



CONSULTING – DESIGN – CONSTRUCTION

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Date: 11-18-2016

Jerry Uhran
Wolk Office Building
227 North Magnolia Av.
Orlando, Fl. 32801

Project Name: WOLK OFFICE
BUILDING
Address: 227 North

Estimate and Scope of Work

We propose to furnish all labor, services, and materials for the prompt and efficient execution of the work described below.

WOLK Building.	quantity	Item per	total price
1 General Conditions			
Permit submittals and permits	1	ea	\$ 22,137.50
Supervision	1	ea	\$ 23,040.00
Insurance	1	ea	\$ 21,492.72
2 Site work			
Safety barricade	1	ea	\$ 4,608.00
Demo per plans dated 10-06-16, sheet 3 of 15	1	ea	\$ 4,032.00
Demo per plans dated 10-06-16, sheet 4 of 15	1	ea	\$ 3,024.00
Debris container total of 5 pulls	1	ea	\$ 4,800.00
Rental equipment for lift	1	ea	\$ 7,200.00
4 Masonry			
Stucco exterior: No stucco banding per owner			
First Floor: demo planter, pour new concrete at front entrances, Cut 7 new windows, set new u-lintels & sills, pour jambs solid, cut 2' below 6 windows & set new sills. Interior - cut & remove 4'x8' tall section of block wall			

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Second Floor: Cut & remove block for 3 new 9'7" openings to underneath side of existing beam, drill & epoxy rebar as shown and pour cells at front elevation, side elevations & rear cut & remove block for 16 new windows, cut & demo 2' below 6 existing windows & below 6 windows to make new doors, set new u-lintels and sills, pour jams solid.	1	ea	\$ 77,352.00
5 Metal			
Fabrication of steel framing complete including all channels, angles, and metal decking shown on drawing S1.1	1	ea	\$ 61,926.00
A/C Screen on roof top.	1	ea	\$ 24,960.00
6 Carpentry			
Balcony, railing balusters by Fypon	1	ea	\$ 29,758.07
8 Doors Windows & Glass			
Install storefront frames & glass, 60 minute fire rated frames & glass and one all glass door with side lite all per plans & specs provided. Clear anodized storefront with 1/4" Grey tempered glass, includes shop drawings.	1	EA	\$ 232,454.40
9 Finish			

<p>Framing & Drywall: Layout and frame interior 20 gauge (EQ19mil) metal studs walls, 16"o/c to heights as shown, with 5/8"gyp on all walls both sides to heights indicated, extend walls as designated on the first and second floor from the top of the existing wall to the underside of the deck, Exterior framing to be in sizes shown per plans with a maximum thickness of 18 gage (43mil), with 5/8 Dens glass on exterior, blocking is included at the knee wall under storefront and at the head of the storefront glass, flat strap or fire treated wood backing for grab bars and break room cabinets, R-11 or R-19 un-faced fiberglass batt insulation per wall types, Install new furring & gyp at all new exterior window locations, wrapping the new windows with 5/8 gyp, corner bead and finish, patch and skim of existing walls shown to be directly affected by demolition per the Architectural plans, moisture resistant board in wet areas per plans, all interior gyp to be paint ready</p> <p>Painting Interior: Prime new drywall one coat, Prime one coat, patch walls, paint corridors & stairway two coats finished paint, paint doors frames on corridor side only.</p>	1	ea	\$ 75,854.90
	1	ea	\$ 6,165.60
Painting Exterior: North, south, east, west walls, trim around windows, balcony's, railings, pressure wash,	1	ea	\$ 12,564.00
Tile: Keystone tile in corridors, rest rooms, stairs, balcony, base. 4x4 ceramic tile on wall in rest rooms as noted on plans.	1	ea	\$ 36,965.40
10 Specialties			
Granite counter top with back splash, skirt, framing, supports.	1	ea	\$ 3,600.00
15 Mechanical			
Plumbing: 2 hi lo water coolers, 3 wall mount sinks, 4 toilets, 1 urinal, including rough & finish plumbing, all fixtures / hardware, exhaust fans.	1	ea	\$ 12,000.00
16 Electrical			

Pre drawing 1thru 4 dated 8-26-16: Includes lighting and gear packages subject to approval, 1-2" conduit with pull string from location of telephone demarcation to new phone board being installed into the new second floor electrical room, 1-3/4" EMT conduit with pull string form phone board on second floor to each suite on the second floor, wiring methods is to be per local codes, including permit.	1	ea	\$ 96,746.40
Total			\$ 760,680.99

Proposal Prepared By: Ken Graves

NOTES:

- D&G shall obtain and owner shall pay for all necessary permits, approvals, licenses, government charges and inspection fees required for the prosecution of the Work by any government or quasi-government entity having jurisdiction over the Project, as such items are not included in the Contract Price unless stipulated above. D&G's standard liability and State of Florida standard worker's compensation insurance is included. Waivers of Subrogation and/or additional insurance coverage's which may be required will be an additional charge.
- Differing Site Conditions: Concealed or latent physical conditions or subsurface conditions at the Site that (i) materially differ from the conditions indicated in the Contract Documents or (ii) are of an unusual nature, differing materially from the conditions ordinarily encountered and generally recognized as inherent in the Work are collectively referred to herein as "Differing Site Conditions." If D&G encounters a Differing Site Condition, D&G will be entitled to an adjustment in the Contract Price and/or Contract Time to the extent D&G's cost and/or time of performance are adversely impacted by the Differing Site Condition.
- This Proposal may be withdrawn if not accepted within 30 days.

The price stated herein is based on the work listed in this proposal. Upon acceptance of this bid, the price, specs, qualifications, standard exclusions terms and conditions are satisfactory and hereby accepted to be incorporated in its entirety and made a part of any resultant contract agreement. It is hereby specifically agreed that should collection be necessary, the undersigned company/individual will pay all costs, arbitration costs, and interest. All invoices are due net. 10 days from time of receipt.

Accepted by:

Date:



CONSTRUCTION COMPANY, INC.

04/10/2017

Jay,

Per your request of this past Friday, the following is the cost break-out for the Wolk Office Building Renovation front facade. If you have any questions, feel free to give me a call. Thank you.

Chuck Tuohey

President

Tuohey Construction, Inc.

Wolk Office Building Renovation - Front Facade Cost Break-out

1. General Conditions.....	\$ 35,000.00
2. Demolition.....	\$ 20,000.00
3. Concrete.....	\$ 5,400.00
4. Masonry.....	\$ 4,800.00
5. Structural Steel.....	\$ 60,280.00
6. Misc. Carpentry.....	\$ 7,500.00
7. Storefront System.....	\$ 86,000.00
8. Balconey Railing System.....	\$ 28,000.00
9. Stucco/Framing/Dens-Glass.....	\$ 21,470.00
10. Painting.....	\$ 6,000.00
11. Parapet Cap.....	\$ 2,800.00
<u>12. Electrical.....</u>	<u>\$ 8,750.00</u>
TOTAL.....	\$ 286,000.00



CONSTRUCTION COMPANY, INC.

Wolk Office Building Renovation - Proposal Cost Breakout

Overall Cost Breakout:

<u>Division:</u>	<u>Value</u>
1. General Conditions.....	\$ 92,400.00
2. Demolition.....	\$ 80,440.00
3. Concrete.....	\$ 16,340.00
4. Masonry.....	\$ 13,550.00
5. Structural & Misc. Steel.....	\$ 69,350.00
6. Carpentry.....	\$ 16,130.00
7. Sound Insulation.....	\$ 4,200.00
8. Doors/Windows/Hardware/Storefront.....	\$125,450.00
9. Finishes.....	\$ 197,620.00
10. Toilet & Bath Accessories.....	\$ 9,750.00
11. Equipment.....	\$ N/A
12. Furnishings.....	\$ N/A
13. Special Construction.....	\$ N/A
14. Conveying Systems.....	\$ N/A
15. Mechanical:	
Plumbing.....	\$ 22,250.00
HVAC.....	\$ N/A
Fire Supression.....	\$ N/A

16. Electrical.....	\$ 51,920.00
Fire Alarm.....	\$ N/A
Low Voltage.....	\$ N/A
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TOTAL.....	\$ 699,400.00

Owner Requested Breakouts:

A. Breakout for Front Facade Construction.....	\$ 286,000.00
B. Breakout to eliminate front facade stucco/framing/dense glass.....	\$ 21,470.00

Misc.:

C. F. Tuohey Construction acknowledges limited access shall be provided to rear and sides of Wolk Building and that at least 24 hr. prior notice is required to gain access to the adjoining properties.

Charles F. Tuohey, President



Wolk Office Building

November 29th 2016

No.	Division	Amount
1	General Requirements (Includes overhead & profit)	\$ 48,486
2	Site Work	\$ 64,979
3	Concrete	\$ 31,317
4	Masonry	\$ -
5	Metals	\$ 77,523
6	Wood & Plastics	\$ 3,106
7	Thermal & Moisture Protection	\$ 9,268
8	Doors & Windows	\$ 137,269
9	Finishes	\$ 224,554
10	Specialties	\$ 6,506
11	Equipment	\$ -
12	Furnishings	\$ -
13	Special Construction	\$ 44,220
14	Conveying Systems	\$ -
15	Mechanical	\$ 17,050
16	Electrical	\$ 88,728
17	Data and Phone	\$ -
	Total Lump Sum Bid	\$ 753,005

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CBC-1259100



Qualifications & Clarifications

Wolk Office Building

11/29/2016

- Pricing is based on drawings prepared by Innovative Quest II Corporation dated 10/07/2016.

Sitework / Demolition

- Demolition of existing storefront, interior doors/frames, CMU planter box, portion of exterior stucco, concrete slab, existing windows, toilet fixtures, portion of CMU wall, tile & carpet flooring all as noted on plans.
- Includes selective demolition of the acoustical ceiling.
- Includes cutting in new window openings in CMU per plans.
- Includes scaffold with pedestrian pass through walkway at west façade.
- Includes meter closures to accommodate dumpsters.
- Includes minor protection of adjacent roof.
- ***(Reference alternates for option to remove and replace ACT throughout).***

Concrete

- Includes new CMU filled cells with #5 diameter rebar at new cut-in windows on 1st and 2nd floors.
- Includes new slab with thickened footing at exterior demolished area per note D6 on AD2.1.
- Includes new precast lintel and sill at exterior windows as noted on elevations.
- ***(Reference alternates for option for self-leveling floor at lower level.)***

Steel

- Includes new structural steel and metal decking as required for three new balconies.
- Includes shop drawings.

Carpentry

- Includes new standard granite countertops at bathrooms as noted on sheet A10.1.

Thermal & Moisture Protection

- ***ALLOWANCE: Includes new tile cap flashing at parapets per elevation note 5/A6.1 and elevation note 6/A6.2. Allowance = \$8,400.***
- ***Excludes roof repairs of existing building or adjacent structures.***

Doors/Frames/Hardware/Glazing

- Includes new ***standard*** storefront and exterior windows as located and noted on the drawings.
- ***Excludes butt jointed storefront system noted on the drawings as there is NOT a butt glazed storefront system that has been tested to meet the current FPA criteria.***
- ***(Reference alternates for option for curtain wall system.)***
- Includes 5 new doors, frames and hardware as outlined on notes D4 & D5/A11.1.
- Includes re-finishing 27 existing corridors doors.
- ***Excludes all other interior door finishing.***



Qualifications & Clarifications (page 2)

Wolk Office Building

11/29/2016

Finishes

- Includes gypsum board partitions with level 4 finish ready for paint.
- Includes extending existing interior walls to structure above per note 9/A2.1 and A2.2.
- Includes new white acoustical grid and tile at 1st and 2nd floor bathrooms.
- Includes Fypon balcony railings, knoll posts and ballusters.
- Includes interior painting interior walls at 1st and 2nd floor up to ceiling height, painting 5 new doors & frames per schedule, painting exterior stucco and CMU walls/soffits, painting ballusters/railings, louvers and window lintels/sills.
- Includes re-finish 55 existing doors.
- Includes flagstone pavers at Corridor & Lobby of 1st and 2nd floors, Women's/Men's bathrooms at 1st and 2nd floors, Existing Front Stairwell and Rear Stairwells on 1st and 2nd floors and the Electrical room at 2nd floor.
- Includes ceramic tile wainscoat as shown at bathrooms on sheet A10.1.

Specialties

- Includes new toilet accessories and partitions as noted on the drawings.
- Includes new AC screen wall as specified on note 1/A4.1.
- Includes new metal canopy as specified on note 5/A9.1.

Mechanical/Plumbing

- Includes two exhaust fans at bathrooms per drawings.
- ***ALLOWANCE: Includes new standard fixtures at four bathrooms and hi-lo drinking fountains at floors 1 and 2. Allowance = \$15,000.***
- ***Excludes HVAC work as there is no information on the plans.***

Electrical

- Includes electrical scope to complete project per drawings.
- Includes lighting and gear packages that are subject to approval.
- Includes 1 each 2" conduit with pull string from location of telephone demarcation to new phone board at second floor electrical room.
- Includes 1 each ¾" EMT conduit with pull string from phone board on second floor to each suite on the second floor.
- All wiring methods to be per the NEC and local code requirements.
- ***Excludes fire alarm and voice/data wires/devices or components.***