEM \_\_\_\_\_

REFRIG. \_\_\_\_\_ QTY. \_\_\_\_\_

RECOVERED? YES  NO

RECYCLED? YES  NO

RECLAIMED? YES  NO

RETURNED TO THIS SYSTEM? YES  NO

DISPOSAL YES  NO

NON USEABLE YES  NO

DISPOSAL YES  NO

**PARTS WARRANTY**

All parts as recorded are warranted as per manufacturer specifications.

**LABOR WARRANTY**

The labor charge as recorded here relative to the equipment serviced as noted, is guaranteed for a period of 30 days.

We do not, of course, guaranty other parts than those we supply. If repairs later become necessary due to other defective parts, they will be charged separately.

**TOTAL PARTS**

WRITE OR CODE \_\_\_\_\_ AMOUNT \$ \_\_\_\_\_

CHARGES FROM \_\_\_\_\_

OTHER CHARGES \$ \_\_\_\_\_

**ENVIRONMENT CHECK LIST**

CHANGED OUT OR REPLACED? YES  NO

DISMANTLED? YES  NO

REFRIGERANT DISPOSAL YES  NO

OUR PERSONNEL RECOMMEND: \_\_\_\_\_

OWNER'S INITIALS: \_\_\_\_\_

ACCEPTED  DECLINED

## A-Air Inc.

A/C Repair / Replacement / Installations  
Residential / Commercial  
Restaurant Equipment / Ice Machines  
Office (904) 289-7170 • Phone (904) 591-2213  
Fax (904) 289-7169  
Jerry Horton, Owner/President



NAME Stackton Myra LLC

STREET Stackton St

CITY Fla

STATE Fla

ZIP 32204

WARRANTY  CONTRACT  SERVICE CONTRACT  NORMAL  RES.  COMM.

DATE ORDERED 9/1/06

DATE SCHEDULED 9/1/06

PHONE \_\_\_\_\_

WK. PHONE \_\_\_\_\_

SERIAL NUMBER \_\_\_\_\_

MODEL \_\_\_\_\_

MAKE Jax

JOB LOCATION Spec #6

DESCRIPTION OF WORK Installer Air Handler, Headers

Aux Gary Fleet switch, Copair

Recalling supply line for dry down,

extract fan heating return duct, 2

PA grilles w filters, plus a supply duct

Trunk line, with 4 way supply grilles

Managers. Start charge test. A-Sub

Air OK at this time.

TECH #1 JOH HRS. 0 REGULAR HRS. 0 OVERTIME

TECH #2 \_\_\_\_\_ HRS. 0 REGULAR HRS. 0 OVERTIME

TECHNICIAN SIGNATURE [Signature] CERT. # \_\_\_\_\_

**TERMS: DUE UPON COMPLETION**

I HAVE THE AUTHORITY TO ORDER THE ABOVE WORK AND DO SO ORDER AS OUTLINED ABOVE. IT IS AGREED THAT THE SELLER WILL RETAIN TITLE TO ANY EQUIPMENT OR MATERIAL FURNISHED UNTIL FINAL & COMPLETE PAYMENT IS MADE, AND IF SETTLEMENT IS NOT MADE AS AGREED, THE SELLER SHALL HAVE THE RIGHT TO REMOVE SAME AND THE SELLER WILL BE HELD HARMLESS FOR ANY DAMAGES RESULTING FROM THE REMOVAL THEREOF.

**TOTAL CHARGES**

SUB-TOTAL \_\_\_\_\_

TRIP CHARGE \_\_\_\_\_

TAX \_\_\_\_\_

TOTAL AMOUNT DUE 8496.00

AUTHORIZED SIGNATURE \_\_\_\_\_

DATE 9/1/06

ABOVE ORDERED WORK HAS BEEN COMPLETED AND I ACKNOWLEDGE RECEIPT OF MY COPY.

X [Signature]

WORKMAN'S



4835 Emerson St. • Jacksonville, Florida 32207  
(904) 398-4118

# Invoice

DATE	INVOICE #
4/17/2006	23194

**BILL TO**

Burukal, Oliver  
225 Water Street  
Suite #110  
Jacksonville, FL 32202

**JOB ADDRESS**

869 Stockton Street  
Jacksonville, FL

PLUMBER	P.O. NO.	TERMS
RH		Net 30

QUANTITY / HOURS	DESCRIPTION	RATE / PRICE	AMOUNT
	Roughed in new plumbing fixtures using necessary materials and labor		
32.75	Labor	76.00	2,489.00
32.75	Second Man Labor	23.00	753.25
	Material	1,142.00	1,142.00
	# 1262		
<b>Total</b>			\$4,384.25

We appreciate your Business!

All accounts due and payable 10 days from invoice date. After 30 days a finance charge of 1.5% per month + 1% a month will be added. Customer and all parties agree to pay all court costs and attorney's fees if suit and/or collection becomes necessary. All work is satisfactory with customer or renter. Signed invoice no file.

#	MATERIAL	EACH	TOTAL COST
9	3/4 PVC		
10	1/2 50'	200	1800
11	3/4 T	150	6000
12	1/2 T	200	8000
13	3/4 Straps	150	1500
14	1/2 strap camp	200	1200
15	1/2 strap camp	200	3000
16	3/4 PVC	100	1500
17	1/2 PVC	100	1000
18	1/2 1/4 lead		4.50
19	1/2 1/4 lead		4.50
20	1/2 TEST caps		9.00
21	2" TEST caps		3.00
22	4" TEST cap		2.00
23	TEST caps		1.00
24	Rolls bagster		2.00
25	2" PVC		50.00
26	1 1/2 Traps	125	5000
27	2 1/2 traps		16.00
28	2" wye		7.00
29	2" ST		6.00
30	1 1/2 PVC		9.00
31	3/4 wye		10.00
32	3" wye		6.00
33	4x5 cloist leads		12.00
34	4x5 sewerps		18.00
35	1/8 leads		12.00
36	1/5 sewerps		8.00
37	XS bush		12.00
38	5" PVC		6.00
39	MISC.		48.00
40	MISC.		35.00
41	MISC.		100.00

SUBTOTAL 142.00  
TAX 100.00  
TOTAL 242.00

ATTACHMENT 3

CURRENT RENOVATION SCOPE OF WORK, COST SCHEDULE AND  
CONTRACT AGREEMENT BETWEEN STOCKTON-MYRA, LLC AND C.H.  
STARKE COMPANY

## Standard Form of Agreement Between Owner And General Contractor

Project Information		Contract Information	
Project No.	GC 2007-9	Contract No.	001
Title	Stockton Myra, LLC, 2nd Floor	Issue Date	May 06, 2008
Address	969 Stockton Street	Subject	All scopes of work
City, State, Zip	Jacksonville, FL 32204	Retainage Percentage (%)	
Country	USA	Work	0%
		Stored Mat'l.	0%
Owner/Customer		Prime Contract Company	
Contact	Mark R. naman / Oliver Barakat	Contact	Charles H. Starke II
Company	Stockton Myra, LLC	Company	C. H. Starke Company, Inc.
Address	869 Stockton Street	Address	17886 SE 159th Terrace
City, State, Zip	Jacksonville, FL 32204	City, State, Zip	Wersdale, FL 32195
Country	USA	Country	USA
Phone	904-630-6346	Phone	904-237-3033
Fax	904-791-8953	Fax	888-520-8745

### Scope of Work

We hereby propose to furnish all materials and necessary equipment and perform all labor necessary to complete the following work:

1. Complete the build-out of 2 interior residential units on the upstairs level as per the architectural drawings supplied by owner chosen architect: Christine Henrichs and subject to the following definitions:

A. The final applicable drawing will be provided to GC by owner. Contract and scope are based upon discussions and revisions w/owners to original architectural plans.

B. The electrical build-out will be completed by owner chosen subcontractor. The scope of work will be defined between owner, GC and subcontractor only. Price included in contract is \$6600 per owner. If owner subcontractor charges more than \$6600 to complete owner requested scope of work, a change order will be required to compensate for the additional costs from owner chosen subcontractor. Payment to subcontractor will be completed through GC.

C. The plumbing build out will include the top-out and trim-out of 2 baths, 2 kitchens and 2 washing machine hookups. The fixtures included are the following:

1. 2 Amer. cast white tubs with Moen Scauld guard tub and shower valves.
2. 2 White elongated toilets with seats.
3. 2 Single handle lavatory faucets with brass pop-ups.
4. 2-2 Bowl stainless steel kitchen sinks with single handle faucet w/out spray.
5. 2 40-gallon water heaters.
6. 2 Washing machine boxes w/valves.
7. 2 Ice maker boxes.

D. Other materials and labor defined include ceramic tile in both bathroom floors and (4x4) on the tub surround, demo and patch territe damaged existing wood floors, sand, stain and varnish existing wood floors except where tiled, install new Oak floor at front entrance, kitchen cabinets with laminated countertops and backsplash and bathrooms vanities with Formica tops. Also included, door and trim package, framing, drywall (not in each living room, drywall is to turn up to roof in this area) and insulation (not in ceiling) as dictated on newly revised architectural drawing (material, fire door, hardware and jambs by owner, install by GC's sub).

E. Interior finishes include smooth ceilings and walls, painted white.

F. Replace exterior windows and frames.

### Inclusions

Included in the Contract are the following inclusions:

Inclusion	Description
11	General Liability and Workman's Compensation Insurance



## Standard Form of Agreement Between Owner And General Contractor

11	Project supervision as required to monitor construction progress; to insure quality control and to maintain job schedule
Clarification	Scope of work is based upon most recent drawing of March 2008 provided by owner and architectural plans previously provided. The most recent drawings overrides the original architectural plans provided.
Clarification	Any change to the scope of work requires written approved change order by the owner and C.H. Starke Company Inc.
Clarification	Cleanup shall include removal of all job-site materials not needed. Final clean includes cleanup of all construction debris from property
Clarification	Contractor requires a 10% deposit upon contract authorization/signing date.
80	Replace Bath subfloor w/ T&G Plywood; repair and replace damage / reinforce sub floor and framing
81	Frame all walls as shown and miscellaneous framing.
82	Cabinets and counter tops (36" ea)
83	Install prefinish vanities with tops in both bathrooms.
70	install all insulation: breezeway entrance, walls and ceilings throughout
71	2nd floor exterior patio. Caulk at perimeter on brick/concrete and open cracks. Seal concrete slab.
80	Remove and replace (21) new PVC single hung windows with new wood window jambs, trim, mold and paint. Includes mechanical lift
81	Install all doors, trim, & hardware, including base, window casing at windows looking over roof
90	Gypsum drywall, provide and install gypsum drywall (includes premium charge to stock 2nd floor; with finish ready for paint)
91	Patch & repair exterior wall. Prep existing interior stucco wall, include infill and patch
92	Firewall above ceiling. Provide fire rating with miscellaneous framing above existing ceiling wood joist framing
93	Ceramic tile, bathtub, 5' 8" high wainscot, 4x4 common white ceramic tile
94	Ceramic tile, floors, glazed, thin set, 6" x 6", White common tile
95	Ceramic tile, cove base, 6" x 4-1/4" high, (common white tile)
96	Wood Flooring, sand, 2 coats, includes filling in major blemishes
97	Hardwood Floor repair. Reuse existing demolded "Hardwood Pine" floor for patching in recess voids & damaged floor area.
98	Install Oak Hardwood floor @ entrance Prefinish 3/8" wood floor
990	Paint walls, trim & doors, sand, caulk, prime and top coat paint
1006	Provide and install gutter and 1 downspout at 2nd floor (approx. 3LF). Due to unstable metal prices, material costs may increase or decrease.
15	Includes (2) Americast white tubs, (2) Moen scald guard tubs and shower valves, (2) White elongated toilets with seats, (2) Tow bowl stainless steel kitchen sinks, (2) Single handle kitchen sink faucet without spray, (2) 40 gal. electric water heater, (2) Ice maker boxes.
180	Rough-in only and within building only to meet the standard building code.
181	Install (2) vanity lights
182	Install Phone Line from equipment room to mid-point of living room wall
183	Install CATV Line from equipment room to mid-point of living room wall

### Exclusions

Excluded from the Contract are the following exclusions:

Exclusion	Description
Clarification	Building permit and inspection fees are not included
Clarification	Builder's Risk and All-Risk Insurance are not included

### Schedule of Values

Included in the Contract are the following schedule of values:

Item No.	Description	Quantity	Units	Unit Price	Total Price
1	General Requirements	1	LS	\$3,856.75	\$3,856.75
2	Site Construction	1	LS	\$1,386.21	\$1,386.21
3	Wood & Plastics	1	LS	\$4,626.87	\$4,626.87
4	Thermal & Moisture Protection	1	LS	\$747.94	\$747.94
5	Doors & Windows	1	LS	\$18,126.74	\$18,126.74
6	Finishes	1	LS	\$28,961.17	\$28,961.17
7	Specialties	1	LS	\$1,740.71	\$1,740.71
8	Mechanical	1	LS	\$7,820.82	\$7,820.82
9	Electrical	1	LS	\$8,723.90	\$8,723.90
Total =					\$75,991.12

**Standard Form of Agreement Between Owner And General Contractor**

This document, when fully executed, as accepted, shall constitute authorization to proceed with the work described herein.

Submitted By:

Response:  Accept  Do Not Accept

C. H. Starke Company, Inc.  
Company

Stockton Myra, LLC  
Company

By \_\_\_\_\_

Date \_\_\_\_\_

By \_\_\_\_\_

Date \_\_\_\_\_

# C H STARKE COMPANY INC

General Contractor CGC082008 Ofc. 352-821-0603 Fax 888-520-4745

## Standard Form Of Agreement Between General Contractor and Subcontractor

Project Information		Contract Information	
<b>Project #</b>	GC 2007-9	<b>Contract #</b>	007
<b>Title</b>	Stockton Myra, LLC_2nd Floor	<b>Issue Date</b>	08/11/2008
<b>Address</b>	869 Stockton Street	<b>Subject</b>	SPF Roof
<b>City, State, Zip</b>	Jacksonville, FL 32204	<b>Retainage Percentage (%)</b>	
<b>Country</b>	USA	<b>Work</b>	0
		<b>Stored Mat'l</b>	0

General Contractor		Subcontractor	
<b>Contact</b>	Charles H. Starke III	<b>Contact</b>	RICHARD BARLEY
<b>Company</b>	C H Starke Company Inc	<b>Company</b>	RIBAR SERVICES INTERNATIONAL INC.
<b>Address</b>	17886 SE 159th Terrace	<b>Address</b>	3102 SCENIC OAKS DRIVE
<b>City, State, Zip</b>	Weirsdale, FL 32195	<b>City, State, Zip</b>	Jacksonville, FL 32226
<b>Country</b>	USA	<b>Country</b>	USA
<b>Phone</b>	904-237-3033	<b>Phone</b>	904-646-3626
<b>Fax</b>	888-520-4711	<b>Fax</b>	904-646-3626

### Scope Of Work

We hereby propose to furnish all materials and necessary equipment, and perform all labor necessary to complete the following work:

- Apply spray Polyurethane Foam Roofing System over Modified-1900 SF
1. Clean roof as needed for foam.
  2. Apply Two inches of SPF on roof.
  3. Trim, seal all edges and penetrations.
  4. Apply base coat of elastomeric coating at the rate of 5 gallons per square.
  5. Apply a top coat of elastomeric coating at the rate of 1.5 gallons per square.
  6. Remove all debris.

### Inclusions

Inclusion	Description
Clarification	ALL CHANGE ORDERS MUST BE APPROVED IN WRITING. NO WORK BEYOND THE SCOPE LISTED ABOVE IS INCLUDED OR AUTHORIZED WITHOUT A SIGNED WRITTEN CHANGE ORDER.
Contractor	It is agreed that C. H. Starke Company, Inc. has the right of convenience to complete all or part of this contract and deduct the cost from said contract. If remaining costs are greater than remaining payout of said contract, the said subcontractor will pay the difference to C. H. Starke Company, Inc.
Subcontractor	CLEANUP. All debris caused by subcontractor work is to be cleaned up and removed from the jobsite. All materials and tools owned by subcontractor must be removed from jobsite. All work areas of subcontractor are to be cleaned.
Subcontractor	A signed W9 form provided to C.H. Starke Company, Inc. before commencement of project.
Subcontractor	Proof of active General Liability and Workman's Compensation Insurance. Copy must show Workman's Compensation and General Liability Insurance titled C.H. Starke Company, Inc. and it must be provided to C.H. Starke Company, Inc. before commencement of project. Insurance contact information must also be provided; name and phone number. Both General Liability Workman's Compensation must be maintained in full force during the course of the entire contract. The said insurance must be full force throughout the subcontractor work and warranty period.
Subcontractor	----- will apply and payfor permits.
Subcontractor	Markup: Overhead & Profit
Subcontractor	Subcontractor work will comply with the job schedule designated by CH Starke Company, Inc.

### Exclusions

Exclusion	Description
Subcontractor	Builder's Risk, All-Risk Insurance

## Schedule of Values

Included in the Subcontract are the following schedule of values:

Item #	Description	Quantity	Units	Unit Price	Total Price
0	SPF Roof	1.00	LS	\$7,200.00	\$7,200.00
				Total=	\$7,200.00

This document, when fully executed, as accepted, shall constitute authorization to proceed with the work described herein.

Submitted By:

*C H Starke Company Inc*

Company

By

Date

Response:  Accept  Do Not Accept

*RIBAR SERVICES INTERNATIONAL INC.*

Company

By

Date

ATTACHMENT 4

DOCUMENTATION OF ACCESSIBILITY CODE COMPLIANCE COST  
DEMONSTRATING SUBSTANTIAL AND PROHIBITIVE COST  
REQUIREMENT

# C H STARKE COMPANY INC

General Contractor CGC052008 Dic. 352-821-0608 Fax 888-520-8745

## Estimate Details By Cost Code

Project # GC 2007-9  
 Stockton Myra, LLC\_2nd Floor  
 Jacksonville, FL 32204

Elevator

Item #	Item Description	Quantity	Units	Unit Price	Total Price
15	Superintendent	6	WK	\$1,460.00	\$8,760.00
16	Labor	6	WK	\$880.00	\$5,280.00
17	Scaffolding, steel tubular regular, frames, 5' high 5' wide, rent/mo	1	LS	\$930.00	\$930.00
19	Roll Off	1	LS	\$1,460.00	\$1,460.00
20	Final Clean Up	1	LS	\$500.00	\$500.00
	01000 General Requirements Total=	1	LS	\$16,930.00	\$16,930.00
14	Site Preparation	1	LS	\$670.00	\$670.00
	02000 Site Construction Total=	1	LS	\$670.00	\$670.00
1	5'X5'X6" concrete footer/slab	1	LS	\$1,200.00	\$1,200.00
8	Place Concrete in CMU Wall	1	LS	\$3,468.00	\$3,468.00
	03000 Concrete Total=	1	LS	\$4,668.00	\$4,668.00
6	CMU, high strength, no scaf, reinf, 5000 psi, 8" x 16" x 12" thk	576	S.F.	\$9.06	\$5,220.48
7	Veneer, std 4"x2-2/3"x8", mng bnd, full hdr every 6th course (7.88/sf)	3.56	M	\$1,305.00	\$4,645.80
	04000 Masonry Total=	1	LS	\$9,866.28	\$9,866.28
10	Rebar	1	LS	\$1,164.00	\$1,164.00
	05000 Metals Total=	1	LS	\$1,164.00	\$1,164.00
12	Frame in Roof / Tie In	1	LS	\$1,480.00	\$1,480.00
13	Rated Jambs, Doors and Hardware	2	EA	\$820.00	\$1,640.00
	06000 Wood & Plastics Total=	1	LS	\$3,120.00	\$3,120.00
11	Roof Tie In	1	LS	\$840.00	\$840.00
	07000 Thermal & Moisture Protection Total=	1	LS	\$840.00	\$840.00
9	Rated Windows	1	LF	\$4,466.00	\$4,466.00
	08000 Doors & Windows Total=	1	LS	\$4,466.00	\$4,466.00
4	Type X Gypsum Drywall	2400	SF	\$1.20	\$2,880.00
5	Demo Drywall	800	SF	\$0.45	\$360.00
18	Paint	1	LS	\$1,200.00	\$1,200.00
	09000 Finishes Total=	1	LS	\$4,440.00	\$4,440.00
3	Wheel Chair Lift	1	LS	\$26,240.00	\$26,240.00
	14000 Conveying Systems Total=	1	LS	\$26,240.00	\$26,240.00
2	20 amp all weather circuit/disconnect	1	LS	\$880.00	\$880.00

Item #	Item Description	Quantity	Units	Unit Price	Total Price
16000	Electrical Total=	1	LS	\$880.00	\$880.00
	Liability Insurance				\$1,465.69
	Overhead				\$17,192.49
	Profit				\$9,194.25
	Estimate Total=	1	LS	\$101,136.70	\$101,136.70

**Estimate Scope Information**

**Exclusions**

Clarification Builder's Risk or All Risk Insurance

Clarification Permit fees, architectural fees or any governmental approval fees or actions.

**Inclusions**

Clarification Any change to the scope of work requires written approved change order by the owner and C.H. Starke Company, Inc.

Clarification Contractor requires a 20% deposit upon contract authorization/signing date.

Clarification General Liability and Workman's Compensation Insurance

Clarification Project supervision as required to monitor construction progress; to insure quality control and to maintain job schedule.

**Clarifications**

021 Form and compact.

**Clarifications**

041 8x8x16 Block > 6'x4sides x 24' H = 576 SF

**Clarifications**

081 22x3.5=775Fx \$58=\$4466.00



***COASTAL ELEVATOR SERVICE CORP.***

*RELIABLE - RESPONSIVE - RESPECTED*

11290 St. Johns Industrial Parkway  
Suite 3  
Jacksonville, Florida 32246  
Phone: 904-642-2484  
Fax: 904-642-1108

Date: Jul. 16, 08

To: Charles Starke III  
C H Starke Company Inc.

From: John DeVincentis  
Coastal Elevator Service Corp.

Re: New Wheel Chair Lift with enclosure  
Stockton & Myra LLC

Dear Mr. Starke:

In accordance with your request and our recent survey, Coastal Elevator Service Corp. is pleased to quote the following including all engineering, material, taxes, permits and labor:

1. Platform lift manufactured by The National Wheel-O-Vator Co. model BC with and Acme screw drive.
2. Rate Load 750 lbs.
3. Travel: 12' 8"
4. Plexiglas enclosure with 71"-80" tall landing door with smoke acrylic panels at the bottom and top level.
5. Power Ventilation System at top of unit.
6. Single slope acrylic roof.
7. Includes maintenance service for 12 months after completion.
8. Fix metal ramp on bottom landing.

Price for the above unit: \$26,240. Terms 25% down, remainder on completion.

Work required by others shall be concrete slab for the floor, 110 volt power and disconnect at the top or bottom landing, door cutouts for the top landing, any required caulking between the new unit and the existing building.

If you should have any questions or need clarifications, please contact me at your convenience.

Respectfully submitted:  
Coastal Elevator Service Corp.

Accepted

John DeVincentis  
President

**MASTER ELEVATOR SALES & SERVICE, INC.**

**210 Trail Bridge Ct. Winter Garden, FL 34787**

**Tel: 407-905-9797 Fax: 866-603-0085**

**Masterelvator@aol.com**

Friday, August 29, 2008

Stark Company

Re: Wheelchair lift

Attn: Charley Stark

Master Elevator, inc. respectfully submit's the following proposal to furnish and install 2  
Model V1504 Wheelchair lift

Specs:

- Quiet 2:1 Chain Hydraulic drive
- Relay logic controller for reliablilty and durability
- Keyed control station on car
- 750 LB capacity
- 42" high platform side guard panels
- 12 VDC batteries powered
- 34" x 54" interior car size
- Roller guide shoes
- None skid platform, grab bar and emergency lowering device
- Dual safety brake on car

Entrance:

Metal doors for outdoor unite

Price: -----\$ 23,675.00

Quote valid for 30 Days

Including material, shipping, any assistance you may need to assure proper site conditions,  
Installation.

- Terms:
- 50% deposit before release for production
  - 40% material delivery / installation before turn over
  - 10% upon completion and state inspection

Acceptance of proposal

The above price specifications and conditions are satisfactory and, hereby accepted.  
You are authorized to proceed as specified.

Signature \_\_\_\_\_ Date of acceptance \_\_\_\_\_

Print name \_\_\_\_\_ PO# \_\_\_\_\_

# C H STARKE COMPANY INC

General Contractor CGC052004 Lic. 352-821-0608 Fax 888-520-8745

## Estimate Details By Cost Code

Project # GC 2007-9

Stockton Myra, LLC\_2nd Floor

Jacksonville, FL 32204

ADA Restroom and New Electrical

Item #	Item Description	Quantity	Units	Unit Price	Total Price
2	Superintendent	1	LS	\$4,200.00	\$4,200.00
3	Labor	1	LS	\$1,760.00	\$1,760.00
4	Final Clean	1	LS	\$270.00	\$270.00
	01000 General Requirements Total=	1	L.S.	\$6,230.00	\$6,230.00
1	Demo	1	LS	\$2,400.00	\$2,400.00
	02000 Site Construction Total=	1	L.S.	\$2,400.00	\$2,400.00
5	Framing	1	LS	\$9,790.00	\$9,790.00
6	Finish Carpentry	1	LS	\$920.00	\$920.00
7	Finish wood Floor	1	LS	\$1,680.00	\$1,680.00
	06000 Wood & Plastics Total=	1	L.S.	\$12,390.00	\$12,390.00
8	Insulation	1	LS	\$460.00	\$460.00
	07000 Thermal & Moisture Protection Total=	1	L.S.	\$460.00	\$460.00
9	Jambs, Doors and Hardware	1	LS	\$1,486.00	\$1,486.00
	08000 Doors & Windows Total=	1	L.S.	\$1,486.00	\$1,486.00
10	Gypsum Drywall	1	LS	\$1,750.00	\$1,750.00
11	Paint	1	LS	\$860.00	\$860.00
12	Ceramic Tile	1	LS	\$2,840.00	\$2,840.00
	09000 Finishes Total=	1	L.S.	\$5,450.00	\$5,450.00
13	HVAC	1	LS	\$628.00	\$628.00
14	Plumbing w/ADA	1	LS	\$6,884.00	\$6,884.00
	15000 Mechanical Total=	1	L.S.	\$7,512.00	\$7,512.00
15	Electrical	1	LS	\$9,865.00	\$9,865.00
	16000 Electrical Total=	1	L.S.	\$9,865.00	\$9,865.00
	GL Insurance				\$915.86
	Overhead				\$10,743.04
	Profit				\$5,745.19
	Estimate Total=	1	LS	\$63,197.09	\$63,197.09

**Estimate Scope Information**

**Exclusions**

Clarification Builder's Risk, All-Risk Insurance

**Inclusions**

Clarification Any change to the scope of work requires written approved change order by the owner and/or C.H. Starke Company, Inc.

Clarification Contractor requires a 20% deposit upon contract authorization/signing date.

Clarification General Liability and Workman's Compensation Insurance

**Clarifications**

13 Relocate AC supply and vents.

14 Remove and replace all fixtures "ADA"

**Clarifications**

15 Relocate two main electrical panels. Replace AC services, and main services.

North Wall of Second Floor Historic Façade: Stockton-Myra Building

Entry to second floor  
on West or rear of building



Entry to second floor on West or rear of building  
Only physically viable location for vertical conveyance  
requires heavy modification of structure.

