



Mr. Andy Gregori
Gregori Construction, Inc.
3067 US Highway 1
Mims, FL 32754

RE: Gregori Mezzanine Build-Out
Basis of Bid

Dear Andy,

Hartman & Co Construction, LLC hereby proposes to provide all labor, materials and equipment to provide and install the build-out of your mezzanine space as indicated in the attached sketch and the Basis of Bid details below.

Total Cost: \$153,083.00 One hundred fifty-three thousand, eighty-three & 00/100 Dollars.

GENERAL

1. Pricing is based on the following:
2. Sketch provide by Hartman & Co Construction, LLC (OPT. #02-adj)
3. Pricing is based on current market costs. Escalation costs are excluded.
4. Builder's Risk Insurance is not included.
5. Building permit fee only is included. All other fees are excluded.
6. Sales tax is included.
7. Usage costs for power and water consumption for construction are excluded and provided by the Owner.
8. Work hours are assumed to be normal business hours (7:00AM to 5:00PM) Monday to Friday.
9. Site security cost or provisions are not included. Contractor will secure project job site only.
10. A/E design fees are included.

SITE CONDITIONS

11. Hazardous materials surveys and/or abatement are not included.
12. Concrete core drilling for plumbing is included.
13. Removal and disposal of demolition debris is included.
14. Disposal fees are included.

CONCRETE/MASONRY

15. Provide (1) condenser pad. The Contractor may at his option provide a prefab composite pad in lieu of a concrete pad.
16. No new masonry is indicated or included.

THERMAL & MOISTURE PROTECTION

17. All new frame walls will include batt insulation.

OPENINGS

18. (6) Exterior fixed storefront openings are included. Four (4) windows are within the renovation space and two (2) shall be installed outside of the renovation space at locations agreed to by Gregori.
19. (6) doors are included. (4) 3-0 x 6-8 pre-hung wood doors w/trim and lockset, (1) 2-0 x 6-8 pre-hung wood door w/trim and lockset, (1) 1 HR rated 3-0 x 6-8 hollow metal frame and door w/required hardware.

FRAMING & DRYWALL

20. Provide and install metal stud framing and drywall per the sketch provided (Opt. #02 – adj) to include 56 L.F. of 1-Hr rated wall from mezzanine floor to roof deck (max 14') and 131 L.F. of office, restroom and closet frame walls to 12 feet high (max).
21. Includes blocking and/or backing for surface mounted devices.
22. Moisture resistant drywall at wet walls is included.
23. Fire safeing at head and base of 1-HR wall is included.
24. All drywall is figured with a light orange peel texture ready for painting.

FLOOR COVERINGS

25. Floor finish in all areas is sealed concrete.

ACOUSTICAL CEILINGS

26. Acoustical ceilings are included to match the existing ceiling type in existing offices.
27. Acoustical ceilings are figured for the offices, restroom and conference area. No ceiling is figured in the A/C closet. This ceiling shall be the existing exposed structure.

PAINTING

28. Painting of all walls, doors and trim includes (1) primer coat and (2) finish coats. Match existing colors.

SPECIALTIES

29. SCOPE OF WORK AS FOLLOWS:
 - (2) Fire Extinguishers w/brackets
 - (1) ADA Mirror
 - (1) ADA Grab Bars
 - (1) Paper Towel Dispenser
 - (1) Soap Dispenser
 - (1) Toilet Tissue Dispenser
 - Installation of all items indicated above.
 - Handi-cap signage for restroom is included.
 - FF&E is provided by the Owner.

PLUMBING

30. Includes all sanitary plumbing fixtures, piping and valves for one (1) complete ADA compliant restroom.

HVAC

31. Design and installation of a split-system HVAC for new offices, restroom and conference area.

ELECTRICAL

32. Provide and install separate service panel for new mezzanine spaces.
33. Provide and install basic electrical lighting and devices for offices, restroom, and conference area. Locations to be determined during design.
34. Provide and install back boxes and conduit to accessible space with pull-strings for comm/data outlets. Locations to be determined during design.

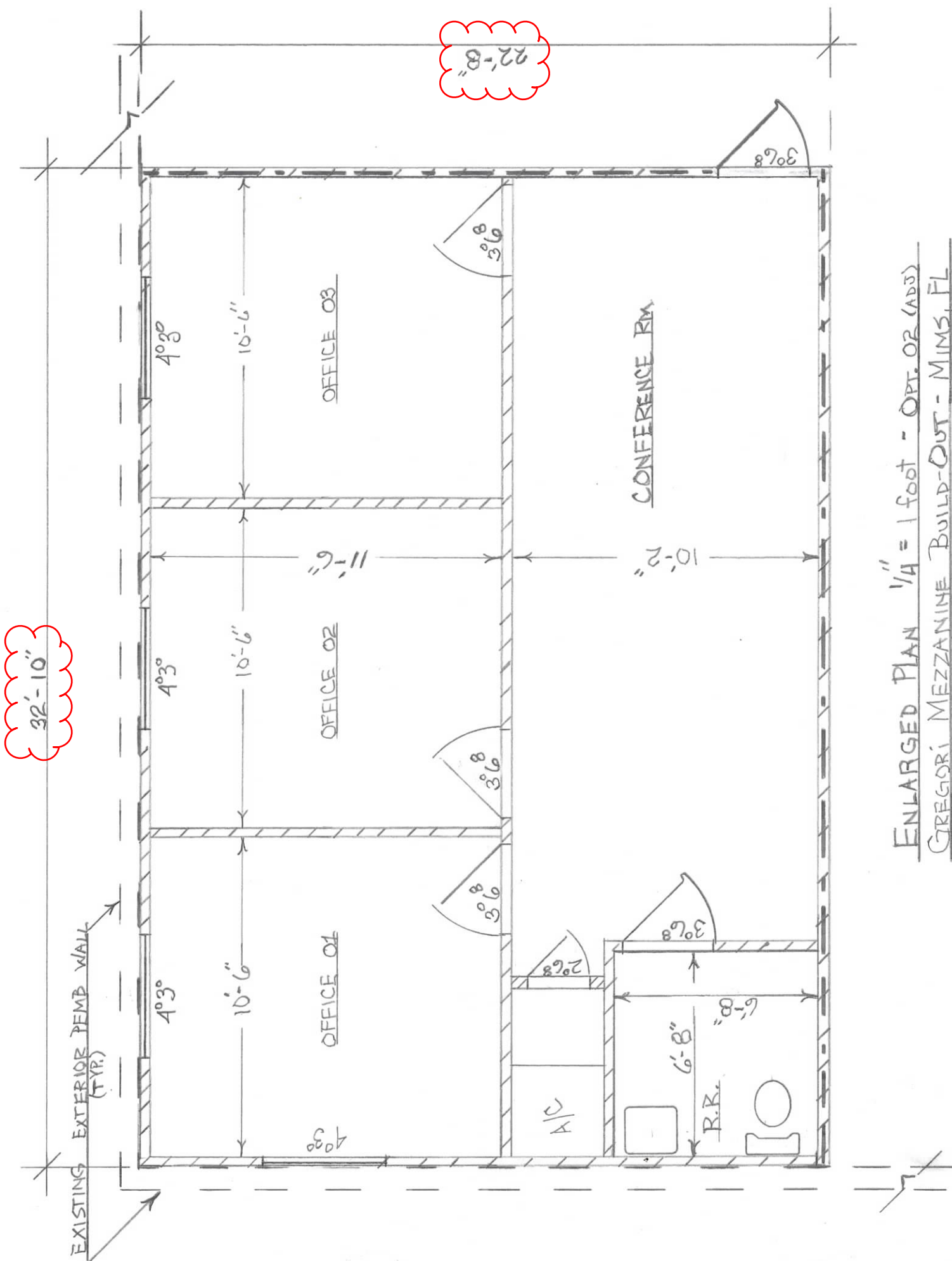
35. All comm/data systems are provided and installed by Others.
36. Fire alarm system is excluded.
37. Access control is excluded.

Should you have any questions regarding our proposal, please feel free to contact me at your earliest convenience.

We thank you for the opportunity and look forward to working with you to complete your project.

Best Regards!

Karl E. Hartman
Principle



ENLARGED PLAN 1/4" = 1 foot - OPT. 02 (ADJ)
 GREGORI MEZZANINE BUILD-OUT - MIMS, FL
 HARTMAN & CO. CONSTRUCTION - MERRITT ISLAND, FL