

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: [REDACTED] |340-201-1044

Prepared by:

SSVI-Expert Builders

6501 Red Hook Plaza, Ste 201

St. Thomas VI 00802

(340) 776-4000

Contact: Alex [REDACTED]

1. INTRODUCTION

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SSVI is pleased to submit this construction proposal to LSJ c/o [REDACTED] 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
GENERAL REQUIREMENTS	\$ 64,285
a. General Conditions	\$ 64,285
b. Shipping, Port Fees & Handling of Buck Steel order paid by LSJ	
SITE EXCAVATION & EARTHWORK apx 4 weeks	\$ 63,000
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
NEW STORAGE BUILDING CONSTRUCTION apx. 9 weeks	\$ 183,430
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

TOTAL OF ALL CATEGORIES OF WORK ABOVE **\$ 492,865****CONTINGENCY (15%)** **\$ 73,930****GRAND TOTAL** **\$ 566,795****Payment 1 at contract signing**

- 50% of stage 1 Site 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 [REDACTED] and 5:00 [REDACTED].

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