

Purchase Order



Page 1/1
Purchase Order
Purchase Order No. 3669
Date 10/19/2023
Exchange Rate 0.0000000

Charlotte County Airport Auth.

28000 A-1 Airport Road
Punta Gorda FL 33982

Vendor: FLORIDA PREMIER CONTRACTORS, LLC
25450 AIRPORT ROAD, STE A
PUNTA GORDA FL 33950

Ship To:

^ Changed Since the Previous Revision

Contract Number:	Payment Terms	Confirm With	Shipping Method

L/N	Item Number	Description	Req. Date	U/M	Ordered	Unit Price	Ext. Price
Shipping Method		Reference Number	FOB				
1	FPC BLD 103 PHASE 1	GMP PROPOSAL PHASE 1 PROJECT 7 FPC BLD 103 PHASE 1	10/19/2023	Each	1	\$195,500.00	\$195,500.00
			None				

Subtotal	\$195,500.00
Trade Discount	\$0.00
Freight	\$0.00
Miscellaneous	\$0.00
Tax	\$0.00
Order Total	\$195,500.00
Prepayment	\$0.00


James Parish (Oct 19, 2023 11:03 EDT)
Authorized Signature

October 9, 2023

GMP Proposal Phase #1 for Project #7

Building #103: Storage Building – Engineering, Permitting, & Core/Shell Estimate

Mr Laroche,

The following qualifications seek to clarify our proposal and outline our understanding of the work required. These qualifications represent FPC's interpretation of the available information and our desire to provide a complete and accurate proposal to accomplish the enumerated tasks. We believe these assumptions to be reasonable and welcome the opportunity to review them with the PGD team.

Scope of Work

This proposal includes the work required to rebuild the damaged core/shell components to Building #103 as well as provide architectural and engineering documents required for permitting. The scope of work included in this proposal will allow for the development of interior build-out documents which we can base phase 2 of the project cost on. Specific work scope items can be found in the qualifications which accompany this proposal. Upon approval of this first phase, we will proceed with the following:

- Architectural design and life safety plans for Tenant Improvement permitting.
- Mechanical, Electrical, Plumbing, and Fire Engineering required to produce permit drawings.
- County Permit review and fees.
- Release of long-lead items such as:
 - 3-phase electrical gear
 - Steel stair/rail fabrication
 - Release impact windows/doors
 - Electrical fixtures
 - Other items which will be time sensitive to completion.
- Begin the selective demolition required to relocate plumbing cores and scarify the concrete floors.
- Begin interior framing and associated steel support at the CMU wall.
- Prepare the warehouse for installation of passive fresh air sidewall louvers and associated frames.

Schedule

1. Work will begin within 15 days of the receipt of all permits and a notice to proceed.
2. Demolition and structural infill will be complete within 45 days of mobilization.

Guaranteed Maximum Price

\$195,500.00 (One Hundred and Ninety-Five Thousand, Five Hundred Dollars)

**there is a contingency amount of \$11,783.00 included in the above total. Use of contingency funds MUST be approved by PGD before use and any savings resulting will be returned at the end of the project.*


Raymond Laroche (Oct 19, 2023 10:05 EDT)

Exclusions

1. Hazardous material testing or reports
2. Hazardous waste/material removal
3. Sitework or site restoration
4. Fencing
5. Permits, other than interiors permit
6. NPDES notice of Intent
7. Payment & performance bonds
8. Builder's risk insurance

Allowances

The following allowances are included in the GMP and were established for budgeting and discussion purposes with the goal of providing a complete and accurate GMP. However, these items are carried as allowances because of limited information or ambiguous or conflicting information on the drawings. The allowances should be viewed as placeholders whose value is reasonable and consistent with the expected magnitude of the work. Each of these allowances will be reconciled based on final design or decisions and the GMP will be adjusted accordingly.

1. None

Alternates

The following alternates are NOT included in the GMP but may be added/deducted from the GMP if elected by the owner. Subject to contractual markups.

1. None

Thank you for the opportunity and please feel free to contact me with any questions.

Respectfully,

Carlton Hughes
Managing Partner / Director of Operations
FPC

GMP Estimate-Qualifications, Allowances & Alternates**PGD Airport – Building 103 Interior Renovations PHASE 1****Qualifications**

The following qualifications seek to clarify our GMP estimate where ambiguous or conflicting information was encountered on the GMP documents. These qualifications represent FPC's interpretation of the available information and our desire to provide a complete and accurate estimate of the construction costs. We believe these assumptions to be reasonable and welcome the opportunity to review them with the design team to validate them.

General

1. **GMP Documents:** FPC has based our BUDGET proposal on Florida Premier Contractors design build floor plan dated 9/07/23. Further design and engineering are required to produce permitable documents; the costs of which are included in this proposal.
2. **Phased Project:** This proposal is for the first of two phases required for this project. Phase 2 proposal will be provided under separate cover. Design and permitting activities can begin on the release of phase 1, however, construction activities will require the approval of both phase 1 & 2 proposals.
3. **Builder's Risk Insurance:** Has not been included as a part of our proposal.
4. We have included the building permit for this project.
5. Pricing does not include any work inside the warehouse area of building 103 apart from new high bay lighting fixtures, life safety exit signs, and a new stairwell to the existing mezzanine.

Div 02:

6. Landscaping & irrigation are excluded from this proposal. We have included patching sod in areas disturbed during construction.
7. Pricing assumes that the new electrical service has been brought to the building by others. FPC will bring the service into the building and provide all switchgear/panels & transformers.
8. Pricing includes (2) new 24"x36" wall penetrations and (1) 36"x36" wall penetrations for proper make-up air and exhaust for the new HVAC system.
9. Demolition pricing includes saw cutting and removal of 200 SF of interior slab for new underground plumbing work at the Kitchen & ADA Toilet Room.

Div. 03/04:

10. We have carried the cost to patch concrete slab in kitchen and ADA toilet room area.
11. Pricing assumes no concrete polishing or slab work in the existing warehouse area.

Div. 05:

12. We have included costs to furnish, install and erect a new stairwell with stair mounted railings, wall mounted railings, open grate steel stair treads, and steel stringers.
13. Pricing excludes any work to the existing steel railings at the mezzanine level except for painting them to match the new stair railings.
14. We have included 4"x4" seismic clip angles to brace the free-standing CMU wall @ the deck in the breakroom.
15. We have included duct penetration supports in the existing mezzanine slab.

Div. 06:

16. We have included new kitchen base and upper cabinets.
17. We have included solid surface countertops.

Div.08:

- 18. We have included new door hardware in standard finishes.
- 19. We have included (7) new vinyl impact rated windows.

Div. 09:

- 20. We have carried an allowance of **\$4.50** or **\$5,134** for new acoustical ceiling tile.

Div. 13:

- 21. We have included an allowance of **\$4,500** for (3) 24"X36" frames for new outside air and exhaust louvers in exterior metal building walls.

Divs. 21, 22 & 23:

- 22. We have not included the furnishing or installation of a new fire protection system on this project.
- 23. We have included a new kitchen sink in our proposal.
- 24. Plumbing pricing includes a new floor drain in the ADA toilet room.
- 25. We have included a new water closet in the ADA toilet room.
- 26. We have included a new lavatory in the new ADA toilet room.

Div. 26:

- 27. We have carried an allowance of **\$10,000** for new "high bay" lighting fixtures in the warehouse area. This allowance can be reconciled once a fixture is specified and priced.

Div. 27:

- 28. We have not included any low voltage tele/data hardware, wiring or terminations in this proposal.
- 29. We have not included any card access or CCTV hardware, wiring, or terminations in this proposal.

Allowances

The following allowances are included in the GMP and were established for budgeting and discussion purposes with the goal of providing a complete and accurate GMP. However, these items are carried as allowances because of limited information or ambiguous or conflicting information on the drawings. The allowances should be viewed as placeholders whose value is reasonable and consistent with the expected magnitude of the work. Each of these allowances will be reconciled based on final design or decisions and the GMP will be adjusted accordingly.

1. **High Bay Light Fixture Allowance - \$10,000:** Allowance to provide and install new high bay lighting in the warehouse area.

Alternates

The following alternates are NOT included in the GMP but may be added/deducted from the GMP if elected by the owner. Subject to contractual markups.

none









FPC Building 103 Phase 1 PO

Final Audit Report

2023-10-19

Created:	2023-10-19 (Eastern Daylight Time)
By:	Glenn Lomas (glomas@flypgd.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAnHTISYX2nqyj460Z4YmEPuYON8KN3wWu

"FPC Building 103 Phase 1 PO" History

-  Document created by Glenn Lomas (glomas@flypgd.com)
2023-10-19 - 9:52:16 AM EDT
-  Document emailed to Raymond Laroche (rlaroche@flypgd.com) for signature
2023-10-19 - 9:53:26 AM EDT
-  Email viewed by Raymond Laroche (rlaroche@flypgd.com)
2023-10-19 - 10:05:14 AM EDT
-  Document e-signed by Raymond Laroche (rlaroche@flypgd.com)
Signature Date: 2023-10-19 - 10:05:27 AM EDT - Time Source: server
-  Document emailed to James Parish (jparish@flypgd.com) for signature
2023-10-19 - 10:05:28 AM EDT
-  Email viewed by James Parish (jparish@flypgd.com)
2023-10-19 - 11:03:22 AM EDT
-  Document e-signed by James Parish (jparish@flypgd.com)
Signature Date: 2023-10-19 - 11:03:28 AM EDT - Time Source: server
-  Agreement completed.
2023-10-19 - 11:03:28 AM EDT