



Ryman Construction of Florida, Inc.

License # CGC 1517772

Construction Proposal/Agreement

Date: 2-27-17

To: Emerald Point RV Part
Attn: Jack Wilson
Zephyrhills, FL 33541

Re: Pool Storage/ Pavilion Facility

Ryman Construction of Florida, Inc. (RCF) will provide the following specifications and conditions as follows:

General Requirements

- Provide all construction drawings for permitting in the City of Zephyrhills FL
- Prepare an Exemption Letter for SWFWMD/Fees to be paid by owner
- Provide a Dumpster as needed for all debris
- Clean work areas during construction and at completion
- Job site Supervision while project is under construction.
- All surveys if required are by owner

Scope of Work (Per Plans)- This job is bid in 2 phases-

Phase 1 to include the following:

- Engineered plans for permitting of entire project. Plans are for Structural and Electrical only. Any additional cost at time of this quote are not known, such as plumbing and mechanical- Cost of plans including engineering for permitting thru City of Zephyrhills will be approx. \$2821.00- Included in Phase 1 is an allowance of \$1500 for permits, plans review, electrical, roofing, structural building permits. Also included is a \$500 allowance for SWFWMD exemption letter if required.
- Phase 1 will be to concrete footers, concrete slab, and installation pavers being constructed per plans and contains all materials and labor to construct a slab approx.

20ft x 26ft, a sidewalk 2 x 30 ft. Also included is the scraping of the lot and any needed fill with stone pavers. Pavers to match the existing pool deck as close as possible. This area will be the area under the Pavilion and the area outside of the pavilion with no roof. The installation of the pavers will be installed in the combined two areas that are approx. 26 ft wide by 42ft in length.

- The park is responsible for any moving of the exiting pool fence and re-installation of the fence as needed

Total of Phase 1 \$30,690.00

Phase 2 to include the following:

- Phase 2 includes the completion of the roof structure only as permitted.
- Includes installation of premanufactured trusses, ½" plywood or equal and installation of a concealed clip metal roof to match the clubhouse as close as possible. This bid also includes the trusses to be cantilevered over approx. 4-6 ft to allow for a covered walkway from the existing building to the new building. Since there is no plans at time of drawing an allowance of \$1200 is included in this bid for the additional roof line to be installed from new building to the existing building.
- Phase 2 includes the standing seam metal roof to match the existing clubhouse
- This phase does NOT include the 20x26 storage area as that will be completed in **Phase 3** as requested by HOA

Total of Phase 2- \$34,431.00

Phase 3 to include the following

- Completion of a 20ft x 26 ft wood frame storage area under the existing roof. The storage area will include on 6ft. x 6ft8" door and 3 standard windows to match clubhouse windows.
- Walls are to be wood frame with pressure treated bottom plates, spruce studs 16" on center and covered with ½ plywood or equal, DuPont Tyvek house wrap and decorative cementitious skip trowel finish to match the clubhouse. Windows to have cement bands to match clubhouse
- This phase includes installation of one- 10amp service in wall of new storage. HOA to bring wiring to building. Also, included in one surface ceiling mount, one exterior wall mount light by door and one interior wall plug. There is no additional electrical in this quote as it is not known since construction plans are not completed now.
- Includes painting of the exterior of the building
- Include soffit and fascia on over hangs only. Bottom cord of trusses are to be left exposed with no ceiling in this area.

Total of Phase 3- \$18,200.00

Total of Phase1, Phase 2, and Phase 3 combined is \$84,321 and includes the extra 10x26 exposed sun deck and the additional walkway to form the existing building to the new pavilion that was not in the original estimated quote.

If All 3 phases are awarded at one time, reduce overall price by \$3500.00 to a total of \$80,821.00 for complete project.

Any additional items other than those outlined in above specification will only be installed upon signing of a written change order agreed to by both parties and are to be paid for in advance.

Not Included in Proposal

- Any drywall work
- Any plumbing
- Any trim work.
- Any finishing of exterior trusses in pavilion area (this area is exposed trusses)

I hereby propose to furnish all materials and labor in accordance with the above specifications for the lump sum of: **\$84,321.00 (eighty four Thousand three Hundred twenty on Dollars and Zero Cents).**

We agree with above specifications and payment schedule. By our signature(s) below, you are authorized to begin the work.

Ryman Construction of FL. Representative/Date

Emerald Point RV Park Representative/Date