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PROJECT PROPOSAL

Job#: J22-195B

Date: 10/14/2022

Owner: Teakwood Villas HOA
Contact: Rhonda Hutto, Elim Services
Bryan Davis, jb Jimerson & Birr
Phone: 904-241-8886
Job Location: 1200 Bretta Rd.
Jacksonville Florida

SCOPE OF WORK:

Interior Buildouts of 5 Units

General Conditions:

- ❖ Review existing permitting applications, engineering, architecturals previously submitted by prior contractor.
- ❖ Provide change of contractor status and update permit
- ❖ Provide project management
- ❖ Provide disposal of all debris generated from scope of work

5 Units:

Interiors:

- ❖ Remove all existing flooring down to slab
- ❖ Complete minor framing as requiring per design
- ❖ Install new insulation and sealant foam per design
- ❖ Install new sheetrock and texture per design
- ❖ Install new kitchen and bathroom cabinetry with laminated countertops
- ❖ Install new trim and door/window casings
- ❖ Prep and paint all walls and trim
- ❖ Install new ceramic tile flooring at down stairs and bathrooms, install new padding and carpet at stairs and upstairs bedrooms and common areas

MEP's:

- ❖ Complete A/C unit installation, duct work and trim
- ❖ Complete Electrical rough ins, panel boxes and trim
- ❖ Complete plumbing fixture installation and trims

Exterior:

- ❖ Complete vinyl siding where missing
- ❖ Remove existing hand railing at 2 stairs and balcony areas, install new aluminum railing

- ❖ Complete wall flashing at balcony deck and apply new concrete coating

Clarifications and Exclusions:

- 1) Plans of units were not provided – Existing units are assumed to 865 sqft each.
Should this calculation change then such costs may be added or deducted as required
- 2) Excludes any new or updated Architectural or Engineering plans
- 3) Excludes any specialty code upgrades by Building officials or Fire Marshal
- 4) Excludes any Electrical or Water service to the building
- 5) Excludes any structural repairs or revision not currently completed
- 6) Excludes any Exterior roofing, envelope waterproofing, gutters concrete or landscaping
- 7) Any materials left on site that are salvable will be credited back to the owner
- 8) TERMS AND CONDITIONS will follow with AIA Contract with an approved negotiation of both parties
- 9) Any and All work not included in scope of work shall be addressed as an extra

SBCS proposes to furnish Permit, Labor and Materials for the above scope of work.

Total Project Cost:	\$258,125.00	<i>Interior</i>
	\$ 63,800.00	<i>MEP's</i>
	<u>\$ 24,700.00</u>	<i>Exterior</i>
	\$346,625.00	