



June 15, 2017

Mr. Jeffery Epstein  
Owner  
Nautilus, Inc  
6100 Red Hook Qr., Suite B3  
St. Thomas, Virgin Islands 00802

Via E-mail: [REDACTED]

RE: Bid evaluations for maintainance, generator. and R.O. Buildings

Dear Mr. Epstein,

The Jaredian Deign Group is in receipt of four proposals for General construction in connection with the Maintainance, Generator, and the R.O Buildings, as designed by the Jaredian Design Group in 2015. One of the four proposals was originally submitted to you through Brice Gordon by SSVI-Expert Builders. The other three proposals were submitted by the following contractor; APEX Constructions, Balbo Construction and Custom Builders. All three of those Bidders are experienced General Contractors in the US Virgin Islands with more than 30 years' experience each.

Apex Construction has worked on such projects as Elysian Beach Resort, Eldra Schultebrandt Mental Health Facility, The VITEMA Headquarters, and many Luxury Residences, including the residence of Mr. & Mrs. Mulo Alwani.

Custom Builders have completed many projects including Peace Corps / Bowsky Elementary School, Fort Christian Restoration, and the Hebrew Congregation Synagogue on ST. Thomas. The Synagogue received recognition Nationally for Historic Restoration.

Balbo Construction has worked on Bertha C. Boschulte Middle School, Charles Turnbull Regional Library, Virgin Islands Public Finance Authority Offices, and many other luxury residences including the residence of the former Governor Roy L. Schneider. All three contractors have received recognition for excellence in construction. Custom Builders, as referenced before, received recognition for the Hebrew Congregation's restoration of the Synagogue, Balbo Construction for the VI Public Finance Authority Office Building and Apex Construction for the restoration of Lieutenant Governor Office Building on St. Thomas.

---

1 Bid Evaluations for Generator & R. O. Buildings on Little St. James, U. S. Virgin Islands  
Jaredian Design Group  
June 15, 2017

The bids received are as follows:

**Generator and R.O Buildings**

Apex Construction: \$ 670,267.00  
Balbo Construction: \$ 981,212.24  
Custom Builders: \$1,196,147.00  
SSVI Expert Builders: \$566,795.00

**Maintenance Buildings**

Apex Construction: No Bid provided.  
Balbo Construction: \$ 819,478.76  
Custom Builders: \$1,478,8016.00  
SSVI Expert Builders: No Bid provided.

The cost of the steel structure, exterior steel siding, and doors are not included in any of the Bidder responses. Buck Steel is the manufacturer that will be providing those materials and will be delivering them to the site location on Little Saint James. The Buck Steel estimates for each site location is \$126,640 for the Generator and R.O. Buildings, and \$106,850.00 for the maintenance building. The Buck Steel cost for each site will be increased by \$5,250.00 for stamped structure engineering drawings.

The four bids received shows a wide discrepancy in cost. We believe this is a result of how each particular contractor interprets the risk involved in doing construction on Little St. James. Construction logistics are always going to be difficult on an offshore Cay. The interview that I conducted with the contractors reveals that APEX Construction and SSVI have experience working on Little St. James and Great St. James. Their experience probably contributes to the large difference between their cost and the proposals of the other two bidders. APEX Construction also indicated that they were familiar with the drawings presented to them previously, probably by Brice Gordon.

The three contractors that prices were solicited from by the Jaredian Design Group, have the necessary qualifications to construct these buildings. However, we are uncertain if SSVI Expert Builders, has the necessary qualifications at this time. Therefore, we recommend that you consider the selection of APEX Construction for the Generator and R.O. Buildings. APEX Construction has informed us that they are presently completing their proposal for the Maintenance Building as they have not received the email transmitted by me earlier. However, I don't expect their cost for that building to be much different from their present proposal. The total cost of construction, including the Buck Steel Proposal for the Generator and R.O. Buildings will be \$802,157.00, if APEX is selected. As the total footprint of construction is approximately 10,500 square feet, this translates into a construction unit cost of \$76.40 per square foot. We find this to be a very fair and equitable cost considering the challenges faced by doing construction on Little St. James.

Four Cost Proposals, as well as the proposals from Buck Steel, are included with this report. (enclosed) Please feel free to call us if you have any questions or comments at 340-777-1600.

Sincerely,

JAREDIAN DESIGN GROUP



John P. Woods, AIA, NCARB, Principal

Cc-Via E-mail:

Richard Kahn

Daphne Wallace

Leroy V. Smith

**CONSTRUCTION PROPOSAL No.1.:**  
**APEX CONSTRUCTION COMPANY, INC.**



June 9, 2017

John Woods  
Principal  
Jaredian Design Group  
St. Thomas, VI 00802

**RE: Proposal for Generator & R.O Building Roofing Project  
Little St. James**

Dear Mr. Woods;

Apex Construction Co., Inc. is pleased for the opportunity to quote you on referenced project as detailed in drawings by Jaredian Design Group dated 10/20/15. We propose to perform the work inclusive of materials, labor, equipment and supervision for the sum of **Six Hundred Seventy Thousand Two Hundred and Sixty-seven Dollars (\$670,267.00)**. Specifically excluded from this proposal is all sea transportation.

Should you have any questions concerning this proposal, please do not hesitate to contact this writer.

Regards,

A handwritten signature in blue ink, appearing to read 'Denswell Hodge', is written over the word 'Regards,'.

Denswell Hodge  
Vice president

**CONSTRUCTION PROPOSAL No.2.:**  
**BALBO CONSTRUCTION CORPORATION**



# Balbo Construction Corporation

*"Where quality, commitment and integrity are our trademarks and building is our passion"*

Licensed Building Contractor

General Construction. Hotels to Private Homes

Phone (340) 775-7918

Fax (340) 714-7948

E-mail [REDACTED]

P.O. Box 9435

St. Thomas VI 00801

June 9, 2017

Mr. John P. Woods, Jr. Principal  
Jaredian Design Group  
P.O. Box 6218  
St. Thomas, VI 00804

**RE: Transmittal of BC's Cost Proposal for – the Generator & R.O. Building and Roofing Project and the Maintenance & Workshop Building Project on Little St. James**

Dear Mr. Woods:

Balbo Corporation is pleased to submit its Cost Proposal for the above mentioned Project.

Our Cost Proposal for all work specified in the above cited RFP is a follows:  
One million six Hundred ninety one and one cent

\$1,800,691.01

We would like to thank you for affording us the opportunity to submit this proposal. Should you require further clarity or discussion relative to this proposal please contact us at the above referenced number.

Sincerely,

Gerard Castor, Sr.

## Maintenance and Workshop Building

Item Description	Total Price
Silt Fence	\$ 1,400.00
Excavation (Rock Clause)	\$ 17,000.00
Compaction	\$ 6,907.00
Compaction Test	\$ 2,225.00
Sawcut For Pads	\$ 7,080.00
Footings, Pads, and Piers	\$ 168,750.00
Steel Erection	\$ 49,419.00
Slab (Wire Mesh and #4 Bars)	\$ 199,800.00
6" Stud Walls	\$ 79,200.00
4" Stud Walls	\$ 3,456.00
Painting	\$ 30,067.20
Kull Up Doors (Includes freight and instillation)	\$ 9,683.96
Waste Oil Pits	\$ 3,000.00
Retaining Wall Footing Form and Pour	\$ 30,000.00
Retaining Wall Form and Pour	\$ 59,500.00
Bituminous Paint	\$ 1,260.00
Trucks Dock Fee	\$ 1,500.00
Remove Portion of Existing service Slab Cut	\$ 1,740.00
Remove Portion of Existing Service Slab	\$ 3,200.00
Plumbing	\$ 10,000.00
Overhead	
<b>Total</b>	<b>\$ 685,188.16</b>

## Generator and R. O Building Roofing Project

### Storage Room

Item Description	Total Price
Silt Fence	\$ 800.00
Excavation (Hammer Clause)	\$ 3,200.00
Compaction	\$ 1,662.00
Compaction Test	\$ 1,575.00
Storage Building Footing	\$ 38,250.00
Storage Building Slab	\$ 55,800.00
Steel Erection	\$ 123,063.00
Bituminous Paint	\$ 792.00
Storage Building retaining Wall	\$ 66,300.00
Gravel for Stormwater Drainage Pipe	\$ 770.00

Storage Building Roof Slab	\$	37,800.00
Storage Building Green Roof	\$	835.00
Painting	\$	8,820.00
Wall Plaster	\$	9,000.00
Roof Plaster	\$	6,460.00
Parapet Wall	\$	4,500.00
Terminating Bar	\$	1,100.00
Single Ply Membrane	\$	400.00
Remove Soil for Green Roof	\$	3,320.00
2nd Floor Slab Footing	\$	57,000.00
2nd Floor Slab	\$	57,600.00
Roll Up Doors (Includes freight and installation)	\$	45,177.68
<b>Total</b>	\$	<b>523,454.68</b>

**Utilities (Both buildings included)**

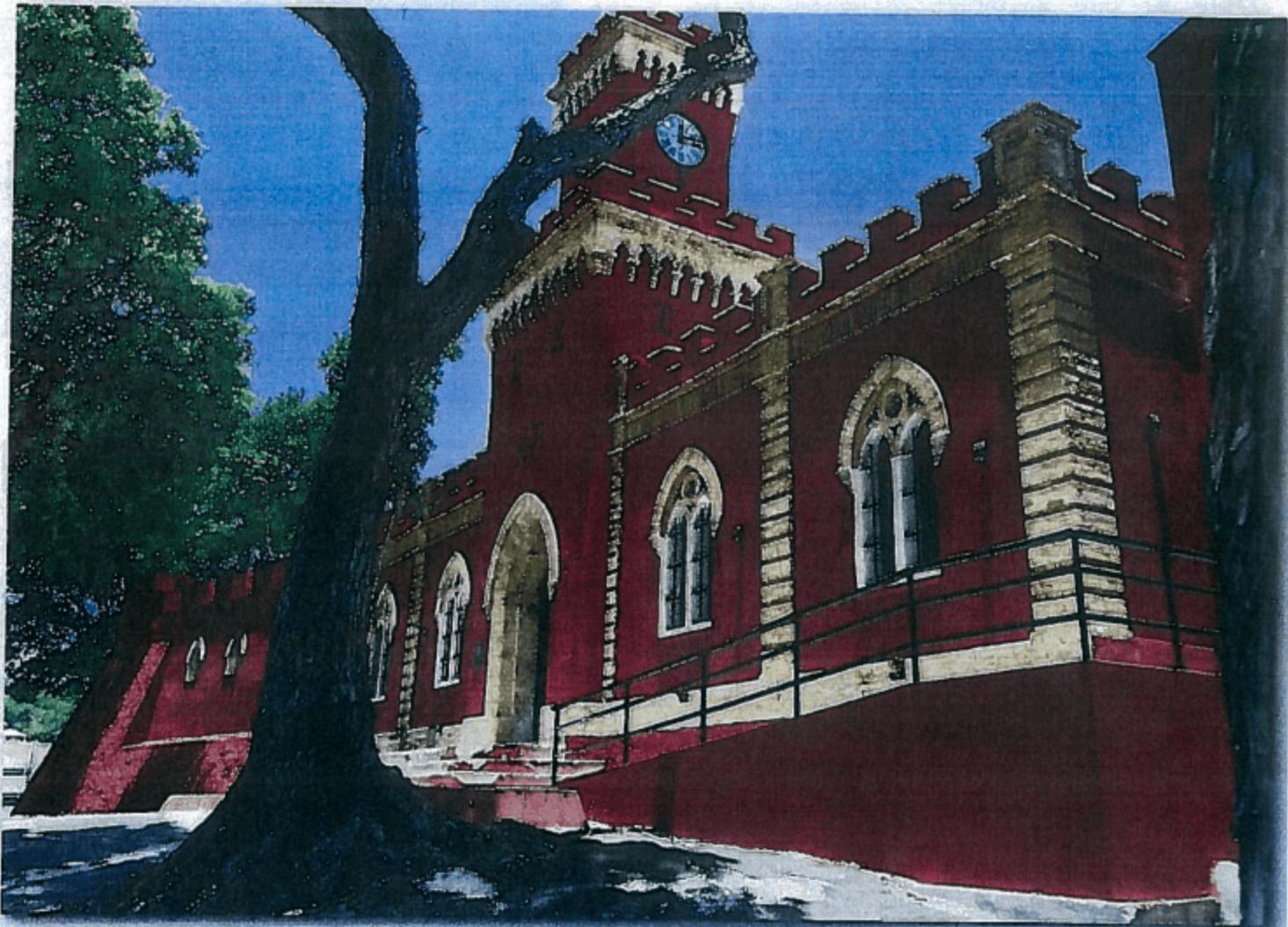
Electrical	\$	134,914.00
Mechanical	\$	141,419.00
Hollow Metal Doors and Frames	\$	15,600.00
Overhead	\$	300,115.17

**Grand Total**

\$ 1,800,691.01

**CONSTRUCTION PROPOSAL No.3.:**  
**CUSTOM BUILDERS**

# CUSTOM BUILDERS



*Fort Christian Renovation, 2015*

**GENERAL CONTRACTORS • CONSTRUCTION MANAGERS**

*Serving The United States Virgin Islands  
& The Eastern Caribbean*

**A REPUTATION FOR EXCELLENCE**

[www.custombuildersvi.com](http://www.custombuildersvi.com)

EFTA00591106

# CUSTOM BUILDERS

---

June 9, 2017

John Woods, AIA  
Jaredian Design Group  
5333 Raadets Gade, Suite 14  
St. Thomas, VI 00802

**Re: Little St. James**

Good Day Mr. Woods:

Custom Builders is pleased to present this proposal for the Little St. James Generator and R.O. Roofing Project and Maintenance and Workshop Building Project. We have over thirty years of experience as a General Contractor in the Virgin Islands. Similar previous projects include the Cyril E. King Airport Baggage Claim Terminal Renovation, Cyril E. King Airport Electrical Room Expansion, and the renovation of Fort Christian.

Our staff has extensive experience in commercial and residential construction through out the US Virgin Islands, and we are very familiar with the requirements, logistics, and construction techniques required for the successful completion of this project.

Custom Builders' pricing for these projects is as follows:

Generator and R.O. Roofing Project:	\$1,196,147.00
<u>Maintenance and Workshop Building Project:</u>	<u>\$1,478,816.00</u>
Lump sum total for <b>both projects:</b>	<b>\$2,674,963.00</b>

Schedule: Hangar Building, 6 Months  
Maintenance Building, 6 Months

Terms: 10% Mobilization payment upon Notice to Proceed  
Billing will be monthly, Schedule of values to be provided at the time of award

We look forward to participating in this project and are fully prepared to respond to any questions or requests for additional information. Enclosed with this proposal, please find our cost breakdown for each project and our assumptions and exclusions.

Sincerely,

  
Jerome Boschulte  
Acting President

Tel:

[Redacted]

Email:

[Redacted]

4028 Anna's Retreat • St. Thomas • U.S. Virgin Islands • 00802

EFTA00591107

**LITTLE ST. JAMES****Project: MAINTENANCE AND WORKSHOP BUILDING PROJECT**

<b>DESCRIPTION</b>	<b>BID AMOUNT</b>
<b>GENERAL CONSTRUCTION</b>	
<b>General Conditions</b>	\$210,400.00
<b>Sitework</b>	\$36,401.00
<b>Demolition</b>	\$16,414.00
<b>Concrete</b>	\$538,126.00
<b>Masonry</b>	\$0.00
<b>Metals</b>	\$163,872.00
<b>Wood/Plastics</b>	\$3,865.00
<b>T/M Protection</b>	\$3,309.00
<b>Windows/Doors</b>	\$35,898.00
<b>Finishes</b>	\$111,681.00
<b>Specialties</b>	\$0.00
<b>Equipment</b>	\$0.00
<b>Furnishings</b>	\$0.00
<b>Special Construction</b>	\$0.00
<b>Conveying System</b>	\$0.00
<b>Mechanical</b>	\$161,489.00
<b>Electrical</b>	\$197,361.00
<b>TOTAL BID</b>	<b>\$1,478,816.00</b>
<b>PROJECT DURATION (INDICATE NUMBER OF CALENDAR DAYS)</b>	<b>183</b>
<b>ALTERNATES</b>	

<b>LITTLE ST. JAMES</b>	
<b>Project: GENERATOR AND R.O. BUILDING</b>	
DESCRIPTION	BID AMOUNT
<b>GENERAL CONSTRUCTION</b>	
General Conditions	\$203,437.00
Sitework	\$88,028.00
Demolition	\$0.00
Concrete	\$271,906.00
Masonry	\$0.00
Metals	\$169,359.00
Wood/Plastics	\$3,865.00
T/M Protection	\$84,161.00
Windows/Doors	\$22,661.00
Finishes	\$107,875.00
Specialties	\$0.00
Equipment	\$0.00
Furnishings	\$0.00
Special Construction	\$0.00
Conveying System	\$0.00
Mechanical	\$133,666.00
Electrical	\$111,189.00
<b>TOTAL BID</b>	<b>\$1,196,147.00</b>
PROJECT DURATION (INDICATE NUMBER OF CALENDAR DAYS)	183
<b>ALTERNATES</b>	

**Assumptions/Exclusions**

1. No rock excavation is included, this will be an extra.
2. We assume the existing site material will be suitable for any fill that may be required.
3. We assume that the pre-fab building will be delivered to the job site.
4. Power and water needed during the construction process will be provided to us.
5. The LSJ barge and boat will be available for transportation of materials and workers.
6. Building Permit will be provided by the owner.



THE GOVERNMENT OF THE VIRGIN ISLANDS  
DEPARTMENT OF LICENSING AND CONSUMER AFFAIRS  
**PROFESSIONAL LICENSE**

KNOW ALL BY THIS PRESENT

That, in accordance with the applicable provisions of Title 3 Chapter 16 and Title 27 V.I.C. relating to the licensing of businesses and occupations, and compliance having been made with the provisions of 10 V.I.C. Sec. 41 relating to the Civil Rights Act of the Virgin Islands, the following license is hereby granted.

Licensee: <b>PROFESSIONAL DESIGN BUILDERS INC</b>	
Trade Name: <b>CUSTOM BUILDERS</b>	
Mailing Address	Physical Address
4028 ANNA'S RETREAT ST THOMAS ST. THOMAS VI 00802	4028 ANNA'S RETREAT ST THOMAS ST. THOMAS VI 00802
Business No: <b>9204</b>	License No: <b>1-9204-1B</b>
Types of License(s) General Construction Co.	

As provided by law, the authorized licensing authority shall have the power to revoke or suspend any License issued hereunder, upon finding, after notice and adequate hearing, that such revocation or suspension is in the public interest; provided, that any persons aggrieved by any such decision of this office shall be entitled to a review of the same by the Territorial Court upon appeal made within (30) days from the date of the decision; provided, further, that all decisions of this office hereunder shall be final except upon specific findings by the Court that the same was arrived at by fraud or illegal means.

**2016**

If a renewal is desired, the holder is responsible for making application for same without any notice from this office. It is the responsibility of the Licensee to notify the Department in writing within (30) days, when a license is to be cancelled or placed in inactive status. Failure to do so will result in the assessment of penalties as authorized by law.

Valid from 11/01/2016 until 10/31/2017  
Printed on 11/03/2016  
Issued at St. Thomas, V.I.  
Fee 130.00

Commissioner, Department of Licensing and Consumer Affairs

**THIS LICENSE MUST BE PROMINENTLY DISPLAYED AT PLACE OF BUSINESS**



GOVERNMENT OF  
THE UNITED STATES VIRGIN ISLANDS  
*Office of the Custodian, Government Insurance Fund*  
Date: JANUARY 10, 2017

DEPARTMENT OF FINANCE

*Certificate of Government Insurance Coverage*

*I certify that the employer **PROFESSIONAL DESIGN/BUILDERS, INC.**  
Has filed with the Custodian of the Government Insurance Fund, the Employer's Report to the  
Commissioner of Finance and paid the required premium in accordance with the provision of Title  
24 Chapter 11, Section 273, of the Virgin Islands Code, and, accordingly is entitled to the rights  
And benefits of the insurance coverage established by law. The risk of this employer is covered  
By policy 4360 for the period from **JANUARY 01, 2017 TO DECEMBER 31, 2017***

NAME & ADDRESS OF EMPLOYER  
**PROFESSIONAL DESIGN  
BUILDERS, INC.  
DBA CUSTOM BUILDER  
4028 ANNA'S RETREAT  
ST THOMAS, VI 00802**

*Marion Thomas Hewitt*

Custodian, Government Insurance Fund



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
1/18/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Marshall & Sterling St. Croix 5021 Anchor Way Gallows Bay Christiansted VI 00820	<b>CONTACT NAME:</b> Monica Robinson <b>PHONE (A/C No. Ext):</b> (340) 773-2170 <b>FAX (A/C No.):</b> (340) 773-9550 <b>E-MAIL ADDRESS:</b>																				
	<table border="1"> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A: <b>Certain Underwriters at Lloyds</b></td> <td></td> <td></td> </tr> <tr> <td>INSURER B: <b>Certain Underwriters at Lloyds</b></td> <td></td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A: <b>Certain Underwriters at Lloyds</b>			INSURER B: <b>Certain Underwriters at Lloyds</b>			INSURER C:			INSURER D:			INSURER E:			INSURER F:	
INSURER(S) AFFORDING COVERAGE		NAIC #																			
INSURER A: <b>Certain Underwriters at Lloyds</b>																					
INSURER B: <b>Certain Underwriters at Lloyds</b>																					
INSURER C:																					
INSURER D:																					
INSURER E:																					
INSURER F:																					
<b>INSURED</b> Professional Design/Builders, Inc. DBA Custom Builders 4028 Anna's Retreat St. Thomas VI 00802-2065																					

COVERAGES CERTIFICATE NUMBER: CL1711805706 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			B1230PC02491A17	1/1/2017	1/1/2018	EACH OCCURRENCE \$ 3,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 3,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 3,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMPROP AGG \$ 3,000,000
	GENL AGGREGATE LIMIT APPLIES PER <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC						
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> H. RED AUTOS			BAPCP51372	5/7/2016	5/7/2017	<input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS COMBINED SINGLE LIMIT (Ea accident) \$ 300,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Medical payments \$ 5,000
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			N/A			<input type="checkbox"/> V/C STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)  
 General Contractor

**CERTIFICATE HOLDER****CANCELLATION**

Proof of Insurance	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE  John Harper, CIC/MPER.

**CONSTRUCTION PROPOSAL No.4.:**  
**SSVI EXPERT EXCAVATION & BUILDERS**

# Generator/Mechanical & R.O. Buildings

## Construction Proposal



March 10, 2017

Prepared for:

Great St. James & Little St. James

Red Hook Quarters, St. Thomas, VI

Contact: Brice Gordon [REDACTED]

Prepared by:

SSVI-Expert Builders

6501 Red Hook Plaza, Ste 201

St. Thomas VI 00802

Contact: Alex [REDACTED]

- 1. INTRODUCTION
- 2. ABOUT SSVI
- 3. SCOPE OF WORK
- 4. SCHEDULE
- 5. PRICING & PAYMENT TERMS
- 6. GENERAL TERMS & CONDITIONS
- 7. ASSUMPTIONS

SSVI is pleased to submit this construction proposal to LSJ c/o Brice Gordon to be performed at the property located at Little St. James, USVI.

By the signature of SSVI's authorized representative set forth below, SSVI agrees to be bound by the representations made herein.

This construction proposal and the pricing provided herein shall remain valid for a period of 60 days following the date shown on page 1.

## 1. INTRODUCTION

Little St. James desires to have the existing Generator/Mechanical & R.O buildings removed and replaced with new structures and has provided a general specification and has communicated a set of requirements, which are summarized as follows:

- Site Excavation & Earthwork
- New Storage Building Construction
- R.O Building (A)
- Generator Building (B)

SSVI / Expert is confident that it will present the best value for Little St James. First, our past performance record to meet schedules and deliver a high-quality product, at a relatively low cost as compared with the competition. Second, our extensive expertise in this area allows us to tackle tough projects on a fixed-price basis, thereby alleviating any concern that the price may increase. Third, the talent level of our team is unparalleled and our project management practices ensure labor efficiencies that drive costs down. Finally, our access to the highest quality materials at highly competitive prices ensures the lowest possible cost of goods.

## 2. ABOUT SSVI

SSVI is an established and well-respected local contractor that has been serving customers in The Virgin Islands since 2009. SSVI has completed a broad range of construction projects over the years, and many of them have been of comparable scope and magnitude as compared with this construction project.

SSVI is supported by an extraordinary team of professionals who are highly skilled in their trade. For this project, the team will be lead by Reynolds Clement. Reynolds Clement has a proven track record of successfully leading projects such as this.

## 3. SCOPE OF WORK

SSVI will perform all construction activities associated with the new buildings on Little St James. Such work will be carried out in accordance with requirements communicated to SSVI by Little St James in this proposal and the architectural plans provided by the Jaredian Design Group. In addition to the responsibilities of SSVI outlined in such document, SSVI will be responsible for the following:

- Site Excavation & Earthwork
- New Storage Building Construction
- Construction of the R.O Building and the Generator Building
- Site Cleanup

## 4. SCHEDULE

The entire project described in this proposal will be completed in approximately 6 months, weather permitting, following execution of a contract between the parties.

## 5. PRICING & PAYMENT TERMS

The project will be undertaken at a price of \$492,865.00 for labor and materials with the exception of the sheds and roll-up doors, which will be purchased by Little St James directly from Buck Steel who will also pay for all shipping costs from factory to job site.

Scope Of Work / Labor	Price
<b>GENERAL REQUIREMENTS</b>	<b>\$ 64,285</b>
a. General Conditions	\$ 64,285
b. Shipping, Port Fees & Handling of Buck Steel order paid by LSJ	
<b>SITE EXCAVATION &amp; EARTHWORK apx 4 weeks</b>	<b>\$ 63,000</b>
a. Earth change protection barricades/silt fencing	\$ 2,500
b. Site hand clearing and excavation	\$ 1,500
c. Site and foundation footing pads excavation	\$ 1,500
d. Backfilling and compaction	\$ 3,500
e. Subterranean termite treatment	\$ 1,200
f. Site retaining walls (two areas)	\$ 40,000
g. Extended exterior walkway along R.O building A	\$ 8,500
h. Seeding / restoration of disturbed areas	\$ 1,800
i. Trucking & disposal of spoils	\$ 2,500
<b>NEW STORAGE BUILDING CONSTRUCTION apx. 9 weeks</b>	<b>\$ 183,430</b>
a. First floor fittings & foundation walls	\$ 23,400
b. Enkadrain drainage matt & bituminous coating	\$ 4,500
c. New gravel encased 4" - PVC drain pipes	\$ 2,000
d. First floor concrete bottom slab and entry landing	\$ 18,750
e. First floor exterior & interior concrete walls	\$ 32,000
f. First floor concrete column pads and columns	\$ 7,500
g. First floor concrete beams	\$ 15,500
h. Concrete roof slab	\$ 31,000
i. Concrete parapet wall w/ cap flashing	\$ 5,250
j. Single-ply membrane at parapet and roof	\$ 2,500

**NEW STORAGE BUILDING CONSTRUCTION, cont.**

k. 6" compacted earth fill topping on roof	\$ 7,500
l. Doors package complete	\$ 3,500
m. Electrical complete (fixtures, wiring, installation)	\$ 20,000
n. Mecahnical exhaust fans and louvers complete	\$ 8,530
o. Painting of first floor walls	\$ 1,500

**R.O. BUILDING A apx. 9 weeks \$ 137,950**

a. First floor excavation for pier footings	\$ 3,500
b. First floor spread footings and foundations	\$ 9,000
c. First floor concrete columns and piers	\$ 6,500
d. Second floor perimeter grade beams under new slab	\$ 8,750
e. Second floor building extended elevated concrete slab	\$ 28,000
f. Second floor pre-engineered building package complete	Purchased by LSJ
g. Second floor pre-engineered building erection complete	\$ 30,000
h. Second floor roll-up doors package complete	\$ 15,000
i. Second floor electrical complete (Fixtures, panels and installation)	\$ 9,000
j. Second floor mechanical (exhaust fans and louvers)	\$ 26,200
k. Second floor miscellaneous wall painting	\$ 2,000

**GENERATOR BUILDING B apx. 5 weeks \$ 44,200**

a. Second floor pre-engineered building package complete	Purchased by LSJ
b. Second floor pre-engineered building erection complete	\$ 12,000
c. Second floor roll-up doors package complete	\$ 12,500
d. Second floor electrical complete (Fixtures, panels and instalattion)	\$ 5,000
e. Seconf floor mechanical (exhaust fans and louvers)	\$ 13,800
f. Second floor miscellaneous wall painting	\$ 900

<b>TOTAL OF ALL CATEGORIES OF WORK ABOVE</b>	<b>\$ 492,865</b>
<b>CONTINGENCY (15%)</b>	<b>\$ 73,930</b>
<b>GRAND TOTAL</b>	<b>\$ 566,795</b>

**Payment 1 at contract signing**

• 50% of stage 1Site Work	\$ 31,500
---------------------------	-----------

**Payment 2 at completion of Site Work**

• 40 % of stage 1 Site Work	\$ 25,200
• 50% of stage 2 New Building	\$ 91,715

**Payment 3 at completion of New Building**

• 40 % of stage 2 New Building	\$ 73,372
• 50% of stage 3 R.O. Building	\$ 68,975

**Payment 4 at completion of R.O. Building**

• 40 % of stage 3 R.O. Building	\$ 55,180
• 50% of stage 4 Generator Building	\$ 22,100

**Payment 5 at completion of Generator Building**

• 40 % of stage 4 Generator Building	\$ 17,680
--------------------------------------	-----------

**Payment 6 2 weeks after completion of entire job**

• Balance of contract	\$107,143
-----------------------	-----------

Contingency if/as required and agreed upon by both parties.

## 6. GENERAL TERMS & CONDITIONS

1. The above estimate is based upon standard local construction industry standards;
2. Quantities for this estimate are based upon the Owner's approved Final Design Plans;
3. Electrical and Plumbing cost estimates are based upon the standard unit cost of \$125.00 per point. A point is defined as each source location where either and electrical or plumbing fixture/device provides its intended service;
4. Quantities of concrete are based upon measured amounts from the Plans;
5. The estimate includes a line item for General Requirements and Conditions which can encompass a variety of expenses which may arise during the period of construction;
6. All work will be done between the hours of 7:00 A.M. and 5:00 P.M.

## 7. ASSUMPTIONS

This construction proposal and the pricing and schedule data provided herein assumes the following:

1. All obligations of Little St James described herein will be carried out in a timely manner, including the obligation to make timely payment in accordance with the payment terms and schedule provided herein.
2. Mutually acceptable terms and conditions will be negotiated between Little St James and will supplement the terms and conditions contained herein
3. Little St James will provide prompt feedback/answers on any questions SSVI may have and be reasonably available to SSVI in furtherance of the project
4. SSVI will be provided access to Little St James premises as reasonably required to perform the work during the working hours set forth above

# **BUCK STEEL PROPOSAL.**

## CUSTOMER QUOTE

<b>Name</b> Kenneth Benjamin Jr.	<b>Tel</b> 3407771600	<b>Quote Date</b> 05/18/2015
<b>Company</b> Jaredian Design Group	<b>Fax</b>	<b>Valid Through</b> 06/02/2015
<b>Street</b> TBD	<b>Email</b>	<b>Project ID</b> BS15229
<b>City</b> TBD		<b>Sales Rep</b> Brian Buck
<b>State</b> ZZ <b>Zip</b> TBD		
<b>Country</b> US Virgin Islands		<b>Page</b> 1 of 3

### Project Building 1

<b>Location</b> Street TBD	<b>City</b> TBD	<b>County</b> TBD
	<b>State</b> ZZ <b>Zip</b> TBD	<b>Country</b> US Virgin Islands

### Engineering

<b>Width</b> 41'-4"	<b>Code</b> IBC 2009	<b>Snow Gnd</b> 0	<b>Seismic Ss</b>	<b>Shell</b> Enclosed	<b>Occupancy</b> Normal
<b>Length</b> 61'-4"	<b>Wind Load</b> 145 MPH	<b>Snow Roof</b> 0	<b>Seismic S1</b>	<b>Column</b> Straight	<b>Thermal</b> Unheated
<b>Height</b> 18'4"/20'4" 3/64"	<b>Exposure</b> C	<b>Snow Is</b> 1.0	<b>Seismic Co</b>	<b>Base</b> Deluxe Formed Trim	<b>Snow Exp</b> Sheltered
<b>Roof Pitch</b> .5:12	<b>Live Load</b> 20	<b>Snow Ct</b> 1.0		<b>Frame</b> Single Slope	
	<b>Reducible</b> Yes	<b>Snow Ce</b> 1.0	<b>Collateral</b> 0.5		
<b>Left Endwall</b> Spacing 2 @ 20'		<b>Type</b> Post and Beam		<b>Bracing</b> Cable	<b>Girt</b> Bypass
<b>Right Endwall</b> Spacing 2 @ 20'		<b>Type</b> Post and Beam		<b>Bracing</b> Cable	<b>Girt</b> Bypass
<b>Front Sidewall</b> Spacing 3 @ 20'		<b>Type</b> N/A		<b>Bracing</b> Portal	<b>Girt</b> Bypass
<b>Back Sidewall</b> Spacing 3 @ 20'		<b>Type</b> N/A		<b>Bracing</b> Cable	<b>Girt</b> Bypass
<b>Roof Panel</b> Gauge 24 <b>Style</b> PBR	<b>Screw Type-Length</b> Long Life-1 1/4"	<b>Color</b> Not Specified			
<b>Wall Panel</b> Gauge 24 <b>Style</b> PBR	<b>Screw Type-Length</b> Long Life-1 1/4"	<b>Color</b> Not Specified			

**Engineering Notes** EXPORT BUILDING with final destination of Virgin Islands via PORT Everglades with unloading and freight forwarding by others. Export package includes extra sheeting, nuts, bolts, fasteners, girts and purlins with all rollup doors specifically crated for export to provide additional protection. It is the customer's responsibility to VERIFY ALL CODES & LOADS used to design this building as being in accordance with local requirements. Total weight is estimated as XX,XXX lbs. COD amount is to be paid in full 2 weeks prior to delivery to port.

### Building Pricing

Qty	Description	
1	Base Building as per Engineering Specifications	Included
1	Stamped Engineered Building Drawings (3 Sets)	Included
1	Erecting Drawings (2 Sets)	Included
1	Letter of Certification	Included
1	Anchor Bolt Plans	Included
1	All Frames Hot Dipped Galvanized, Secondary Members Pre-Galvanized	Included
1	FSW 10 53/64" Below BSW Grade	Included
1	FSW, BSW, REW Open to 5'-6"	Included
1	Full Trim Package Including: Corner Trim, Eave Trim, Sculptured Rake Trim	Included
1	Die-formed Ridge Cap	Included
1	Closure Strip Package	Included
1	Gutters & Downspouts	Included
2	Framed Opening Standard 12' x 16' For Rollup Doors	Included
1	Personnel Door 3070-M White Insulated Pre-Assembled Windlock Certified w/ Lever Handle w/ Threshold	Included
2	Roll Up Steel Windlock Certified Non-Insulated w/ Chainhoist 12' x 16'	Included
1	Roof Insulation 6" R19 WMP-VR w/ Starter Roll w/ Patch Tape	Included
1	Wall Insulation 4" R13 WMP-VR w/ Starter Roll w/ Patch Tape	Included
1	Building & Accessory Freight To Port Everglades	Included
1	Export Package Including Extra Components and Special Crating	Included

## CUSTOMER QUOTE

Name Kenneth Benjamin Jr.  
Company Jaredian Design Group

Tel 3407771600  
Fax [REDACTED]

Quote Date 05/18/2015  
Valid Through 06/02/2015

Street TBD  
City TBD  
State ZZ Zip TBD  
Country US Virgin Islands

Email [REDACTED]

Project ID BS15229  
Sales Rep Brian Buck

Page 2 of 3

### Project Building 2

Location Street TBD

City TBD  
State ZZ Zip TBD

County TBD  
Country US Virgin Islands

### Engineering

Width 62'	Code IBC 2009	Snow Gnd 0	Seismic Ss	Shell Enclosed	Occupancy Normal
Length 122'	Wind Load 145 MPH	Snow Roof 0	Seismic S1	Column Tapered	Thermal Unheated
Height 12'	Exposure C	Snow Is 1.0	Seismic Co	Base Deluxe Formed Trim	Snow Exp Sheltered
Roof Pitch 1.5:12	Live Load 20	Snow Ct 1.0		Frame Gable Symmetrical	
	Reducible Yes	Snow Ce 1.0	Collateral 0.5		

Left Endwall Spacing 25'/23'6"/21'6"	Type Post and Beam	Bracing Cable	Girt Bypass
Right Endwall Spacing 21'6"/23'6"/25'	Type Post and Beam	Bracing Cable	Girt Bypass
Front Sidewall Spacing 21'1/4@20'/21'	Type N/A	Bracing Cable	Girt Bypass
Back Sidewall Spacing 21'1/4@20'/21'	Type N/A	Bracing Cable	Girt Bypass

Roof Panel Gauge 24 Style RROL	Screw Type-Length Long Life-1 1/4"	Color Not Specified
Wall Panel Gauge 24 Style PBR	Screw Type-Length Long Life-1 1/4"	Color Not Specified

### Engineering Notes

### Building Pricing

Qty	Description	
1	Base Building as per Engineering Specifications	Included
1	Stamped Engineered Building Drawings (3 Sets)	Included
1	Erecting Drawings (2 Sets)	Included
1	Letter of Certification	Included
1	Anchor Bolt Plans	Included
1	All Frames Hot-Dipped Galvanized, Secondary Members Pre-Galvanized	Included
1	FSW 1'- 53/64" Below BSW Grade	Included
1	LEW, BSW Open to 5'-6" For Block, REW Open to 2'-4" For Block	Included
5	Misc Steel Columns To Support Roof From Below Floor(Max 30lb. per ft., Bracing At Floor W/Hdware)	Included
1	Mod-2 Design 40', 20' Framelines #2-#6	Included
1	Full Trim Package Including: Corner Trim, Eave Trim, Sculptured Rake Trim	Included
1	Die-formed Ridge Cap	Included
1	Closure Strip Package	Included
1	Gutters & Downspouts	Included
2	Framed Opening Standard 18' x 10' Rolling Steel Doors	Included
1	Personnel Door 3070-M White Insulated Pre-Assembled Windlock Certified w/ Lever Handle w/ Threshold	Included
2	Roll Up Windlock Certified Non-Insulated w/ Chainhoist 18' x 10'	Included
1	Roof Insulation 6"/ R19 WMP-VR w/ Starter Roll w/ Patch Tape	Included
1	Wall Insulation 4"/ R13 WMP-VR w/ Starter Roll w/ Patch Tape	Included
1	Building & Accessory Freight To Port Everglades	Included
1	Export Package Including Extra Compnents and Special Crating	Included

Total Building

## CUSTOMER QUOTE

Name Kenneth Benjamin Jr.  
Company Jaredian Design Group

Tel 3407771600  
Fax [REDACTED]

Quote Date 05/18/2015  
Valid Through 06/02/2015

Street TBD  
City TBD  
State ZZ Zip TBD  
Country US Virgin Islands

Email [REDACTED]

Project ID BS15229  
Sales Rep Brian Buck

Page 3 of 3

### Project Building Pricing

Qty	Description
1	Base Building as per Engineering Specifications

126,640.00
------------

### Project Option Pricing (Options are NOT INCLUDED in the building price above)

Qty	Description
1	Stamped Engineered Foundation Drawings (3 Sets)
1	Project Erecting Including Equipment Rental, Unloading, and Labor (ESTIMATE)

Unit	Extended
5,250.00	5,250.00
36,000.00	36,000.00

## IMPORTANT NOTES - PLEASE READ

- This quote is based on Buck Steel's interpretation of plans and/or conversations with the customer, Buck Steel is NOT responsible for any errors and/or omissions.
- Carefully check this quote for completeness and verify the accuracy of the information contained within.
- This quote is valid through 6/2/2015, and is subject to review of pricing. Revisions to quote may result in a price adjustments.
- Erecting is NOT included in this quote, unless specifically listed.
- Anchor bolts are NOT included in this quote and are NOT provided by Buck Steel.
- Concrete is NOT included in this quote and is NOT provided by Buck Steel
- Buck Steel and/or the Building Engineer is NOT the "Engineer of Record". The customer/owner is responsible for any "special building inspector" or "structural engineer" required by the city or county for pre and post construction inspections.
- All prices are in USD.
- Pricing contained in this quote does not include any applicable sales taxes.

## CUSTOMER QUOTE

**Name** Brice Gordon  
**Company** LSJ Employees, LLC

**Tel** 3407758100  
**Fax** [REDACTED]

**Quote Date** 01/31/2017  
**Valid Through** 02/07/2017

**Street** 6100 Red Hook Quarter, # B3  
**City** St Thomas  
**State** ZZ **Zip** 00802  
**Country** US Virgin Islands

**Email** [REDACTED]

**Project ID** BS23416  
**Sales Rep** Brian Buck

**Page** 1 of 4

### Project Building 1

**Location** Street

**City** TBD  
**State** ZZ **Zip** TBD

**County** TBD  
**Country** US Virgin Islands

### Engineering

<b>Width</b> 80'	<b>Code</b> IBC 2009	<b>Snow Gnd</b> 0	<b>Seismic Ss</b>	<b>Shell</b> Enclosed	<b>Occupancy</b> Normal
<b>Length</b> 80'	<b>Wind Load</b> 145 MPH	<b>Snow Roof</b> 0	<b>Seismic S1</b>	<b>Column</b> Tapered	<b>Thermal</b> Unheated
<b>Height</b> 18'	<b>Exposure</b> C	<b>Snow Is</b>		<b>Base</b> Deluxe Formed Trim	<b>Snow Exp</b> Sheltered
<b>Roof Pitch</b> 1.5:12	<b>Live Load</b> 20	<b>Snow Ct</b>	<b>Collateral</b> 0.5	<b>Frame</b> Gable Symmetrical	
	<b>Reducible</b> Yes	<b>Snow Ce</b>			

**Left Endwall Spacing** 28', 24', 28'

**Type** Full-Load Expandable Frame

**Bracing** None

**Girt** Flush

**Right Endwall Spacing** 28', 24', 28'

**Type** Non-Expandable Bearing Frame

**Bracing** Cable

**Girt** Flush

**Front Sidewall Spacing** 4@20'

**Type** N/A

**Bracing** Cable

**Girt** Bypass

**Back Sidewall Spacing** 4@20'

**Type** N/A

**Bracing** Cable

**Girt** Bypass

**Primary Frame Coating** Red Oxide Primer

**Secondary Frame Coating** Red Oxide Primer

**Roof Panel Gauge** 24 **Style** PBR

**Screw Type-Length** Long Life-1 1/4"

**Color** Not Specified

**Wall Panel Gauge** 24 **Style** PBR

**Screw Type-Length** Long Life-1 1/4"

**Color** Not Specified

### Engineering Notes

EXPORT BUILDING with final destination of XXXX via PORT XXXX with unloading and freight forwarding by others. Export package includes extra sheeting, nuts, bolts, fasteners, girts and purlins with all rollup doors specifically crated for export to provide additional protection. It is the customer's responsibility to VERIFY ALL CODES & LOADS used to design this building as being in accordance with local requirements. Total weight is estimated as XX,XXX lbs. COD amount is to be paid in full 2 weeks prior to delivery to port.

### Building Pricing

Qty	Description	Included
1	Base Building as per Engineering Specifications	Included
1	Stamped Engineered Building Drawings (3 Sets)	Included
1	Erecting Drawings (2 Sets)	Included
1	Letter of Certification	Included
1	Anchor Bolt Plans	Included
1	LEW Bay #1 Open to Building "B"	Included
1	Mod-2 design, Columns at 28' From Back Side Wall	Included
1	Full Trim Package Including: Corner Trim, Eave Trim, Sculptured Rake Trim	Included
1	Die-formed Ridge Cap	Included
1	Closure Strip Package	Included
1	Gutters & Downspouts	Included
7	Framed Opening Standard Misc. Sizes For CUSTOMER Provided Louvers	Included
1	Framed Opening Standard, 12' x 16', LEW, Bay #2, 5' From Column	Included
1	Framed Opening Standard, 12' x 16', LEW, Bay #3, 12' From Column	Included
1	Framed Opening Standard, 12' x 16', REW, Bay #1, 5' From Column	Included
1	Framed Opening Standard, 12' x 16', REW, Bay #2, 8' From Column	Included
4	Rollup Door Windlock Certified Non-Insulated w/ Chainhoist 12' x 16'	Included
1	Roof & Wall Insulation 3"/ R10 WMP-VR w/ Starter Roll w/ Patch Tape	Included
1	Building & Accessory Freight To Port In Florida	Included

## CUSTOMER QUOTE

<b>Name</b> Brice Gordon	<b>Tel</b> 3407758100	<b>Quote Date</b> 01/31/2017
<b>Company</b> LSJ Employees, LLC	<b>Fax</b>	<b>Valid Through</b> 02/07/2017
<b>Street</b> 6100 Red Hook Quarter, # B3	<b>Email</b> [REDACTED]	<b>Project ID</b> BS23416
<b>City</b> St Thomas		<b>Sales Rep</b> Brian Buck
<b>State</b> ZZ <b>Zip</b> 00802		
<b>Country</b> US Virgin Islands		<b>Page</b> 2 of 4

### Project Building 2

<b>Location</b> Street	<b>City</b> TBD	<b>County</b> TBD
	<b>State</b> ZZ <b>Zip</b> TBD	<b>Country</b> US Virgin Islands

### Engineering

<b>Width</b> 28'	<b>Code</b> IBC 2009	<b>Snow Gnd</b> 0	<b>Seismic Ss</b>	<b>Shell</b>	<b>Occupancy</b> Normal
<b>Length</b> 25'	<b>Wind Load</b> 145 MPH	<b>Snow Roof</b> 0	<b>Seismic S1</b>	<b>Column</b> Tapered	<b>Thermal</b> Unheated
<b>Height</b> 16'	<b>Exposure</b> C	<b>Snow Is</b>		<b>Base</b>	<b>Snow Exp</b> Sheltered
<b>Roof Pitch</b> 1.5:12	<b>Live Load</b> 20	<b>Snow Ct</b>	<b>Collateral</b> 0.5	<b>Frame</b>	
	<b>Reducible</b> Yes	<b>Snow Ce</b>			
<b>Left Endwall Spacing</b> 28'		<b>Type</b> Half-Load Non-Expandable Frame	<b>Bracing</b> None		<b>Girt</b> Flush
<b>Right Endwall Spacing</b> 28'		<b>Type</b> Half-Load Non-Expandable Frame	<b>Bracing</b> None		<b>Girt</b> Flush
<b>Front Sidewall Spacing</b> 25'		<b>Type</b> N/A	<b>Bracing</b> None		<b>Girt</b> Bypass
<b>Back Sidewall Spacing</b> 25'		<b>Type</b> N/A	<b>Bracing</b> None		<b>Girt</b> Bypass
<b>Primary Frame Coating</b> Red Oxide Primer		<b>Secondary Frame Coating</b> Red Oxide Primer			
<b>Roof Panel Gauge</b> 24 <b>Style</b> PBR	<b>Screw Type-Length</b> Long Life-1 1/4"	<b>Color</b> Not Specified			
<b>Wall Panel Gauge</b> 24 <b>Style</b> PBR	<b>Screw Type-Length</b> Long Life-1 1/4"	<b>Color</b> Not Specified			

**Engineering Notes** REW of Building Attaches to LEW of Building "A"

### Building Pricing

Qty	Description	
1	Base Building as per Engineering Specifications	Included
1	Stamped Engineered Building Drawings (3 Sets)	Included
1	Erecting Drawings (2 Sets)	Included
1	Letter of Certification	Included
1	Anchor Bolt Plans	Included
1	BSW Open to 10' for 12" Poured Concrete Wall	Included
1	LEW Open To Existing Bldg Same Width, Height, Roof Pitch	Included
1	Full Trim Package Including: Corner Trim, Eave Trim, Sculptured Rake Trim	Included
1	Die-formed Ridge Cap	Included
1	Closure Strip Package	Included
1	Gutters & Downspouts	Included
1	Canopy Roof Extension BSW 4' Entire Length, Sheeted 6' To Top Of Existing Wall	Included
1	Framed Opening Standard 12' x 12' For Rollup Door	Included
1	Framed Opening Standard Misc. For CUSTOMER Supplied Louver	Included
1	Rollup Door Windlock Certified Non-Insulated w/ Chainholst 12' x 12'	Included
1	Roof & Wall Insulation 3" R10 WMP-VR w/ Starter Roll w/ Patch Tape	Included
1	Building & Accessory Freight To Port In Florida	Included

## CUSTOMER QUOTE

Name Brice Gordon  
Company LSJ Employees, LLC

Tel 3407758100  
Fax [REDACTED]

Quote Date 01/31/2017  
Valid Through 02/07/2017

Street 6100 Red Hook Quarter, # B3  
City St Thomas  
State ZZ Zip 00802  
Country US Virgin Islands

Email [REDACTED]

Project ID BS23416  
Sales Rep Brian Buck

Page 3 of 4

### Project Building 3

Location Street

City TBD  
State ZZ Zip TBD

County TBD  
Country US Virgin Islands

### Engineering

Width 32'8"	Code IBC 2009	Snow Gnd 0	Seismic Ss	Shell	Occupancy Normal
Length 47'6"	Wind Load 145 MPH	Snow Roof 0	Seismic S1	Column Tapered	Thermal Unheated
Height 16'	Exposure C	Snow Is		Base	Snow Exp Sheltered
Roof Pitch 1.5:12	Live Load 20	Snow Ct	Collateral 0.5	Frame	
	Reducible Yes	Snow Ce			

Left Endwall Spacing NA

Type Non-Expandable Bearing Frame

Bracing Cable

Girt Flush

Right Endwall Spacing NA

Type Non-Expandable Bearing Frame

Bracing Cable

Girt Flush

Front Sidewall Spacing NA

Type N/A

Bracing Cable

Girt Bypass

Back Sidewall Spacing NA

Type N/A

Bracing Cable

Girt Bypass

Primary Frame Coating Red Oxide Primer

Secondary Frame Coating Red Oxide Primer

Roof Panel Gauge 24 Style PBR

Screw Type-Length Long Life-1 1/4"

Color Not Specified

Wall Panel Gauge 24 Style PBR

Screw Type-Length Long Life-1 1/4"

Color Not Specified

**Engineering Notes** Materials Only included to resheet customer's existing building as per architectural drawings. Includes all Wall Sheeting, Roof Sheeting, Ridge Caps, Mastic, Closure Strips and Fastners. Colors to match new building colors(tbd by customer).

### Building Pricing

Qty	Description	Included
1	Base Building as per Engineering Specifications	Included
1	Die-formed Ridge Cap	Included
1	Closure Strip Package	Included
1	Building & Accessory Freight to Port In Florida	Included

**CUSTOMER QUOTE**Name Brice Gordon  
Company LSJ Employees, LLCTel 3407758100  
Fax [REDACTED]Quote Date 01/31/2017  
Valid Through 02/07/2017Street 6100 Red Hook Quarter, # B3  
City St Thomas  
State ZZ Zip 00802  
Country US Virgin Islands

Email [REDACTED]

Project ID BS23416  
Sales Rep Brian Buck

Page 4 of 4

Project Price 106,850.00  
Freight Included  
Project Total 106,850.00**IMPORTANT NOTES - PLEASE READ**

- This quote is based on Buck Steel's interpretation of plans and/or conversations with the customer, Buck Steel is NOT responsible for any errors and/or omissions.
- Carefully check this quote for completeness and verify the accuracy of the information contained within.
- This quote is valid through 2/7/2017, and is subject to review of pricing. Revisions to quote may result in a price adjustments.
- Erecting is NOT included in this quote, unless specifically listed.
- Erecting estimate is based upon, but not limited to, pad being accessible for a clear 25' around entire building, no trees, powerlines or equipment which may interfere with erecting, and power supplied to slab. Erecting estimate does not take into consideration any OSHA, Davis Bacon, special insurance requirements, or limit to days and times erecting crews are permitted to work.
- Accessories not provided by Buck Steel (including but not limited to: windows, doors, cupolas, vents, fans, lighting, stucco, masonry etc.) will not be installed by the erector unless otherwise specified.
- Anchor bolts are NOT included in this quote and are NOT provided by Buck Steel.
- Concrete is NOT included in this quote and is NOT provided by Buck Steel
- Buck Steel and/or the Building Engineer is NOT the "Engineer of Record". The customer/owner is responsible for any "special building inspector" or "structural engineer" required by the city or county for pre and post construction inspections.
- All prices are in USD.
- Sales tax is NOT included in this quote.

**Questions about this quote?**  
**Contact Brian Buck at (866) 574-2826 Ext.114**