



102 Drennen Road, Suite A-1, Orlando, Florida 32806

PHONE: 407-240-6775 ■ FAX: 407-240-6616 ■ WEB: www.sacaseyconstruction.com

May 26, 2016

Restaurant Group
3101 Corrine Drive
Orlando, Florida 32803

Attention: A. J. Campofiore

Re: Restaurant Renovation

We propose to furnish and install all labor, material, and equipment to perform the scope of work per our walk thru and the attached estimate breakdown sheet and the notes and clarifications listed below for the lump sum of:

Two Hundred Forty Four Thousand Four Hundred Sixty Four and 47/100 dollars. (\$244,464.47)

Notes and Clarifications:

1. Permit fees are included, impact fees and DBPR fees if any are not included
2. Any additional requirements by the building and fire department during permitting or inspections will be an additional cost.
3. Telephone and data wiring and equipment are not included. Security, speakers and cameras are not included.
4. All kitchen equipment and cooler / freezer to be installed by the equipment supplier.
5. Booths are not included.
6. FRP in dry storage is by others.
7. Price is good for 30 days.
8. No flooring in mechanical closet.
9. Lighting allowance for material is \$1200.00
10. The mechanical closet door to remain as is.
11. The Dutch door is an Eliason door.
12. Eight (8) 2x4 lights are included in the kitchen.
13. We assume we can use the existing electrical service. If not add \$10,128.00 for a new 400 amp service.
14. The cooler, freezer & dry storage lights and doors are by the cooler vendor.
15. The wall around the cooler / freezer is metal studs with OSB sheathing and stucco. No insulation in the walls. The wall stops at the roof line

Should you have any questions, do not hesitate to call me.

Sincerely,

S.A. Casey Construction, Inc.

Shawn A. Casey

Shawn A. Casey
President

Restaurant						
3101 Corrine Drive						
Orlando, Florida 32803						
Attn: AJ Campofiore						
5/20/2016						
1450SF						
GENERAL CONDITONS						
Superintendent	10	wk	1495.00	14950.00		
Project Manager	10	wk	500.00	5000.00		
Dumpster	5	ea	325.00	1625.00		
Daily Clean Up	8	dy	125.00	1000.00		
Final Clean	1450	sf	0.35	507.50		
NOC	1	ls	75.00	75.00		
Temporary Toilet	3	mo	115.00	345.00		
Permit Fees	1	ls	1000.00	1000.00		
SUBTOTAL GENERAL CONDITIONS					\$ 24,502.50	
002.001 - DEMOLITION						
Misc Demo	1450	sf	0.75	1087.50		
Demo walls	56	lf	8.00	448.00		
Safe left as is	1	ls	0.00	0.00		
Demo back window & equipment	1	ls	1500.00	1500.00		
Demo ext. door & frame	1	ea	125.00	125.00		
Cut hole in CMU for door	2	ea	300.00	600.00		
Remove Night drop off	1	ls	500.00	500.00		
SUBTOTAL DEMOLITION					\$ 4,260.50	
002.007 - SITEWORK						
Sealcoat and restripe	1	ls	2500.00	2500.00		
Demo curbs & sidewalk for front porch	1	ls	1200.00	1200.00		
Concrete walkway	25	sf	8.00	200.00		
Demo front landscape for walkway	10	lf	10.00	100.00		
Remove septic tank	1	ea	900.00	900.00		
Grease trap on right side landscape isla	1	ea	12500.00	12500.00		lapin
SUBTOTAL SITEWORK					\$ 17,400.00	
003.001 - CONCRETE						
Sawcut & Infill concrete for plumbing	172	sf	12.00	2064.00		
Termite Treat	1184	sf	0.20	236.80		
Concrete @ freezer cooler 8" thick	440	sf	9.00	3960.00		
Concrete front porch 8" thick	616	sf	10.00	6160.00		
SUBTOTAL CONCRETE					\$ 12,420.80	allstate

004.001 MASONRY						
Infill back window & equipment opening	73	sf	18.00	1314.00		
Tooth in CMU	1	ls	450.00	450.00		
Infill @ new door	2	ls	250.00	500.00		
Bond beam @ new door	1	ls	225.00	225.00		
SUBTOTAL MASONRY					\$ 2,489.00	allstate
006.001 - CARPENTRY						
Wood Blocking	105	lf	4.00	420.00		
Telephone Board 4x4	1	ea	75.00	75.00		
Install doors	6	ea	75.00	450.00		
FRP Panels atbath & kitchen 4x8 white	27	sht	110.00	2970.00		
Support roof for hood equipment	1	ls	1500.00	1500.00		
Rework beam structure at center of bld	1	ls	1200.00	1200.00		
Bahama shutter allowance	2	ea	200.00	400.00		
Install bahama shutters to operate TBD	2	ea	75.00	150.00		
SUBTOTAL CARPENTRY					\$ 7,165.00	
006.017 - MILLWORK						
Bar top at inteiror solid surface	42	sf	45.00	1890.00		
Bar cabinets & Plam face	16	lf	130.00	2080.00		
Bar top supports	10	ea	75.00	750.00		
Bar foot rail	16	lf	30.00	480.00		
SUBTOTAL MILLWORK					\$ 5,200.00	
007.007 - ROOFING						
Patch roof at new ex fan curb	2	ea	450.00	900.00		
Make up air fan roof patch	1	ea	500.00	500.00		
Patch at new a/c unit	1	ea	500.00	500.00		
Plumbing vent stacks	1	ea	150.00	150.00		
SUBTOTAL ROOFING					\$ 2,050.00	
008.001 - DOORS, FRAMES, HARDWARE						
3070 SC birch doors	4	ea	125.00	500.00		
3070 HM Door	2	ea	300.00	600.00		
HM Frames interior	4	ea	115.00	460.00		
HM Frames exterior	2	ea	175.00	350.00		
HM cased opening for Eliason door	1	ea	115.00	115.00		
Stops	5	ea	4.00	20.00		
HD hinges	18	ea	8.00	144.00		
Closer	5	ea	110.00	550.00		
Privacy lock	3	ea	75.00	225.00		
Keyed lock	3	ea	85.00	255.00		
Eliason Door at kitchen	1	ea	950.00	950.00		

SUBTOTAL DOORS, FRAMES, HDW					\$ 4,169.00	
008.029 - GLASS AND GLAZING						
Relocate entry doors, modify storefront	1	ls	3000.00	3000.00		
Remove storefront for door @ bar	1	ls	4000.00	4000.00		
Operable windows 30"x30"	2	ea	650.00	1300.00		
SUBTOTAL GLASS AND GLAZING					\$ 8,300.00	
009.001 - STUCCO						
Patch Stucco @ exterior walls	540	sf	10.00	5400.00		
Stucco wall @ storage	660	sf	8.00	5280.00		
SUBTOTAL STUCCO					\$ 10,680.00	
009.004 - DRYWALL						
Frame exterior wall for storage	66	lf	75.00	4950.00		
Wall to deck at bath	31	lf	50.00	1550.00		
Wall to separate kitchen	60	lf	50.00	3000.00		
Bar low wall	25	lf	25.00	625.00		
Patch existing	1	ls	500.00	500.00		
Patch at demo	9	ea	75.00	675.00		
Install HM Frames	6	ea	35.00	210.00		
SUBTOTAL DRYWALL					\$ 11,510.00	
009.017 - ACOUSTICAL						
2x4 washable at kitchen, bath	384	sf	2.50	960.00		
Tin ceiling tiles	867	sf	8.00	6936.00		
SUBTOTAL ACOUSTICAL					\$ 7,896.00	done
009.028 - FLOORING						
Quarry base in kitchen	76	lf	6.00	456.00		
Quarry tile at kitchen	304	sf	6.00	1824.00		
VCT in office & restrooms	200	sf	1.85	370.00		
4" vinyl base in dining, office, restrooms	360	lf	1.50	540.00		
SUBTOTAL FLOORING					\$ 3,190.00	
009.029 - SPECIAL COATINGS						
Prep for all floors, scarify and sand	1377	sf	1.00	1377.00		
Grind floor in dining & seal	771	sf	4.50	3469.50		
SUBTOTAL SPECIAL COATINGS					\$ 4,846.50	

009.030 - PAINTING					
Paint tin ceiling tiles	867	sf	1.30	1127.10	
Paint walls	2864	sf	1.10	3150.40	
Paint HM Frames	6	ea	45.00	270.00	
Paint Doors	6	ea	45.00	270.00	universal
Paint exterior 1 color	1	ls	3500.00	3500.00	
SUBTOTAL PAINTING					\$ 8,317.50
010.014 - TOILET ACCESSORIES					
Grab Bar 42"	2	ea	50.00	100.00	
Grab Bar 36"	2	ea	45.00	90.00	
Lavatory Mirror	2	ea	85.00	170.00	
Toilet paper dispenser	2	ea	25.00	50.00	
Soap dispenser	2	ea	65.00	130.00	
HC Sign at bath	2	ea	18.00	36.00	
Labor	12	ea	25.00	300.00	
TOTAL TOILET ACCESSORIES					\$ 876.00
010.012 - FIRE EXTINGUISHERS					
Fire extinguishers 10lb Class K	1	ea	275.00	275.00	
Regular Fire extinguishers 5 lb	1	ea	85.00	85.00	
FE Signs	2	ea	15.00	30.00	
Door lto remain unlocked signs	2	ea	35.00	70.00	
Fire fighter warning signs	1	ea	15.00	15.00	
SUBTOTAL FIRE EXTINGUISHERS					\$ 475.00
011.001 - EQUIPMENT					
Install owner equipment	1	ls	500.00	500.00	
TOTAL EQUIPMENT					\$ 500.00
015.001 - PLUMBING					
Triple Sink (install only)	1	ea	250.00	250.00	
Hand sink (Install only)	2	ea	250.00	500.00	
Prep Sink (install only)	1	ea	250.00	250.00	
Bar sink	1	ea	1200.00	1200.00	
Mop Sink	1	ea	1200.00	1200.00	
Floor drain 3"	2	ea	200.00	400.00	
Ice machine water and drain	1	ea	500.00	500.00	
Toilet install existing	2	ea	125.00	250.00	
Lavatory sink install existing	2	ea	125.00	250.00	
Floor clean out	2	ea	175.00	350.00	
Floor sink 3"	2	ea	450.00	900.00	
4" chase for coke lines to soda machine	30	lf	20.00	600.00	

Water & drain lines to coke machine	1 ea	500.00	500.00		
Renni water heater	1 ea	1200.00	1200.00		
Gas lines	1 ea	3500.00	3500.00		
Vent piping	1 ea	750.00	750.00		
SUBTOTAL PLUMBING				\$ 12,600.00	lavender
015.004 - HVAC					
Add 5 ton unit for kitchen	5 tn	2800.00	14000.00		
New duct work	1 ls	5500.00	5500.00		
Rework exhaust fans	1 ls	2000.00	2000.00		
Kitchen hood	1 ls	26000.00	26000.00		
Inspect existing RTU	1 ls	350.00	350.00		
					innovative
SUBTOTAL HVAC				\$ 47,850.00	
16000 - ELECTRICAL					
Light allowance	1 ls	1200.00	1200.00		
Wire ex fan at bath	2 ea	180.00	360.00		
Wire Ex fan for hood	2 ea	225.00	450.00		
Wire make up air fan for hood	2 ea	400.00	800.00		
Wire a/c condensers	1 ea	350.00	350.00		
Wire air handlers	1 ea	450.00	450.00		
GFI Duplex Outlets	10 ea	175.00	1750.00		
WP Outlet on roof	1 ea	130.00	130.00		
WP outlets at porch	4 ea	200.00	800.00	✓	
Duplex Outlets	10 ea	175.00	1750.00		
Data Stub outlets	2 ea	30.00	60.00		
Wire cooler evaporator	1 ea	400.00	400.00		
Wire cooler condenser	1 ea	400.00	400.00		
Jbox for signage	1 ea	75.00	75.00	✓	
Time clock for sign	1 ea	150.00	150.00	✓	
Store front duplex	6 ea	100.00	600.00		
Exit / EM combo	1 ea	200.00	200.00		
Emergency light	5 ea	175.00	875.00		
Switches	2 ea	100.00	200.00		
Occupancy sensor wall type	3 ea	175.00	525.00		
Occupancy sensor ceiling (OS)	2 ea	175.00	350.00		
Occupancy sensor ceiling (PP)	1 ea	175.00	175.00		
Furnish and Install 2x4 Light, kitchen	8 ea	200.00	1600.00		
TV data stub	2 ea	35.00	70.00		
TV duplex outlet	2 ea	80.00	160.00		
Equipment outlets	8 ea	200.00	1600.00		
Ice machine outlet	1 ea	200.00	200.00		
Dedicated outlet for future fridge	1 ea	200.00	200.00		
SUBTOTAL ELECTRICAL				\$ 15,880.00	millennium

SUBTOTAL					\$ 212,577.80	
OVERHEAD AND FEE					\$ 31,886.67	
TOTAL					\$ 244,464.47	
COST PER SF					\$168.60	

PRELIMINARY PROPOSAL

Date: January 8, 2016
Revised: January 0, 1900
Revised: January 0, 1900

WILLIAM M. LYNCH III
GENERAL CONTRACTOR -RG#0000325
1227 GOLFSIDE DRIVE
WINTER PARK, FLORIDA 32792
(407) 830-4902

Name: Npj Partners-Owner & AJ Campofiore-Tenant P-1
Address: 3101 Corrine Dr., Orlando, Fl 32801
Phone No(s): 407 844-3845
Job Name: Same
Job Address: Same
Job Phone: Same
Architect: By Contractors Agent, if any.
Date of Plans: If Any, To be drawn, pending deposit payment.

****PROPOSALS SUBJECT TO FINAL PLANS & SPECIFICATIONS IF APPLICABLE****

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

- A. Design Build Preliminary Proposal to: Renovate Interior & Exterior of above noted property to convert usage into a new Restaurant. Contractor includes cost all Architectural, Enginered Plans & Specifications provided by Contractors agents and including any Allowances or Owner Items herein. This Preliminary Proposal & Cost herein is predicated on the Scope of Work Schedule "A" And Allowance Schdule as itemzed herein and as provided by Owner & Tenant. All Final Contract Pricing, will be determined, at time of Permit Issue, with all Owner Tenant & or City of Orlando additional agenda included on Change Orders as needed. Contractor will comply with all current Bldg. Codes & in accord with Final Plans & Specifications as signed off by Owner & Tenant. Contractor includes any necessary demolition and removal from site of any trash or construction debris, leaving Bldg & Site broom Clean at time of final inspection by City, with maid type cleaning to be by Owner. Any Owner or Tenant provided equipment, not included herein, but to be administered by Contractor with related cost thereon, will be placed on signed Change Orders prior to implementation. This Proposal includes: (2) Completely revised HDCP accessible His & Her Bathrooms; New 400+/- SF Exterior Ceramic Tile Dining Patio; (1) new Designer Bar w/ "Silestone" or = or Granite top; See Allowances for these and any other Additonal items beyond attached Preliminary Scope**

All work shall be done according to Code and in accord with Owner accepted and attached plans and specifications.

- B. See Schedule "A" GENERAL SCOPE OF WORK
See Schedule "B" ALLOWANCES & ALTERNATES
See Schedule "C" CONSTRUCTION DRAW SCHEDULE**

C. CONDITIONS TO PROPOSAL:

Commencement /Completion : Construction will be substantially completed (90) working days from date of commencement. Commencement will be evidenced by date of INITIAL BUILDING INSPECTION by local Building Department. Completion will be evidenced by date of FINAL BUILDING INSPECTION by local Building Department or Date of Contractors Final Billing, whichever occurs first.

Change Orders : This proposal does not cover the cost nor expense related to any unforeseen, hidden or undisclosed items of work that may develop during the course of work under this proposal, said items being unknown or not expressed in writing or print nor on plans at the time of executing this proposal. Any alterations, additions or changes to this proposal, with resultant costs thereof, may be placed on a Change Order form. Any additional charges shall be billed on basis of Contractors costs plus a .35 multiplier and shall be due and payable in full upon presentation to Owner.

Payments : If any scheduled payments, change order payments and/or final payment are not paid when due, Contractor reserves the right to stop all work, without liability for abandonment and to void all warranties, express or implied. Owner may withhold max of 1% of Contract Total or \$ 750.00, whichever is less, pending Contractor completion of Owners written "punch out list" referencing any items in need of adjustment or correction. Contractor will require & request Owner and Owner agrees to provide said written "punch out list" (15) days prior to Completion date, as defined herein.

Lien Law : According to Florida's Construction Lien Law (Sections 713.0-01 - 713.37), those who work on your property or provide materials and are paid in full have a right to enforce their claim for payment against your property. This claim is known as a Contractor's Lien. If your Contractor or Sub-contractor fails to pay Sub-contractors, or materials suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your Contractor in full. If you fail to pay your Contractor, your Contractor may also have a lien on your property. This means if a lien is filed on your property it could be sold against your will to pay for labor, materials or other services that your Contractor or Sub-contractor may have failed to pay. Florida's Construction Lien Law is complex and it is recommended that whenever a specific problem arises, you consult an attorney.

Defects and Remedies : Florida Law contains important requirements that you must follow before you may file a lawsuit for defective construction against a Contractor, Sub-contractor, Supplier, or Design Professional for an alleged construction defect in your property. Sixty days before you file your lawsuit, you must deliver to the Contractor, Sub-contractor, Supplier, or Design Professional a written notice of any construction conditions that you allege are defective and provide your Contractor, Sub-contractor, Supplier, or Design Professional the opportunity to inspect the alleged construction defects and make an offer to repair or pay for the alleged construction defects. You are not obligated to accept any offer made by the Contractor, Sub-contractor, Supplier, or Design Professional. There are strict deadlines and procedures under Florida Law. It is recommended that if specific problem(s) arise you consult an attorney.

Mediation : The parties hereto agree to submit all disputes, controversies and claims arising under this Agreement to Mediation to be held in the City of Orlando, Florida, location to be chosen by Contractor, procedure to be conducted in accordance with and pursuant to the legally accepted rules governing construction contracts in particular. Each party shall pay its own attorneys fees and expenses of mediation and the fees and costs of the Mediators shall be shared equally. The Owner and Contractor hereby agree to submit to said Mediation, no later than (30) days from date of Completion, as defined herein, as a means of resolving to any such issues. Entering Mediation process does not pre-clude Contractor from filing appropriate mechanics lien under Florida's Construction Lien Law (Sections 713.0-01 - 713.37) .

Delays : All agreements and substantial completion time as specified herein, are contingent upon strikes, accidents, inclement weather or delays beyond our control. Owner agrees not to interfere with, nor request any additional work from sub-contractors, agents or vendors of Contractor during the course of this contract, nor without prior approval of Contractor.

Assignment : This proposal, at Contractors sole option and discretion, is assignable by either verbal or written assignment agreement (s) or sub-contract agreement (s), in whole or part, to any qualified, Sub-Contractor (s), Vendor (s) or combination

Incapacity: In event of Contractor incapacity, for thirty working days or more, Contractor authorizes his agent to appoint a successor Contractor.

Allowances: Allowance Items, as in Schedule "A", are included as specified in total proposal cost and deviations will be Billed or Credited accordingly; Alternate items, if any are specified, are to be added to total proposal.

Guarantee: All workmanship and materials will be guaranteed for (12) months from date of completion, except damage caused by others after final inspection date. All material is guaranteed to be as specified by manufacturer or supplier. All work to be completed in a workmanlike manner according to standard practices and within reasonable tolerances. Note: there is NO warranty or guarantees of any nature contained herein re: future water penetration into this Bldg#1 or any of the floors contained therein.

Insurance: Owner to carry fire, tornado, sink hole and any other necessary standard typical Owners insurance. The workers, Contractors and Sub-Contractors associated with this proposal are required to be either exempted or self insured in accord with the Laws of the State of Florida.

NOTE: Items specifically NOT included herein:

- a. Financing soft costs-closing costs; discounts; broker fees; site surveys; abstracts; title insurance; homeowners property insurance; Notice of Commencement will be instituted and recorded by Owners lender closing agent; or by Contractor in the absence of a lender.
- b. Land or site items: muck removal; fill dirt; fill compaction; well pointing; drainage costs.
- c. Owner to furnish job site water and electricity for construction needs.
- d. Owner will have total responsibility for any and all costs re: Personal property protection, moving, storage, cleaning and replacement.
- e. Government or Utility fees or costs such as but not limited to: Impact; Assessment; Connection; Meter Costs; Curb cut costs; Relocation or replacement of electric service lines-overhead or underground; Relocation or replacement of sewer or water lines nor new connections or clean outs to be right of way lateral or meters; nor any in the field onsite governmentally determined item(s) that are beyond the scope of this proposal.
- f. There are no builder warranties of any kind contained herein re: settlement cracks in concrete, concrete blocks, block joints, stucco, nor ceramic tile or stone work standing alone nor placed over wood or concrete.
- g. Moving of any furniture or personnel belongings of Owner is NOT included herein. Any such work performed by Contractors personnel will be billed as an Extra, at \$35.00/per man per hour.
- h. Lead, Asbestos Mold or Mildew: Any Costs of onsite testing or removal or disposal of these items or any other hazardous materials of any nature, is NOT included in this proposal.

SCHEDULE "B": ALLOWANCES CONTAINED HEREIN:

All Allowance & Alternate items below are included in Original Proposal Cost and include costs of Material, Sales Tax, Delivery to job site & Labor to install, unless otherwise specified.

Npj Partners-Owner & AJ Campofiore-Tenant P-1
3101 Corrine Dr., Orlando, FL 32801
407 844-3845

		allowance total	actual	difference
	ITEMIZED ALLOWANCES:		Actual	Difference
1	Doors-(3) Int, (1) Ext & Hardware, Trims & Frames; Mat'l's & Labor: Exterior Door to be Cut into West Wall to access new 8'x12' Walk in/cooler	\$2,000.00	\$2,000.00	\$0.00
2	Flooring: Ceramic tile New Dining Room, Bathrooms & New Exterior Dining Patio - Furnish & Install flooring Lab & Mat'l & Demo of Existing Flooring Covering mat'l.	\$9,800.00	\$9,800.00	\$0.00
3	Custom Built "Bar" Base" & "Silestone Tops:	\$15,000.00	\$15,000.00	\$0.00
4	Ceramic tile Baths: See Flooring above	\$0.00	\$0.00	\$0.00
5	(2) Baths Mirrors & Medicine Chest	\$600.00	\$600.00	\$0.00
6	Plumbing Fixtures: (2) Baths inc. Shipping, sales Tax & Delivery, (2) HDGP Toilets; (2) Wall Hung Lav's w/Faucets; (1) wall hung Mens Urinal; app (4) Grab Rails; (2)	\$4,500.00	\$4,500.00	\$0.00
7	Locate & reconnect to existing Sewer in Floor area of existing baths, No Impact Fees included.	\$0.00	\$0.00	\$0.00
8	Electrical Fixtures by Contractor inc: Trims & Bulbs, Delivery & Sales Tax for Interior & Exterior; inc. (8) LED Recessed on Dimmers Sw.; (14) Pendant Lights for Bar and Table Settings; All "Emergency EXIT" Lighting units; Shipping, Sales Tax & Delivery. Inc's:(44) LED Recessed; -All items to be Wired, Plumbed by Contractor as needed	\$3,500.00	\$3,500.00	\$0.00
9	Kitchen Fire Repression Equipment Inc.; 10' Hood, Delivery, Installation, Sales Tax, etc.	\$16,000.00	\$16,000.00	\$0.00
11	Remove portion & Reconfigure existing Front Parking to eliminate (3) existing spaces, converting area to app 400 +/- SF Ext. dining tiled Patio. See Ceramic Flooring above.	\$0.00	\$0.00	\$0.00
12	Signage Int or Ext. Audio, TV, Sound work, Low Voltage & or Standard power supply, by Owner	\$0.00	\$0.00	\$0.00
13	Landscaping of any nature inc: Plant Salvage, New Plants, Sodding & Install of same, by Owner.	\$0.00	\$0.00	\$0.00
14	Yard Sprinkler-Demo & New Installations by Owner.	\$0.00	\$0.00	\$0.00
18	Kitchen & Related Appliances Electric or Gas to be Furnished by Owner or Tenant Contractor to Furnish Electric & Plumbing Rough-ins.W	\$0.00	\$0.00	\$0.00
22	Furnish & Install New 200 AMP Service (Note: Electric from Existing Transformer to Bldg is (3) Phase 120/277/120. All Electric Equipment placed in Bldg will need to be (3) Phase specific.	\$2,000.00	\$2,000.00	\$0.00
24	Paint whole existing Exterior of residence Walls, Doors & Trims, Owner Selects Colors-Contractor, using Sherman Williams paint products.	\$3,500.00	\$3,500.00	\$0.00
	Bid Submitted	\$0.00	\$0.00	\$0.00
	NET ALLOWANCE & ALTERNATE TOTALS, if any,	\$56,900.00	\$56,900.00	\$0.00

SCHEDULE "C" : CONSTRUCTION DRAWS

Npj Partners-Owner & AJ Campofiore-Tenant P-1
 3101 Corrine Dr., Orlando, FL 32801
 407 844-3845

Draw #1	Deposit
Draw Amt:	\$10,345.00
Draw Date	01/08/16

All % below relate only to the Original Proposal Total of:

\$206,900.00

Note: LIST BELOW IS NOT AN ITEMIZED COST BREAKDOWN,
 IT IS A MILESTONE EVENT, PAYMENT SCHEDULE.

<u>item #</u>	<u>% due</u>	<u>amount due</u>
1 At contract acceptance/Plans to be begun by Contractor	5%	\$10,345.00
2 When Plans are Finalized by Contractor w/& Seals	5%	\$10,345.00
3 When Specialty Items are Ordered: ie: Electric & Plumbing Fixtures, Flooring, "Bar Base" Tops, Walk In Cooler, HVAC Equipment; etc.;	22%	\$45,518.00
4 When substantial Demolition is Done.	4%	\$8,276.00
5 Floor & Slab Concrete is in place.	4%	\$8,276.00
6 Under slab rough ins complete: inc: Plumbing, Electric, HVAC	4%	\$8,276.00
7 When New 8 x 12 Walk in Cooler is installed	4%	\$8,276.00
9 Roof Truss's &/or Conventional Framing, in place	5%	\$10,345.00
12 When "Bar" Base & Top are installed	3%	\$6,207.00
13 Electric wiring roughed in.	10%	\$20,690.00
14 HVAC Ducts roughed in, equipment Installed	2%	\$4,138.00
15 Interior Plumbing Water Lines- roughed in.	3%	\$6,207.00
16 Ceiling & wall insulation installed	2%	\$4,138.00
17 Drywall delivered to site.	2%	\$4,138.00
18 Drywall board hung, ready for prime and paint.	2%	\$4,138.00
19 Trim Package inc: Int Doors & Hardware have been Ordered.	1%	\$2,069.00
20 Trim Package inc Int Doors have been installed	1%	\$2,069.00
21 Interior Painting to begin Addition & Renovated areas, only	2%	\$4,138.00
22 Exterior Painting to begin-New Addition only	2%	\$4,138.00
23 HVAC equipment installed.	5%	\$10,345.00
25 Ceramic Tile Floors and Bsths, installed.	5%	\$10,345.00
26 Finish Roofing Cuts & Repairs in place.	1%	\$2,069.00
27 HVAC Trimmed.	1%	\$2,069.00
28 Electric trim-switch's & outlets, Fixtures installed;	2%	\$4,138.00
29 Plumbing, Electric fixtures, installed	2%	\$4,138.00
32 Landscaping-Sod & Plant Mat'ls by Owner;	0%	\$0.00
33 Final Cleaning/Touch-up complete	1%	\$2,069.00
1 CHANGE ORDER #1		\$0.00
2 CHANGE ORDER #2		\$0.00
	100%	\$206,900.00

Construction Draws Received & Notes	Date	Amount
		\$0.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00
Total Construction Draws Rec'd		\$0.00

Total Original Const. Contract inc Allowances	\$206,900.00
Total Change Orders	\$0.00
Total Original Contract Plus Change Orders	\$206,900.00
Total Const. Draws Rec'd to Date inc CO's	\$0.00
Const. Draw Balance	\$206,900.00
Allowance: Summary Total Adjustments	\$0.00
Remaining Net Due At Final	\$206,900.00

Note: Assembly of Plans and specifications is app. a 6 to 8 week process and begins at time of contract acceptance and deposit. Permit processing by local Building Departments is typically a 2-3 week process for residential plans. The official start date of your project is covered in "Conditions to Proposal"-referenced in paragraph "Commencement /Completion."

PROPOSAL TOTAL
\$206,900.00

**** This proposal may be withdrawn if not accepted within (3) days ****

Contractors Signature RG#0000325

Date:

ACCEPTANCE OF PROPOSAL : The above prices, specifications & conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments to be made as outlined on payment draw schedule.

NOTE: ALL Checks to be made payable to: William M. Lynch III

Owner Signature

Date

Owner Signature

Date

WILLIAM M. LYNCH III - GENERAL CONTRACTOR * P.O. BOX 940246, MAITLAND, FL 32794-0246



PROPOSAL PRESENTED TO:
BEM BOM FOODS

RE: NEW RESTAURANT/CORRINE DR.

ATTN: DEE MENDONCA
EMAIL: DEE@BEMBOMFOOD.COM

PATIO CANOPY

1 @ 28'-0" WIDE X 2'-6" DROP X 22'-0" PROJECTION

TOTAL PRICE...FLAME RETARDANT CANVAS\$ 10,000.00

TOTAL PRICE ...VINYL FABRIC-FLAME RETARDANT\$ 7,500.00

TOTAL PRICE ... STANDING SEAM METAL CANOPY\$ 19,500.00

INCLUDES:

12 MONTH WORKMANSHIP WARRANTY
MATERIAL TO BE: **TBD**
VALANCE TO BE: **@ 8" WRAP**
PAINTED FRAMES: **YES**
INSTALLATION
ALL APPLICABLE TAXES

DOES NOT INCLUDE:

BUILDING PERMIT
ENGINEERED DRAWINGS

THANK YOU FOR THE OPPORTUNITY!

PROPOSAL BY: ALAN HANLEY

NOTE: THE PRICE IS GOOD FOR 30 DAYS FROM THE DATE OF THE PROPOSAL: 5/18/2016

50 KEYES COURT SANFORD, FL 32773 TEL: 407-330-1044 FAX: 407-330-1477

ESTIMATE / INVOICE

All-Inclusive Construction Management & Design, LLC

2617 Nancy Street
Orlando, Florida 32806
407.285.5232
jacob.burbas@gmail.com

ESTIMATE/INVOICE # 2016-051
DATE June 3rd, 2016
CUSTOMER ID BenBom

TO A.J. Campofiore

JOB Interior and Exterior renovations required for proposed restrurant

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1280.00	Concrete aprons 8" +, Proposed slabs at front and rear of building	11.50	14,720.00
1.00	Budget for concrete cut and patch for plumbing and misc.	\$ 4,000.00	4,000.00
1.00	Cmu infills required at new windows and doors per plans	2,500.00	2,500.00
1440.00	Stained concrete floor / Contractor suggests to overlay entire floor for best results	\$ 7.00	10,080.00
108.00	New Drywall and metal stud walls as referenced on drawings.	70.00	7,560.00
1.00	Paint Interior 3 color scheme, additional colors - additional cost	\$ 3,000.00	3,000.00
1.00	Paint Exterior, 2 colors, additional colors- additional cost	3,000.00	3,000.00
10.00	Doors and Frames, 5 exterior and 5 interior	\$ 650.00	6,500.00
1	Storefront glass and door to be relocated (allowance)	5,000.00	\$ 5,000.00
1.00	Door Hardware	\$ 4,000.00	4,000.00
1.00	Trim, base, crown	2,000.00	2,000.00
24.00	Cabinets	\$ 625.00	15,000.00
1.00	Countertop (allowance)	4,000.00	4,000.00
1440.00	Acoustical Cielings (this is for standard non recess acoustical panels) If owner requires higher end, price will be subject to change.	\$ 5.00	7,200.00
1.00	Misc. Demolition	3,000.00	3,000.00
3.00	Dumpsters	\$ 500.00	1,500.00
1.00	Windows per plans	3,000.00	3,000.00
1.00	Framing Allowance structure outback	\$ 5,000.00	5,000.00
1.00	Mechanical (allowance)	10,000.00	10,000.00
1.00	Plumbing (allowance)	\$ 10,000.00	10,000.00
1.00	Electrical (allowance)	10,000.00	10,000.00
0.00	Decorative Ceiling tile (this will be an add to base bid , cost per square foot is \$9.00) TBD on quantity	7.00	

ASULARR LAWN SERVICE

PROPOSAL JOB

Bem Bom Restaurant 3101 Corrine Dr. Orlando FL 32814

- Uproot all Viburnum plants from front, left and right of sidewalk. Uproot Ligustrum tree from right side of restaurant. Trim branches from top of drive thru. Trim Oak tree branches from right side of parking lot and remove dry branches pile on ground and rake all leaves. Dispose of all trash. \$650

- Replace uprooted Viburnum from front, left and right sidewalk with 300 Viburnum plants x \$11.5 = \$3,450

- In order for it to look tropical, on the adjacent right side of building we recommend:

3 x \$250 Bird of Paradise Plants (15 gallons) = \$750

25 x \$11.50 Arboricola Trinette = \$287.5

15 x \$12.5 Hawaiian Ti Red Sister = \$187.5

2 x \$250 Roebellinies Palms = \$500

10 x \$10 Jasmin Treillis Plants = \$100 (around old metal that you already have)

3 yards of rocks = \$900

- Triangle by sidewalk, we recommend:

1 yard of rocks \$300

2 x \$100 pots = \$200

20 gallon Queen Palm or Fox Tail \$500

2 x \$50 Blue Agave Plants for pots = \$100

14 x \$5 Jasmin White (1 gallon) within pots = \$70.

- Left side adjacent to building, we recommend:

3 x \$250 Bouganvilleas Treillis (15 gallons) = \$750.

30 x \$11.50 Arboricola Trinette = \$345 (around Magnolia)

3 x \$35 Black Magic Plants = \$105

20 x \$11.50 Durantas Plants = \$230

1 x \$250 Roebellinies Palm = \$250

4 x \$100 pots = \$400

4 x \$50 Blue Agave Plants for pots = \$200

20 x \$5 Jasmin White (1 gallon) within pots = \$100

2 yards of rocks = \$600 (by square post)

- 1900 square feet of Mulch. 20 yards of Mulch x \$55 = \$1,100

- Adjust irrigation system = \$150

Estimated Quote Total = \$12,225

- Left side adjacent to building irrigation system will need further research. Price quote to be given at a later date.

*All plants are 3 gallons unless otherwise noted.

Note: Please let me know if you would like a quote for removing old plants and planting new ones by fence behind building.