

## PROPOSAL

To: Paul Snitkin  
Anderson & Carr  
521 S Olive Ave  
West Palm Beach, FL 33401  
[psnitkin@andrersoncarr.com](mailto:psnitkin@andrersoncarr.com)

Date: 07/07/2017

Project: **DDA At 300 Clematis 2nd Floor**

We agree to provide labor, materials, equipment and supervision for the completion of the above-described project in strict accordance to the following plans and specifications:

Plans by: GliddenSpina & Partners  
Addendums Received: 2

Dated: 06/28/17 & 06/29/17

**For the Base Bid sum of: \$ 312,498.00**  
**(Three Hundred Twelve Thousand Four Hundred Ninety-Eight and 00/100 Dollars)**

Our Scope of Work includes:

NOTE: All items listed include to furnish and install as per plans and specifications unless otherwise noted.

**General Conditions:**

- Supervision
- Project Management
- Debris Removal
- Progress Cleaning
- Operation manuals and one (1) year warranties.

**Qualifications/Alternates:**

- Temp water & power to be provided by owner.
- Add Alternate for Window shades - \$ 5,675.00
- Add Alternate to Replace Existing A/C units - \$13,800.00
- We include an Allowance of \$1,800.00 for Wood Panel according to Addendum #2.
- We include an Allowance of \$2,500.00 for Brick Restoration as per Addendum #2.

**Exclusions**

- Permit fees
- Special Inspections
- Water Meter
- FP&L fees or connections.
- Performance and Payment Bond Premium
- Asbestos Assessment or remediation
- Addendum #2 (Light Fixture Package)

If this proposal is accepted, we agree to provide a contract within seven days and commence construction within ten days after receipt of building permit. This proposal is valid for (10) days

Respectfully,

Steven Neubarth  
President

# Republic

CONSTRUCTION CORP

## PROPOSAL

To: Paul Snitkin  
Anderson & Carr  
521 S Olive Ave  
West Palm Beach, FL 33401  
[psnitkin@andrersoncarr.com](mailto:psnitkin@andrersoncarr.com)

Date: 07/07/2017

Project: **DDA At 300 Clematis 2nd Floor**

We agree to provide labor, materials, equipment and supervision for the completion of the above-described project in strict accordance to the following plans and specifications:

Plans by: GliddenSpina & Partners  
Addendums Received: 2

Dated: 06/28/17 & 06/29/17

**For the Base Bid sum of: \$ 336,452.00**  
**(Three Hundred Thirty Six Thousand Four Hundred Fifty Two and 00/100)**

Our Scope of Work includes:

NOTE: All items listed include to furnish and install as per plans and specifications unless otherwise noted.

### **General Conditions:**

- Supervision
- Project Management
- Debris Removal
- Progress Cleaning
- Operation manuals and one (1) year warranties.

**Qualifications/Alternates:**

- Temp water & power to be provided by owner.
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- Add Alternate to Replace Existing A/C units - \$13,800.00
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- Permit fees
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- FP&L fees or connections.
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If this proposal is accepted, we agree to provide a contract within seven days and commence construction within ten days after receipt of building permit. This proposal is valid for (10) days

Respectfully,



Steven Neubarth  
President





535 16<sup>th</sup> St.  
West Palm Beach, FL 33407  
CBC 1257404  
[Info@builtmorecontracting.com](mailto:Info@builtmorecontracting.com)  
561.331.1476

Owner: Downtown Development Authority  
301 Clematis St., Suite 200  
West Palm Beach, FL 33401

Architect: GliddenSpina + Partners  
561-684-6844  
[Jessica@GliddenSpina.com](mailto:Jessica@GliddenSpina.com)

Project Address: 300 Clematis St. Suite 2  
West Palm Beach, FL 33401

Date: 7/21/2017

Project Description: Commercial tenant buildout (revised)

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## CONSTRUCTION BID

The following is a proposal to furnish labor and material necessary to perform the scope of work at the above referenced location. All work shall be performed in a professional and precise manner by licensed and insured contractors. This proposal is based on the drawings and specifications dated: **"Permit Set" 6/23/17**

The project sum is: **\$341,080.00 (Three Hundred Forty-One Thousand Eighty Dollars and No Cents).** Project sum is subject to change upon receipt of authorized change orders.

The project duration is estimated to take approximately 4 months for substantial completion.

This proposal is valid for forty-five (45) days from the date of this proposal. A 50% deposit will be required upon acceptance of this proposal.

## **SCOPE OF WORK**

### General Conditions:

NOC  
Permit  
Permit running  
Right of Way permit  
Signage/barricade  
Trash/debris haul out  
Temporary cleaning (common areas)  
Temporary lighting  
Temporary materials  
Small tool(s) and equipment  
Staging materials  
Parking (by others)  
Administration  
Printing  
Final Clean  
Superintendent  
Temporary labor  
Skilled labor

### Site Work:

Demolition per plan  
Demolish bathrooms  
Ceiling and insulation demolition  
East wall demolition already completed

### Concrete:

Restroom/hallway floor floating for shower restroom  
Floor ramping at Board Room  
Floor penetration patching

### Masonry:

Patch major voids in masonry along East wall

### Metals:

Frame interior partitions, soffits, and ceilings per plans

### Woods & Plastics:

Fire-retardant blocking/bucks for door jambs  
Fire-retardant wall backing for bath accessories and cabinetry  
Fire-retardant wall board for IT/Data room  
Fire-retardant backing for water heater stand

Office window jambs and casings (S4S)

Base boards in Board room ONLY (S4S)

Cabinetry package:

- Board room

- Break room wall (30" uppers)

- Copy room (30" uppers)

Thermal & Moisture:

Wall sound insulation

Shower restroom waterproofing

Doors & Windows:

(9) flush core pre-hung doors with S4S casing

(7) one-lite pre-hung doors with S4S casing

(4) bi-fold louvered air handler closet doors

S4S trim and stop for office windows

Door hardware per door schedule

(7) one-lite by pass doors at Board Room with heavy duty ceiling mounted track (NO bottom guide)

Office window glass

Finishes:

Interior paint per finish schedule (doors, jambs, ceilings, walls, etc..)

Ceiling grid and tiles at Board Room only ( 9/16" grid with Dune #1775)

Sealed concrete floors (NO stain any floor patching will show through sealer)

Board Room carpet and transition strip (Masland Concourse Carpet)

Drywall

- Hang and finish 5/8" type X board (level 4 finish)

- Moisture resistant board in wet areas

- Cement board in shower stall

- Plastic trim at bottom of drywall where no base boards will be installed

Bath floor tile and bullnose base per finish schedule (samples will be provided)

Shower floor and wall tile per finish schedule (samples will be provided)

Specialties:

Bath accessories per plans

- Grab bars

- Mirrors

- Toilet tissue holder

- Paper towel and trash container

- Soap dispenser

- Shower bench

- Restroom signage

Equipment:

Kitchen appliances per plans

-Refrigerator

-Dishwasher

-Ice maker

-Above counter microwave

Special Construction:

Fire protection/sprinkler head relocations

FEC and extinguisher per plans

HVAC duct detectors, smoke heads, alarms & pull stations/strobes

Fire caulking as needed

Mechanical:

Plumbing

-Fixtures per plumbing fixture schedule

-Water heater and recirculation pump

-Plumbing rough-in and trim-out

-Shower bath re-configuration

Repairs to adjacent tenant spaces for penetrations

HVAC

-Relocate/spin air handler

-Fiberglass ductwork per plans

-Restroom exhaust fans

-IT/Data room thermostatic exhaust fan

-Test and balance mechanical systems

Electrical:

Electrical rough-in and trim-out

Floor box for Board Room

Light fixture package per lighting schedule

Repairs to adjacent tenant spaces for penetrations

## **DEDUCTIONS**

Addendum #4:

Item 1: Epoxy was more expensive than the tile. Left bathrooms as tile floor and base

Item 2: Wall blocking is necessary

Item 3: Eliminate Kitchen island

Item 4: Eliminate Reception desk

Item 5: Sliding door(s) height has been reduced to 6'8". Cannot change to metal door, will not support top mounting or glass insert



Item 6: Replaced under counter microwave with counter top type and changed base cabinet to typical base cabinet  
 Item 7: Less expensive to keep conduit that change low voltage wire to plenum rated cable  
 Item 8: Replaced (5) pendant lights with (4) existing 2x4 lay-in fixture  
 Item 9: Existing drain tie-in was used in original bid  
 Item 10: Removed brick/masonry patching from bid  
 Item 11: Changed upper cabinets to 30" from 36" and removed refrigerator panel and upper cabinet  
 Item 12: Provided value engineered light fixtures and exit signs

### **OPTIONS** (additional to project sum)

-Alternate: Furnish and install pallet planking to Reception desk face.....\$1,679  
 -Alternate: Wood built-in cabinetry at Board Room.....\$6,613  
 -Alternate: Intumescent paint w/ one coat of paint color (color coats \$9,810).....\$43,381  
 -Alternate: Quartz countertop(s) with water fall at island (Ceasartone).....\$13,340  
 -Alternate: Window treatments for exterior windows ONLY.....\$8,405

### **QUALIFICATIONS**

Paint(s) to be supplied by PPG with approved color samples and sheens  
 Door glass will be 5/16" thick, not 3/8" which is noted on plans  
 No exterior penetrations will be made for outside air (existing penetrations to be utilized)  
 Addendum #2 Lighting Fixtures alternates will not be completed until revised photometric plan(s) have been issued  
 Lighting fixture count was figured from Daryl at Power & Lighting Systems, Inc. per Addendum #1  
 Re-purpose (12) existing fluorescent lights  
 Switch plates and outlets will be commercial grade plastic plates  
 Metal switch plates and outlets will be commercial grade metal plates  
 Removed cost of East wall demo already completed  
 Reduced contractor fee to accommodate budget

### **EXCLUSIONS**

Unforeseen or unknown conditions  
 Additional work required by Building Department  
 Any work not shown on plan  
 Bond or bonding costs  
 Engineering

Upgrade of existing electrical service  
New electrical service from FPL pole  
Fire alarm panel removal/upgrade  
New mechanical equipment (2) 5 ton equipment replacements by others  
Tenant coffee machine  
Data/low voltage  
Phone  
Fireproofing (intumescent ceiling paint)  
Ceiling insulation (sound)  
Furniture/furnishings  
Furniture/furnishings installation  
Security system(s)  
Parking

Thank you for the opportunity to bid this job. If you have any questions please do not hesitate to contact me.

Regards,

George Johnnides  
Builtmore Contracting Inc.



535 16<sup>th</sup> St.  
West Palm Beach, FL 33407  
CBC 1257404  
[Info@builtmorecontracting.com](mailto:Info@builtmorecontracting.com)  
561.331.1476

Owner: Downtown Development Authority  
301 Clematis St., Suite 200  
West Palm Beach, FL 33401

Architect: GliddenSpina + Partners  
561-684-6844  
[Jessica@GliddenSpina.com](mailto:Jessica@GliddenSpina.com)

Project Address: 300 Clematis St. Suite 2  
West Palm Beach, FL 33401

Date: 7/10/2017

Project Description: Commercial tenant buildout

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## CONSTRUCTION BID

The following is a proposal to furnish labor and material necessary to perform the scope of work at the above referenced location. All work shall be performed in a professional and precise manner by licensed and insured contractors. This proposal is based on the drawings and specifications dated: **"Permit Set" 6/23/17**

The project sum is: **\$368,054.00 (Three Hundred Sixty-Eight Thousand Fifty-Four Dollars and No Cents)**. Project sum is subject to change upon receipt of authorized change orders.

The project duration is estimated to take approximately 4 months for substantial completion.

This proposal is valid for forty-five (45) days from the date of this proposal. A 50% deposit will be required upon acceptance of this proposal.

## **SCOPE OF WORK**

### General Conditions:

NOC  
Permit  
Permit running  
Right of Way permit  
Signage/barricade  
Trash/debris haul out  
Temporary cleaning (common areas)  
Temporary lighting  
Temporary materials  
Small tool(s) and equipment  
Staging materials  
Parking (by others)  
Administration  
Printing  
Final Clean  
Superintendent  
Temporary labor  
Skilled labor

### Site Work:

Demolition per plan  
Demolish bathrooms  
Ceiling and insulation demolition  
East wall demolition already completed

### Concrete:

Restroom/hallway floor floating for shower restroom  
Floor ramping at Board Room  
Floor penetration patching

### Masonry:

Patch major voids in masonry along East wall

### Metals:

Frame interior partitions, soffits, and ceilings per plans

### Woods & Plastics:

Fire-retardant blocking/bucks for door jambs  
Fire-retardant wall backing for bath accessories and cabinetry  
Fire-retardant wall board for IT/Data room  
Fire-retardant backing for water heater stand



Office window jambs and casings (S4S)

Base boards in Board room ONLY (S4S)

Cabinetry package:

- Board room
- Break room wall and island
- Copy room
- Reception desk

Thermal & Moisture:

Wall sound insulation

Shower restroom waterproofing

Doors & Windows:

(9) flush core pre-hung doors with S4S casing

(7) one-lite pre-hung doors with S4S casing

(4) bi-fold louvered air handler closet doors

S4S trim and stop for office windows

Door hardware per door schedule

(7) one-lite by pass doors at Board Room with heavy duty ceiling mounted track (NO bottom guide)

Office window glass

Finishes:

Interior paint per finish schedule (doors, jambs, ceilings, walls, etc..)

Ceiling grid and tiles at Board Room only ( 9/16" grid with Dune #1775)

Sealed concrete floors (NO stain any floor patching will show through sealer)

Board Room carpet and transition strip (Masland Concourse Carpet)

Drywall

-Hang and finish 5/8" type X board (level 4 finish)

-Moisture resistant board in wet areas

-Cement board in shower stall

-Plastic trim at bottom of drywall where no base boards will be installed

Bath floor tile and bullnose base per finish schedule (samples will be provided)

Shower floor and wall tile per finish schedule (samples will be provided)

Specialties:

Bath accessories per plans

- Grab bars
- Mirrors
- Toilet tissue holder
- Paper towel and trash container
- Soap dispenser
- Shower bench
- Restroom signage

Equipment:

Kitchen appliances per plans

- Refrigerator
- Dishwasher
- Ice maker
- Under counter microwave

Special Construction:

Fire protection/sprinkler head relocations

FEC and extinguisher per plans

HVAC duct detectors, smoke heads, alarms & pull stations/strobes

Fire caulking as needed

Mechanical:

Plumbing

- Fixtures per plumbing fixture schedule
- Water heater and recirculation pump
- Plumbing rough-in and trim-out
- Shower bath re-configuration
- Repairs to adjacent tenant spaces for penetrations

HVAC

- Relocate/spin air handler
- Fiberglass ductwork per plans
- Restroom exhaust fans
- IT/Data room thermostatic exhaust fan
- Test and balance mechanical systems

Electrical:

Electrical rough-in and trim-out

Floor box for Board Room

Light fixture package per lighting schedule

Repairs to adjacent tenant spaces for penetrations

**OPTIONS** (additional to project sum)

- Alternate: Furnish and install pallet planking to Reception desk face.....\$1,679
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## **QUALIFICATIONS**

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Door glass will be 5/16" thick, not 3/8" which is noted on plans  
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Addendum #2 Lighting Fixtures alternates will not be completed until revised photometric plan(s) have been issued  
Lighting fixture count was figured from Daryl at Power & Lighting Systems, Inc. per Addendum #1  
Re-purpose (8) existing fluorescent lights  
Switch plates and outlets will be commercial grade plastic plates  
Metal switch plates and outlets will be commercial grade metal plates

## **EXCLUSIONS**

Unforeseen or unknown conditions  
Additional work required by Building Department  
Any work not shown on plan  
Bond or bonding costs  
Engineering  
Upgrade of existing electrical service  
New electrical service from FPL pole  
Fire alarm panel removal/upgrade  
New mechanical equipment (2) 5 ton equipment replacements by others  
Tenant coffee machine  
Data/low voltage  
Phone  
Fireproofing (intumescent ceiling paint)  
Ceiling insulation (sound)  
Furniture/furnishings  
Furniture/furnishings installation  
Security system(s)  
Parking

Thank you for the opportunity to bid this job. If you have any questions please do not hesitate to contact me.

Regards,

George Johnnides  
Bultmore Contracting Inc.





# GRUBER-HALL Corporation

CONSTRUCTION CONSULTANTS  
CONSTRUCTION MANAGERS  
GENERAL CONTRACTORS

July 26, 2017

Anderson & Carr  
C/O Paul Snitkin  
521 South Olive  
West Palm Beach, Fl. 33401

Re: 300 Clematis Street, Suite # 200

Dear Mr. Snitkin,

From our original proposal dated 7-7-2017 we agree to deduct the following amounts per architect's addendum # 4 with a revised proposal as follows:

Owner to provide a/c unit shown on plans.....	\$	-9,200.00
Doors.....	-	500.00
Cabinets.....		-3,500.00
Plumbing .....		-4,500.00
Electric (use similar fixtures to specs).....		-8,000.00
Total Deduct.....	\$	-25,700.00
Original Proposal.....	\$	322,200.00
New Revised Proposal.....	\$	296,500.00

NOTE: WE DID NOT INCLUDE A DEDUCT FOR THE BATHROOM EPOXY FLOORS BECAUSE WE CAN'T GET INFORMATION FROM THE SUB-CONTRACTOR. WHEN WE DO WE WILL LET YOU KNOW.





# GRUBER-HALL Corporation

CONSTRUCTION CONSULTANTS  
CONSTRUCTION MANAGERS  
GENERAL CONTRACTORS

July 7, 2017

Anderson & Carr  
C/O Paul Snitkin  
521 South Olive  
West Palm Beach, Fl. 33401

Re: 300 Clematis Street  
Suite 200  
West Palm Beach, Fl. 33401

Dear Mr. Snitkin,

Gruber-Hall Corporation is pleased to submit this proposal to perform the work to effect the improvements to the 2<sup>nd</sup> floor of 300 Clematis Street as designed by GliddenSpina + Partners dated 06.23.17 for the price of Three Hundred Twenty Two Thousand Two Hundred Dollars (\$322,200.00).

We did not include the concrete polishing as our flooring subcontractor said he would not do it because it will not come out properly. We will be glad to meet with the tenant and floor polisher subcontractor to discuss the expected outcome if the floor is polished, so both parties know what to expect. Ceaser Stone countertops can be added for an additional Seven Thousand Five Hundred Dollars (\$ 7,500.00).

We did not include an alternate for the fixture package as we did not get a price from the supplier, nor did we get a price for the window treatment yet. We will forward both prices to you when we get them. We did not include the Simplex Fire Alarm System as the Owner most likely has a contract with Simplex and can get it installed cheaper , we will be glad to coordinate with Simplex on the installation.

Sincerely submitted,

GRUBER-HALL CORPORATION



David Gruber

President

Florida License # CGC033986

1860 OLD OKEECHOBEE ROAD • SUITE 204 • WEST PALM BEACH, FL 33409  
PHONE 561-697-3401 • FAX 561-697-2301 • gruberhall@aol.com