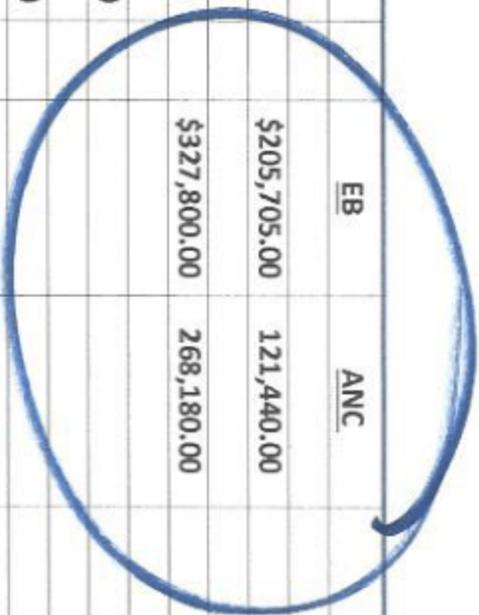


<u>LSJ Projects</u>	<u>Estimated Cost</u>	<u>EB</u>	<u>ANC</u>
RO Shed		\$205,705.00	121,440.00
Engineering Shed		\$327,800.00	268,180.00
RO Refurbishment	\$ 60,693.00		
Switch Gear Refurbishment	\$ 18,500.00		
Tunnel Lights			
Lights x 40	\$ 2,621.13		
Labor	\$ 4,400.00		
	\$ 7,021.13		
Awning	\$ 38,130.00		
Chilax Window	TBA		
Flashing Great Room	Included in Cottage Bid		
Little C Refurbishment			
Paint	\$ 16,500.00		
Haul Out	\$ 1,935.00		
Hardware	\$ 200.00		
Bench Seat	\$ 800.00		
Water Taxi			
Total	\$ 19,435.00		



Updated V's
3/9/17.

Install Variable Speed Drives Main Distribution Pumps		TBA				
Low Level Cut Offs Main Distribution Pumps		TBA				
Pool Filters	\$	2,446.95				
LSJ Projects						
Staff Cottage Refurbishment						
Material	\$	45,000.00				
Labor	\$	30,000.00				
Appliances	\$	10,534.05				
Staff Cottage Furniture	\$	17,965.00				
Total	\$	103,499.05				
Purchase New HD Truck	\$	52,000.00				
Accessories		TBA				
	GSI					
Heli Pad					\$ 16,445.00	
Quonset Hut A		Hut and Heli Pad		58,000.00		
Quonset Hut B				40,465.48	\$ 54,740.00	Both Huts no EX
Staff Cottage Kitchen and Appliances	\$	8,832.95				

Staff Cottage Furniture	\$	7,047.96				
Electrical, Plumbing and Walls	\$	3,250.00				
Labor	In House					
	\$	15,880.91				

4. SCHEDULE

The entire project described in this proposal will be completed within 3 months following execution of a contract between the parties.

5. PRICING & PAYMENT TERMS

The project will be undertaken at a price of \$7777.00 for labor and materials with the exception of the sheds. The sheds from Buck Steel will be purchased by Little St James who will also pay for all shipping costs from factory to job site.

Price Scope Of Work / Labor

GENERAL REQUIREMENTS

- a. General Conditions
- b. Shipping, Port Fees & Handling of Buck Steel order paid by LSJ

TBD

SITE EXCAVATION & EARTHWORK

\$ 63,000

- a. Earth change protection barricades/silt fencing
- b. Site hand clearing and excavation
- c. Site and foundation footing pads excavation
- d. Backfilling and compaction
- e. Subterranean termite treatment
- f. Site retaining walls (two areas)
- g. Extended exterior walkway along R.O building A
- h. Seeding / restoration of disturbed areas
- i. Trucking & disposal of spoils

NEW STORAGE BUILDING CONSTRUCTION

- a. First floor fittings & foundation walls
- b. Enkadrain drainage matt & bituminous coating
- c. New gravel encased 4" - PVC drain pipes
- d. First floor concrete bottom slab and entry landing
- e. First floor exterior & interior concrete walls
- f. First floor concrete column pads and columns
- g. First floor concrete beams
- h. Concrete roof slab
- i. Concrete parapet wall w/ cap flashing
- j. Single-ply membrane at parapet and roof

\$327,800
\$152,900 +

- \$ 2,500
- \$ 1,500
- \$ 1,500
- \$ 3,500
- \$ 1,200
- \$ 40,000
- \$ 8,500
- \$ 1,800
- \$ 2,500

- \$ 23,400
- \$ 4,500
- \$ 2,000
- \$ 18,750
- \$ 32,000
- \$ 7,500
- \$ 15,500
- \$ 31,000
- \$ 5,250
- \$ 2,500

Added R.G.
to B.I.D.

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) TBD
- n. Mechanical exhaust fans and louvers complete \$ 20,000
- o. Painting of first floor walls \$ 1,500

R.O. BUILDING A

- 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

Purchased by LSU

- f. Second floor pre-engineered building package complete \$ 30,000
- g. Second floor pre-engineered building erection complete \$ 15,000
- h. Second floor roll-up doors package complete \$ 9,000
- i. Second floor electrical complete (fixtures, panels and installation) TBD
- j. Second floor mechanical (exhaust fans and louvers) \$ 2,000
- k. Second floor miscellaneous wall painting

GENERATOR BUILDING B

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

\$ 30,400 +

TOTAL OF ALL CATEGORIES OF WORK ABOVE \$
 CONTINGENCY (15%) \$
 GRAND TOTAL \$

• Payment schedule/terms are as follows:

Added LG
 EB Bid

\$ 111,750 +
 \$ 0.750

Generator/Mechanical & R.O. Buildings

Construction Proposal



March 9, 2017

Prepared for:

Great St. James & Little St. James

Red Hook Quarters, St. Thomas, VI

Contact: Brice Gordon

Prepared by:

SSVI-Expert Builders

6501 Red Hook Plaza, Ste 201

St. Thomas VI 00802

(340) 776-4000

Contact: Alex Crawford|accounting@vixperbuilders.com

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 LSL/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