



Construction Proposal

Mechanical Building

January 12, 2017

Prepared for:

Great St. James & Little St. James

Red Hook Quarters, St. Thomas, VI

Contact: Ann Rodriquez [REDACTED]
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Prepared by:

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1. INTRODUCTION

2. SCOPE OF WORK

3. PRICING & PAYMENT TERMS

4. GENERAL TERMS & CONDITIONS

5.ACCEPTANCE

SSVI-EXPERT is pleased to submit this construction proposal to GSJ & LSJ to be performed at the property located at Little St. James, US Virgin Islands.

By the signature of SSVI-EXPERT's authorized representative set forth below, SSVI-EXPERT 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 below.

X _____

DATE: _____

SSVI-EXPERT AUTHORIZED REP.

1. INTRODUCTION

Thank you for your desire to have the following projects completed on the subject property, summarized as follows:

- **Demolition of existing "Mechanical" building and constructing new concrete structure; LSJ**

VI EXPERT BUILDERS is confident that it will present the best value for you. First, our past performance record will confirm our ability 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 efficiency that drive costs down. Finally, our access to the highest quality materials at highly competitive prices ensures the lowest possible cost of goods.

2. SCOPE OF WORK

- Demolition of existing building
- Removal of debris and trucking to STT dump
- Construction of new concrete building: brick walls and concrete roof using epoxicated
- rebar
- Installation of electric wiring, conduits, outlets, panel boxes, LED light upgrade, etc
- Installation of new hurricane-proof sliding doors, shutters, and two (2) 36" metal doors
- Final clean up

The entire project described in this proposal will be completed within:

12 Weeks (Not including ship time)

The cost of any changes to the scope of work will be priced individually and agreed to, **in writing by both parties**, before additional work is performed. The cost will be charged with a change order invoice.

3. PRICING & PAYMENT TERMS

The project will be undertaken at a price of **\$210,302.28** with the following price breakdown:

	Material	Labor
<u>Phase 1</u>	\$0.00	\$10,548.78
Demolition of existing building. Removal of all debris.		
<u>Phase 2</u>	\$8,055.88	\$31,102.43
Laying of concrete blocks for walls. Dropping in electrical conduits and wiring.		
<u>Phase 3</u>	\$76,563.27	\$35,162.60
Forming of roof. Tying of epoxicated steel. Pouring of 3500 psi concrete.		
<u>Phase 4</u>	\$22,627.00	\$16,227.92
Stripping of forms. Plastering of walls. Installation of hurricane proof sliding doors, 2 shutters and 2 36" metal doors. Installation of electrical outlets and lighting. Final clean up.		
Total	\$107,246.15	\$93,041.73

Payment schedule/terms are as follows:

1. \$10,550.00 due at time of contract execution. _____(Initials).
2. \$39,150.00 due upon completion of phase 1. _____(Initials)
3. \$111,725.00 due upon completion of phase 2. _____(Initials)
4. \$38,850.00 due upon completion of phase 3. _____(Initials)
5. \$10,027.28 due upon completion of Project _____(Initials)
6. We reserve the right to file a mechanic's lien at any time for non payment. _____(Initials)

4. GENERAL TERMS & CONDITIONS

1. All work will be done between the hours of 7:30 A.M. and 3:30 P.M.(**Unless otherwise stated**) Approval from GSJ/LSJ will be required for work outside of these hours.
2. All work areas will be left broom clean at the end of each workday, when possible.
3. VI EXPERT BUILDERS will not be responsible for any costs or schedule impacts associated with rectifying any "hidden" issues or events beyond the reasonable control of VI EXPERT BUILDERS, which issues prevent or otherwise inhibit completion of the project and do not fall within the general scope of work. The parties must agree in writing on the costs associated with rectifying any such "hidden" issues.

4. VI EXPERT BUILDERS will be allowed unrestricted access to GSJ/LSJ's bathroom & toilet for personal use or will hire a private toilet for their use.
5. Other terms and conditions shall be as set forth in a written contract that will be negotiated in good faith between the parties.
6. All work performed by VI EXPERT BUILDERS is warrantied for a period of one year.

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 VI EXPERT BUILDERS and will supplement the terms and conditions contained herein
3. Little St. James will provide prompt feedback/answers on any questions SSVI-EXPERT may have and be reasonably available to VI EXPERT BUILDERS in furtherance of the project.
4. VI EXPERT BUILDERS will be provided access to Little St. James/ Great St. James's premises as reasonably required to perform the work during the working hours set forth above.

5. ACCEPTANCE

The above prices, terms & conditions are satisfactory to the the scope of work being requested and are hereby accepted. SSVI-Expert is authorized by the following signature(s) to perform the work as specified in this proposal. Payment will be made as outlined above.

: _____ **Print Name:** _____ **Date:** _____