



600 Cleveland Street, Suite 216
Clearwater, FL 33755

Proposal for Renovation

Appendix A – Scope of Work

Contractor

Shelby Construction, Inc.
600 Cleveland St, Suite 216
Clearwater, FL 33755
727-688-2665

Owner / Client

Rift Gym
Ben Gilbert
1280 Court Street, Clearwater, FL

Scope of Work

Appendix A

This document is the official Scope of Work for the contract also known as Appendix A. This is the list of items that are included or not included in this proposal.

Permitting and Supervision:

- All Permit fees and review fees.
- Debris Removal.
- Silt Fence
- Dumpster Fees or trash removal.
- Portapotty rental
- Common Area Site Protection.
- Supervision
- Assistance with selections, design, and layout.
- Provide architectural plans for the interior and exterior work to the building.
- Provide civil engineering for the exterior modifications and signs.

General Note:

All work will be staged to allow the Gym to remain operational during construction. This schedule will be built and approved by client.

Demo:

Interior

- Demo both bathrooms down to studs.

- Remove the walls for the shared bathrooms and the kitchenette area.

Exterior

- Scrape and remove existing parking lot.
- Remove existing sidewalk and planter box.
- Remove grass or other vegetation as needed for the new parking lot.

Site Work Exterior

- Create a new dumpster enclosure.
- Install a new sidewalk pushed up to the building.
- Form and roll out an asphalt for the new parking lot per plans.
- Stripe new parking lot per plans.

Exterior Stucco

NOTE: We will be stuccoing the front and two sides of the building. No stucco on the rear of the building.

- Remove existing stone from the corners of the building.
- Remove existing sign and any miscellaneous items off the building.
- Install Densglass exterior drywall to the building and fasten into the existing steel panels with approved fasteners.
- Install a lightweight composite stucco, sand finish smooth.
- Install metal flashing over the stucco and Densglass on the two sides where there is no overhang on the roof.
- Reinstall misc. items back onto the building.

Plumbing

Exterior

- Clean up the front shutoff and hose bib for the new stucco.
- Install a new exterior hose bib near the ice plunge tanks.
- Install a client supplied exterior shower near the rear door.

Interior

- Two new bathrooms plumbed.
- Relocate two toilets and install new ADA compliant toilets.
- Relocate one shower.
- Install second shower.
- Relocate and install two ADA compliant sinks.
- Install two new floor drains for cleaning.
- Install a new mop sink outside of the bathrooms for general cleaning.

Electrical

Exterior

- Install a new pedestal outlet for the second cold plunge. This will be GFCI and set next to the client approved cold plunge location.
- Install new power for building light sign.
- Install new power for roadside light sign.
- Move power for exterior HVAC condensers down to new condenser locations.

Interior

- New power for the two new bathrooms.
- Install a new plug for the mop sink area.

HVAC

- Relocate the condensers closer to the end of the building, freeing up more space in the rear of the building.

Bathrooms

- Install client-supplied mirrors, sinks, TP holder, etc.

Millwork

- Install new base and case throughout new bathroom spaces.
- Reuse the existing doors and for new locations.
- Install casing on work area.

Note: No crown molding has been included.

Paint

- Interior Paint throughout work area, client specified color and sheen. We use Williams-Sherwin paint. If the client chooses another brand, we will make a sample for approval.
- Exterior paint throughout, except the rear of the building, client specified color and sheen. We use Williams-Sherwin paint. If the client chooses another brand, we will make a sample for approval.
- Mural. Client to specify and approve colors and design of mural on the side of the building.

Flooring

- Install new tile in the bathroom areas.

Signs

- Install new client approved light sign on the face of the building.
- Install new client approved remote street sign with lights and power.

General Conditions

- The site will be cleaned regularly and at the end of the job, the site will be given a jobsite level of cleaning. This is not a white glove level but will remove all debris and be broom swept. It is recommended to have the house white glove cleaned after construction, before moving in.
- We estimate that this job will take 12-16 weeks from start to finish. This is only an estimate and does not include any issues or delays in materials, unforeseen conditions, municipal delays, client delays, weather or similar circumstances. We will do our best to keep this timeline and updated schedules will be provided. The client agrees and understands that their part is to choose items in the allotted time and understands that some items may have longer than normal arrival times as these times are dependent on the vendor or manufacturer.
- Shelby Construction will handle all permit issues and inspections from the city. We will ensure that the permit is fully closed out at the end of the job and will provide written proof of this from the city.
- At the end of the job, there will be a punch list. This will include all items after the final city inspections. This punch list will be given a value and this value will be held by the client until this punch list is complete. All other payments outside of this punch list will be due at final city inspection.

Exclusions, Clarifications and Understandings.

- All subcontractors on site are required to have workers comp, liability and licenses in the State of Florida and registered with Pinellas County. This includes any subcontractors that the client wishes to have on site during Shelby Construction's time of work.
- Changes made to the layout or design changes may add additional costs and will be done as a change order.
- We have not included window dressings or curtains on this bid.
- We have not included any work on the property besides the house, this includes pavers, walkways or a driveway.

Shelby Construction, Inc.

Shaun Anderson, Owner

Date: _____

Client

Date: _____



Proposal for Renovation Appendix A – Scope of Work

Contractor

Shelby Construction, Inc.
600 Cleveland St, Suite 216
Clearwater, FL 33755
727-688-2665

Owner / Client

Rift Fitness - Ben Gilbert
1280 Court St, Clearwater, FL
33755
727-431-2470

Scope of Work Appendix A

This document is the official Scope of Work for the contract also known as Appendix A. This is the list of items that are included or not included in this proposal.

NOTE: Fixtures, door handles and other allowance items are client provided unless in the bid sheet or scope of work.

Permitting and Supervision:

- All Permit fees and review fees.
- Right of way permit for road disruption.
- Debris Removal.
- Silt Fence
- Dumpster Fees or trash removal.
- Common Area Site Protection.
- Supervision
- Assistance with selections, design, and layout.

Site Prep:

- Install silt fence per FBC.
- Call FL 811 Dig for site flagging.

Tree Removal

- Cedar removal
- Sabal Palm removals
- Debris hauling
- Nighttime work
- Stump grinding

Stucco

- Demolition Labor for Faux stone on exterior.
- Stucco Mud work Labor and Material Sand Finish
- Brick Veneer Labor and Material
- Ceiling Method#2 Labor and Material
- Denglass installation Labor and Materials
- Waterproofing Labor and Materials

Signs

- Survey
- Double Sided Monument
- FRONT-LIT LED CHANNELS
- SIGN PERMIT ACQUISITIONS / PROCUREMENT + ENGINEERING
- MUNICIPALITY PERMIT
- Installation

Flooring

- Women's restroom tile work
 - Walls tile insulation, approximately 96 sq ft
- Men's restroom tile work
 - Walls tile insulation, approximately 96 sq ft
- Shower room
 - Shower wall prep
 - Durock/Cement Boards installation
 - Walls red guard application
 - Shower walls and surrounding tile install, approximately 145sq ft
 - Cement mud with proper slope
 - Shower floor tile installation, Approximately 15 sq ft
- Compliments
 - Tile work grout
 - Caulking and light cleaning

Doors

- One storefront Double with 9" sidelites, Impact.
- Two-bathroom doors commercial self-closing.
- One shower room door, solid core and self-closing.
- One new solid core door for the laundry room.

Plumbing

- Safe off existing plumbing
 - We will cap off water and drain lines to the areas we will be doing new plumbing.
- Saw cutting and concrete removal
 - We will saw cut the areas per plan to run sewer lines.
 - This is so we can relocate the shower, laundry and add floor drains to 4 locations.
 - We will dispose of concrete
- Trenching for sewer lines
 - We will trench for the new sewer lines for all the sewer lines.

- We will not be putting the new concrete back in.
- Trench for trap primers
 - We will do small concrete cutting and trenching about 6" down from under the sink so we can run trap primers for the floor drains.
- Sewer line installation for Rift bathrooms and shower areas
 - We will run the sewer line from the existing sewer line over to the new shower, laundry and floor drains.
 - We will use schedule 40PVC
 - Note: If there are added fixture, there will be a change order.
- Floor drain installation
 - We will install a floor drain per approved plans.
- Trap Primer installation
 - We will run trap primers from the pee traps for the bathroom floor drains.
 - We will also install 2 trap primer drips for the laundry and shower room floor drains and run them to the floor drains.
- Vent piping
 - We will install vent piping necessary per approved plans to the existing vent stack.
- Hot/cold waterlines to all points of contact.
 - We will run the hot/cold waterlines from the water heater to all point that will require water per approved plans.
 - We will be using PEX for the waterlines.
- Shower Pan (Kit) Installation.
 - Pro slope Shower pan kit installation.
 - This will include the required Pro slope kit and the rubber liner.
 - We will also do a water test on the shower pan.
- Shower valve installation
 - We will install a new shower valve kit.
 - This will be for one standard valve and one shower head.
 - If added parts are wanted, there will be a change order.
- Laundry hook up
 - We will install a recessed laundry box.
 - We will hook up the drain and water supplies.
- New toilet installation
 - We will install a new toilet
 - We will hook the new toilet up and install a new angle stop and toilet flange.
- Vanity trim out.
 - We will install the faucet, the drain kit and the angle stops.

Drywall

- Deliver and haul materials
- Metal frame per print
- Hang framed walls
- Float mud finish
- Match texture close as possible
- Materials and labor included
- Possible evening/night work

Paint

- Interior per scope
- Exterior per scope
- Measured white line for stop sign

Masonry

- Prepare apron per city plans.
- Install Stop Sign
- Install stop sign pavement strip.

Electrical

- This will be an allowance until we have more specific information.
- Bathroom changes.
- Laundry Changes.
- Material allowances
- Budget for new scones (client provided) on exterior.
- Budget for running power underground to Sign.

NOTE: The electricians will be able to get a more accurate bid, post demo.

HVAC

- Install 3 client provided exhaust fans.

NOTE: We assume that the existing fans are vented to the exterior and that we can reuse these lines and install just one.

General Conditions

The site will be cleaned regularly and at the end of the job, the site will be given a jobsite level of cleaning. This is not a white glove level but will remove all debris and be broom swept. It is recommended to have the house white glove cleaned after construction, before moving in. We estimate that this job will take 10-14 weeks from start to finish. This is only an estimate and does not include any issues or delays in materials, unforeseen conditions, municipal delays, client delays, weather or similar circumstances. We will do our best to keep this timeline and updated schedules will be provided. The client agrees and understands that their part is to choose items in the allotted time and understands that some items may have longer than normal arrival times as these times are dependent on the vendor or manufacturer.

Shelby Construction will handle all permit issues and inspections from the city. We will ensure that the permit is fully closed out at the end of the job and will provide written proof of this from the city. At the end of the job, there will be a punch list. This will include all items after the final city inspections. This punch list will be given a value and this value will be held by the client until this punch list is complete. All other payments outside of this punch list will be due at final city inspection.

Exclusions, Clarifications and Understandings.

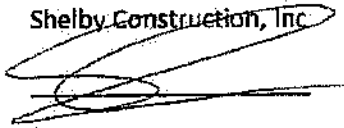
All subcontractors on site are required to have workers comp, liability and licenses in the State of Florida and registered with Pinellas County. This includes any subcontractors that the client wishes to have on site during Shelby Construction's time of work.

Changes made to the layout or design changes may add additional costs and will be done as a change order.

We have not included window dressings or curtains on this bid.

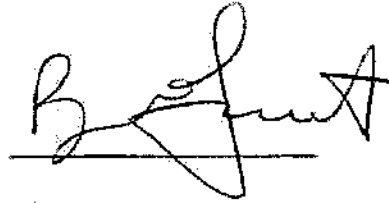
We have not included any work on the property besides the house, this includes pavers, walkways or a driveway.

Shelby Construction, Inc



Shaun Anderson, Owner

Date: 4/15/25



Client

Date: 4/15/25

Shelby Construction
- CONFIDENTIAL -

Address/Client Name

Rift Fitness - Ben Gilbert

1280 Court St, Clearwater, FL 33755

727-431-2470

This color means that it is a verbal or other estimate

This color means that it is a bid from the trade

Overview			
Weeks and Percentage	Category	Total	
Est. Project Time (Weeks) 12	Total Cooled Approx.	800	Markup \$ 33,828.53
Markup Percent: 21.5%	Total cost per Sq Ft W/A Cooled	\$259.62	
	ROUGH Allowance Price	\$7,918.48	
	Job Total	\$	199,777.57

		Base Cost	Qty	Base X Qty	Tax %	Tax Amount (Budget)	Markup Percent	Markup	Estimate Total
General Conditions									
Project Superintendent Fees		\$ 1,300.00	12	\$ 15,600.00		\$ 15,600.00	0.0%	\$	\$ 15,600.00
Permit Fees		\$ 4,500.00	1	\$ 4,500.00		\$ 4,500.00	22.5%	\$ 1,012.50	\$ 5,512.50
FDOT ROW Permit		\$ 850.00	1	\$ 850.00		\$ 850.00	22.5%	\$ 191.25	\$ 1,041.25
Portopotty		\$ 35.00	12	\$ 420.00		\$ 420.00	22.5%	\$ 94.50	\$ 514.50
Dumpsters		\$ 600.00	5	\$ 3,000.00		\$ 3,000.00	22.5%	\$ 675.00	\$ 3,675.00
Contingendes		\$ 5,000.00	1	\$ 5,000.00		\$ 5,000.00	22.5%	\$ 1,125.00	\$ 6,125.00
Demo									
Demo bathrooms and new shower location		\$ 4,700.00		\$ 4,700.00		\$ 4,700.00	22.5%	\$ 1,057.50	\$ 5,757.50
Trees Demo		\$ 3,225.00		\$ 3,225.00		\$ 3,225.00	22.5%	\$ 725.63	\$ 3,950.63
Masonry									
Masonry Per Plans for new entry driveway		\$ 4,500.00		\$ 4,500.00		\$ 4,500.00	22.5%	\$ 1,012.50	\$ 5,512.50
Asphalt Touchups									
Asphalt Patch In		\$ 1,800.00		\$ 1,800.00		\$ 1,800.00	22.5%	\$ 405.00	\$ 2,205.00
Parking Lot Entry Strip		\$ 850.00		\$ 850.00		\$ 850.00	22.5%	\$ 191.25	\$ 1,041.25
Drywall & Framing									
Drywall per plans, includes labor/materials		\$ 3,400.00		\$ 3,400.00		\$ 3,400.00	22.5%	\$ 765.00	\$ 4,165.00
Stucco									
Per Scope of work, stucco, brick, denglass		\$ 28,387.00		\$ 28,387.00		\$ 28,387.00	22.5%	\$ 6,387.08	\$ 34,774.08
Exterior demo of stacked stone		\$ 6,800.00		\$ 6,800.00		\$ 6,800.00	22.5%	\$ 1,530.00	\$ 8,330.00
Plumbing									
Per scope of work		\$ 12,430.00		\$ 12,430.00		\$ 12,430.00	22.5%	\$ 2,796.75	\$ 15,226.75
Windows/Doors									
Double storefront w/g" sidelites Impact		\$ 8,500.00		\$ 8,500.00		\$ 8,500.00	22.5%	\$ 1,912.50	\$ 10,412.50
Bathroom doors		\$ 1,662.74		\$ 1,662.74		\$ 1,662.74	22.5%	\$ 374.12	\$ 2,036.86
Bathroom doors install		\$ 700.00		\$ 700.00		\$ 700.00	22.5%	\$ 157.50	\$ 857.50
Interior Trim									
Interior Trimout		\$ 880.00		\$ 880.00		\$ 880.00	22.5%	\$ 198.00	\$ 1,078.00
Paint									

Interior (Bathroom Areas)	\$ 2,300.00	\$ 2,300.00		\$ 2,300.00	22.5%	\$ 517.50	\$ 2,817.50
Exterior	\$ 8,100.00	\$ 8,100.00		\$ 8,100.00	22.5%	\$ 1,822.50	\$ 9,922.50
Signs							
Illuminated, clip mounted, monument	\$ 31,012.20	\$ 31,012.20		\$ 31,012.20	22.5%	\$ 6,977.75	\$ 37,989.95
Stop sign and employee parking w/post and install	\$ 750.00	\$ 750.00		\$ 750.00	22.5%	\$ 168.75	\$ 918.75
Flooring							
Tilework per plans	\$ 5,882.10	\$ 5,882.10		\$ 5,882.10	22.5%	\$ 1,323.47	\$ 7,205.57
HVAC							
Install 3 new client provided bathroom vents	\$ 2,850.00	\$ 2,850.00		\$ 2,850.00	22.5%	\$ 641.25	\$ 3,491.25
Electrical							
Electrical per plans	\$ 7,850.00	\$ 7,850.00		\$ 7,850.00	22.5%	\$ 1,766.25	\$ 9,616.25
Totals:		\$ 165,949.04	\$ -	\$ 165,949.04		\$ 33,828.53	\$ 199,777.57

Appendix B Allowances

Item Description	Qty.	Units	Unit Cost	Ext. Cost	taxes	Line Item Total Price
Plumbing Fixtures						
Shower Drain	1	each	\$120.00	\$120.00	7.00 %	\$8.40
Shower System	1	each	\$850.00	\$850.00	7.00 %	\$59.50
Sinks and Faucets	2	each	\$700.00	\$1400.00	7.00 %	\$98.00
ADA Toilet	2	each	\$300.00	\$600.00	7.00 %	\$42.00
Category Total						\$2,140.00
O - Electrical Fixtures						
Exhaust Vent Bathroom	3	each	\$250.00	\$750.00	7.00 %	\$52.50
Vanity Lights	2	each	\$180.00	\$360.00	7.00 %	\$25.20
Score Lights	8	each	\$180.00	\$1440.00	7.00 %	\$100.80
Category Total						\$2,728.50
Q - Flooring, Tile						
Shower Floor	20	each	\$3.50	\$70.00	7.00 %	\$4.90
Bath Floor and Shower Floor	198	each	\$8.00	\$1584.00	7.00 %	\$110.88
Shower Walls	145	each	\$8.00	\$1160.00	7.00 %	\$81.20
Category Total						\$3,010.98
U - ADA in showers						
ADA Stainless Bench	1	each	\$2500.00	\$2500.00	0.00 %	\$0.00
Category Total						\$2,500.00
Accessories						
Bath Accessories (tp holder, towel rack, etc.)	2	each	\$125.00	\$250.00	7.00 %	\$17.50
Category Total						\$267.50

Total for Allowances

\$7,918.48