



CHANGE ORDER REQUEST

TO: Alachua County Board of County Commissioners **DATE:** 7/24/2025
ATTN: Alachua County Facilities Management
PROJECT: Budget Inn Conversion **COR NO.:** 01_Revision 03
PROJECT NO.: 13221 **TYPE:**
RE: 100% Signed and Sealed Civil Drawings, ASI 01, ASI 02, ASI 03, ASI 04, ASI 05, ASI 06, RFIs 1-24

BASE/ORIGINAL CONTRACT VALUE:	\$	4,089,435.00
TOTAL PREVIOUS APPROVED CHANGE ORDERS:	\$	0.00
BASE CONTRACT + PREVIOUS APPROVED CHANGES:	\$	4,089,435.00
AMOUNT OF THIS CHANGE ORDER:	\$	558,705.00
TOTAL REVISED CONTRACT VALUE:	\$	4,648,140.00

	Contract Time	Days (working)	Complete (substantial)
Present Contract:		108	9/23/2025
This Change:		62	
New Contract Time:		170	12/24/2025

COR DESCRIPTION:

See attached Log of all changes to date.

Previous change request listed an approval date of 7/18/2025. The approval date has shifted to 8/19/2025, however, we have revised the schedule by overlapping activities and reducing the change order activity durations to absorb the additional 32 days and not increase our request for additional time.

TOTAL CHANGE ORDER REQUEST..... \$ 558,705.00

This Change Order includes the Cost of the Changed Work, the Contract Time Extension, and the cost of the Contract Time Extension. If this Change Order is granted without the Contract Time Extension or the Cost of the Contract Time Extension, Gray Construction Services reserves the right to claim for these Contract adjustments prior to the closeout of the Contract. Owner agrees that this clause satisfies Contractor's compliance with any notice of claim requirements contained in the Contract and all other Contract Documents.

CONTRACTOR:

GRAY CONSTRUCTION SERVICES, INC.

DATE

COR APPROVED BY:

OWNER SIGNATURE

DATE



GENERAL CONTRACTORS • CONSTRUCTION MANAGERS
222 West Wade Street, Trenton, Florida 32693
352-463-3939 • Fax: 352-463-8098 • FL CGC #062854
www.gray-construction.com





Change Order Tracking Log

Date Revised: 7/24/2025

Alachua County Budget Inn Conversion							
COP #	Date of Request	Reason/Cause (RFI #, Revision, Damage by Others)	Description of Work	Subcontractor	Subcontractor CO Amount	Additional Days in Schedule	Notes
00	5/7/2025 - 7/21/2025		Issuance of RFIs 1-24 and ASIs 01-07			30	05/07/2025 Termite Damage discovered 05/20/2025 RFI #15 for Sheathing 05/27/2025 Initial COP Submitted 06/26/2025 ASI 06 Issued 07/01/2025 COP Revision Submitted 07/21/2025 RFI 24 Response issued 07/16/2025 COP Discussion 07/22/2025 COP Revision Submitted 08/19/2025 Commission Meeting
00	5/27/2025 - 8/19/2025		Change Order Preparation, Review, and Approval				
01	05/27/25	Plan Revision - 100% S&S and ASI 01	100% Signed and Sealed Drawing Changes ASI 01 - (25) Downspout to Storm Line connections ASI 05 - Reduced Storm line scope; (25) downspout transitions to PVC routed under sidewalk to discharge in parking lot. (2) Bldg 0, (3) Bldg 1, (2) Bldg 2, (4) Bldg 3, (4) Bldg 4, (4) Bldg 5, (3) Bldg 7, (3) Bldg 8. HDPE piping for storm as shown on C6.0.	Wilks Site Prep	\$ 83,363.87	0	(10) Days included in schedule for added work; not on critical path
02	05/27/25	Unforeseen Conditions	RFI 15 - Wall Sheathing Buildings 1, 2, 7 & 8 demo & put back	RJC	\$ 55,667.00	15	On the Schedule Critical Path
03	05/07/25	Unforeseen Conditions	Termite & Water Damage	RJC	\$ 36,505.00	15	On the Schedule Critical Path
04	05/27/25	Plan Revision - ASI 04	Alternate 01 - Electrical Panels	B&D Electric	\$ 33,600.00		(10) Days included in schedule for added work; not on critical path
05	06/18/25	Existing Condition & Owner Request	Existing Water Main Repair - Not to Exceed Price provided. The size and depth of the existing line is unknown, best case pricing is \$5,000 if a 2" line, compression couplings can be used, no deeper than 3ft, soils can be re-used, and minor asphalt patching. \$14k quote is for worst case scenario, depth of existing pipe is 8ft-10ft, has voids or requires replacement fill, larger line size, larger excavation, larger asphalt patching.	Wilks Site Prep	\$ 14,067.00	0	(5) days included in schedule; not on critical path Best Case scenario is \$5k
06	5/19/2025	Unforeseen Conditions	RFI 8 - Pocket Doors	RJC	\$ 10,340.00	0	Work completed
07	5/19/2025	Unforeseen Conditions	RFI 9 Double Layer Tile Flooring Demo	Ace - Demo	\$ 3,220.00	0	This work was done by hand, as a machine does not fit in these bathrooms. It was removed layer by layer. Work completed.
08	5/20/2025	Unforeseen Conditions	RFI 11 - Building 0 - Truss Ends	Keeler Roofing	\$ -	0	Included in Keeler's pricing below; concurrent with other scheduled work.
09	5/29/2025	Unforeseen Conditions	RFI 13 - Ex. Panel Locations & Electrical Feeder Conduits	B&D Electric	\$ -	0	No cost per Josh Courson's email on 6/25
10	6/18/2025	Unforeseen Conditions	RFI 7 - Ex. Party Walls - 1 hr Fire Rating RFI response adds RC-1 - need to double check UL detail and if there's another way to achieve 1 hr rating without adding the RC-1. Add studs for 16" spacing instead?	RJC - Framing	\$ -	0	per Brame Heck, existing 24" wood stud spacing meets U309 detail. No additional work required.
11	6/10/2025	Unforeseen Conditions	RFI 20 - Weatherheads brought up to code, buildings 3, 4 & 5. Roof patch at Bldg 5	B&D Electric Keeler	\$ 1,500.00	0	* Rough Order of Magnitude
12	6/10/2025	Unforeseen Conditions	RFI 17 - Camera Existing Sanitary Line	WH	\$ 1,995.00	0	NTE price

13	6/26/2025	Plan Revision - ASI 06	RFI 19 - Laundry Room Plumbing Changes - ASI 06	Jones Plumbing	\$	6,500.00	0	
14	6/26/2025	Plan Revision - ASI 06	RFI 19 - Laundry Room Mechanical Exhaust - ASI 06	WH Construction	\$	11,036.33	0	
15	6/26/2025	Plan Revision - ASI 06	RFI 19 - Laundry Room Electrical Connection for EF - ASI 06	B&D Electric	\$	1,172.03	0	
16	6/10/2025	Unforeseen Conditions	RFI 21 - Convert Showers to Bathtubs - (8) Units	Jones Plumbing	\$	2,100.00	0	101, 109 , 110 , 121 , 122 , 123, 124, 129, 130, 135
17	6/10/2025	Unforeseen Conditions	RFI 21 - Convert Showers to Bathtubs - (8) Units Concrete: 3ft x 3ft patch back	Concrete Sub	\$	2,587.50	0	101, 109 , 110 , 121 , 122 , 123, 124, 129, 130, 135
18	6/18/2025	Unit Pricing for Existing Conditions	Anticipated Roofing Repairs Building 0 - 10 sheets plywood and 100 ft 2x Fascia and truss tails All Other Buildings - 5 sheets plywood and 50ft Fascia	Keeler Roofing	\$	9,000.00	0	Included as anticipated costs, to be confirmed once roofing work starts
19	6/26/2025	Unforeseen Conditions	RFI 22: Ex. Building Electrical Risers		\$	2,500.00	0	*Rough Order Of Magnitude as Placeholder RFI is pending answer from Campbell Spellicy
20	6/27/2025	Existing Conditions	RFI 23: Sanitary Replacement - Site: Bldg 3: 65ft, Bldg 4: 60ft, Bldg 5: 45ft	Wilks Site Prep	\$	29,468.76	0	(10) days added in schedule; not on critical path
21	6/27/2025	Existing Conditions	RFI 23: Sanitary Replacement - Concrete Cutting: Bldg 3: 130 lf, Bldg 4: 118 lf, Bldg 5: 118 lf	Ace	\$	9,450.00	0	(5) days added in schedule; not on critical path
22	6/27/2025	Existing Conditions	RFI 23: Sanitary Replacement - Interior Plumbing	Jones Plumbing	\$	13,525.00	0	(5) days added in schedule; not on critical path
23	6/27/2025	Existing Conditions	RFI 23: Sanitary Replacement - Concrete Slab Patch: Bldg 3: 285 sf, Bldg 4: 236 sf, Bldg 5: 236 sf @ \$35/sf	Concrete Sub	\$	26,495.00	0	*Rough Order of Magnitude as Placeholder Concrete Contractor not currently under contract (10) days included in schedule, not on critical path
25	7/1/2025	Code Requirement	RFI 24 - Extend Party Walls through soffit to fascia	RJC	\$	10,850.00	0	Will Require additional labor and materials to extend the demising wall to the face of exterior soffit.
26	7/1/2025	Code Requirement	RFI 24 - Extend Party Walls through soffit to fascia	Keeler Roofing	\$	5,500.00	0	
Subtotal					\$	370,442.49		
27					15% OH&P	\$	55,567.07	
28			General Conditions & Staffing - Gray Construction - per day As bid General Conditions \$219,040.00 / 108 working days	\$	2,028.15	\$	121,688.89	60 Substantial Completion pushes from 9/23/2025 to 12/24/2025 if the change order work is released by 7/18/2025 8/19/2025 . Total impact of 62 working days.
Subtotal					\$	547,698.45		
29					GL & BR Insurance	0.8%	\$	4,381.59
30					P&P bond Increase	1.2%	\$	6,624.96
31			Total		\$	558,705.00		



100% Signed and Sealed Civil Drawing Changes – dated 2/28/2025

Sheet	Description
C2.0	New Asphalt patching in front of Building 3 add 1,060 sf
C2.0	Demo and patch asphalt in front of Building 5 increased from 785 sf to 910 sf.
C2.0	Demo Building 5 East concrete pad
C2.0	Demo 2 palm trees in front of Building 1
C3.0	Add 183 ft silt fence behind Building 1 & Building 0
C3.0	Add Tree Barricade around Oak Tree by Building 2 & Building 3.
C4.0	Doubled the size of the bike rack and concrete between Building 3 & Building 4
C4.0	Add sidewalk & bike rack between Building 5 & Building 6.
C4.0	Added concrete and bike rack in front of Building 7
C5.0	8" HDPE Storm lines * Changed in ASI 05 dated 6/13/2025
C5.0, RFI 06, and ASI 01	Connect (25) downspouts to storm line. *Changed in ASI 05 dated 6/13/2025
C6.0	Add 3" RPZ Backflow Preventer after Ex. Water Meter
C6.0	Add Sewer lateral connection to building cleanout (per GRU detail WW-5.4)
C6.0	Change FP material from C900 to SDR 17 PVC to Buildings 3, 4, & 5. C900 doesn't come in 3", only 2" or 4".
C6.0	FP route changes to Building 0, Building 1/2, and to achieve clearance at sanitary lateral
C6.1	New GRU Details

**Wilks Site Prep, Inc.**

License Number: CUC1225807

1726 East Wade Street, Suite B

Trenton, Florida 32693

O: (352) 463-3009

C: (352) 275-8905 / (352) 231-1977

jwsiteprep@yahoo.comcrystal.jwsiteprep@gmail.com

Date: 7/14/2025

Project: Budget Inn Renovations

QTY	UOM	DESCRIPTION	UNIT PRICE	TOTAL
1	ls	100% Signed and Sealed Drawing changes		
200	lf	Tree Barricades	\$2,070.00	\$2,070.00
183	lf	Silt Fence	\$612.83	\$612.83
1	ls	3" Backflow	\$12,700.00	\$12,700.00
94	sy	added Asphalt Patching	\$8940.00	\$8940.00
1	ls	Bike Racks & Concrete	\$4,320.00	\$4,320.00
1	ls	Added Sidewalk	\$3,683.70	\$3,683.70
1	ls	Added Sanitary	\$14,333.00	\$14,333.00
1	ls	Added Demo	\$4,688.34	\$4,688.34
1	ls	ASI 01 - Add (25) Downspout to Storm Connections and C5-0 Stormlines	\$93,500.00	
1	ls	PIPE, FITTINGS, YARD DRAIN - ASI 05	\$11,891.00	\$11,891.00
1	LS	LABOR AND EQUIPMENT - ASI 05	\$20,125.00	\$20,125.00

TOTAL: \$ 83,363.87

EXCLUDES REMOCAL AND REPLACEMENT OF UNSUITABLE SOILS. THIS WORK CAN BE PERFORMED FOR \$21.00 PER YARD, HAULED BY 18 YARD TRUCK LOADS AND TRACKED BY LOAD TICKETS.

**** PLEASE NOTE: ITEMS NOT EXPRESSLY STATED IN THIS PROPOSAL ARE NOT INCLUDED ****

By signing below, you hereby authorize Wilks Site Prep, Inc. to begin and perform work listed above, as discussed. You agree to pay upon completion of work performed.

Printed Name / Title

Signature / Date

If paying via credit card, please be aware of our 4% credit card processing fee that will be applied to final invoice.

THANK YOU!
WE APPRECIATE YOUR BUSINESS!

***** Due to the current state of our country, quotes are good for 10 days. *****

*** IF WE DON'T DO YOUR PAVING, IT'S YOUR OWN ASPHALT! ***



Place, Gainesville, FL 32608
(352) 281-6435, Fax: (352) 226-8653
Rjcameronci1@gmail.com
Lic: CGC058711

Rachael Smith
Project Manager
Gray Construction
Alachua County Budget Inn
Conversion
COP 01

Change Order Proposal 01

As requested, the following represents our proposal for added costs to remove and replace the exterior finishes on buildings 1, 2, 7, and 8 as discussed with Gray Construction.

Added Labor, Materials & Equipment

~~\$78,259.00~~

\$55,667.00

Inclusions:

Remove the remaining cedar siding and remove all the black fiberboard on the front and back of the buildings. \$12,240.00

Hang zip board sheathing from the floor to the soffit. Replace the cedar lap siding with Hardie lap siding from the windowsill to the soffit on the front and the back of the buildings. \$66,019.00

Exclusions:

Design engineering of any kind

Any and all items not specifically addressed as inclusions.

Time impact of changes will require an additional 15 working days to our previous work schedule.

All work to be completed during normal business hours (Mon through Fri, 07:00am to 15:30pm).
Premium time / overtime is not included in this proposal.

Please feel free to contact me directly with any questions, comments or concerns. Please sign and acknowledge approval of COP and return to Brenda@rjcameron.net. RJ Cameron will expect prompt execution of change order and bill accordingly on next billing cycle.

Thank you Kindly,

Brenda Bruce
R.J. Cameron Construction, Inc.

Contractor: _____

By (Signature): _____

(Typed Name): _____

Date: _____

R.J. Cameron Construction, Inc.
7826 SW 37th Place Gainesville, FL 32608
352-281-6435

Project: Alachua County Budget Inn Conversion

Description of Change: RFI #15 Exterior Walls

DATE: 06/24/2025

LABOR

Quantity	Units	Description	\$/unit	Cost of labor	
		Demo Cedar Siding/Fiber Board			
138	23% = 3.45 days Man Hours	Board	\$ \$35.00 48.00	\$ 6,611.52	4,830.00
98	17% = 2.55 days Man Hours	Zip Board Install	\$ \$35.00 48.00	\$ 4,684.80	3,430.00
344	60% = 9 days	Hardi Brd Lap Siding	\$ \$35.00 48.00	\$ 16,490.88	12,040.00
58	✓	Supervision	\$ \$50.00 68.00	\$ 3,944.00	2,900.00
580 total manhours / 15 days @ 8hrs/day = crew of 4.83 men				Labor Subtotal	23,200.00
15 days x 4 hrs/day = 60 manhours				Labor Burden Percentage 42%	9,744.00
				Labor Total	32,944.00

MATERIAL

Quantity	Units	Description	\$/unit	Cost of Material	
160	Board	Zip Board Sheathing	\$ 51.75	\$ 8,280.00	5,240.32
2	✓	12 Pack	✓ 408.25	\$ 816.50	816.50
5		Fastners	\$ 135.25	\$ 676.25	676.25
726		HardiBoard Lap Siding	\$ 16.00	\$ 11,616.00	7,650.00
				\$ -	14,383.07
				Material subtotal	21,388.75
				Material Sales Tax 7.50%	1,604.16
				Material Total	22,992.91

EQUIPMENT & SUBCONTRACTORS & UNIT COSTS

Quantity	Units	Description	\$/unit	Cost of Material	
<div> <div> <p>zip quantities: Bldg 1: 100ft Bldg 2: 51'-4" Bldg 7: 76'-8" Bldg 8: 76'-9" Total LF front and back: 612 lf x 8ft = 4,896 sf/32sf per sheet = 153 sheets + 20% waste = 184 sheets</p> </div> <div> <p>Hardi quantities: 612 lf x 5ft = 3,060 sf / 6sf per board = 510 boards x 20% waste = 612 boards</p> </div> <div> <p>7/16 x 4 x 8 zip board is \$28.48 at Lowes \$12.50 at Lowes</p> </div> </div>					
				\$ -	-
				\$ -	-
				\$ -	-
				\$ 31,731.20	32,944.00
				\$ 22,992.91	15,461.80
				Equipment & Sub Total	-
				Subtotal	54,724.11
				Labor Burden Total	13,327.10
				OH&P 15%	10,207.68
				GRAND TOTAL (no pennies)	78,259



Place, Gainesville, FL 32608
(352) 281-6435, Fax: (352) 226-8653
Rjcameronci1@gmail.com
Lic: CGC058711

Rachael Smith
Project Manager
Gray Construction
Alachua County Budget Inn
Conversion
COP 08

Change Order Proposal 08

As requested, the following represents our proposal for added costs to reframe the front and back wall of each unit in Buildings 1, 2, 7, and 8 where damaged framing was previously removed as requested by Gray Construction.

Added Labor, Materials and Equipment

~~\$45,229.39~~

\$36,505.00

Inclusions:

Demo the drywall off of the front and back walls of each unit in building 1, 2, 7, and 8 to expose the wood studs that need to be replaced due to water intrusion or termite damage.

Reframe, hang, insulate, and finish about 50% of 200 lf of this building.

Reframe, hang, insulate, and finish about 20% of 102 lf of this building.

Reframe, hang, insulate, and finish about 60% of 152 lf of this building.

Reframe, hang, insulate, and finish about 60% of 152 lf of this building.

Exclusions:

Design engineering of any kind

Any and all items not specifically addressed as inclusions.

Time impact of changes will require an additional 20 working days to our previous work schedule.

All work to be completed during normal business hours (Mon through Fri, 07:00am to 15:30pm).

Premium time / overtime is not included in this proposal.

Please feel free to contact me directly with any questions, comments or concerns. Please sign and acknowledge approval of COP and return to Brenda@rjcameron.net. RJ Cameron will expect prompt execution of change order and bill accordingly on next billing cycle.

Thank you Kindly,

Brenda Bruce

Contractor: _____

By (Signature): _____

(Typed Name): _____

R.J. Cameron Construction, Inc.
7826 SW 37th Place Gainesville, FL 32608
352-281-6435

Project: Alachua County Budget Inn Conversion

Description of Change: Reframe Front & Back Walls of each Unit

DATE: 06/24/2025

LABOR

<u>Quantity</u>	<u>Units</u>	<u>Description</u>	<u>\$/unit</u>	<u>Cost of labor</u>	
aprx. 3 guys x 8hrs/day x 4 days 94 ✓	Man Hours	Demolition	\$ 35.00 48.00	\$ 4,531.68	3,290.00
4 guys x 8hrs/day x 4.5 days 145 ✓		Reframe	\$ 35.00 48.00	\$ 6,949.92	5,075.00
5 guys x 8hrs/day x 5 days 188 ✓		Hang/Plaster Finish	\$ 35.00 48.00	\$ 9,017.76	6,580.00
60 ✓		Supervision	\$ 50.00 68.00	\$ 4,080.00	3,000.00
		Labor Subtotal		\$ 23,287.36	17,945.00
		Labor Burden Percentage 42%		\$ 9,780.69	7,536.90
		Labor Total		\$ 23,287.36	25,481.90

MATERIAL

<u>Quantity</u>	<u>Units</u>	<u>Description</u>	<u>\$/unit</u>	<u>Cost of Material</u>	
152		2'x4'x8' Studs	\$ 8.56	\$ 1,301.12	
51		5/8" x4' x12' Veneer Brd	\$ 43.80	\$ 2,233.80	
4		Fastners	\$ 15.35	\$ 61.40	
9		Tape	\$ 7.82	\$ 70.38	
16		X-Kalibur Plaster	\$ 20.44	\$ 327.04	
17		Insulation	\$ 107.72	\$ 1,831.24	
		Material subtotal		\$ 5,824.98	
		Material Sales Tax 7.50%		\$ 436.87	
		Material Total		\$ 6,261.85	

EQUIPMENT & SUBCONTRACTORS & UNIT COSTS

<u>Quantity</u>	<u>Units</u>	<u>Description</u>	<u>\$/unit</u>	<u>Cost of Material</u>	
			\$ -	\$ -	
			\$ -	\$ -	
				\$ -	
				\$ -	
		Equipment & Sub Total		\$ -	
		Labor Total		\$ 23,287.36	25,481.90
		Material total		\$ 6,261.85	6,261.85
		Equipment & Sub Total		\$ -	
		Subtotal		\$ 29,549.21	31,743.75
		Labor Burden Total		\$ 9,780.69	
		OH&P 15%		\$ 5,899.49	4,761.25
		GRAND TOTAL (no pennies)		\$ 45,229.39	36,505.00

EXECUTIVE SUMMARY

ITB No. ITB 25-522-LC

Transformation of County Facility to Permanent Supportive Housing

Base Bid				Gray Construction Services		Oelrich Construction Inc.		Ulloa Management Group, LLC	
Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1	Transformation of County Facility to Permanent Supportive Housing, as outlined in the Drawings and Contract Documents.	1	Lump Sum	\$4,117,035.00	\$4,117,035.00	\$5,401,110.00	\$5,401,110.00	\$6,903,268.00	\$6,903,268.00
Total					\$4,117,035.00		\$5,401,110.00		\$6,903,268.00

UNIT COST

Unit Cost				Gray Construction Services		Oelrich Construction Inc.		Ulloa Management Group, LLC	
Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1	Siding	1	SQ FT	\$22.00	\$22.00	\$8.80	\$8.80	\$7.40	\$7.40
2	Roof Sheathing	1	SQ FT	\$25.00	\$25.00	\$5.00	\$5.00	\$1.77	\$1.77
3	Gypsum	1	SQ FT	\$3.00	\$3.00	\$8.80	\$8.80	\$2.84	\$2.84
4	Fascia	1	LF	\$3.50	\$3.50	\$6.60	\$6.60	\$2.93	\$2.93
5	Rafters/Lumber	1	SQ FT	\$3.50	\$3.50	\$22.00	\$22.00	\$4.99	\$4.99
Total					\$57.00		\$51.20		\$19.93

ALTERNATES

Alternates				Gray Construction Services		Oelrich Construction Inc.		Ulloa Management Group, LLC	
Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1	Electrical Panels	1	LS	-\$33,600.00	-\$33,600.00	-\$8,000.00	-\$8,000.00	\$28,000.00	\$28,000.00
2	Building 6	1	LS	\$245,000.00	\$245,000.00	\$256,608.00	\$256,608.00	\$629,342.00	\$629,342.00
3	Architecturally Matched Solar Site Lighting	1	LS	\$6,000.00	\$6,000.00	\$29,448.00	\$29,448.00	\$33,958.00	\$33,958.00
Total					\$272,600.00		\$278,056.00		\$691,300.00



Wilks Site Prep, Inc.

License Number: CUC1225807
1726 East Wade Street, Suite B
Trenton, Florida 32693
O: (352) 463-3009
C: (352) 275-8905 / (352) 231-1977

jwsiteprep@yahoo.com
crystal.jwsiteprep@gmail.com

QUOTE

Date: 06/24/2025
Quote No.: 2025-6366

PREPARED FOR:
Gray Construction Services, Inc.
Gray Construction Services, Inc.
222 West Wade Street
Trenton, Florida 32693

PROJECT LOCATION:
BUDGET INN EXISTING WATER
LINE

QTY	UOM	DESCRIPTION	UNIT PRICE	TOTAL
4	HRS	LOCATE AND VERIFY SIZE & TYPE OF PIPE	\$378.00	\$1,512.00
1	LS	MATERIAL ALLOWANCE	\$2,700.00	\$2,700.00
8	HRS	EXCAVATE, REPAIR AND BACKFILL TO SUBGRADE	\$378.00	\$3,024.00
2	LOADS	REMOVE AND REPLACE TRENCH DIRT	\$432.00	\$864.00
1	LS	SOIL TESTING	\$1,296.00	\$1,296.00
1	LOAD	LIMEROCK	\$432.00	\$432.00
5	TONS	ASPHALT	\$847.80	\$4,239.00
		TESTING IS SOIL DENSITY TESTING ONLY. PRESSURE TESTING AND BACTERIOLOGICAL TESTING EXCLUDED.		

Existing Water Main Repair - Not to Exceed Price

The size and depth of the existing line is unknown, best case pricing is \$5,000 if a 2" line, compression couplings can be used, no deeper than 3ft, soils can be re-used, and minor asphalt patching.

\$14k quote is for worst case scenario, depth of existing pipe is 8ft-10ft, has voids or requires replacement fill, larger line size, larger excavation, larger asphalt patching.

TOTAL: \$14,067.00

**** PLEASE NOTE: ITEMS NOT EXPRESSLY STATED IN THIS PROPOSAL ARE NOT INCLUDED ****

By signing below, you hereby authorize Wilks Site Prep, Inc. to begin and perform work listed above, as discussed. You agree to pay upon completion of work performed.

Printed Name / Title

Signature / Date

If paying via credit card, please be aware of our 4% credit card processing fee that will be applied to final invoice.

**THANK YOU!
WE APPRECIATE YOUR BUSINESS!**

***** Due to the current state of our country, quotes are good for 10 days. *****

*** IF WE DON'T DO YOUR PAVING, IT'S YOUR OWN ASPHALT! ***



Place, Gainesville, FL 32608
(352) 281-6435, Fax: (352) 226-8653
Rjcameronci1@gmail.com
Lic: CGC058711

Rachael Smith
Project Manager
Gray Construction
Alachua County Budget Inn
Conversion
COP 03

Change Order Proposal 03

As requested, the following represents our proposal for added costs to frame a new bedroom wall for a hinged door as described in RFI #8 dated May 19, 2025, as requested by Gray Construction.

Added Labor, Materials & Equipment

~~\$13,200.00~~

\$10,340.00

Inclusions:

Frame and hang 70 feet of new 2' x4' wood stud walls with 5/8" x4'x12' veneer board on both sides and provide a plaster finish.

Exclusions:

Design engineering of any kind
Any and all items not specifically addressed as inclusions.

Time impact of changes will require an additional 5 working days to our previous work schedule.

All work to be completed during normal business hours (Mon through Fri, 07:00am to 15:30pm).
Premium time / overtime is not included in this proposal.

Please feel free to contact me directly with any questions, comments or concerns. Please sign and acknowledge approval of COP and return to Brenda@rjcameron.net. RJ Cameron will expect prompt execution of change order and bill accordingly on next billing cycle.

Thank you Kindly,

Brenda Bruce
R.J. Cameron Construction, Inc.

Contractor: _____

By (Signature): _____

(Typed Name): _____

Date: _____

R.J. Cameron Construction, Inc.
7826 SW 37th Place Gainesville, FL 32608
352-281-6435

Project: Alachua County Budget Inn Conversion

Description of Change: RFI #8 Pocket Door

DATE: 06/24/2025

LABOR

Quantity	Units	Description	\$/unit	Cost of labor	
24	Man Hours	Frame Wall	\$ \$35.00 48.00	\$ 1,152.00	840.00
95		Hang/Finish	\$ \$35.00 48.00	\$ 4,548.96	3,325.00
12		Supervision	\$ \$50.00 68.00	\$ 816.00	600.00
			\$ -	\$ -	
		Labor Subtotal		\$ 6,516.96	4,765.00
		Labor Burden Percentage	42%	\$ 2,737.12	2,001.30
		Labor Total		\$ 6,516.96	6,766.30

MATERIAL

Quantity	Units	Description	\$/unit	Cost of Material
76		2'x4'x8' Studs	\$ 8.56	\$ 650.56
27		5/8" x4' x12' Veneer Brd	\$ 43.80	\$ 1,182.60
4		Fastners	\$ 15.35	\$ 61.40
4		Tape	\$ 7.82	\$ 31.28
7		X-Kalibur Plaster	\$ 20.44	\$ 143.08
		Material subtotal		\$ 2,068.92
		Material Sales Tax	7.50%	\$ 155.17
		Material Total		\$ 2,224.09

EQUIPMENT & SUBCONTRACTORS & UNIT COSTS

Quantity	Units	Description	\$/unit	Cost of Material
			\$ -	\$ -
			\$ -	\$ -
				\$ -
				\$ -
		Equipment & Sub Total		\$ -

	Labor Total	\$ 6,516.96	6,766.30
	Material total	\$ 2,224.09	2,224.09
	Equipment & Sub Total	\$ -	
	Subtotal	\$ 8,741.05	
	Labor Burden Total	\$ 2,737.12	8,990.39
	OH&P	15%	\$ 1,349.61
	GRAND TOTAL (no pennies)	\$ 13,200	10,340.00



COMPANY NAME:	<u>Gray Construction Services Inc.</u>	JOB NAME:	<u>Alachua County Budget Inn Conversion</u>
	<u>222 W Wade Street</u>	JOB LOCATION:	<u>4401 Southeast 13th Street</u>
	<u>Trenton, Florida 32693</u>		<u>Gainesville, Florida 32608</u>
REQUESTED BY:	<u>Rachel Smith</u>	DATE:	<u>June 2, 2025</u>
PHONE:	<u>(352) 463-3939</u>	WORK:	<u>Selective Demolition</u>
EMAIL:	<u>rsmith@gray-construction.com</u>	JOB NO:	<u></u>

We hereby propose to furnish material, equipment and labor for the work on the above referenced project, in accordance with the drawings, specifications and or the directives given to Ace Contracting Enterprises, Inc. by the above quoted contractor and as per the following Scope of Work:

Scope of Work:

Inclusions:

1. Removal of existing ceramic floor tile and thin set mortar discovered underneath existing floor finishes in Buildings 1, 2, 7 and 8. (Approximately 972sf)
2. Removal of associated rubbish in conjunction with our work and place in dumpsters provided by Ace Contracting.
3. This proposal is valid for 60 days.

Exclusions:

1. Any latent or hidden conditions that could not be seen or expected that results in additional expense shall be treated as additional work and shall be compensated accordingly.
2. Ace Contracting Enterprises, Inc. **will not** be responsible for any structural and or utility damage due to the performance of this work. All locating of utilities and structural engineering to be by others.
3. All barricading, fencing, dust, noise, protection, environmental or weather barriers to be by others.
4. All work must be LAID OUT prior to operator's arrival on project.
5. Bid excludes any handling or removal of any hazardous materials.
6. Ace Contracting Enterprises, Inc. will not be responsible for any floor and / or wall preparations (patching, grinding, glue removal, grout beds, etc.) unless otherwise noted in inclusions above.
7. All disconnecting, capping or de-energizing of electrical, mechanical, or plumbing systems to be performed by appropriate trade.



8. Ace Contracting Enterprises, Inc. excludes any mechanical, electrical or plumbing demolition, wall penetrations or openings, floor trenching, coring, etc. (to be preformed by appropriate trade unless otherwise noted in inclusions above).
9. Bid excludes shoring, bracing or temporary support unless otherwise noted in inclusions above.
10. Bid excludes performance and / or payment bond.

Any alterations or deviations from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Our proposal is based on carrying out the work in a continuous, unobstructed manner during regular working hours. Should our work be delayed or interrupted for any reason beyond our control, we will be compensated for standby of the crew and equipment. Price includes standard general liability / auto liability insurance limits at \$1.5 million total.

We propose to do the before mentioned project for the contract sum of:

Three thousand two hundred twenty and 00/100..... Dollars \$3,220.00

With payment to be as follows:

All account balances are due in full, and shall be in default if not paid, within thirty (30) days from the date of the invoice. If an account is in default, a default or late payment charge may be imposed computed at the highest rate legally permissible, based upon the unpaid balance of the account. If not prohibited by law, reasonable attorney's fees, if placed with an attorney for collection, and expenses of collection will be added to accounts in default.

For questions about this proposal, please contact Keith Thompson at 352-372-9878 or via email keith@acecontractinginc.com

Respectfully submitted by:

Acceptance of Proposal by:

Name / Signature

Name / Signature

Date

Date

Name: Alachua County Budget Inn			
Conversion			
Description: Removal of ceramic floor tile and thin set mortar discovered underneath existing floor finishes in Bldgs. 1, 2, 7 & 8			
	Hours / Item	Price	Total
LABOR:			
Common / General Laborer Hours	50	\$21.25	\$1,062.50
O.T.	0	\$31.88	\$0.00
Common / General Laborer Hours	36	\$17.75	\$639.00
O.T.	0	\$26.63	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
Labor Burden @ 30%	1	\$510.45	\$510.45
Direct Labor Markup 5%/5% (OH&P)	1	170.15	\$170.15
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
			\$0.00
			\$0.00
MATERIAL / EQUIPMENT			\$0.00
			\$0.00
Demo Hammer (Days) x (2) hammers	8	\$75.00	\$600.00
Dumpster	0.25	\$650.00	\$162.50
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
Material Markup 5%/5% (OH&P)	1	\$76.25	\$76.25
Subtotal			\$3,220.85
TOTAL			\$3,220.85



Gray Construction Services, Inc.
222 West Wade Street
Trenton, Florida 32693
P: +13524633939

Project: 2025-01 Alachua County Budget Inn Conversion
4401 SW 13th Street
Gainesville, Florida 32608

RFI #17: Condition of Existing Sanitary Piping

Revision	0	Status	Closed on 07/01/25
To	Gabriela Justiniano (Campbell Spellicy Engineering, Inc.) <i>(Response Required)</i> Joe Garcia (Brame Heck Architects) <i>(Response Required)</i>		
From	Rachael Smith (Gray Construction Services, Inc.)		
Date Initiated	Jun 10, 2025	Due Date	Jun 17, 2025
Location	Project Stage		
Cost Impact	Yes (Unknown)	Schedule Impact	Yes (Unknown)
Spec Section	Cost Code		
Drawing Number	Reference		
Linked Drawings			
Received From			
Copies To	Dave Allaire (Gray Construction Services, Inc.), Matthew Fultz (Alachua County Facilities Management), Danny Moore (Alachua County Facilities Management)		

Activity

Question	Question from Rachael Smith Gray Construction Services, Inc. on Tuesday, Jun 10, 2025 at 05:25 PM EDT Ref C6.0 and P-Sheets; Currently, there are no provisions to replace or repair the existing sanitary drain lines. Due to the building age and site conditions uncovered after demolition, we recommend that the existing sanitary piping be camera-inspected and evaluated. Costs billed hourly, starting at \$650.00 and not to exceed \$2,340.00.
Official Response	Response from Joe Garcia Brame Heck Architects on Wednesday, Jun 25, 2025 at 09:37 AM EDT The owner has provided a verbal approval for the contractor to present a Change Order for review and acceptance. 06.24.2025
Official Response	Response from Joe Garcia Brame Heck Architects on Wednesday, Jun 11, 2025 at 10:11 AM EDT Camera-inspection of existing sanitary drain lines proposed cost appear to be reasonable. This is not an order to proceed. A proper Change Order Request is to be submitted for review and acceptance.
All Replies	Response from Joe Garcia Brame Heck Architects on Wednesday, Jun 25, 2025 at 09:37 AM EDT The owner has provided a verbal approval for the contractor to present a Change Order for review and acceptance. 06.24.2025 Response from Joe Garcia Brame Heck Architects on Wednesday, Jun 11, 2025 at 10:11 AM EDT Camera-inspection of existing sanitary drain lines proposed cost appear to be reasonable. This is not an order to proceed. A proper Change Order Request is to be submitted for review and acceptance.

CHANGE ORDER PROPOSAL



JOB NAME	CUSTOMER NAME	DATE:
Alachua County Budget Inn	Gray Construction	7/11/2025

Item	Description:	Amount
1	Plumbing changes on ASI 06 dated 6/26/2025: Material \$4,500.00 Labor \$2,000.00	\$6,500.00

Total Bid:	\$6,500.00
------------	------------

Comments:

Sanitary and DW piping for (3) washing machines in Laundry 07B per ASI 06. Includes new water heater, isolation valves, outlet boxes with valved water connections, and new in-wall standpipe for drain lines.

WH Construction
5510 SW 41st Blvd.
Gainesville, FL, 32608
352-234-3534 Phone

Attention: Rachael Smith	Phone:	Change Order No.: 1	Date: Thursday July, 10th 2025
Company: Gray Construction	Fax:	Job Name: Change Order # 1	
Address: Gainesville, FL	Job Location: Alachua County Budget Inn Renovation		

Re:

Proposed cost: Drawing update - ASI 06 Mechanical. Provide new door grille, 4" dryer exhaust ductwork, new 12x14 hurricane rated intake louver and 8" exhaust ductwork to roof. Add and install new Greenheck EF-07C.

Material		\$	8,187.00
Labor cost	\$ 55.00 16 Hrs.	\$	880.00
Labor burden at 40%		\$	352.00
Material & Labor Subtotal		\$	9,419.00
Sales tax at 7.5%		\$	614.03
Subtotal		\$	10,033.03
Profit/Overhead		\$	1,003.30
Total		\$	11,036.33

Subcontractor's Cost			
Overhead & Profit at 5%		\$	-
Subtotal for subcontractor's cost		\$	-
Total cost of change order		\$	11,036.33

Comments/Exclusions: Insulation, anything not noted on drawing.

The above prices specification and conditions are satisfactory and are hereby accepted.

Tyler Holley

Tyler Holley, Principal
WH Construction

Signature/Title

Date of acceptance



Change Order Narrative

July 3, 2025

Project: Budget Inn

Change Order: #1 – ASI #6

This change order is for the items listed below.

1. Furnish and install (1) disconnect switch and (25') of ½" EMT with (3) #12 THHN for exhaust fan.
2. Furnish and install (1) 60AMP NF disconnect and (15') of 1" EMT with (2) #6 and (1) #8 THHN for EWC And (1) QOB260 breaker.

BURGESS & DUDLEY, INC.

BID SUMMARY

PROJECT: Budget Inn
BID DATE: 7/3/2025
JOB PHASE: Change Order #1 - ASI #6
ESTIMATED BY: Chris

SHEET ___1___ OF ___1___ SHEETS

SHEET NUMBER		DESCRIPTION	MATERIAL	LABOR HOURS
		Computer Printout	\$ 134.40	9.62
		Gear	\$ 101.08	
				-
				-
				-
				-
DIRECT JOB EXPENSE			TOTALS	
			\$ 235.48	10
SALES TAX @	7.00%	\$ 16.48	LABOR RATE	\$ 55.00
LABOR BURDEN	45%	\$ 238.10	LABOR TOTAL	\$ 529.10
TELEPHONE			MATERIAL TOTAL	\$ 235.48
JOB TRAILER			EXPENSE TOTAL	\$ 254.58
TEMPORARY POWER			SUB TOTAL	\$ 1,019.16
EQUIPMENT RENTAL				
TRUCK			OVERHEAD @	15% \$ 152.87
PERMIT			TOTAL COST	\$ 1,172.03
			PROFIT	0% \$ -
TOTAL JOB EXPENSE		\$ 254.58	TOTAL PRICE	\$ 1,172.03

CED GAINESVILLE, FL (RAYBRO)

DBA RAYBRO ELECTRIC
1616 NE 23RD AVENUE
GAINESVILLE FL 32609
TEL: 352 377-0404 FAX: 352 375-2887
CONTACT: CHRIS LAWHORNE

QUOTE FOR: B & D ELECTRIC

ACCT #: FB-18800 B & D ELECTRIC

24462 NW 9TH PLACE
NEWBERRY, FL 32669
TEL: (352) 472-1966

QUOTATION			PAGE
			001 OF 001
QUOTE #	DATE	REV #	REV DATE
1047367	07/03/25	001	07/03/25
QUOTE EXPIRES		PREPARED BY	
08/02/2025		CL	
SLS		INSL	
4693		1005	
FOB		FREIGHT	
SHIPPING POINT		PREPAID	

CUS PO #:

BUDGET INN

JOB NAME:

LN	QTY	MFR	CATALOG #	DESCRIPTION	PRICE	UOM	EXT AMT
01	1	SQD	DU322	60A-240V-3P -SW	75.81	E	75.81
02	1	SQD	QOB260	R00015 R2P-120/240V-60A CB	25.27	E	25.27

TOTAL: 101.08

PLEASE NOTE: THIS IS NOT AN OFFER TO CONTRACT, BUT MERELY A QUOTATION OF CURRENT PRICES FOR YOUR CONVENIENCE AND INFORMATION. ORDERS BASED ON THIS QUOTATION ARE SUBJECT TO YOUR ACCEPTANCE OF THE TERMS AND CONDITIONS LOCATED AT SALES.OUR-TERMS.COM, WHICH WE MAY CHANGE FROM TIME TO TIME WITHOUT PRIOR NOTICE. WE MAKE NO REPRESENTATION WITH RESPECT TO COMPLIANCE WITH JOB SPECIFICATIONS.

Burgess and Dudley, Inc.

* * BID TAKE - OFF DETAILS * *

Job: Budget Inn

Job Number: 175

Bid Date: 1/31/2025

Page: 1 of 1

Date: 7/3/2025 7:23:47 AM

Assm. No.	Lab Lvl	Description	Qty	Mat Unit	Mat Ext	Lab Unit	Lab MH Ext	Unit Cost	Unit Sell Price	Extended Sell Price
ASI #6		ASI #6	Totals		<No Name>		<No Name>		<No Name>	
*** Breakout Multipliers: Count = 1 Material Cost = 1.000 Labor Hours = 1.000										
89146		NMA1 SW 3P 60A 240V NON FUSE	1							
4		NMA1 GD SW 3P 60A 240V NON FUS	1.00			2.275	2.27	0.00	0.00	0.00
Assembly : 89146 Total					0.00		2.27		0.00	
Unit Material & Labor MH					0.00		2.27		0.00	
26001		SWITCH 2P 20A FLUSH	1							
4		#12 THHN CU STR	3.00	0.245	0.74	0.010	0.03	0.25	0.25	0.74
4		1/2" EMT CONN SS STL INS	2.00	0.210	0.42	0.112	0.22	0.21	0.21	0.42
4		1G PLASTIC IV SW PLATE 86001	1.00	0.586	0.59	0.085	0.08	0.59	0.59	0.59
4		4" SQ BOX 1-1/2 DEEP 1/2 KO	1.00	0.689	0.69	0.262	0.26	0.69	0.69	0.69
4		4IN 1G MUDRING 5/8 RAISED 768	1.00	0.570	0.57	0.109	0.11	0.57	0.57	0.57
4		DP SW 20A 277V IV CS220-2I	1.00	7.349	7.35	0.262	0.26	7.35	7.35	7.35
4		RED SCOTCHLOKS 3M	2.00	0.045	0.09	0.060	0.12	0.05	0.05	0.09
4		YELLOW 77 1 QUART 31-350	0.01	6.970	0.07			6.97	6.97	0.07
Assembly : 26001 Total					10.52		1.08		10.51	
Unit Material & Labor MH					10.52		1.08		10.51	
34070		4" BOX W/1 6' 1/2" GF W/#12	1							
4		#12 THHN CU STR	24.00	0.245	5.88	0.010	0.24	0.25	0.25	5.88
4		1/2" EMT CONN SS STL	2.00	0.150	0.30	0.079	0.16	0.15	0.15	0.30
4		1/2" FLEX CONN SS CAST	2.00	0.698	1.40	0.131	0.26	0.70	0.70	1.40
4		1/2" STEEL GREENFIELD	6.00	0.470	2.82	0.056	0.34	0.47	0.47	2.82
4		4" SQ BOX 2-1/8" D 1/2-3/4 KO	1.00	1.069	1.07	0.282	0.28	1.07	1.07	1.07
4		4IN SQ FLAT 1/2KO COVER 753	1.00	0.440	0.44	0.079	0.08	0.44	0.44	0.44
4		GROUNDING SCR W/#14 WRE 982	1.00	3.803	3.80	0.050	0.05	3.80	3.80	3.80
4		RED SCOTCHLOKS 3M	3.00	0.045	0.14	0.060	0.18	0.05	0.05	0.14
Assembly : 34070 Total					15.85		1.59		15.85	
Unit Material & Labor MH					15.85		1.59		15.85	
02528		1/2" EMT 3#12 THHN SOLID	25							
4		#12 THHN CU STR	78.75	0.245	19.30	0.010	0.78	0.25	0.25	19.30
4		1/2" EMT 1 HOLE STRAP	3.75	0.082	0.31	0.060	0.22	0.08	0.08	0.31
4		1/2" EMT CONDUIT	25.00	0.721	18.01	0.053	1.32	0.72	0.72	18.01
4		1/2" EMT COUP SS STL	2.50	0.236	0.59	0.056	0.14	0.24	0.24	0.59
Assembly : 02528 Total					38.21		2.46		38.21	
Unit Material & Labor MH					1.53		0.10		1.53	
02687		1" EMT 2#6 1#8 THHN	15							
4		#6 THHN CU STR	31.50	0.871	27.44	0.013	0.40	0.87	0.87	27.44
4		#8 THHN CU STR	15.75	0.657	10.34	0.012	0.19	0.66	0.66	10.34
4		1" EMT 1 HOLE STRAP	2.25	0.190	0.43	0.060	0.14	0.19	0.19	0.43
4		1" EMT CONDUIT	15.00	2.066	30.99	0.094	1.41	2.07	2.07	30.99
4		1" EMT COUP SS STL	1.50	0.410	0.62	0.050	0.08	0.41	0.41	0.62
Assembly : 02687 Total					69.82		2.22		69.81	
Unit Material & Labor MH					4.65		0.15		4.65	
Breakout Total					134.40		9.62		134.38	
Bid Take-Off Details Total					\$134.40		9.62		\$134.38	

CHANGE ORDER PROPOSAL



JOB NAME	CUSTOMER NAME	DATE:
Alachua County Budget Inn	Gray Construction	7/11/2025

Item	Description:	Amount
1	Plumbing for existing showers to bathtubs – RFI 21 (6) units x \$350 per	\$2,100.00

Total Bid:	\$2,100.00
------------	------------

Comments:

Units 101, 123, 124, 129, 130, 135 – shown as bathtubs on demo sheets
Units 109, 110, 121, 122 – shown as showers on demo sheets
All go to bathtub fixtures

**Wilks Site Prep, Inc.**

License Number: CUC1225807

1726 East Wade Street, Suite B

Trenton, Florida 32693

O: (352) 463-3009

C: (352) 275-8905 / (352) 231-1977

jwsiteprep@yahoo.comcrystal.jwsiteprep@gmail.com

Date: 7/2/2025

Project: Budget Inn Renovations

Quote No.: 2025-6372

QTY	UOM	DESCRIPTION	UNIT PRICE	TOTAL
		**SEWER SERVICE REPLACEMENT		
1	LS	UTILITY LOCATES	\$805.00	\$805.00
1	LS	PIPE AND FITTINGS	\$2,535.75	\$2,535.75
1	LS	CORE MANHOLE AND BOOT	\$920.01	\$920.01
1	LS	PIPE LABOR AND EQUIPMENT	\$10350.00	\$10,350.00
1	LS	ASPHALT DEMO AND PATCH	\$14,858.00	\$14,858.00

TOTAL: \$ 29,468.76

EXCLUDES REMOCAL AND REPLACEMENT OF UNSUITABLE SOILS. THIS WORK CAN BE PERFORMED FOR \$21.00 PER YARD, HAULED BY 18 YARD TRUCK LOADS AND TRACKED BY LOAD TICKETS.

**** PLEASE NOTE: ITEMS NOT EXPRESSLY STATED IN THIS PROPOSAL ARE NOT INCLUDED ****

By signing below, you hereby authorize Wilks Site Prep, Inc. to begin and perform work listed above, as discussed. You agree to pay upon completion of work performed.

Printed Name / Title

Signature / Date

If paying via credit card, please be aware of our 4% credit card processing fee that will be applied to final invoice.

THANK YOU!
WE APPRECIATE YOUR BUSINESS!

***** Due to the current state of our country, quotes are good for 10 days. *****

*** IF WE DON'T DO YOUR PAVING, IT'S YOUR OWN ASPHALT! ***



COMPANY NAME:	Gray Construction Services Inc.	JOB NAME:	Alachua County Budget Inn Conversion – Additional Slab Demo
	222 W Wade Street	JOB LOCATION:	4401 Southeast 13th Street
	Trenton, Florida 32693		Gainesville, Florida 32608
REQUESTED BY:	Rachael Smith	DATE:	July 2, 2025
PHONE:	(352) 463-3939	WORK:	Concrete Cutting
EMAIL:	rsmith@gray-construction.com	JOB NO:	

We hereby propose to furnish material, equipment and labor for the work on the above referenced project, in accordance with the drawings, specifications and or the directives given to Ace Contracting Enterprises, Inc. by the above quoted contractor and as per the following Scope of Work:

Scope of Work:

Inclusions:

1. Saw cut existing concrete floor slab in Buildings 3, 4 and 5 for access to replace existing under slab plumbing lines by others. (Approximately 600sf)
2. Removal of associated rubbish in conjunction with our work and place in dumpsters provided by Ace Contracting.
3. This proposal is valid for 60 days.

Exclusions:

1. Any latent or hidden conditions that could not be seen or expected that results in additional expense shall be treated as additional work and shall be compensated accordingly.
2. Ace Contracting Enterprises, Inc. **will not** be responsible for any structural and or utility damage due to the performance of this work. All locating of utilities and structural engineering to be by others.
3. All barricading, fencing, dust, noise, protection, environmental or weather barriers to be by others.
4. All work must be LAID OUT prior to operator's arrival on project.
5. Bid excludes any handling or removal of any hazardous materials.
6. Ace Contracting Enterprises, Inc. will not be responsible for any floor and / or wall preparations (patching, grinding, glue removal, grout beds, etc.) unless otherwise noted in inclusions above.
7. All disconnecting, capping or de-energizing of electrical, mechanical, or plumbing systems to be performed by appropriate trade.



8. Ace Contracting Enterprises, Inc. excludes any mechanical, electrical or plumbing demolition, wall penetrations or openings, floor trenching, coring, etc. (to be preformed by appropriate trade unless otherwise noted in inclusions above).
9. Bid excludes shoring, bracing or temporary support unless otherwise noted in inclusions above.
10. Bid excludes performance and / or payment bond.

Any alterations or deviations from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Our proposal is based on carrying out the work in a continuous, unobstructed manner during regular working hours. Should our work be delayed or interrupted for any reason beyond our control, we will be compensated for standby of the crew and equipment. Price includes standard general liability / auto liability insurance limits at \$1.5 million total.

We propose to do the before mentioned project for the contract sum of:

Nine thousand four hundred fifty and 00/100..... Dollars \$9,450.00

With payment to be as follows:

All account balances are due in full, and shall be in default if not paid, within thirty (30) days from the date of the invoice. If and account is in default, a default or late payment charge may be imposed computed at the highest rate legally permissible, based upon the unpaid balance of the account. If not prohibited by law, reasonable attorney's fees, if placed with an attorney for collection, and expenses of collection will be added to accounts in default.

For questions about this proposal, please contact Keith Thompson at 352-372-9878 or via email keith@acecontractinginc.com

Respectfully submitted by:

Acceptance of Proposal by:

Name / Signature

Name / Signature

Date

Date

CHANGE ORDER PROPOSAL



JOB NAME	CUSTOMER NAME	DATE:
Alachua County Budget Inn	Gray Construction	7/11/2025

Item	Description:	Amount
1	Sanitary Replacement for Buildings 3, 4 & 5: (5) Kitchens at \$75.00 per (10) Apartments at \$800 per (2) Kitchens at \$200.00 per (38) Apartment Isolation Ball Valves at \$125 per	\$13,525.00

Total Bid: \$13,525.00

Comments:



KEELER ROOFING LLC

Estimate

Estimate No: 17746 Date: 07/07/2025	578 SE 70Th Loop Trenton, FL, 32693 www.keelerroofingfl.com 352-514-4930
For: Alachua County Budget Inn Renovations Created By: Chadd Buchholz 4401 Southwest 13th Street Gainesville, FL 32608	

Description	Quantity	Rate	Amount
<p>We hereby submit specifications and estimates for:</p> <p>*Prices below include labor and materials.</p> <p>*Price does not include any amount regarding plans, architecture, or engineering.</p> <p>*We are not responsible for any damage to driveways or grass from dumpsters, dump trailers, work and delivery vehicles.</p> <p>*We are not responsible for any damage to septic tank or drain field. It is the customers responsibility to notify the contractor of septic and drain field location.</p> <p>*We are not responsible for any damage inside the building due to vibration of the roof during installation</p> <p>*We are not responsible for painting of any replaced wood or Siding.</p>			
Change Order #1: Soffit & Fascia	1	\$5,500.00	\$5,500.00
<p>All wood blocking is to be done by other.</p> <p>Remove and replace with like kind materials of 312 linear feet of soffit and fascia with a 24 inch overhang.</p>			
Wood Work Rate			
*Repair damaged roof decking at a rate of			
1/2" OSB \$80.00 per sheet			
1/2" CDX \$100.00 per sheet			
5/8" CDX \$110.00 per sheet			
3/4" CDX \$130.00 per sheet			
*Repair damaged dimensional wood at a rate of \$6.00 per linear foot.			
*Specialty wood will be market pricing + \$3.00 per LF labor			

Description	Quantity	Rate	Amount
Payment Terms			
We hereby submit our proposal to provide labor, fully compliant with the aforementioned specifications, for the total amount indicated. Payment terms will be set by schedule of values and pay applications, unless unforeseen additional charges arise.			
All materials will be guaranteed to meet the specified standards. The work will be carried out in a timely manner, adhering to established procedures. Any modifications or deviations from the specified requirements that incur additional costs will only be undertaken with written consent and will be considered an extra charge beyond the initial estimate. All agreements are subject to unforeseen accidents and/or delays that are beyond our control.			
Credit Card Payment			
A transaction fee of 3.65% will be applied to each credit card payment.			
Acceptance of Proposal			
The prices, specifications, and conditions outlined above are hereby acknowledged and accepted. You are granted authorization to proceed with the work as detailed. Payment will be executed in accordance with the aforementioned terms.			
Date:			
Signature:			

Subtotal	\$5,500.00
TAX 0%	\$0.00
Total	\$5,500.00

TOTAL	\$5,500.00
-------	------------





BREAKDOWN OF COSTS

ALACHUA COUNTY – BUDGET INN CONVERSION TO HOUSING – Gainesville, FL

February 11, 2025

DIVISION 1 – GENERAL REQUIREMENTS

General Conditions & Requirements, Building Permits, Materials Testing, Contractors Insurances, Final Cleaning, Security, Performance and Payment Bonds											
●	●	●	●	●	●	●	●	●	●	●	●
TOTAL											\$ 219,040

DIVISION 2 – SITE WORK, DEMOLITION

Selective Demolition, Building Demolition, Site Work Construction, UG Fire Line, Haz Mat Abatement, Sod Repairs, Concrete Sidewalks

TOTAL \$ 614,508

DIVISION 3 – BUILDING CONCRETE

Termite Treatment, Foundations, Reinforcing, Building Slabs, Porches

TOTAL \$ 59,315

DIVISION 4 & 5 – MASONRY & METALS

Masonry Repairs, Columns, Misc. Metals

TOTAL \$ 36,764

DIVISION 6 – CARPENTRY

Wood Trusses, Rafters, Decking, Shoring, Porch Columns, Interior Finish Carpentry

TOTAL \$ 21,130



GENERAL CONTRACTORS • CONSTRUCTION MANAGERS
222 West Wade Street, Trenton, Florida 32693
352-463-3939 • Fax: 352-463-8098 • FL CGC #062854
www.gray-construction.com



DIVISION 7 – THERMAL AND MOISTURE PROTECTION

Joint Sealers, Metal Roofing

TOTAL \$ 116,074

DIVISION 8 – DOORS AND WINDOWS AND GLASS

Doors /Frames & Hardware, Windows, Mirrors

TOTAL \$ 280,910

DIVISION 9 – FINISHES

Drywall, Flooring & Tile, Painting, Caulking

TOTAL \$ 703,066

DIVISION 10 & 11 & 12 – SPECIALTIES AND FURNISHINGS

Signs, Accessories, Residential Appliances, Mailboxes, Bike Racks, Cabinets, Counter Tops

TOTAL \$ 408,895

DIVISION 13- SPECIAL CONSTRUCTION ITEMS

Modular Building, Set Up, Stairs and Rails

TOTAL \$ 261,011

DIVISION 15 – MECHANICAL SYSTEMS

Plumbing, HVAC, Fire Sprinkler Systems

TOTAL \$ 653,910



DIVISION 16 – ELECTRICAL SYSTEMS

Electrical, Data + Comm Wiring

TOTAL \$ 742,412

TOTAL BID /CONSTRUCTION COST **\$ 4,117,035**

Alternates:

Alternate 1 – Keep Electrical Panels and Re-use (\$ 33,600)

Alternate 2 – Deduct Modular Building. Green space in place of Building (\$ 245,000)

Alternate 3 – Use Solar Entry Site Lights ILO Powered \$ 6,000



GENERAL CONTRACTORS • CONSTRUCTION MANAGERS
222 West Wade Street, Trenton, Florida 32693
352-463-3939 • Fax: 352-463-8098 • FL CGC #062854
www.gray-construction.com



BASELINE SCHEDULE

Alachua County Budget Inn Conversion			GCSI Layout												03-Jun-25 18:56																						
Activity ID		Activity Name	Original Duration	Remaining Duration	Early Start	Finish	May 2025				June 2025				July 2025				August 2025				September 2025				October 2025				ber 2025						
							04	11	18	25	01	08	15	22	29	06	13	20	27	03	10	17	24	31	07	14	21	28	05	12	19	26	02	09			
Alachua County Budget Inn Conversion			116	90	27-May-25	30-Sep-25	30-Sep-25, Alachua County																														
PRECONSTRUCTION			78	52	27-May-25	07-Aug-25	07-Aug-25, PRECONSTRUCTION																														
PRECON.1000 Invitation to Bid Published			5	0	27-May-25	11-Dec-24																															
PRECON.1010 Bid Date			1	0	27-May-25	05-Feb-25																															
PRECON.1020 Intent to Award			1	0	27-May-25	12-Feb-25																															
PRECON.1030 Contract Executed			1	0	27-May-25	31-Mar-25																															
PRECON.1040 Permitting			20	0	27-May-25	16-May-25	Permitting																														
PRECON.1050 Notice To Proceed (NTP)			1	0	27-May-25	18-Apr-25	Proceed (NTP)																														
PRECON.1060 Subcontract Issuance & Execution			20	0	27-May-25	29-Apr-25	Subcontract Issuance & Execution																														
PRECON.1070 Submittal Preparation			10	0	27-May-25	14-May-25	Submittal Preparation																														
PRECON.1080 Submittal Review			10	0	27-May-25	28-May-25	Submittal Review																														
PRECON.1140 Notice to Proceed (NTP)			1	0	27-May-25	18-Apr-25	Proceed (NTP)																														
PRECON.1090 Material Procurement			1	1	27-May-25	27-May-25	Material Procurement																														
PRECON.1100 Building 6 Lead Time			52	52	27-May-25	07-Aug-25	Building 6 Lead Time																														
PRECON.1120 Fire Sprinkler Design & Permitting			30	30	27-May-25	08-Jul-25	Fire Sprinkler Design & Permitting																														
PRECON.1110 Window Lead Time			20	20	28-May-25	24-Jun-25	Window Lead Time																														
PRECON.1130 Pre-Fabricated Wood Trusses Lead Time			30	30	28-May-25	09-Jul-25	Pre-Fabricated Wood Trusses Lead Time																														
Delays & Impacts			10	5	27-May-25	02-Jun-25	02-Jun-25, Delays & Impacts																														
CONST.1240 Delay; RFI 15 - Ex. Wall Sheathing			5	5	27-May-25	02-Jun-25	Delay; RFI 15 - Ex. Wall Sheathing																														
CONST.1220 Delay; RFI 13 Electrical Panel Locations			5	0	02-Jun-25	28-May-25	Delay; RFI 13 Electrical Panel Locations																														
CONSTRUCTION			82	82	27-May-25	18-Sep-25	18-Sep-25, CONSTRUCTION																														
CONST.1000 Mobilize on Site			1	0	27-May-25	23-Apr-25	Mobilize on Site																														
CONST.1010 Demolition			30	5	27-May-25	02-Jun-25	Demolition																														
CONST.1200 Framing; Interior Wood Framing			10	5	27-May-25	02-Jun-25	Framing; Interior Wood Framing																														
CONST.1590 Framing; Temp Shoring at Bldgs 3, 4 & 5 Porches			2	2	27-May-25	28-May-25	Framing; Temp Shoring at Bldgs 3, 4 & 5 Porches																														
CONST.1320 Mechanical; Install EF & P-Tac Sleeves			8	8	28-May-25	06-Jun-25	Mechanical; Install EF & P-Tac Sleeves																														
CONST.1340 Mechanical; Bld 0 Duct Rough-In			15	15	28-May-25	17-Jun-25	Mechanical; Bld 0 Duct Rough-In																														
CONST.1210 Framing; Attic Party Wall Construction			30	30	03-Jun-25	15-Jul-25	Framing; Attic Party Wall Construction																														
CONST.1300 Electrical; Rough-In			20	20	03-Jun-25	30-Jun-25	Electrical; Rough-In																														
CONST.1350 Plumbing; Bld 0 Underground Rough-In			3	3	03-Jun-25	05-Jun-25	Plumbing; Bld 0 Underground Rough-In																														
CONST.1380 Plumbing; In-Wall Rough-in (Tubs & Showers)			10	10	03-Jun-25	16-Jun-25	Plumbing; In-Wall Rough-in (Tubs & Showers)																														
CONST.1660 Windows; Temp Dry-In Openings			5	5	03-Jun-25	09-Jun-25	Windows; Temp Dry-In Openings																														
CONST.1360 Plumbing; Bld 2 & 3 Underground Rough-In			3	3	06-Jun-25	10-Jun-25	Plumbing; Bld 2 & 3 Underground Rough-In																														
CONST.1250 Drywall; New, Patch, Repair, Finishing.			15	15	10-Jun-25	30-Jun-25	Drywall; New, Patch, Repair, Finishing.																														
CONST.1370 Plumbing; 7&8 Laundry Underground Rough-In			3	3	11-Jun-25	13-Jun-25	Plumbing; 7&8 Laundry Underground Rough-In																														
CONST.1270 Framing; Install all HM Frames			10	10	13-Jun-25	26-Jun-25	Framing; Install all HM Frames																														
CONST.1600 Inspection; Underground Plumbing Rough-In			1	1	16-Jun-25	16-Jun-25	Inspection; Underground Plumbing Rough-In																														
CONST.1610 Concrete; Slab Pourback at Plumbing Trenches			2	2	17-Jun-25	18-Jun-25	Concrete; Slab Pourback at Plumbing Trenches																														
CONST.1470 Concrete; Form, Reinforce, & Pour Porch Slabs - Bld 0, 3, 4, & 5			10	10	19-Jun-25	02-Jul-25	Concrete; Form, Reinforce, & Pour Porch Slabs - Bld 0, 3, 4, & 5																														
CONST.1540 Mechanical; Install P-Tacs and Bld 0 Split System			10	10	20-Jun-25	03-Jul-25	Mechanical; Install P-Tacs and Bld 0 Split System																														
CONST.1490 Painting; Prep, Prime & 1st Coat			10	10	24-Jun-25	08-Jul-25	Painting; Prep, Prime & 1st Coat																														
CONST.1260 Windows; Install New Windows			10	10	25-Jun-25	09-Jul-25	Windows; Install New Windows																														
CONST.1280 Install; Exterior HM Doors & Hardware			15	15	27-Jun-25	18-Jul-25	Install; Exterior HM Doors & Hardware																														
CONST.1640 Electrical; Install New Meter Centers			15	15	01-Jul-25	22-Jul-25	Electrical; Install New Meter Centers																														

Actual Level of Effort

Actual Work

Remaining Work

Critical Remaining Work

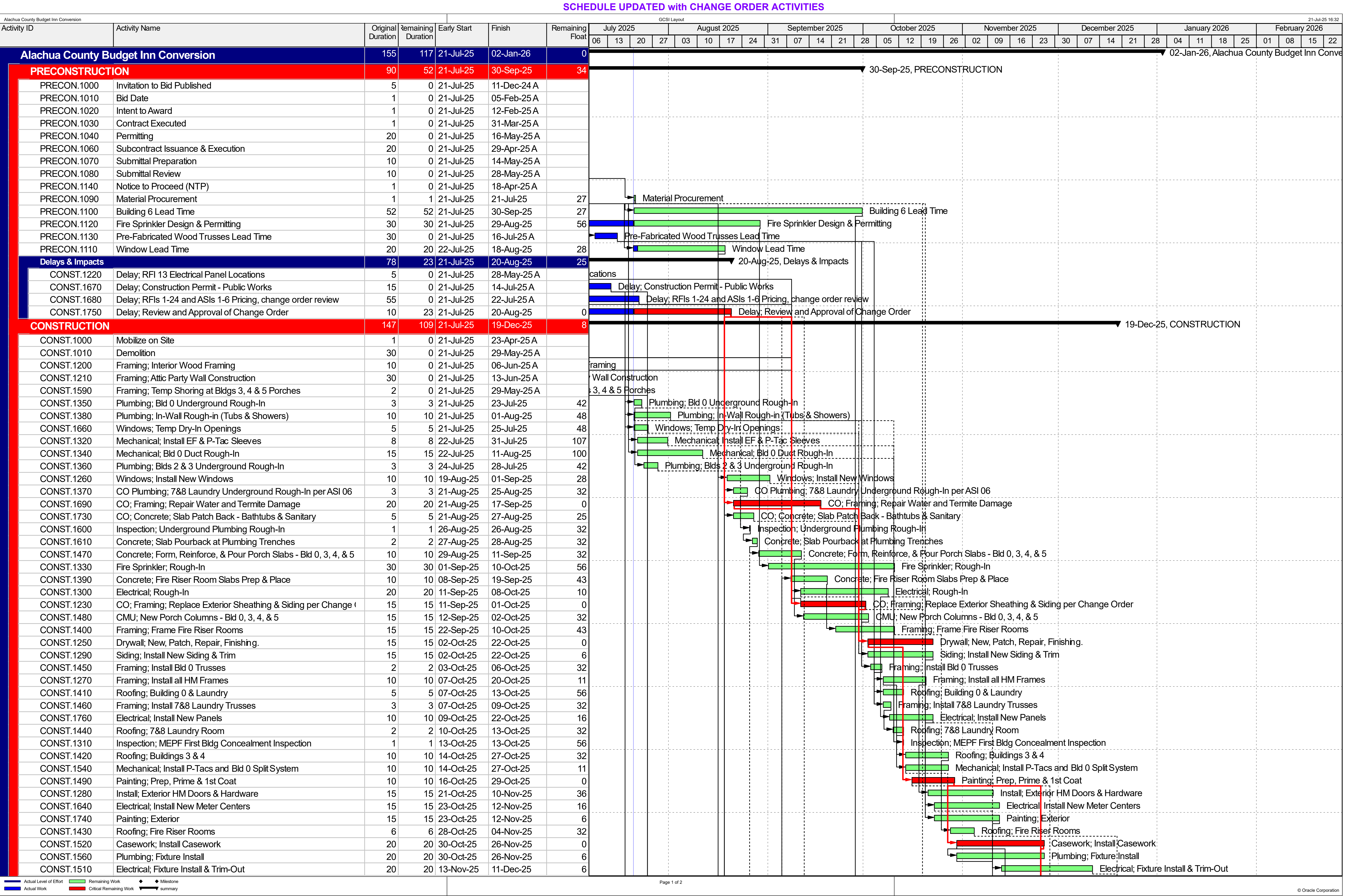
◆ Milestone

▼ summary

Page 1 of 2

TASK filter: All Activities

© Oracle Corporation



Actual Level of Effort
Remaining Work
Milestone
Actual Work
Critical Remaining Work
summary

Page 2 of 2

© Oracle Corporation