



2728 S. Ferncreek
Orlando, FL 32806
Lic# EC13005486

Date: 4-14-2018

Attn: Rock Pit brewery

Re: Electrical proposal

- Furnish and install all labor, conduits, wiring, and devices as per print.
- Upstairs is not in scope of work and is excluded from this bid.
- All wiring to be in exposed conduits except where customer is ok with in wall such as behind bar or retail pos and bathrooms.
- Existing lighting to remain and not repaired with exception of the high bay fixtures, customer will provide led lamp and we will re wire fixture as needed.
- All stubs for fire, data, t.v. are included in this bid. Cabling and or wiring of said devices to be excluded.
- Existing MDP and panel to left of MDP is assumed to be in good working condition and all covers, doors, screws located onsite and intact. One new panel to be added in the electrical room, the MDP has up to three existing 200amp breakers not being used and we will purpose one of those for the new panel. The existing "c" panel will be cleaned up and re used. It appears we need two new breakers for that panel.
- All exit and emergency lights to be standard, white, with red lettering, em lights to be led and white in color.
- Led cans to be 6" LED and 3k temperature.
- All paddle fans, exhaust fans, decorative lighting provided by other, installed by Stanton electric.
- There is an allowance of up to 5 additional outlets that are not shown on prints for t.v.'s The locations will have to be determined by owner prior to commencement of electrical work.
- I have an allowance for one pull down extension cord for the mobile pump you gave me in the equipment paperwork. They come in different amperages and footages, they usually start around \$250.00 and go up from there so there is a \$250.00 allowance in here for it.
- At this time any low voltage wiring of any system related to the process of facility is excluded as there is no diagram or information.

Total: \$25,650.00

Terms: Three draws, each equal to each other at 25%, 50%, 100% electrical mile stones.

Based off AIA pay applications.

Thank you,
Josh Stanton

Please add 5% to total if paying with credit card

Quotes automatically expire 30 days after dates listed above



Proposal

EC# 13005824

LIC./Bonded/Insured

To:
Rock Pit Brewery
10 West Illiana Street
Orlando, FL

Date	Proposal #
4/23/2018	18-102

This proposal expires after 30 days.

Project Name
Alteration

Description	Total
Provide drawings, permitting, material and labor to: Rework existing service and existing lighting; Provide new panel board B 200A 84 space; Install power for brewer, coolers, compressors and existing AC units; Rework existing panels and service intended to be reused; Any change to existing service panel, wire OR breakers are NOT included in this proposal; Install power for micro brew equipment; 2 - 3ph feeders @ 41amps, 1 - 15amp 120V outlet for pump, GFCI outlets in brew area. Material, Labor, Permitting & Design	21,500.00

This is a quotation on the above named building are subject to the exclusions noted below:

**Low Voltage Wiring, Fire Alarm System, Pipe &/or wire, *Security System &/or wire; *Cutting &/or patching of concrete; *Survey fees; Power Company charges or fees; *This quote covers direct costs only & we reserve the right to claim for impact & consequential costs; *This price is based on job conditions as presently constituted & deviations may require a price adjustment.*

Total	\$21,500.00
--------------	--------------------

Thank you for the opportunity to be of service and we look forward to working with you.

5065 Ohio Ave. Sanford, FL 32771; Mobile: 407.402.7815 / Fax: 407.302.7810; Email: aaronselectrical@bellsouth.net



Tel. 321-443-5527

1426 Simpson road # 76 Kissimmee FL 34744

Lic: ER13014603

To: JEFF VOSE

ELECTRICAL PROPOSAL-CONTRACT

DATE: 4/19/2018
Electrical indoor installation
Cell: 407 420 6944
Off: n/a
Job site: 609 ASHBERRY LANE Orlando ,Florida 32804
ROCK PIT BREWERY
VOSE CONSTRUCTION

Scope of work: The work of this division consist of furnishing all plant labor, permits, materials, equipment, supervision, and performing all operations required to complete all items of work in accordance with these specifications, applicable drawings and all other applicable portions of the complete contract documents.

Specification: Proposal is based on the submitted plans/electrical drawings as requested by GENERAL CONTRACTOR /MANAGER. With revision as indicated with the 2014 NEC.

The installation of:

POWER PLAN:

- 1 new breaker panel "B", 200 amps ,3 phase, 4 wires, 120/208v 84 spaces, MLO
- 1 new breaker panel "C", 225 AMPS, 3 phase, 4 wires, 120/208v, 42 spaces, MLO
- 40 duplex receptacles, 20 amps, 120v.
- 15 gfci receptacles, 20 amps 120 v.
- 6 receptacles, 30 amps, 240 v. single phase
- provide a disconnect for air conditioner, coolers, brewer systems, pos stations, display coolers, u.c coolers
- provide power for all kitchen equipment and relocated items

LIGHTING PLAN:

- Install, hang, connect, relocate, secure, provide power via switches, sensors, lighting control, timers, to the lighting package showed on the electrical drawing E-1(lighting package is business owner provided)

We hereby propose to furnish material and labor – complete in accordance with the above specifications, for the sum of:
\$ 32,600.00

Payments are to be made as follow: 20%-\$ 6,520.00 to sign the contract and start the job, 30%- \$ 9,780.00 with rough in inspection approve, 30%- \$ 9,780.00 with above ceiling inspection approval, 20%- \$ 6,520.00 with the final inspection approval ,Any deviations from the terms this contract must be recorded on a change order form which is signed and approved by the home/business owner. Work is to be invoiced upon completion. Payment is due five (5) days from receipt of the invoice. A finance charge of 1.5% per month will be charged on all invoices not paid within 30 days.

All work is to be done in professional manner according to standard practices. Any Alteration or deviation from above specifications involving extra costs will executed Only upon written orders and will become an extra charge over and above this proposal. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to Carry all necessary insurances. JLD Electrical workers are fully covered by Workers Compensation Insurance. Owner agrees to liability for costs of collection, including attorneys' fees. Due to uncertainties in commodity markets this proposal is subject to pricing reviews For the duration of the job. JLD Electrical reserves the right to withdraw this proposal at any time.

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are Hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.
Date of Acceptance:

JLD ELECTRICAL
Authorized Signature JOSE LUIS DIPRE

Acceptance
Signature _____

Print JEFF VOSE

PRECISION FIRE SYSTEMS, INC.

782 Monroe Road, Sanford, FL 32771
PHONE: (321) 363-1560 FAX: (321) 363-1320

January 12, 2018

Jim Knaub
Knaub Construction & Development LLC
P.O. Box 8
Howey In the Hills, FL 34737
Phone: (321) 229-2941
Email: jim@knaubconstruction.com

**RE: ROCK PIT BREWERY
10 WEST ILLIANA STREET
ORLANDO, FL**

SUB: FIRE SPRINKLER BID

**WORK, APPARATUS AND ITEMS DETAILED AS FOLLOWS SHALL BE FURNISHED
AND INSTALLED BY PRECISION FIRE SYSTEMS, INC.**

REFERENCED BID DOCUMENTS: Our bid is based on the building being constructed as shown on drawing A-2 prepared by Architectural Resource Group, Inc. dated 12/27/17.

PROJECT DESCRIPTION: Existing one story building, approximately 6000 sq. ft. area.

SPRINKLERS: Provide a wet pipe system of automatic sprinklers hydraulically designed for Ordinary Hazard Group One Occupancy. Sprinklers shall be upright brass type installed on black steel piping exposed beneath the roof structure. Recessed pendent sprinklers shall be provided in bathrooms. Dry pendent sprinklers shall be provided in the walk-in coolers and freezer. The fire sprinkler system shall be designed using the municipal water supply.

SYSTEM CONTROL VALVE: Provide one (1) indicating system control valve in the fire sprinkler riser.

ELECTRICAL DEVICES: Provide one (1) water flow indicating switch, one (1) control valve supervisory switch and one (1) electric alarm bell at the fire sprinkler riser.

UNDERGROUND PIPING: Provide approximately 100 feet of 4" diameter C900 DR-14 PVC underground fire line piping from the property line along W. Illiana Street to the northeast corner of the building. Our work shall include one (1) 4" diameter reduced pressure type double detector check valve assembly with FDC, trenching, backfilling and compaction to 95% density.

Precision Fire Systems, Inc.

RE: ROCK PIT BREWERY
10 WEST ILLIANA STREET
ORLANDO, FL
JANUARY 12, 2018

DIRECTIONAL BORE: Our price includes an allowance of \$8,000.00 to subcontract a 4" diameter x 30 feet directional bore beneath W. Illiana Street to access the water main on the north side of W. Illiana Street. *The allowance amount shall be adjusted for the actual cost of the directional bore based on the subcontractor's quotation and invoice.*

WET TAP: Provide one (1) 4" diameter wet tap on the north side of W. Illiana Street to supply of the fire sprinkler system. Our price includes the tapping saddle, tapping valve and wet tap. *Our price does not include securing any City or OUC work order, permit or fees related to the wet tap that may be required.*

SUBMITTALS: Provide shop drawings, hydraulic calculations and product literature.

PERMITS: Provide the fire sprinkler permit.

WARRANTY: Provide a one (1) year warranty on materials and workmanship.

TAXES: Provide applicable use, occupational and sales tax.

INSURANCE: Provide \$1,000,000.00 General Liability, Automobile Liability, Workers Compensation and 5,000,000.00 Umbrella Liability Insurance.

ADDITIONAL ITEMS NOT INCLUDED IN OUR BASE BID:

1. Fire alarm system and central station monitoring.
2. Fire extinguishers.
3. Light, water and toilet facilities during construction.
4. Traffic management and MOT plan.
5. Barricades.
6. Any permit other than the City of Orlando Fire Sprinkler Permit.
7. Civil engineering.
8. Surveying.

PRICE: Seller proposes to furnish shop drawings, permit, materials, labor and equipment in accordance with the scope of work as described herein for the sum of:

BUILDING FIRE SPRINKLER SYSTEM:	\$16,857.00
UNDERGROUND (100') FIRE MAIN, BFP & FDC:	\$14,917.00
DIRECTIONAL BORE (Allowance Amount):	\$ 8,000.00
WET TAP:	<u>\$ 5,795.00</u>
TOTAL PRICE:	\$45,569.00



109-B Concord Drive
Casselberry, FL 32707
407.830.6500
DynaFire.com



March 9, 2018

Rock Pit Brewery

Attn: Sean Burke
10 West Illiana Street
Orlando, FL
Phone: 407-690-6612
Email: sean@rockpitbrewing.com

Re: Rock Pit Brewery
10 West Illiana Street
Orlando, FL

Dear: Sean;

Enclosed is our proposal for the fire protection work at the above referenced project.

In selecting DynaFire, Inc. for this work, you may rest assured it will be performed to your complete satisfaction. We look forward to hearing from you.

Respectfully,

DYNAFIRE, INC.

Ardy Erami
Fire Sprinkler Sales Representative

WORK, APPARATUS AND ITEMS DETAILED AS FOLLOWS TO BE FURNISHED AND INSTALLED BY DYNAFIRE, INC.

GENERAL

Our proposal is based on the building being constructed in accordance with Architectural and Structural Drawings furnished by Architectural Resource Group, Inc. with plans dated January 10, 2018. Fire sprinkler layouts shall be designed by DynaFire, Inc. in accordance with the requirements of The State Of Florida Fire Prevention Code and a mutually agreeable Subcontract. DynaFire Standard Terms and Conditions shall apply to this proposal. Our proposed Scope of Work shall be as follows:

1. This proposal is based on the installation of an Wet Pipe automatic fire sprinkler system in accordance with NFPA 13 2013 Edition. All new materials and installation shall be in accordance with NFPA 13, State, and local Jurisdictions.
2. Our proposal is based on the design of the fire sprinkler system utilizing a mixture of black schedule 10 and schedule 40 steel piping throughout the areas of the building as specified within this proposal.
3. DynaFire, Inc. Point of Connection and start of work to be 1'-0" above finished floor in the fire sprinkler riser room. Fire sprinkler supply spigot to be located and provided by others at location noted on Contract Drawings.
4. Our proposal is based on performing our work during normal working hours (Monday thru Friday, 7:00 AM-3:30 AM). All work performed after normal working hours will be provided at our standard Over-Time rates payable by the Buyer.
5. New piping to be pressure tested in accordance with NFPA 13 2013 Edition.
6. Fire sprinkler layouts shall be prepared utilizing Auto Cad Architectural and Structural files provided by the Buyer.

DESIGN CRITERIA

This proposal is based upon an adequate water supply of 1500 GPM being made available with a residual pressure of 20 PSI at the point of connection to the city water supply. Hydraulic calculations shall be provided to prove that flow requirements can be met using the municipal water supply as the primary supply. All new materials and installation shall be in accordance with NFPA 13, State, and Local Jurisdictions.

SYSTEM DESIGN

OFFICE, CORRIDORS, AND BATH ROOM AREAS: Design Criteria - Provide a .10 GPM/ Sq. Ft. for all, in accordance with NFPA 13, 2013 Edition for a Light Hazard Occupancy utilizing Chrome Quick Response, 155° Semi-Recessed Pendant sprinklers installed on black steel piping concealed above suspended ceilings and soffits.

BREWERY FLOOR - Provide a .20 GPM/Sq. Ft. for all in accordance with NFPA 13, 2013 Edition for an Ordinary Hazard Group 2 Mercantile Occupancy, utilizing brass 155° Standard Response Upright sprinklers installed on black steel piping exposed below the building structure. With Storage Height being at a MAXIMUM of 8 Feet above finished floors.

PIPE AND FITTINGS

All pipe and fittings to be Listed and Approved in accordance with NFPA 13, 2013 Edition.

HANGERS

Necessary hangers in place to support sprinkler piping in accordance with NFPA 13 2013 Edition. DynaFire, Inc. shall not be required to furnish or install any material or device to improve the structural strength of the building to enable it to bear the load of the fire protection system.

FLUSHING AND TESTING

Provide necessary testing and flushing of piping as required by Owner's underwriter and local codes.

FOUNDATIONS

All foundations and concrete work are to be provided by Buyer.

FREIGHT AND HANDLING

Deliver materials to job site and do all local handling.

WORKING CONDITIONS AND LABOR

This proposal is based upon installation being made from finished, poured concrete floors during normal working hours and days. All work shall be done by skilled sprinkler fitters without union affiliation.

REQUIREMENTS OF REGULATORY AGENCIES

All work shall be approved by the local fire department, prior to work commencing, subject to the limitations contained herein.

REFERENCE STANDARDS

NFPA #13 Fire Sprinkler Systems

DRAWINGS

Architectural and structural drawings shall be used for building construction, dimensions and for specific locations. The Seller shall follow drawings in layout of work and check drawings of other trades to verify spaces in which work will be installed. Where head room or space conditions appear inadequate, the Buyer shall be notified before proceeding with the installation.

Test Reports and Certificates:

Upon completion of final inspections and tests as required by the various authorities, submit copies of Contractor's Material and Test Certificate, Parts A and B, to the local fire department.

WARRANTY

Material and Equipment Warranty

Seller to furnish all manufacturer's warranties and instructions, as-built drawings, certificate of final inspection and twelve (12) month warranty against defective equipment, materials or workmanship. Warranty shall begin on the date fire sprinkler system is placed in service.

PERMITS

This proposal includes fire sprinkler permitting fees.

WORK, APPARATUS AND ITEMS DETAILED AS FOLLOWS ARE NOT INCLUDED IN THIS PROPOSAL:

1. Water service tap, connection fees, or impact fees.
2. Fire hydrants or Backflow Preventers.
3. Concrete or paving work.
4. **Adequacy of water supply.**
5. Painting or preparation for painting.
6. Patching or redecorating.
7. Booster Pumps if required.
8. Alarm supervision, central station alarm service, and annunciator system.
9. Electrical wiring (electrical devices - electrical work of any nature).
10. All fire extinguishers and extinguisher cabinets.
11. Fire hose equipment.
12. Underground or Site work of any nature.
13. Light, water, electrical service and toilet facilities during construction.
14. Freeze protection of any nature.
15. Exterior sprinkler protection.
16. Any other wet or dry fire protection not specified within this proposal.
17. Performance and payment bond (may be provided additionally at 1.6% of proposal amount).

PRICE

Seller proposes to furnish materials, labor, and design in accordance with the above specifications for the sum noted below:

\$17,888.00

Please acknowledge your acceptance of this proposal by signing in the space provided and emailing a copy to our office. Once DynaFire, Inc. has received the signed proposal and Notice Of Commencement, we shall schedule the work accordingly.

By: _____
Ardy Erami
Fire Sprinkler Sales

Dated: March 9, 2018

For: **DYNAFIRE, INC.**

DynaFire, Inc. Standard Terms and Conditions

1. it is understood and agreed by and between the parties hereto that DynaFire, Inc. is not an insurer, nor is the agreement intended to be an insurance policy or a substitute for an insurance policy. Charges are based solely upon the value of the services provided and are unrelated to the value of the Subscriber's property or the property premises. The amounts payable by the Subscriber are not sufficient to warrant DynaFire, Inc. assuming any risk of consequential or other damages to the subscriber due to DynaFire, Inc. except as specifically provided for in this Agreement. Subscriber does not desire this Agreement to provide for the liability to DynaFire, Inc. and Subscriber agrees that DynaFire, Inc. shall not be liable for loss of damage due directly or indirectly to any occurrence or consequences, there from, which the service is designed to detect or avert. From the nature of the services to be performed, it is impractical and extremely difficult to fix the actual damages, if any which may proximately result from a failure on the part of DynaFire, Inc. to perform any of its obligations hereunder or the failure of the System to properly operate. If DynaFire, Inc. should be found liable for loss or damage, such liability shall be limited to an amount equal to ten percent of one year's recurring charge. In the event that Subscriber desires DynaFire, Inc. to assume greater liability for the performance of its services under this agreement, a choice is hereby given of obtaining full or limited liability by paying an additional amount proportioned to the amount of liability DynaFire, Inc. will assume. If this option is chosen, an additional rider shall be attached to this agreement setting forth the additional liability of DynaFire, Inc. and the additional charges.
2. The Subscriber agrees to furnish DynaFire, Inc. in writing and on a continuing basis, a list of names, email addresses and phone numbers of primary contacts (responders) to be notified upon receipt of a signal and assume full responsibility for the accuracy of such information.
3. In the event any person not a party to the Agreement shall file any claim against DynaFire, Inc. for any reason whatsoever related to the service furnished hereunder including without limitation the installation, repair, monitoring, operations, miss-operation or non-operation of the system, Subscriber agrees to indemnify, defend and hold DynaFire, Inc. and its employees and agents from any and all claims, including payment of all damages, expenses and cost (including reasonable attorney's fees).
4. The Subscriber agrees to pay to DynaFire, Inc. the amount of the RECURRING SERVICE CHARGE in advance during the term of this Agreement and any automatic renewal thereof.
5. DynaFire, Inc. does not represent or warrant that the System may not be compromised or circumvented. Subscriber acknowledges that DynaFire, Inc. is not an insurer, the Subscriber assumes all risk for loss or damage to Subscriber's premises or to its contents, whether belonging to Subscriber or others; that DynaFire, Inc. has made no representations or warranties, express or implied, except as which sets forth DynaFire, Inc. obligations and maximum liability in the event of any loss or damage to Subscriber.
6. DynaFire, Inc. & DynaNet Radio Service: Fees for DynaNet Radio Monitoring are for services only. Subscriber understands that all radio equipment remains the property of DynaFire Inc. and does not constitute an improvement to real property. All radio transmission equipment shall be returned to DynaFire, Inc. upon the termination of this agreement. The DynaNet Radio is warranted from manufacturing defects, including battery replacement for the life of the contract. Damage resulting from accidents, acts of God, alteration, misuse, tampering or abuse of failure of the Subscriber to properly follow operating instructions. Subscriber shall call DynaFire, Inc. for service under the warranty and upon inspection of the "conditions" not covered by warranty; a charge will be made for such at DynaFire, Inc. then applicable rates for labor and materials. Service will be furnished by DynaFire, Inc. during normal working hours 8:00 A.M. to 4:30 P.M., Monday through Friday, except holidays. Repair after said schedule must be approved by DynaFire, Inc. and will be charged at DynaFire, Inc. after hour's applicable rates.

Customer Name: _____ Date: _____
Print Name

Signature Line: _____

Signing this document is an acceptance of proposal.

Thank you for allowing DynaFire, Inc. to offer our products and services.

Sincerely,

Fire Sprinkler Department

DYNAFIRE, INC. 407-830-6500
Office: 407-830-6500 or Fax: 407-831-1347

Elite Fire Protection
4145 County Road 561
Tavares, FL 32778-9371
www.elitefirefl.com
352-639-4119
352-639-4151
gwhigham@elitefirefl.com

Estimate 2008

Customer

Rock Pit Brewery
10 W Illiana St
Orlando, FL 32806-4408
813-410-1454

Service Location

Rock Pit Brewery
10 W Illiana St
Orlando, FL 32806-4408

Item(s)

Qty	Name	Description	Rate	Amount	Tax	Approved
1	Install	Installation	\$17,400.00	\$17,400.00	NON	Yes

Subtotal	\$17,400.00
Tax	\$0.00
Total	\$17,400.00

Notes

This quote includes all labor, design, permitting and material for a new wet fire sprinkler system starting from 1'-0" off finish floor. Price is off of plans by Architectural Resource Group dated 2-5-18. Price does not include the adjacent space attached to the Rock Pit Brewery.

Terms

QUOTATION TERMS AND CONDITIONS

Throughout this quotation, Elite Fire is referred to as "Seller", the customer is referred to as "Buyer"

.LIMITATION OF LIABILITY. In consideration of the potential relative cost benefits occurring to seller for performing the work, buyer agrees to under no circumstances shall the liability of seller, whether in tort or contract, arising out of or relating to this quotation for the performance or failure to perform any action by seller or any employee, agent, subcontractor a representative of seller exceed the monetary price payable to buyer to sell as set forth above in this quotation. As a condition precedent to any claim or lawsuit against seller, all outstanding invoices must be paid in full, without compromise on amounts owed.

ACTIONS BY OTHERS. In no event shall seller be liable for any damage, loss, injury, or any other claim arising from any servicing, alteration, modification, changes, failure to maintain or movements of the covered system(s) or any of its component parts by the buyer or any third-party.

WAIVER OF SUBROGATION. The seller is not an insurer against loss or damage. Sufficient insurance shall be obtained by buyer to cover the premises (and property therein) where the work will be performed. Buyer agrees to rely exclusively on buyers insurance to recover for injuries, losses or damages suffered in the event of any loss, damage or injury to the premises, persons or property therein. Buyer, for itself and all others cleaning by or through it under this quotation, releases and discharges seller from and against all losses, costs, expenses, and damage is covered by buyers insurance. Is expressly agreed and understood that no insurance company, insurer or other entity/individual will have any right of subrogation against seller.

INCIDENTAL/CONSEQUENTIAL DAMAGES. Under no circumstances shall seller be liable to buyer for indirect, incidental or consequential damages of any kind, including but not limited to damages arising from or related to the use, loss of use, performance, or failure of the cover system(s) to perform.

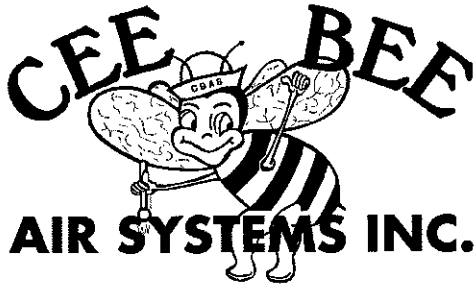
LIMITED WARRANTY. SELLER WARRANTS THAT THE WORK FURNISHED UNDER THIS QUOTATION WILL BE FREE FROM DEFECTS FOR A PERIOD OF ONE YEAR (365) DAYS FROM THE DATE SAID WORK IS COMPLETED. SELLER AGREES TO REPAIR OR REPLACE THE WORK PROVIDED THAT THE WORK HAS NOT FAILED DUE TO CIRCUMSTANCES UNRELATED TO THE MATERIAL OR WORKMANSHIP FURNISHED BY SELLER (e.g, ABUSE, FAILURE TO MAINTAIN, SERVICE OR REPAIR BY OTHERS ECT...) EXCEPT AS EXPRESSLY SET FORTH HEREIN, SELLER DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO THE SERVICES PERFORMED OR THE PRODUCTS, SYSTEMS OR EQUIPMENT. IF ANY, SUPPLIED HEREUNDER.

IDEMNITY. Buyer agrees to indemnify, hold harmless and defense hour, to the fullest extent permitted by law, against any and all losses, damages, costs, including expert fees and attorney's fees, arising from or related to any action or failure to act by buyer or any employee, agent, representative, officer or director of buyer. In the event seller is forced to retain an attorney in order to collect monies owed to seller by buyer, buyer agrees to pay seller's reasonable attorney's fees incurred both pre-suit and in litigation related to the collection of monies owed by buyer to seller or to seller's attempt to enforce any of the terms and conditions of this quotation.

WATER SUPPLY. Seller make no claims and/or representations as to the present currently or in the future of corrosion inducing matter, i.e microbiological organisms, contained within the water supply. Seller recommend that the water supply be periodically tested and, as needed, treated. Periodic testing and treatment of the water supply and all costs associated there with are the sole responsibility of fire. Any such testing by seller must be pursuant to a separate written agreement.

AFFILIATES. The term and conditions set forth in this quotation shall inure to the benefit of all parents, subsidiaries and affiliates of seller, whether direct or indirect seller's employees, agents, officers and directories.

Signature	Date
-----------	------



AIR CONDITIONING – HEATING – REFRIGERATION
HOME COMFORT SPECIALISTS
SALES • SERVICE • INSTALLATION

P.O. BOX 2247
APOPKA, FL 32704-2247
(407) 886-5960
(407) 862-4704
(352) 735-5340
St. FL Cert. #CAC039747

www.CeeBeeAir.com

Serving Central Florida Since 1976!

April 23, 2018

Vose Construction, LLC
324 W. Morse Blvd.
Winter Park, FL 32789
ATTN: Jeffrey Vose

Re: HVAC @ Rock Pit Brewery @ 10 W. Illiana St., Orlando, FL - (Remodel)

Proposal to install HVAC

1. Pump down one (1) existing system and relocate refrigerant lines and condenser as shown on plans. Provide new concrete pads for new condenser location. Restart both units upon job completion and check for proper operation.
2. Provide and install two (2) complete duct system per plans provided. Fiberglass ductboard (R-6.4) and flexible round mylar-coated duct (R-6.0) *(This project was designed with a "Plenum-Return Ceiling" therefore no returns are ducted.) *Duct and grilles have been added to quote to serve restrooms – no duct or grilles are shown on plans for this area)*
3. Provide and install thirty-four (34) pieces of air distribution as scheduled. All manual volume dampers, insulation and accessories included.
4. Provide and install two (2) new Honeywell Digital Programmable Thermostats.
5. Provide and install four (4) duct-mounted smoke detectors with push-button resets. Powered from unit.
6. Provide and install two (2) motorized outside-air intake dampers as shown on plans provided.
7. Provide and install three (3) exhaust fans as shown on plans with associated metal ductwork and exterior wallcaps.
8. Mechanical permit fee included.

Total price for items 1-8 above: \$19,744.00

NOTES: Electrical and line voltage wiring by Electrician. Low voltage wiring to equipment and thermostat by Cee Bee Air Systems, Inc. Hook up by Cee Bee Air Systems, Inc. All exterior building penetrations cut and patched by others. A lift/forklift for moving existing condenser to new location to be provided by others. Includes one year labor service by Cee Bee Air Systems, Inc. Parts and components warranty per manufacturer's limited warranty. EER / SEER and COP / HSPF ratings are subject to change by Manufacturer, A.R.I. or D.O.E. Authorities.

Please call me at (407) 886-5960 if you have any questions.

James Springham
Cee Bee Air Systems, Inc.

Mike Jones

407-832-5369

Quote

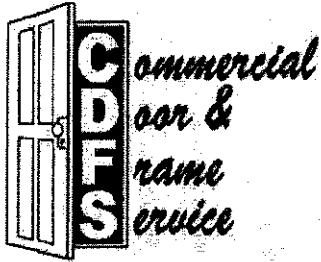
Submitted on 04/25/2018

Invoice for Name	Payable to Name	Invoice #
Company name		
Street address	Project	Due date
City, State, Zip	Project name	

Description	Qty	Unit price	Total price
Quote for plumbing	1		\$32,000.00
Rock Pit Brewery			\$0.00
			\$0.00
			\$0.00

Notes:	Subtotal	\$32,000.00
	Adjustments	

\$32,000.00



Commercial Door & Frame Service, Inc.
 500 West Orange Blossom Trail
 Apopka, FL 32712
 Phone: 407-880-2080
 Fax: 407-880-3020

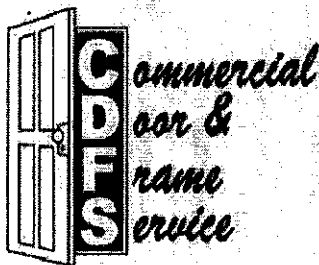
PROPOSAL

DATE	PROPOSAL #
4/13/2018	18-29711

ATTENTION :

Knaub Construction & Development, LLC.
 P.O. Box 127
 Webster, FL 33597

TERMS	REP	JOB # / REF.	PHONE:	FAX:
Per Contract	BL	RP Brewery	321-229-2941	352-324-0160
QUANTITY	DESCRIPTION		UNIT PRICE	TOTAL
	RP Brewery Interior			
1	HOLLOW METAL FRAMES 05 - 3/0x7/0 x 5-7/8" Knock Down HM Frames		626.25	626.25T
1	WOOD DOORS 05 - 3/0x7/0 x 1-3/4" Solid Core Paint Grade Birch		875.00	875.00T
1	HARDWARE - Includes New Hardware for existing doors. 19 - 4.5x4.5 26D Hinges 01 - Dorma 9300 Exit Device w/ YR08 Trim 03 - Dorma C580 Storerooms 01 - Dorma C553 Entry 05 - Dorma 8616 Closers 03 - DonJo Kickplates 02 - DonJo Push/Pulls 06 - Stops 18 - Silencers		1,834.40	1,834.40T
If key schedule is required, please return with submittal package or it will be keyed by others. PLEASE NOTE: custom orders for non-stock items may take 4-6 weeks from manufacturer.			TOTAL	



Commercial Door & Frame Service, Inc.
 500 West Orange Blossom Trail
 Apopka, FL 32712
 Phone: 407-880-2080
 Fax: 407-880-3020

PROPOSAL

DATE	PROPOSAL #
4/13/2018	18-29711

ATTENTION :

Knaub Construction & Development, LLC.
 P.O. Box 127
 Webster, FL 33597

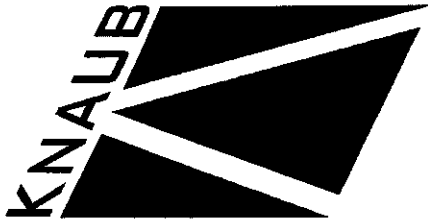
TERMS	REP	JOB # / REF.	PHONE:	FAX:
Per Contract	BL	RP Brewery	321-229-2941	352-324-0160
QUANTITY	DESCRIPTION		UNIT PRICE	TOTAL
1	ALTERNATE NEW EXTERIOR HM DOOR 01 - 3/0x7/0 x 5-3/4" Galv. Three Sided Welded HM Frame 01 - 3/0x7/0 18G. Galv. HM Door - Flush 03 - 4.5x4.5 32D NRP Hinges 01 - Dorma 8616 ARP Closer 01 - Dorma 9300 Exit Device w/ YR08 Trim - 689 Finish - Hurricane Rated 01 - NGP Weatherstrip 01 - NGP ADA Bump Threshold 01 - DonJo Kickplate		1,166.90	1,166.90T
1	Delivery and installation of above doors, knock down frames, and hardware.		1,500.00	1,500.00
	PRICE FOR CUSTOM "RUSTIC WOODEN" FACADE - ADD \$18000.00 1 - 3/0x7/0 HM Door w/ applied cypress wooden veneer and round lite and DB hardware package w/ HM frame 1 - 12'x5' Sign - finished cypress (No Lettering) 1 - 14'x10' Front Facade Wall - finished cypress 1 - 14'x10' Front Porch - finished cypress applied to wood/steel framing		0.00	0.00T
	6.5% Sales Tax		6.50%	292.67
If key schedule is required, please return with submittal package or it will be keyed by others. PLEASE NOTE: custom orders for non-stock items may take 4-6 weeks from manufacturer.			TOTAL	\$6,295.22

CDFS, INC. WILL NOT PURCHASE MATERIAL WITHOUT A EXECUTED PURCHASE ORDER. THIS PROPOSAL IS VOID AFTER 30 DAYS. SUPPLIERS WILL ONLY GUARANTEE PRICES FOR 60 DAYS, ANY INCREASES WILL BE PASSED ON TO CONTRACTOR. If Waiver of Subrogation is required, ADD \$275.00

COMPANY NAME: _____ DATE: _____

BY: _____ TITLE: _____

NOTE: 25% RESTOCKING FEE ON RETURNS - SPECIAL ITEMS ~~Page 2~~ NOT BE RETURNED. Past due invoices will incur a 1.5% finance charge per month. If customer is turned over to collections, a 25% collection fee will be added.



CONSTRUCTION & DEVELOPMENT

P.O. Box 8
Howey In The Hills, FL 34737
Phone: 321.229.2941 / Fax: 352.324.0160
CGC1513983
Email: jim@knaubconstruction.com
Web: www.knaubconstruction.com

Highlighted Areas is Major Scope of work for City Reimbursement Program

JOB NAME: Rock Pit Brewery Proposal

DATE: 9-12-17

PHASE CODE	BUDGET	\$/SQ.Ft	ACTUAL	(OVER)UNDER	NOTES
01 -General Requirements					
05 Access/Roads/Parking					
07 Appraisal					
10 Plat Fees					
13 Architectural Drawings					By Owner
15 Barriers & Enclosures					
20 Blueprints	\$150	0.03			
23 Civil Drawings					by owner
25 Construction Cleaning	\$1,200	0.22			By Owner
28 Engineering					
30 MEP Design					
35 Field Offices					
40 Impact Fees					By Owner (Any water/sewer or traffic if any?)
50 Permits	\$2,500	0.46			by owner (all city fee's)(allowance)
51 Building Permit Interior					
52 Building Permit Shell					
53 Clear/Tree Permit					
54 DEP W & S Permit					
55 DOT Permit					
56 Site Permit					
57 Water Mgmt. Permit					
60 Project ID/Signs	\$1,250	0.23			owner signage allowance
62 Project Record Doc.					
65 Security					
68 Sewer Fees					By Owner
70 Shop/Draw/Production Data					
73 Structural Drawings					
80 Survey & Layout Data	\$1,500	0.28			Final Asbuilt Survey
82 Temporary Construction					
85 Temporary Controls	\$1,200	0.22			Dumpsters
87 Temporary Utilities					
90 Testing	\$350	0.06			Density tests
95 Traffic/Parking Signs					
97 Warranties/Bonds					
99 Misc. Gen. Req.	\$500	0.09			
General Requirements Total	\$8,650	1.59	\$0	\$0	
02 -Site Work					
10 Demolition					
15 Fences & Gates	\$550	0.10			gate
20 Grading					
25 Hazardous Mat. Abate.					
30 Landscaping	\$12,500	2.29			Landscaping & Irrigation
35 Pavement Marking					
40 Paving & Surfacing					
45 Sanitary Sewerage					
47 Site Clearing					
50 Site Development	\$65,000	11.93			Site work & utilities
70 Storm Sewerage					
80 Subsurface Invest.					
85 Termite Control	\$175	0.03			Pretreat plumbing trenches
90 Water Distribution					
99 Misc. Site Work					
Site Work Total	\$78,225	14.35	\$0	\$0	

PHASE CODE		BUDGET	\$/SQ.Ft	ACTUAL	(OVER)UNDER	NOTES
03 -Concrete						
10	Concrete Cutting	\$3,600	0.66			
20	Concrete Slab Floor	\$1,250	0.23			Footings for Entry Structure
70	Precast Concrete	\$1,250	0.23			Concrete for stairs(if we do steel option)
90	Tilt-up Precast Concrete					
99	Misc. Concrete	\$10,750	1.97			Concrete Prep & Pour back & exterior sidewalk
	Concrete Total	\$9,500	1.74	\$0	\$0	
04 -Masonry						
10	Anchor/Tie Systems					
70	Masonry Units					
90	Masonry Labor					
99	Misc. Masonry	\$7,500	1.38			Entry Pavers
	Masonry Total	\$7,500	1.38	\$0	\$0	
05 -Metals						
10	Anchor Bolts					
15	Bollards					
30	Metal Materials					
40	Metal Stairs/Railings	\$18,950	3.48			Steel option for stairs/railings
70	Structural Steel					
90	Welding					
99	Misc. Metals					
	Metals Total	\$18,950	3.48	\$0	\$0	
06 -Woods & Plastic						
10	Arch. Woodwork					
30	Finish Carpentry	\$0				
50	Millwork	\$22,000	4.04			Millwork & counter tops (I added money for your metal tops)
90	Wood Framing	\$32,500	5.96			Waiting on wood proposal - allowance- 15k for entry & metal roof, 7500 stairs, 10k Bar roof (Allowances)
99	Misc. Woods & Plastic					
	Woods & Plastic Total	\$54,500	10.00	\$0	\$0	
07-Thermal & Moisture						
10	Curbing					
20	Firestopping					
30	Insulation	\$9,400	1.72			R-19 Insulation at Deck
70	Roofing	\$750	0.14			Plumbing VTR boot, exhaust fan boot,
80	Sealant & Caulkings					
85	Skylights					
90	Waterproofing					
99	Misc. Thermal & Moist.					
	Thermal & Moisture Total	\$10,150	1.86	\$0	\$0	
08-Glass/Doors/Hardware						
10	Alum. Entrance/Storefront					
20	Doors/Frames	\$5,200	0.95			
25	Door Hardware					
40	Glazing					
50	Overhead Coiling Doors					
70	Sectional Overhead Doors					
75	Special Doors	\$2,200	0.40			Side metal building- door , hardware, cut opening, & add steel frame
90	View Window Frames					
99	Misc. Glass/Doors/Hrdwr.					
	Glass/Doors/Hardware Total	\$7,400	1.36	\$0	\$0	
09-Finishes						
10	Acoustical Ceiling					
20	Flooring	\$12,500	2.29			Stained/sealed concrete by owner allowance
40	Drywall	\$16,500	3.03			Demo,Drywall,metal framing (I added framing & drywall box out for rest room duct work
50	Exterior Painting					
55	Interior Painting	\$15,000	2.75			Interior/exterior- By Pittman Brothers Painting
60	Lath & Plaster					
70	Paver Tile					
80	Spec.Ceiling Surface					
85	Stucco	\$12,000	2.20			stucco/stone veneer
90	Wall coverings					
99	Misc. Finishes	\$1,250	0.23			Rest room wall tile allowance
	Finishes Total	\$57,250	10.50	\$0	\$0	
10-Specialities						
10	Awnings & Canopies					
20	Bath Accessories	\$1,500	0.28			Grab bars, tp holders, mirrors , pt holders-commercial grade hardware
30	Fire Extinguishers	\$225	0.04			(3) cert extinguishers
40	Louvers & Vents					
70	Shelving					

PHASE CODE		BUDGET	\$/SQ.Ft	ACTUAL	(OVER)UNDER	NOTES
80	Toilet Partitions	\$3,500	0.64			
99	Misc. Specialties					
	<i>Specialties Total</i>	\$5,225	0.96	\$0	\$0	

PHASE CODE		BUDGET	\$/SQ.Ft	ACTUAL	(OVER)UNDER	NOTES
11-Equipment						
40	Loading Dock Equip./Leveler					
70	Pumps					
90	Rental Equipment	\$2,000	0.37			Lift Allowance
99	Misc. Equipment					
	Equipment Total	\$2,000	0.37	\$0	\$0	
12-Furnishings						
10	Appliances					
80	Window Treatments					
99	Misc. Furnishings					
	Furnishings Total	\$0		\$0	\$0	
13-Special Construction						
40	Mezzanines					
60	Pre-Engineered Buildings					
65	Pre-Engineered Labor					
70	Security Systems					
90	Water Meters					
99	Misc. Special Const.					
	Special Construction Total	\$0		\$0	\$0	
14-Conveying Systems						
10	Bridge Cranes/Hoists					
30	Elevators					
90	Wheelchair Lifts					
99	Misc. Conv. Systems					
10	Dry Pipe Sprinkler					
20	Fire Protection	\$16,857	3.09			Fire Sprinkler
						Rework existing Hvac; restm exhaust fans- We need to revise plan to include duct supply to restrooms.
30	HVAC System	\$23,520	4.32			Kitchen equipment/fixtures by owner
50	Plumbing	\$46,680	8.57			
55	Plumbing Specialties					
60	Refrigeration	\$18,500	3.39			George State Side
65	Water Coolers					
70	Testing, Adj., Balance					
99	Misc. Mechanical					
	Conveying Systems Total	\$105,557	19.37	\$0	\$0	
16-Electrical						
10	Building Shell					
20	Communications/Telephone					
40	Fire Alarm Systems	\$3,500	0.64			Monitoring panel, pull station, smoke detector, & conect to flow & Tamper
50	Interior Electric	\$21,300	3.91			
80	OUC/Progress Energy					
85	Street Lights					
90	Uninterr. Power Supply					
99	Misc. Electrical					
	Electrical Total	\$24,800	4.55	\$0	\$0	
19-Overall Job Expenses						
99	Miscellaneous & Unforseen	\$0		\$0		
	Overall Job Expenses Total	\$0		\$0	\$0	
20-Supervision						
50	Supervision	\$12,000	2.20			\$1,000 per week
	Supervision Total	\$12,000	2.20	\$0	\$0	
21 - Insurance						
20	Insurance					
	Insurance Total	\$0		\$0	\$0	
SUBTOTAL		\$401,707	73.71	\$0	\$0	
30-Fees						
	Contractor's Fees	\$27,500	5.05			Lump Sum
	Developer's Fee					
	Fees Total	\$27,500	5.05	\$0	\$0	
31-Land						
	Land Price					
	Interest Carry					
	Land Total	\$0		\$0	\$0	
TOTAL		\$429,207	78.75	\$0	\$429,207	

Building Total Sq. Ft. 5,450