



ADD-CHANGE FORM

New Project or Budget Change?

Assigned Project #

Requested by:
Project Manager / Area Manager

Date:

Project Name:

Company: Utilities Inc Eagle Ridge

Business Unit: Eagle Ridge

BU Type:

Project Owner:

Budget Owner / RVP: 03

Project Manager:

Region: 04

Start Date: Q1 2017

State:

Estimated End Date: Q3 2017

Project Type:

Will project replace/retire any assets:

Previously Requested:

This Request:	\$873,048
Still to be Requested:	\$0
Total Project Budget:	\$873,048

Description:

This project consists of the following elements:

1. Remove two carbon steel surge tanks with a combined volume of 73,700 gallons.
2. Install a 67,000 gallon glass-fused steel tank and cover.
3. Install new headworks equipment including drum screen, dewatering screw, concrete dumpster pad.
4. Relocate two existing surge pumps and controls.
5. Construct misc. piping, road and parking improvements.
6. Remove and replace the chemical storage and equipment building with a modular storage shed.
7. Upgrade the chlorination system and plant process equipment to include SCADA controls.
8. Remove and replace the field office and interior furnishings (mobile office trailer type).
9. Remove non-indigenous trees along perimeter fence adjacent to site of new EQ tank.
10. Install asphalt service entrance aprons at plant gates.
11. Remove and replace flow splitter box located between the two treatment trains.
12. Replace decking and access stairs at the membrane filter.

Timeline Considerations:

This capital project is included as a proforma in the 2016 consolidated rate case with a deadline to be completed before 12/31/17 in order to be included in rate base in that docket.

Inter-dependant Project Project Number: Project Name (If applicable)

Have engineering evaluations been performed? Engineering project number (If applicable)

Justification and Benefits:

In 2010, EQ Tank #1 ruptured due to structural failure caused by corrosion. In 2011 the two remaining EQ tanks were completely sandblasted and coated on the interior and exterior. In 2016, a tank inspection identified the two EQ tanks were badly corroded in the interior under the tank covers. Additionally, the rudimentary bar screen failed to remove rags and debris from accumulating in each tank. The rags clog the transfer pumps and suction header, which negatively impacts the treatment process and the ability to produce public access reuse water for use on the Eagle Ridge golf course. Both tanks are covered and are connected to an odor scrubber. This inhibits access to the tanks for rag and grit removal as well as tank maintenance activities. The rags cause off gasing issues with H₂S which results in severe corrosion of steel surfaces. The project incorporates corrosion resistant materials that will provide excellent service life. By installing a glass-fused or stainless steel tank, a drum screen and grit dewatering screw, off gasing from rag buildup will be reduced resulting in reduced maintenance and corrosion issues.

The project includes the removal of non-native trees along the perimeter fence in proximity to the new EQ tank pad. Removing these trees reduced the risk of damage to the facilities caused by falling tree trunks and limbs as was experienced on the adjacent golf course maintenance property.

The existing wooden chemical storage building is at the end of its service life and at risk of collapsing.

A basic SCADA system will be installed to assist the operators in optimizing plant performance so as to maximize the production of reclaimed water.

The original aluminum splitter box leaked from holes caused by corrosive gasses.

The plant entrance was improved to comport with the neighborhood, to have an asphalt apron similar to other driveways on the street and at the request of the Eagle Ridge HOA.

Risk Evaluation

The existing tanks are subject to corrosion due to the presence of hydrogen sulfide gases within the two EQ tanks in spite of the use of an air scrubber on a continuous basis. The off gasing of H₂S is very difficult to prevent as is the corrosion of all carbon steel surfaces. Because the tanks are covered to provide odor control as mandated by DEP, preventative maintenance is insufficient to extend the life of the tank. Previously, one of the three original tanks failed due to degradation of the steel structures.

The chemical storage shed is a 40-year old structure that is no longer repairable and in danger of falling down.

The field office has been in continuous use for over 20 years, is at the end of its service life, and no longer provides adequate work area for field staff.

Alternatives Considered:

- 1) Leave the two existing surge tanks in service until they fail structurally.
- 2) Continue current maintenance activities, which includes manual removal of a small percentage of the rags that accumulate in the EQ tanks and plant treatment trains. Grit and debris would continue to accumulate and ultimately degrade plant performance.
- 3) Construct the various elements of the project in phases. The majority of the project cost relates to the replacement of the EQ tanks, bar screen and field office, all of which are at the end of their service life.

Technical Review Summary:

The engineering consultant, Excel Engineering, analyzed the condition of the facilities and made recommendations based on his site evaluation.



Financial and Regulatory Implications

Capital Plan

	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
Proposed Project Spend	\$873,048				
Project Spend in Current Plan	\$873,048				
Variance	-	-	-	-	-
CIAC Collected					
Net Rate Base	873,048	873,048	873,048	873,048	873,048

(if applicable)

O&M Cost Impact B/(W)

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Financial Justification

Chemical storage tank and field office have reached the end of their useful lives and need to be replaced. EQ tanks are in danger of failing due to corrosion. New EQ tanks will be more efficient, and made with less corrosive materials which will extend their useful lives. This is a proforma project included in the current rate case. The project is expected to be completed in September of 2017, the same month rate recovery begins. Therefore, no O&M savings or depreciation expense will occur before the recovery period.

Estimated Revenue Impact per Customer:

Number of Customers Impacted:

	Served	Rate Payers
	13.29	11.37
	2,150	2,513

Utility Financial Impact

	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
O&M Impact on EBITDA B/(W)		-	-	-	-
Depreciation Impact on EBIT B/(W)					
Under-recovery on capital B/(W)	(28,563)				
Net EBIT Impact B/(W)	(28,563)				

Timing and Supporting Information on Rate Recovery

This project will be completed by 9/30/17. Rate recovery should begin in September 2017.

Regulatory Plan Implications

This is a proforma project included in the 2016 UIF consolidated rate case filed in 3Q of 2016.

Assumptions

ROE: 10.25%, Cost of Debt: 6%, Equity Percentage: 50%, Tax Rate: 37.63%, Depreciation Rate: 3.33%
 After Tax Return on Rate Base = $10.25\% \times 50\% + 6\% \times 50\% \times (1 - 37.63\%) = 6.9961\%$
 Pretax Return on Rate Base = $6.9961\% / (1 - 37.63\%) = 11.217\%$
 Total Revenue Required = Pretax Return on Rate Base + Depreciation Rate = $11.217\% + 3.33\% = 14.55\%$
 Please note the under-recovery on capital includes equity, taxes, and debt portions



BID INFORMATION AND BUDGET BREAKDOWN

Have three bids been received?

If not, why? List and provide amounts below

Bid	Company	Amount	Selected
1	Environmental Equipment Sales Inc.	\$637,363	Yes
2	Florida Aquastore	\$1,069,281	No
3			

Component:

Amount

Value Bid Elements	637,363.00	should match selected bid(s) above
Engineering	42,467.00	
Direct Purchase of Parts / Materials		
Landscaping / Site Restoration		
Other Components (specify):		
Cap Time		
Plant Splitter Box S/S BDS	18,740.00	
Install asphalt drive entrances aprons	20,300.00	
Install SCADA equipment	9,000.00	
Replace field office & furnishings	68,000.00	
Remove invasive trees	40,850.00	
Replace filter catwalk deck	13,478.00	
Replace decking & stairs at membrane filter	8,850.00	
Demo Existing Office Trailer/Permitting	\$6,500	
Adder for Fused Glass Surge Tank Cover	7,500.00	

Total Project Budget

873,048.00 should match Total Budget on General Information

Object Account(s) to which project will be closed:

1300	Struct/Imprv Treat Plt
1315	Struct/Imprv Gen Plt
1380	Pumping Equipment Pump Plt
	select from dropdown list
	select from dropdown list

[Go to Reference List](#)

General Comments:



Approvals

EAM Prime Review

Review Completed by Date:
Does project align with utility plan and meet technical requirements? Yes No

Comments

This project aligns with the utility plan and meets UIF technical requirements.

Technical Peer Review

Review Sponsored by Date Held
Approval to proceed Yes No

Comments (note if feedback received in review incorporated)

FP&A Review

Review Completed by Date:
Does Project comply with current Utility Rate and Regulatory Plan? Yes No

Comments

This project meets UIF financial requirements.

Approvals

Applicable?

Regional Manager:	<input type="text" value="Michael Wilson"/>	Date: <input type="text" value="2/14/2017"/>	<input checked="" type="checkbox"/>
VP Operations:	<input type="text" value="Patrick C. Flynn"/>	Date: <input type="text" value="2/14/2017"/>	<input checked="" type="checkbox"/>
President:	<input type="text"/>	Date: <input type="text"/>	<input type="checkbox"/>

Approval or Re-Direction Comments

Eagle Ridge WWTF Feasibility Study Bid Comparison		EESI				Florida Aquastore			
Item	Description	Unit	Quantity	Unit Price	Amount	Unit	Quantity	Unit Price	Amount
1.00	General Conditions, Mobilization and Demobilization	LS	1	\$67,000.00	\$67,000.00	LS	1	\$130,000.00	\$130,000.00
2.00	Clearing and Grubbing	LS	1	\$16,875.00	\$16,875.00	LS	1	\$84,663.00	\$84,663.00
3.00	Backfill and Compaction	CY	350	\$35.00	\$12,250.00	CY	350	\$137.00	\$47,950.00
4.00	10 x 10 Dumpster Pad								
4.01	Reinforced Concrete Slab with thickened edge	SF	125	\$17.50	\$2,187.50	SF	125	\$4,590.00	\$4,590.00
4.02	(Intentionally left blank)								
4.03	6" Diameter Bollards	EA	8	\$437.50	\$3,500.00	EA	8	\$688.00	\$5,504.00
4.04	Catch Basin with 3" pipe and all appurtenances	EA	1	\$4,610.96	\$4,610.96	EA	1	\$2,560.00	\$2,560.00
4.05	Sump Pump for catch basin with control panel and electrical service.	EA	1	\$6,250.00	\$6,250.00	EA	1	\$11,445.00	\$11,445.00
5.00	Flow Equalization Tank								
5.01	67,000 gallon glassed fused tank with ladders, cages, level gauge and appurtenances	LS	1	\$146,589.48	\$146,589.48	LS	1	\$166,190.00	\$166,190.00
5.02	Tank Aeration System	LS	1	\$26,250.00	\$26,250.00	LS	1	\$31,352.00	\$31,352.00
6.00	8" φ influent FM with all appurtenances	LF	100	\$375.00	\$37,500.00	LF	100	\$132.00	\$13,200.00
7.00	4" φ EQ FM with all Appurtenances	LF	75	\$80.00	\$6,000.00	LF	75	\$137.00	\$10,275.00
8.00	12" φ odor control pipe with all appurtenances	LS	1	\$18,750.00	\$18,750.00	LS	1	\$64,440.00	\$64,440.00
9.00	6" φ Aeration pipe with all appurtenances	LF	130	\$105.77	\$13,750.10	LF	130	\$197.00	\$25,610.00
10.00	8" φ overflow pipe	LF	160	\$70.31	\$11,249.60	LF	160	\$117.00	\$18,720.00
11.00	Relocate Flow Meters								
11.01	6" Influent Flow Meter	LS	1	\$2,125.00	\$2,125.00	LS	1	\$1,355.00	\$1,355.00
11.02	4" EQ Flow Meter	LS	1	\$1,750.00	\$1,750.00	LS	1	\$1,355.00	\$1,355.00
11.03	Electrical for flow meters	LS	1	\$2,875.00	\$2,875.00	LS	1	\$7,800.00	\$7,800.00
12.00	11' x 12'-3" Elevated Platform with Stairs and Rails	LS	1	\$47,000.00	\$47,000.00	LS	1	\$48,350.00	\$48,350.00
13.00	Rotating Bar Screen								
13.01	JWCE--IPEC Model IFM 2448P Internally Fed Rotating Screen	LS	1	\$68,512.00	\$68,512.00	LS	1	\$88,200.00	\$88,200.00
13.02	JWCE--IPEC PLB 6100 Screenings Conveyor/Compactor	LS	1	\$29,398.00	\$29,398.00	LS	1	\$40,200.00	\$40,200.00
13.03	Installation and Appurtenances (includes electrical service)	LS	1	\$21,875.00	\$21,875.00	LS	1	\$25,600.00	\$25,600.00
13.04	1" φ Potable Water Line	LF	170	\$9.56	\$1,625.20	LF	170	\$7.00	\$1,190.00
14.00	Demolition								
14.01	Existing Surge Tanks, 12' diameter, 53.34' long, and piping	EA	2	\$9,687.50	\$19,375.00	EA	2	\$60,630.00	\$121,260.00
14.02	Existing Chlorine Building	LS	1	\$1,250.00	\$1,250.00	LS	1	\$7,743.00	\$7,743.00
14.03	Temporary relocation of Chlorine equipment	LS	1	\$2,500.00	\$2,500.00	LS	1	\$2,500.00	\$2,500.00
15.00	Effluent Pumps								
15.01	Relocate effluent pumps	EA	2	\$1,937.50	\$3,875.00	EA	2	\$1,400.00	\$1,400.00
15.02	Pump slab	SF	35	\$30.36	\$1,062.60	SF	35	\$82.00	\$2,870.00
15.03	Electrical	LS	1	\$3,375.00	\$3,375.00	LS	1	\$5,000.00	\$5,000.00
16.00	New Chlorine Building								
16.01	Chlorine Building with all appurtenances	LS	1	\$5,000.00	\$5,000.00	LS	1	\$11,669.00	\$11,669.00
16.02	Electrical	LS	1	\$2,000.00	\$2,000.00	LS	1	\$15,000.00	\$15,000.00
17.00	Pavements								
17.00	Shell and gravel area	SY	400	\$34.38	\$13,752.00	SY	400	\$53.00	\$21,200.00
17.01	Shell and gravel parking area with wheel stops	SY	100	\$34.38	\$3,438.00	SY	100	\$106.00	\$10,600.00
17.02	Crushed Concrete Road	SY	300	\$25.00	\$7,500.00	SY	300	\$58.00	\$17,400.00
18.00	6' Tall Fence	LF	24	\$52.08	\$1,249.92	LF	24	\$160.00	\$3,840.00
19.00	Site Restoration	LS	1	\$12,500.00	\$12,500.00	LS	1	\$5,000.00	\$5,000.00
20.00	Office Trailer								
20.01	2" φ Potable Water Line	LF	165	\$18.94	\$3,125.10	LF	165	\$10.00	\$1,650.00
20.02	Concrete Walkways	SF	60	\$46.88	\$2,812.80	SF	60	\$70.00	\$4,200.00
21.00	Sanitary Sewer								
21.01	Relocate Existing Trailer pump station and control panel	LS	1	\$2,500.00	\$2,500.00	LS	1	\$5,600.00	\$5,600.00
21.02	6" φ Gravity Line with all appurtenances	LF	15	\$137.50	\$2,062.50	LF	15	\$75.00	\$1,125.00
21.03	3" φ Forcemain to EQ Tank	LF	45	\$45.83	\$2,062.35	LF	45	\$15.00	\$675.00
22.00	Sub-total:				\$637,363.11				\$1,069,281.00
23.00	Grand Total:				\$637,363.11				\$1,069,281.00
24.00	ALTERNATE 1				Add			Add	Deduct
24.01	304 stainless steel tank and cover with all appurtenances				\$79,960.52			\$80,576.00	
25.00	ALTERNATE 2				Add			Add	Deduct
25.01	316 stainless steel tank and cover with all appurtenances				\$102,960.52			\$109,105.00	

Eagle Ridge WWTF Feasibility Study
Schedule of Values (Addendum #1)

Item	Description	Unit	Quantity	Unit Price	Amount
1.00	General Conditions, Mobilization and Demobilization	LS	1	67,000.00	67,000.00
2.00	Clearing and Grubbing	LS	1	16,875.00	16,875.00
3.00	Backfill and Compaction	CY	350	35.00	12,250.00
4.00	10 x 10 Dumpster Pad				
4.01	Reinforced Concrete Slab with thickened edge	SF	125	17.50	2,187.50
4.02	(Intentionally left blank)				
4.03	6" Diameter Bollards	EA	8	437.50	3,500.00
4.04	Catch Basin with 3" pipe and all appurtenances	EA	1	4,610.96	4,610.96
4.05	Sump Pump for catch basin with control panel and electrical service.	EA	1	6,250.00	6,250.00
5.00	Flow Equalization Tank				
5.01	67,000 gallon glassed fused tank with ladders, cages, level gauge and appurtenances with Gas Fused Dome	LS	1	163,589.48	163,589.48
5.02	Tank Aeration System using All Stainless Piping Fed from Two Directions	LS	1	34,250.00	34,250.00
6.00	8" φ influent FM with all appurtenances	LF	100	375.00	37,500.00
7.00	4" φ EQ FM with all Appurtenances	LF	75	80.00	6,000.00
8.00	12" φ odor control pipe with all appurtenances	LS	1	18,750.00	18,750.00
9.00	6" φ Aeration pipe with all appurtenances	LF	130	105.77	13,750.10
10.00	8" φ overflow pipe	LF	160	70.31	11,249.60
11.00	Relocate Flow Meters				
11.01	6" Influent Flow Meter	LS	1	2,125.00	2,125.00
11.02	4" EQ Flow Meter	LS	1	1,750.00	1,750.00
11.03	Electrical for flow meters	LS	1	2,875.00	2,875.00
12.00	11' x 12'-3" Elevated Platform with Stairs and Rails	LS	1	47,000.00	47,000.00
13.00	Rotating Bar Screen				
13.01	JWCE--IPEC Model IFM 2448P Internally Fed Rotating Screen	LS	1	68,512.00	68,512.00
13.02	JWCE--IPEC PLB 6100 Screenings Conveyor/Compactor	LS	1	29,398.00	29,398.00
13.03	Installation and Appurtenances (includes electrical service)	LS	1	21,875.00	21,875.00
13.04	1" φ Potable Water Line	LF	170	9.56	1,625.20
14.00	Demolition				
14.01	Existing Surge Tanks, 12' diameter, 53.34' long, and piping	EA	2	9,687.50	19,375.00
14.02	Existing Chlorine Building	LS	1	1,250.00	1,250.00
14.03	Temporary relocation of Chlorine equipment	LS	1	2,500.00	2,500.00
14.04	Disconnection, Demolition and Disposal of Existing Office Trailer with required permitting	LS	1	4,300.00	4,300.00
14.05	Demolition and Removal of Concrete Slab	LS	1	3,700.00	3,700.00
15.00	Effluent Pumps				
15.01	Relocate effluent pumps	EA	2	1,937.50	3,875.00
15.02	Pump slab	SF	35	30.36	1,062.60
15.03	Electrical	LS	1	3,375.00	3,375.00
16.00	New Chlorine Building				
16.01	Chlorine Building with all appurtenances	LS	1	5,000.00	5,000.00
16.02	Electrical	LS	1	2,000.00	2,000.00
17.00	Pavements				
17.00	Shell and gravel area	SY	400	34.38	13,752.00
17.01	Shell and gravel parking area with wheel stops	SY	100	34.38	3,438.00
17.02	Crushed Concrete Road	SY	300	25.00	7,500.00
18.00	6' Tall Fence	LF	24	52.08	1,249.92
19.00	Site Restoration	LS	1	12,500.00	12,500.00
20.00	Office Trailer				
20.01	2" φ Potable Water Line	LF	165	18.94	3,125.10
20.02	Concrete Walkways	SF	60	46.88	2,812.80
21.00	Sanitary Sewer				
21.01	Relocate Existing Trailer pump station and control panel	LS	1	2,500.00	2,500.00
21.02	6" φ Gravity Line with all appurtenances	LF	15	137.50	2,062.50
21.03	3" φ Forcemain to EQ Tank	LF	45	45.83	2,062.35
22.00	Sub-total:				
23.00	Grand Total:				670,363.11

Grand Total Amount: \$670,363.11 Six Hundred Seventy Thousand Three Hundred Sixty-Three Dollars and 11 cents (in writing)

Note 1: If any item of work is not specifically identified in this Contractor's Bid, Contractor shall incorporate the price of said work in any of the other bid items. The price quoted in this Contractor's Bid will be the price to complete the work as shown in the Plans and Specifications in order to construct a complete and functional system in accordance with the intent of the Plans and Specifications.

Note 2: Total for each alternate shall be an addition or deduction from the grand total.

By: _____ (signature) _____ (date) 2/16/17

(print name and title): Brian Spicher, President
 Contractor's Company Name: Environmental Equipment Sales, Inc.
 Contractor's Company Address: PO Box 2459, Riverview, FL 33568
 Telephone Number: 813-677-6877 Fax 813-677-2605



Water and Wastewater Consultants

122 Wilshire Boulevard
Casselberry, FL 32707
Telephone: (407) 260-2292
www.Excelengineers.com

October 20, 2016

Mr. Patrick C. Flynn
Vice President of Operations
Utilities Inc. of Florida
200 Weathersfield Avenue
Altamonte Springs, FL 32714

Via email: PCFlynn@uiwater.com
MAWilson@uiwater.com

**Subject: Eagle Ridge WWTF, Fort Myers, Florida
WWTF Improvements**

Dear Patrick;

It's our understanding that you are planning on upgrading the subject wastewater treatment facility. The Eagle Ridge WWTF is located at 14688 Aeries Way Drive, Ft. Myers, Florida. The facility has a permitted capacity of 0.318 MGD with actual flows in the range of 0.220 MGD.

The proposed improvements were developed in a previously prepared Feasibility Study. The upgrades generally include the following:

1. Replacing the two existing flow equalization basins with one new circular glass fused steel tank.
2. Adding an elevated platform to support one rotating bar screen and screw.
3. Aeration system using the existing blowers to provide mixing of the stored wastewater.
4. A new chlorine building.
5. A new modular office trailer.
6. A new dumpster pad.
7. Site improvements including parking for the new office trailer and traffic circulation to the new equipment.
8. Relocation and extension of existing piping, electrical and equipment to accommodate the improvements.

You would like for Excel to prepare plans, specifications, permitting, contract documents and provide construction phase services for the improvements.

Excel Engineering Consultants, LLC has been a trusted source of providing WWTF engineering services for over 24 years since its establishment in 1992. This allows us to expedite the permitting process and minimize your exposure. We believe that simplicity is the greatest level of sophistication. And we strive to make everything simple to implement, simple to operate and simple to understand which leads to lower construction and maintenance costs.

Scope of Work

We will develop the plans and specification and permit documents. Once the plans and specifications are prepared they will be submitted to the Florida Department of Environmental Protection (FDEP) for permitting. Once the FDEP approves the project contract documents will be prepared.

These contract documents will be assembled in the form of a bid package. Bid packages will be submitted to qualified contractors in order to obtain bids for the construction of the improvements. Bids will be analyzed for consistency and completeness and to make sure that each bidder that is considered meets the contract requirements of licensing, experience, insurance and quality. The bids will be

tabulated in an easy to compare format from lowest to highest bidder. Subsequently, we will assist you in awarding the contract, getting all the signatures and scheduling a pre-construction site meeting.

The preconstruction site meeting will serve to review the contract requirements, project requirements, staging and logistics of implementing the project. We will review contractors' submittals and review pay requests. Subsequent to the pre-construction site meeting we have scheduled two (2) additional construction progress site meetings. Once Construction is substantially complete we will perform a substantial completion site meeting when the new systems will be started up and ready to be placed in service. At each meeting we will prepare a record of the meeting in the form of a memo.

At substantial completion we will prepare a punch list of noted deficiencies that must be corrected by contractor prior to final payment. During construction we will coordinate with you and the contractor via telephone or email.

Once the project has been accepted by you record drawings will be prepared. Once clearance is received the new equipment can be placed in service.

Our fee for providing you with this scope of work is a fixed fee of \$ 33,567.00, plus other direct costs.

Permit Processing – Responding to Agency Comments

This includes coordinating with agencies, responding to comments, revising the plans and attending meetings as may be necessary. These services will be provided as needed as Additional Services.

Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, and etcetera. This does not include any of the application fees for the various agencies, which are the Owner's responsibility and have not been accounted for in this proposal. Other Direct Costs will be charged in accordance with the enclosed Schedule of Charges (Exhibit 1).

Additional Services

Any Additional Services requested that are not a part of the Scope Work will be invoiced either on a time and materials basis, in accordance with the enclosed Schedule of Charges (Exhibit 1), or on a mutually agreed upon fee.

Services Not Provided

The following services are not provided in this proposal:

- a. Design, engineering and permitting of any other improvements.
- b. Electrical Engineering.
- c. Wetland and/or T &E mitigation.
- d. Stormwater management design/permitting

This proposal, together with the General Terms and Conditions, which have been received and reviewed, represents the entire understanding between Utilities Inc. of Eagle Ridge and Excel Engineering Consultants, LLC, with regard to the referenced project. We will start work immediately upon receipt of an approved agreement, a \$ 7,900.00 retainer and initialed General Terms and Conditions. This proposal with the General Terms and Conditions is the total understanding between you and us and may only be modified in writing.

We appreciate the opportunity of working with you on this project and your confidence in our services and hope that you will continue consider Excel Engineering Consultants, LLC as an integral part of your water and sewer utility services team. We look forward to helping you create a quality project.

Sincerely,



Excel Engineering Consultants, LLC

Julian R. Coto, P.E.
President for the firm

JRC/mls

Cc Mike Wilson

Approved and accepted this 20th day
of OCTOBER, 2016

**Eagle Ridge WWTF, Fort Myers, Florida
WWTF Improvements**

By: 
Signature

**Utilities Inc. of Florida
Patrick C. Flynn
Vice President Operations**

Enclosures: Exhibit 1 – Schedule of Fees & Other Direct Costs
General Terms & Conditions

PRP16064-Eagle Ridge Surge Tank Replacement.docx



The following schedule of fees and other direct cost are an integral part of the Agreement being signed and should be thoroughly understood by both parties.

Exhibit No. 1
Schedule of Fees & Other Direct Costs

Schedule of Fees

Expert Witness	\$200.00
Principal Engineer	\$175.00
Project Manager	\$125.00
Project Engineer	\$95.00
Engineering Technician	\$65.00
Project Coordinator/Clerical	\$55.00

Schedule of Other Direct Costs

Plotting (24x36)	\$1.50 per sheet
Printing (8 1/2 x 11 & 11 x 17)	\$.15 per sheet
Mailing (USPS)	Cost + 20%
Overnight (UPS)	Cost + 20%
Courier (local deliveries)	Cost + 20%
Mileage	\$.60 per mile

Initial:  Date: 10/20/16

Initial:  Date: 10/20/16



122 Wilshire Blvd
Casselberry, FL 32707

Invoice

Date	Invoice #
10/24/2016	RETAINER

Bill To
Utilities Inc. of Eagle Ridge c/o Mike Wilson 200 Wathersfield Avenue Altamonte Springs, FL 32714

P.O. No.	Terms	Project
UTI02-0216	15 DAYS	Eagle Ridge - UTI02

Quantity	Description	Rate	Amount
	EAGLES RIDGE WWTF IMPROVEMENTS UTI02-0216 Retainer per proposal dated October 20, 2016	7,900.00	7,900.00

Thanks you & God Bless. Questions? Send email to nitzac@excelengineers.com	Total	\$7,900.00
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122 Wilshire Blvd
Casselberry, FL 32707

Invoice

Date	Invoice #
11/30/2016	9923

Bill To
Utilities Inc. of Eagle Ridge c/o Mike Wilson 200 Wathersfield Avenue Altamonte Springs, FL 32714

P.O. No.	Terms	Project
UTI02-0216	15 DAYS	Eagle Ridge - UTI02

Description	Est Amt	Prior Amt	Prior %	Qty	Curr %	Total %	Amount
EAGLES RIDGE WWTF IMPROVEMENTS UTI02-0216							
Consulting Engineering Services	33,567.00			0.6779	67.70%	67.70%	22,725.00
Blueprints							75.00

Thanks you & God Bless. Questions? Send email to nitzac@excelengineers.com	Total	\$22,800.00
	Payments/Credits	\$0.00
	Balance Due	\$22,800.00



122 Wilshire Blvd
Casselberry, FL 32707

Invoice

Date	Invoice #
1/23/2017	9945

Bill To
Utilities Inc. of Eagle Ridge c/o Mike Wilson 200 Wathersfield Avenue Altamonte Springs, FL 32714

P.O. No.	Terms	Project
UTI02-0216	15 DAYS	Eagle Ridge - UTI02

Description	Est Amt	Prior Amt	Prior %	Qty	Curr %	Total %	Amount
EAGLES RIDGE WWTF IMPROVEMENTS UTI02-0216							
Consulting Engineering Services	33,567.00	22,725.00	67.70%	0.08765	8.77%	76.47%	2,942.00
EXPENSES:							
Permit fee							360.00
Blueprints, copies, & postage							112.44

Thanks you & God Bless. Questions? Send email to nitzac@excelengineers.com	Total	\$3,414.44
	Payments/Credits	\$0.00
	Balance Due	\$3,414.44

EMS of Central Florida, Inc.

7906 Clark Moody Boulevard
 Port Richey, FL 34668
 Phone # 727-847-3722 Fax # 727-847-4063
 EMS34668@gmail.com

Estimate

Date	Estimate #
2/24/2017	18332

Name / Address
Utilities, Inc. Re: Eagle Ridge Attention: Accounts Payable 2335 Sanders Road Northbrook, IL 60062

Project
Eagle Ridge

Qty	Description	Rate	Total
1	Scope of work : Surge tank system controls on SCADA, full featured. Flow meter system on SCADA, full featured. Cl2 monitoring and pacing system on SCADA, full featured. Turbidity system on SCADA, full featured. Installation of new equipment in various locations. New cl2 meter supplied by UI. Installation of in ground conduit and water line. Programming and installation of multiple radios and PLC's. Supply and install new computer system and monitor. Mount and connect additional monitor supplied by UI to SCADA. Alarm control panel with dialer and SCADA controls. ER SCADA software including historian and HMI interface. UPS system with auxiliary backup and alarm integration. Full alarms for all connected systems with all functions. Training for all plant personnel. All equipment in office to be in clear face panels. Internet and phone line are required for alarm and SCADA remote access. System designed to be upgraded in the future for additional systems. Labor & Materials	17,645.00	17,645.00
Interest of 1 1/2% per month on past due invoices. Customer agrees to pay all collection cost.		Subtotal	\$17,645.00
		Sales Tax (7.0%)	\$0.00
		Total	\$17,645.00

Signature _____



Volition Controls Corp

Instruments, Valves & Fittings

Volition Controls Corp.

333 N. Falkenburg Rd., Unit A-113
Tampa, FL 33619

Phone 813-714-7006

Fax # 813-714-7536

Sales@volitioncc.com www.VolitionCC.com

Quote

Date	QUOTE #
8/2/2016	VCC016510
FOB	Prepared By:
Ship Pt.	AR

PREPARED FOR:

Utilities Inc of Florida
Utilities, Inc. | Accts. Payable
2335 Sanders Rd.
Northbrook, IL 60062
T: 321-388-7895

Qty	U/M	Description	Rate	Total
1	ea	Analytical Technology, Inc. model Q46H/79PR Direct Sensing TOTAL Chlorine Monitor System. (No reagents required). Part #: Q46H/79PR-1-1-3-1-1-2 - Q46H/79PR Monitor/Transmitter with 100...240VAC power requirement, (2) 4...20mA & (3) relay outputs, LCD display, and NEMA 4X rating. - Amperometric membrane sensor with constant head flow cell and cable. - pH Sensor - Turn-key mounting panel with sample valve, filter, rotameter and tubing. All systems are supplied with one spare membrane cap, one 120 cc bottle of electrolyte, and one spare parts kit containing 3 each of all O-rings and screws.	3,825.00	3,825.00
1	ea	Part #: 05-0109 TOTAL Chlorine Membrane Cap, Pkg. of 2	100.00	100.00
1	ea	Part #: 09-0068 Electrolyte, 4 oz (120 cc), TC12 sensor	35.00	35.00

We look forward to working with you!

Total



Volition Controls Corp

Instruments, Valves & Fittings

Volition Controls Corp.

333 N. Falkenburg Rd., Unit A-113
Tampa, FL 33619

Phone 813-714-7006

Fax # 813-714-7536

Sales@volitioncc.com www.VolitionCC.com

Quote

Date	8/2/2016	QUOTE #	VCC016510
FOB		Prepared By:	
Ship Pt.			AR

PREPARED FOR:

Utilities Inc of Florida
Utilities, Inc. | Accts. Payable
2335 Sanders Rd.
Northbrook, IL 60062
T: 321-388-7895

Qty	U/M	Description	Rate	Total
1	ea	Part #: 00-1672 Mfr: ATi 3-Electrode TOTAL Chlorine Flow Type Sensor	850.00	850.00T
1	ea	Part #: 00-1762 MFR: ATi Total Chlorine 79PR Sensor Polarizer Plugs into spare sensor and keeps it ready / polarized for immediate use.	165.00	165.00T
		Shipping / Freight Charges	45.00	45.00
		Sales Tax, Hillsborough County	7.00%	348.25

Prices quoted are dependent upon quantity. We reserve the right to adjust the price if the quantity purchased is different than quoted.
Items may be shipped freight collect, or pre-paid and added, unless noted differently.
This price quote is for items described only. Freight and any applicable taxes are not included.
Your purchase order is acceptance of these terms without exception.

We look forward to working with you!

Total	\$5,368.25
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ESR FLORIDA CONSTRUCTION, INC.

P.O. Box 150472 : Cape Coral, Florida 33915
Tel: (305) 812-2716 / E-mail: esrflconst@gmail.com

SCHEDULE "A"

TO: **UTILITIES, INC. OF FLORIDA**
200 Weathersfield Avenue
Altamonte Springs, Florida 32714

E-mail: Mawilson@uiwater.com
Tel: (407) 468-3268

JOBBSITE: 14668 Aries Way; Fort Myers, Florida 33917 (Onsite Sewage Treatment Plant)

CONSTRUCT NEW WALKWAY WITH STAIRS AROUND EXISTING HOLDING TANK

- Remove existing walkway around perimeter of tank.
- Construct new walkway using pressure-treated lumber for all supports, ledgers and load bearing areas.
- Walkway is approximately 36" wide with a 3' handrail.
- All ledgers and supports to be 2 x 6 pressure treated lumber.
- All lumer to be replaced and fastened with stainless steel fasteners. This includes stainless steels nails, screws, brackets, hangers and any other fastener required for completion of walkway.
- A relocation of existing aluminum stairs is also included in the new walkway.
- A new set of stairs with a small platform is to be constructed at the opposite end of tank, southwest corner.
- The new handrail is to have three pressure-treated 2 x 4's and a composite handrail on top of 4 x 4 posts.
- All finished Decking is to be of a composite material.
- All supporting posts for perimeter deck and new stairs are to be pressure-treated 4 x 4's concreted in existing soil.
- A new concrete platform to be placed for relocation of aluminum stairs.

- New walkway is to mirror existing walkway with new pressure-treated stairs and relocation of existing aluminum stairs.
- All construction debris to be removed from jobsite.
- Utilities, Inc. has stated that no Permits are required.
- There are no Plans or Permits for this walkway. (If Plans and Permits should be required, there would be an additional fee for Plans, Engineering and Permits.)

Total Cost of Project, Including All Labor and Materials: **\$13,478.00**

Payment schedule is as follows:

\$4,717.30 = 35% Downpayment.

\$4,380.35 = 50% of Balance Due on Completion of All Fastening and Concreting
of 4 x 4 Posts for Entire Walkway

\$4,380.35 = Balance Due Upon Completion of Construction

ESR FLORIDA CONSTRUCTION, INC.

P.O. Box 150472 : Cape Coral, Florida 33915
Tel: (305) 812-2716 / E-mail: esrflconst@gmail.com

I N V O I C E

V I A E - M A I L - mawilson@uiwater.com

TO: **UTILITIES, INC. OF FLORIDA**
200 Weathersfield Avenue
Altamonte Springs, Florida 32714

JOB SITE: 14668 Aries Way; Fort Myers, Florida 33917 (Onsite Sewage Treatment Plant)

CONSTRUCT NEW WALKWAY WITH STAIRS AROUND EXISTING HOLDING TANK

THIRTY-FIVE PERCENT (35%) DOWNPAYMENT
ON 02-06-2017 CONTRACT (Attached) **\$4,717.30**

PAYMENT DUE UPON RECEIPT

**ESR FLORIDA CONSTRUCTION, INC.
CONSTRUCTION CONTRACT**

JOB NAME: Walkway Construction / Stairs

DATE: February 6, 2017

THIS CONSTRUCTION CONTRACT IS BETWEEN: **ESR FLORIDA CONSTRUCTION, INC.**, a Florida corporation, P.O. Box 150472; Cape Coral, Florida 33915; (phone: 305-812-2716); License No.: CGC005007 (in this Contract called the "Contractor")

AND:

UTILITIES, INC. OF FLORIDA; (phone) (407) 468-3268; (mailing address) 200 Weathersfield Avenue; Altamonte Springs, Florida 32714 (in this Contract called the "Owner").

In consideration of the payments to be made by the Owner, the Contractor and the Owner agree as follows:

1. THE CONTRACT DOCUMENTS CONSIST OF THE FOLLOWING:

- A) This Contract;
- B) Drawings attached and/or listed (if any);
- C) Specifications attached and/or listed (if any);
- D) Additional documents signed by both parties during the course of this Contract. (Note that extras and deletions are effective only if documented on a Change Order form or other amending agreement in writing and initialed or signed by both parties, and paid in advance unless otherwise agreed);

Discrepancies and omissions in the contract documents, site conditions, etc. and any work requested in variance of the contract documents are considered an extra to the Contract and are not included in the Contract Price. Any additional work required due to site conditions not disclosed to the Contractor, or which could not be reasonably anticipated, are not included in the Contract Price and shall be an extra to the Contract Price.

2. DESCRIPTION OF WORK

- (a) The Contractor agrees to supply all the materials, obtain all required permits and perform all the work (the "Work") as described in the Contract Documents and as set out below. The Work shall be done on the property (The "Property") which is owned by the Owner, described as follows: 14668 Aries Way; Fort Myers, Florida 33917 (On-Site Sewage Treatment Plant).

and legally described as: Lee County Folio ID No. _____

- (b) The Work includes only the following: **See SCHEDULE "A" attached.**

3. TIMING

- (a) The Contractor shall commence the Work within 7 business days of obtaining all required plans and permits for the Work, i.e., approximately 2/13, 2017 (the "Commencement Date"); and estimates that Substantial Completion of the Work will occur on or before 3/10/17, (the "Substantial Completion Date"). Substantial Completion means that the Work is at least 97% completed and the Work is ready for use or is being used for the purpose intended.
- (b) The timing of the start and completion of the work is subject to change due to written changes to the contract documents, to verbal instructions made to accommodate the Owner, to unforeseen structural or system problems, or for reasons beyond the Contractor's reasonable control, i.e. without limitation, delays caused by work undertaken by the Owner, his contractors, agents or servants, labor disputes, lack of supply materials, fire, natural disaster, injunction or other judicial process.

The Contractor and the Owner agree that should the Contractor not be able to commence work on the Commencement Date due to causes beyond its control, such as inability to obtain a building permit (if any), then the Contractor or the Owner may cancel this Agreement on written notice mailed to or delivered to the address of the other shown in this Agreement. The Contractor's liability to the Owner shall be limited to the refund of any monies paid by the Owner to the Contractor. In such case, the Owner shall reimburse the Contractor for the costs of any plans and specifications that were prepared by the Contractor for the Owner. Upon being paid for such plans and specifications, the Contractor shall deliver the said Plans and Specifications to the Owner.

4. TERMS OF PAYMENT

- (a) The Contract Price shall be a stipulated lump sum of **Thirteen Thousand Four Hundred Seventy-Eight and 00/100 Dollars** (\$13,478.00). (This price includes all applicable State sales and other taxes.) Payments shall be due and payable as follows:

\$4,717.30 = 35% Downpayment.

\$4,380.35 = 50% of Balance Due on Completion of All Fastening and Concreting of 4 x 4 Posts for Entire Walkway

\$4,380.35 = Balance Due Upon Completion of Construction

- (b) All payments shall be made in accordance with the provisions of this Contract. All payments are to be made to the Contractor and not to sub-contractors or suppliers. Any payment made to a sub-contractor or supplier shall not be deemed payment to the Contractor.
- (c) Substantial completion shall have been reached when the work is at least 97% completed and is ready for use or is being used for the purpose intended.

(d) Interest of 18% per annum shall be charged on overdue payments.

5. CHANGES IN WORK

No change in work shall be made by either the Contractor or the Owner without a written "Change Order" or other amending agreement in writing signed or initialed by both the Contractor and the Owner. All changes must be paid for in advance unless otherwise agreed between the parties.

6. STANDARDS OF WORK

The Contractor agrees to supply all labor, materials and supervision to complete the Work in accordance with the Contract documents, and agrees to undertake all work diligently in a good and workmanlike manner, in accordance with good quality residential standards and in compliance with the South Florida Building Code, and in compliance with all other relevant building codes of authorities having jurisdiction over the Property.

The Owner accepts that there may be inconvenience from time to time and the Contractor agrees to keep such inconveniences to a reasonable minimum. It is the responsibility of the Owner to take reasonable precautions to provide a work area free of household obstructions and to remove or protect household items in areas where they may be subject to dust, damage or vibration.

7. CLEANUP

The Contractor shall at all times maintain the property reasonably free from all rubbish and waste material. At the completion of the Work, the Contractor shall leave the Property in a reasonably clean condition and fit for use. All equipment, materials, sheds, hoardings, fencing, rubbish and similar materials incidental to the project shall be cleaned or removed from the site by the Contractor.

8. WARRANTY

- (a) The Contractor shall correct, at its own expense, any defect in the Work due to faulty materials and/or workmanship appearing within a period of one year from the date of Substantial Completion of this Contract.
- (b) The Owner shall give the Contractor written notice of such defects within a reasonable time, and in any event within one year from the date of Substantial Completion of this Contract.
- (c) This Warranty does not cover equipment or supplies that come with their own individual warranties from the manufacturer of the equipment or the supplier of goods.

(d) Special conditions limiting/affecting this warranty: (List, if any) Hours of work will be limited to the following
Monday through Saturday 8:00am to 5:00pm EST.

9. INSURANCE

The Contractor shall provide and maintain, at its expense, reasonable insurance against claims made for damages for personal injury or property damage by reason of anything done or not done by the Contractor, its employees or agents, in connection with the performance of the Contract.

10. DEFAULT BY OWNER

If payment of any of the amounts to be paid to the Contractor are not made at the time specified, or if the Owner defaults in any of the other covenants or agreements, the Contractor may, at its option, cease work and treat the contract as repudiated forthwith on the occurrence of such default, and the Contractor may recover payment for the work already completed plus damages, including loss of profit together with interest therein at the same rate of interest as on overdue payments.

11. DEFAULT BY CONTRACTOR

If the Contractor neglects to perform the Work in accordance with the terms of this Contract, the Owner may, by a written notice to the Contractor, require it to cure the default, neglect or event specified in such notice within fifteen (15) days.

If the Contractor fails to comply with the said notice, or is not then actively curing the said default, within 15 days of receipt of the notice or if the Contractor becomes bankrupt or makes a general assignment for the benefit of its creditors, or if a receiver of the Contractor is appointed in the times so limited, the Owner may take possession of the Property and of all materials and appliances therein and finish the Work in accordance with the plans and specifications as he may deem expedient but without undue delay or expense. In such event, the Contractor shall not be entitled to any further payment under this Contract but upon completion of the Work an accounting shall be made between the Owner and the Contractor at the time the Owner took possession of the Property. If the unpaid balance shall exceed the expense of finishing the Work, such excess shall be paid to the Contractor; however, if such expense shall exceed such unpaid balance, the Contractor shall pay the difference to the Owner.

12. REPRESENTATION BY OWNER

The Owner, by their execution of this Contract, confirm to the Contractor that they are all of the owners of the Property and have the power and capacity to enter into this Contract and have the means available to pay the Contract Price in accordance with the terms of this Contract.

13. DISPUTE RESOLUTION

The parties agree that in the event that there is a dispute as to the interpretation of this Contract, or as to the extent and makeup of the Work, then the parties shall submit the issues to binding arbitration by one arbitrator to be chosen by the parties to this Contract. The Arbitration shall be carried out in such manner as the parties may agree.

14. SIGNAGE

The Owner shall permit the Contractor to erect a sign in a conspicuous location on the subject property.

THIS CONTRACT shall supersede all prior communications and agreements and there are no other terms outside of this Contract.

Signed this 6 day of February, 2017.

ESR FLORIDA CONSTRUCTION, INC.

By: /s/ Edward S. Riczo
Edward S. Riczo, President

UTILITIES, INC. OF FLORIDA

By: Michael Wilson
Its: Michael Wilson, Regional Manager

ESR FLORIDA CONSTRUCTION, INC.

P.O. Box 150472 : Cape Coral, Florida 33915
Tel: (305) 812-2716 / E-mail: esrflconst@gmail.com

SCHEDULE "A"

TO: **UTILITIES, INC. OF FLORIDA**
200 Weathersfield Avenue
Altamonte Springs, Florida 32714

E-mail: Mawilson@uiwater.com
Tel: (407) 468-3268

JOBBSITE: 14668 Aries Way; Fort Myers, Florida 33917 (Onsite Sewage Treatment Plant)

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- All lumber to be replaced and fastened with stainless steel fasteners. This includes stainless steel nails, screws, brackets, hangers and any other fastener required for completion of walkway.
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- All construction debris to be removed from jobsite.
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Total Cost of Project, Including All Labor and Materials: **\$13,478.00**

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\$4,380.35 = 50% of Balance Due on Completion of All Fastening and Concreting
of 4 x 4 Posts for Entire Walkway

\$4,380.35 = Balance Due Upon Completion of Construction

Armor Aluminum Fabrication LLC

Armor Aluminum Fabrication LLC
 424 COMMERCIAL BLVD
 NAPLES, FL 34104

(239)707-0773
 rwarmoraluminum@aol.com

Estimate

Date	Estimate #
01/24/2017	2026
	Exp. Date

Address
Utilities Inc. 200 Weathersfield Ave. Altomonte Springs, Fla. 32714-4027

Job Name	Contact
Eagle Ridge	Mike Wilson

Activity	Quantity	Rate	Amount
<ul style="list-style-type: none"> • Scope of work: • Shop welding and fabrication to build (1) aluminum platform 30" wide x 9'-8 1/2" long. • Platform will be built using aluminum bar grating for floor 2" x 6" u-channel and 3" x 3" x 1/4" angle will be used for the frame and supports returning to tank. • We will weld 8" x 3" x 3"x 1/4" stainless steel angle bracket's to side of tank and install (2) 4" x 4" x 1/4" x 77" aluminum post's to carry the weight of the platform. The post's will have base plates that will be mounted to existing concrete. • Build (2) aluminum pipe railing section's for each end of platform. • Build (1) aluminum stair (3) riser's , and (2) 36" x 48" wide aluminum hand rails for each side of stair. Stair width will be 24" wide to match existing. • Stainless steel hardware will be used for any mechanical attachment's. 			8,850.00
		Total	\$8,850.00

A SIGNED ESTIMATE AND 50% DEPOSIT REQUIRED TO BEGIN WORK.

BALANCE IS DUE AT TIME OF COMPLETION.

Accepted By

Accepted Date **January 25, 2017**

Armor Aluminum Fabrication LLC

Armor Aluminum Fabrication LLC
 424 COMMERCIAL BLVD
 NAPLES, FL 34104

(239)707-0773
 rwarmoraluminum@aol.com

Estimate

Date	Estimate #
01/24/2017	2026
	Exp. Date

Address
Utilities Inc. 200 Weathersfield Ave. Altomonte Springs, Fla. 32714-4027

Job Name	Contact
Eagle Ridge	Mike Wilson

Activity	Quantity	Rate	Amount
<ul style="list-style-type: none"> • Scope of work: • Shop welding and fabrication to build (1) aluminum platform 30" wide x 9'-8 1/2" long. • Platform will be built using aluminum bar grating for floor 2" x 6" u-channel and 3" x 3" x 1/4" angle will be used for the frame and supports returning to tank. • We will weld 8" x 3" x 3"x 1/4" stainless steel angle bracket's to side of tank and install (2) 4" x 4" x 1/4" x 77" aluminum post's to carry the weight of the platform. The post's will have base plates that will be mounted to existing concrete. • Build (2) aluminum pipe railing section's for each end of platform. • Build (1) aluminum stair (3) riser's , and (2) 36" x 48" wide aluminum hand rails for each side of stair. Stair width will be 24" wide to match existing. • Stainless steel hardware will be used for any mechanical attachment's. 			8,850.00
		Total	\$8,850.00

A SIGNED ESTIMATE AND 50% DEPOSIT REQUIRED TO BEGIN WORK.

BALANCE IS DUE AT TIME OF COMPLETION.

Accepted By

Accepted Date **January 25, 2017**

H V A C	H.V.A.C. Type:	1	End Mount	2.0	A/C Ton	5	KW Heat			
	T-STAT			1.0	Program					
	Supply Duct:	X	16x8 FG							
	Supply Registers:			X	10x10 Ceiling					
	Return Grilles:	X	30 x 6 return	XX	Over Doors		x	20 x 12 filter grille		
	Exhaust Fans:	1	100 CFM	X	Light					
	Cabinets and laminate color are FACTORY STANDARD									
	M I L L	7.5 Lf	Base Cabinets:	X	Laminate	WHITE	GRAY		ALMOND	
		7.5 Lf	Counter top:	X	Laminate	WHITE	GRAY		ALMOND	
	E X T E R I O R	Wall Sheathing:						X	7/16" OSB	
Roof Covering:						X	.45 EPDM	X	Black	
Roof ventilation as required										
Siding:				X	100% House wrap under siding					
Siding:		X	Hardie panel							
Trim:				X	1x4 Hardi trim					
Mansard:		24	Height	X	Projection FALSE					
				X	Same as siding					
6		Ea	Windows Size:	24	Width (In.)	54	Height (In.)	X	W/PVC Mini Blind	
						X	Vert SL		X	Insulated
			Color:					X	Bron/Low-E	
Note: Awnings are required over exterior doors for SMM warranty (awnings by customer)										
2		Ea	Exterior Doors:			2	36x80 Stl	2	Closer	
									2	Keyed lock set
			View Blocks:	2	10 x 10					
Note: Window and door impact protection not included, unless specified otherwise in quote. Customer to be responsible for providing.										

M I S C	Note: Quotation is based solely on specifications contained herein				
	Options Taken:				
	10-pcs Hardie Sierra Skirting, 20-2x2x8' Pressure Lumber, and 8-16 x 8 mill vents-undereave type				
	2-10' top w/ two drawer Filing Cabinet				
	2-Exterior Motion Sensored Lights Lowes: Item # 611551 Model # SE1036-BP2-02LF0-U				
	Freight Quote from Leesburg, FL to Ft. Myers, FL				
Replace 6 gallon water heater with a 10 gallon in cabinet					
C O S T	CODES				
	2014 FBC Type 5B	x	Business		
	Local Codes OR Approval IS NOT IN QUOTE				
	State Seals	x	Florida		
	Label	x	MBI		
Foundation Design	x	None			
EMC Engineering	x	FOUR SETS OF SEALED PRINTS			



Scope of Work

Description	Details	Excluded	ModSpace	Client
Building				
Single Wide 12x44	Single wide 12x44		X	
Transportation				
Deliver units	From factory to site		X	
Installation				
Building Setup (Truck Set)	Provide required labor, materials and equipment to truck set the modular units onto the building foundation		X	
Skirting				
Skirt Labor	Labor only. Material is included in the building price		X	
Decks / Ramps / Canopies				
Aluminum Steps, Decks	Prefabricated Aluminum Decks, Steps and Shall be Designed by a Professional Engineer/Architect. Provide labor, materials and equipment to design, ship, unload, layout on site, install and inspect decks and steps as required. 5'-4" x 20'-6" deck with 32" stair attachment.		X	
General Conditions				
Architecture/Engineering		X		
Fees, Bonds, Labor	Not Proposed or Included in this Scope of Work	X		
Dumpsters	For ModSpace debris only			X
Portable Restroom Stalls	For ModSpace workers only per OSHA			X
Project Management	Not Proposed or Included in this Scope of Work	X		
Submittals & Plans	Not Proposed or Included in this Scope of Work	X		
SITE Preparation				
SITE Preparation	Not Proposed or Included in this Scope of Work	X		
Foundations				



Description	Details	Excluded	ModSpace	Client
Dry stack CMU Piers and ABS Pad	24" x 24" ABS pad minimum installed on a site properly prepared and leveled for the pad installed. CMU block shall be a maximum 32" high dry stack		X	
Site Installed Exterior Finishes				
Site Installed Exterior Finishes	Not Proposed or Included in this Scope of Work	X		
Plumbing				
Plumbing - Water / Sewer	Plumbing Water and Sewer Service Hookups - Not Included in this Scope of Work. Lines are stubbed out and connections are to be completed by client.	X		
Fire Suppression				
Fire Suppression	Not Proposed or Included in this Scope of Work	X		
HVAC				
HVAC	Included in this Scope of Work per building specifications		X	
Electrical				
Electrical Service	Excludes any materials, labor, inspections, fees, etc required to furnish and install the electrical service from the existing power source to the ModSpace supplied MDP and/or subpanels located in the proposed building as listed in the building specifications.	X		
Telephone, Data, TV				
Data and Telephone - Boxes and Conduits	Building manufacturer shall furnish and install individual device box in the wall with properly sized conduit stub to location marked on plans.	X		
Security				
Security	No materials or labor is included or proposed in this scope of work	X		
Fire Alarm				
Fire Alarm	No materials or labor is included or proposed in this scope of work	X		



Proposed Schedule

To Be Determined



Project Clarifications

Technical Clarifications
General Construction:
This proposal is based on ModSpace providing a building, which meets or exceeds the requirements for the State of Florida. Any additional requirements or directives by local inspectors and/or other agencies shall be the responsibility of the Customer, and the Customer shall be responsible for providing such information to ModSpace.
ModSpace's price and schedule are based on the assumption that the site is environmentally clean and has no subsurface conditions. If any are found, the Customer would be responsible for the remediation of pre-existing environmental conditions and the removal/displacement of subsurface conditions found at the project site.
ModSpace standard building materials and installation methods have been provided for this building unless otherwise noted.
This proposal is subject to finalized engineering and architectural details.
ModSpace will provide all permits necessary for the manufacture and delivery of the modules to the site.
ModSpace will Facilitate Permit Coordination, Payment for Permits to Government Agencies Shall be Provided Directly by Customer
All dimensions provided are nominal.
ModSpace is providing manufacturers shop drawings only. Any other drawings, certifications and/or tests required are to be supplied by others
ModSpace will provide all permits necessary for the manufacture and delivery of the module(s) to the site. The Customer shall obtain and be responsible for all permits pertaining to the building, installation, site work and occupancy. Customer, prior to delivery, shall have obtained all necessary approvals and permits required for the installation of the equipment. Customer will indemnify and hold ModSpace harmless from and against any fines, penalties and liabilities that may arise from the failure of Customer to obtain any necessary permits.
In the event that any act or omission by Customer, including the failure of Customer to complete any work or obtain any permits for which it is responsible, or Customer's failure to make the site available and ready causes a delay in substantial completion, Customer will be liable for any additional costs incurred by ModSpace to the extent caused by such delay.
The definitive project completion schedule shall be mutually negotiated and agreed to by the parties upon execution of the agreement.



Technical Clarifications
The pricing provided herein is based on Non-Union Labor Open Shop Labor
The Customer shall be responsible for site security.
NOTE: "others" denotes not by ModSpace, or its agents, employees and/or subcontractors.
Schedule:
<p>Assuming ModSpace receives a mutually agreeable and executable contract no later than XXXX, ModSpace will complete project approval drawings and submit colors samples by XXXX. Based on ModSpace, receiving from the client and all regulatory agencies approved customer drawings and color samples on or before XXXX , the modular units will be fabricated, delivered and installed in accordance with our contract on or about XXXX. ModSpace shall not be responsible for any project delays resulting from work performed by others or in accordance with the force majeure clause contain in the contract. Any delays on the above listed dates could result in a project delay that may or may not be a day for day.</p> <p>The ModSpace proposal is based on a standard 40-Hour work week. Overtime, weekend or holiday labor, if required, may result in additional costs.</p>
Building:
The Owner shall approve the manufacturer’s shop drawings prior to fabrication of the modular facilities.
Customer will be responsible for normal maintenance such as changing HVAC filters, light bulbs, janitorial services, and other minor repairs.
Proposed building does not include exterior Fire Rated assemblies. If Fire Rated assemblies are required, due to the location of the module(s) to existing/proposed buildings and/or property lines, ModSpace will provide at an additional cost.
Site:
ModSpace assumes the minimum required distance from any and all assumed and/or common property lines.
ModSpace shall not be responsible for any and all environmental and/or subsurface conditions including but not limited to rock, unsuitable soil conditions, hazardous materials, etc.
All pricing is based on normal level site conditions or standard modular set-up procedures.
ModSpace assumes clear access in all directions with off-street staging area. Customer shall provide parking control during staging and set-up as required.
Site work removal or relocation of obstructions (above or below ground) is not in the contract. Standard “ROCK CLAUSE” applies.
Assume level site within 8” over total area of complex.



Technical Clarifications
ModSpace for reasons of safety and schedule considerations fully expects that the portable site be clear of all other trade's and any excavations or ditches caused by those trades until such a time that the "Modular Buildings" are in place and anchored, and that access to the portable site will not be constrained by other subcontractors of trades that are not contained in our scope of work.
Excavated dirt shall be stockpiled on site for removal by others.
Customer is responsible to insure the site grading allows water to run off away from the proposed buildings. The customer is also responsible to insure the proper grading is maintained while the buildings are on site to assure that water is not present under the structure.
A staging area located adjacent to the work site.
Suitable and acceptable access to the site for the module size(s) to be provided.
No dewatering of subsurface water.
All underground obstructions, if any, within the proposed building envelope/work area to be located and marked above grade, by others.
Storm water management/erosion and sedimentation control by others.
This proposal excludes any provisions for winter conditions
ModSpace assumes that all electrical, water supply and sewer are sized to provide adequate supply to the modular building. Should any system not be sufficiently sized, Owner would be responsible for the cost to adjust any system to provide sufficient supply/volume to the new modular building.
Foundation:
Assume minimum 2,500 PSF soil compaction at grade and/or frost line.
A soils test may be required by the local building department to support the foundation design. The cost of the soil test and any design changes resulting from this report will be the responsibility of the Customer.
ModSpace assumes no responsibility for the design and/or installation of the foundations including, but not limited to soil bearing capacity, materials, workman-ship, construction methods or the suitability thereof. Also, this proposal is based on all foundation work being completed, cured, acceptable for all intended loads and free of obstructions prior to time of delivery of modules
CMU piers 3 course high maximum, single stacked without mortar.
Building Installation/Setup:
Placement of module(s) to be accomplished by the use of truck
Wheels and tires to be removed at client's request. Axles and hitch to remain.

Technical Clarifications
Decks, Steps and Ramps:
No ramp per client request.
Steps and decks constructed of aluminum.
Electric:
Electrical to MDP ready for connection by others.
Phone and Data systems consists of J-boxes and empty conduit; down through floor – Materials and labor to install the system by others
Plumbing:
Potable water to one point under structure ready for connection by others.
Sanitary sewer to one point under structure ready for connection by others.
Heat tracing/insulation of exposed potable water/sanitary sewer piping is by others.
Mechanical:
H.V.A.C. balancing by others.



Contract Clarifications

Contractual - Sale Transaction
This Proposal is strictly budgetary and does not represent a firm offer or contractual agreement.
ModSpace's Proposal, in its entirety, shall be included and made a part of any contract resulting from this Proposal. In the event of conflict, the contents of the Proposal shall be considered binding upon the parties and supersede any and all other documents.
In the event that ModSpace's failure to perform according to its Schedule is shown to be the sole and direct cause of Contractor not meeting its contract completion date absent (i) any Contractor failure to properly schedule and complete its own work (ii) Contractor interrupting, delaying or causing rework by ModSpace, (iii) Contractor or Owner not approving or responding to any submittals or requests by ModSpace necessary to ensure the seamless and timely performance of its Work, (iv) any negligence, delay or omission of the Contractor or Owner, or (v) any Force Majeure event ((i) through (v), each a "Concurrent Delay"), then ModSpace will bear responsibility for the payment of liquidated damages imposed on Contractor by Owner. In the event that ModSpace's failure to complete its contracted scope of work according to the Schedule contained in its Proposal is shown to be caused or contributed in whole or in part by a Concurrent Delay, , then Contractor will bear responsibility for the payment of liquidated damages imposed on Contractor by Owner.
Payment terms net 10 days. For custom/new equipment, payment terms are as follows: 25% downpayment; 50% upon delivery of equipment; 20% upon substantial completion of ModSpace's scope of work; 5% upon completion of punch list items. ModSpace shall be promptly paid any and all amounts due under the Agreement regardless of Customer's non-receipt or delay of payment from its customer.
The pricing provided herein shall be valid for 30 days.
The prices quoted herein exclude any and all taxes, fees, etc. Such taxes or fees shall be delineated as a separate line on the ModSpace invoice at time of billing, and shall be the responsibility of the Customer.
The cost of a performance bond, if required, is \$15.00 per \$1,000.00 of the total contract amount, shall be the responsibility of the Customer, and is not included herein.
The transaction is subject to ModSpace Corporate Credit and Risk Management approval.
ModSpace will not be responsible for nor accept any and all claims and demands for loss of profits or other incidental, consequential and/or punitive damages arising out of or in connection with this agreement.



Contractual - Sale Transaction

ModSpace will furnish its standard insurance certificate evidencing statutory Workers' Compensation, General Liability coverage of \$1,000,000 per occurrence, \$2,000,000 aggregate per policy, and Auto Liability with combined single limits of \$2,000,000, to be effective while MODSPACE is working on the project site. The Customer and the property owner only shall be named on the Certificate as additional insureds with respect to liability coverage. ModSpace's insurance is primary with respect to its scope of work only. Waivers of subrogation and copies of policies will not be provided. MODSPACE subcontractors will provide insurance coverage in accordance with Modular Building Industry or ModSpace Standards. ModSpace will indemnify the Customer against loss, cost, expense or liability to the extent that the cause or causes of such loss, cost, expense or liability results from the proven negligence or willful misconduct of ModSpace.

The Customer shall maintain insurance and agrees to be responsible for all losses, costs or damages incurred or paid by ModSpace on account of any claim under Worker's Compensation Acts or other employee benefit acts, any claim for damages because of bodily injury, including death, to Customer's employees and all others, and any claims for damages to property caused by, resulting from, or arising out of Customer's activities while ModSpace is performing work at the site.

With regard to new/custom equipment, if the Customer terminates the contract prior to the fabrication of the modular building, then the Customer shall reimburse ModSpace for all costs plus 15%. Once fabrication of the modular facility commences, the right of termination shall diminish and the full contract sum shall become due and payable.

ModSpace's delivery of the equipment described in this proposal is subject to delays in manufacture, delivery or installation due to fire, flood, windstorm, riot, civil disobedience, strike, failure to secure materials from the usual source of supply, Act of God, or any other circumstances beyond ModSpace's control.

For the purpose of acceptance, the Customer shall inspect the equipment within 48 hours following the substantial completion of the ModSpace scope of work, and shall provide ModSpace notice of defects in, or other proper objections to, the equipment. Such inspection and acceptance must take place prior to any beneficial occupancy of the equipment. ModSpace reserves the right to correct such deficiencies within a reasonable time period. The Customer shall not proceed with corrections without the prior written approval of ModSpace. Should the Customer fail to notify ModSpace of defects within the required 48 hours period, it shall be presumed that the Customer has inspected the equipment and it is in good condition and is deemed acceptable to the Customer.



Contractual - Sale Transaction

[Warranty for custom/new equipment] The buildings are warranted for a period of one year from the date on which ModSpace substantially completes its scope of work for installation of the buildings. ModSpace will repair, or in its sole discretion replace, including material and labor, pending receipt of written notification from Customer, any structural component of the buildings found to be defective and having an adverse impact on the operation and occupancy of the buildings, except for such defects attributable to Customer's misuse/abuse/neglect. ModSpace shall pass on all manufacturer's component warranties that may be available. This warranty is limited to "Normal" usage and exposure. The following are excluded by the definition of "Normal" and therefore from this warranty if such conditions exist: (a) failure to provide drainage of water from all surfaces on or around the buildings, (b) improper maintenance, (c) installation in an area subject to heavy snow, fall out of corrosive chemicals, ash or fumes from chemical plants, foundries, plating works, kilns, fertilizing manufacturers, paper plants and the like, (d) Acts of God, vandalism, falling objects, external forces, explosion, fire, riots, acts of war and radiation, and (e) modifications or alterations performed by Customer that affect code compliance or the structural integrity of the buildings or their components.

Customer will provide free and clear access for delivery and installation of the equipment by standard mobile transport vehicles. Customer will be solely responsible, at its cost, for preparation of the site on which the equipment is to be used, including any required structural or grade alterations and identification of utility lines. Customer will provide firm and level ground on no more than a six-inch (6") slope from one end to the other for safe and unobstructed installation of the equipment. Site selection is the sole responsibility of the Customer.

The Customer warrants that he owns, or has the right to construct buildings on, the property upon which the equipment as described herein is to be delivered, constructed, or other work performed, and will designate to ModSpace the location of the corner stakes of the property and will furnish the plot plan showing the boundary dimensions and angles of the property, and the proposed location of the site of the building or other work to be performed, together with all necessary information concerning contours, grades, soil conditions, tree locations, utility service lines, rights of way, easements and restrictions, dimensions and other relevant data pertaining to existing structures on the premises. ModSpace shall not be responsible for encroachments of any type. The Customer warrants that the said construction will not violate zoning restrictions or other laws, and the Customer agrees to indemnify and hold ModSpace harmless from all loss or damage or liability which may result by reason of the construction of the said building or other work done, or from any lack or defect of title in the Customer, or by reason of said construction violating any zoning restrictions or other laws.

The Customer agrees not to interfere with the progress of the work, and not to occupy any portion of the building until all terms and conditions herein are fulfilled by both parties. Customer further agrees not to permit any workmen other than those of ModSpace to work at or in the immediate vicinity of the building without ModSpace's written consent until ModSpace's work on the building is completed. The Customer agrees to pay ModSpace for any damage that may be caused by anyone other than workmen or subcontractors of ModSpace, by reason of disturbing or damaging concrete forms, grade finishing or any construction work in process whatsoever.



Contractual - Sale Transaction
ModSpace's price and schedule are based on the assumption that the site is environmentally clean and has no subsurface conditions. If any are found, the Customer will be responsible for the remediation of pre-existing environmental conditions and the removal/displacement of subsurface conditions found at the project site.
Payment terms: 20 days from date of invoice. Any amount not paid within twenty (20) days of the due date set forth on the invoice will be subject to a late charge of one and one-half percent (1-1/2%) per month, with a minimum charge of fifteen dollars (\$15.00) per month, until such invoice is paid in full. ModSpace shall be promptly paid any and all amounts due under the Agreement regardless of Customer's non-receipt or delay of payment from its customer
Risk of loss shall transfer to the Customer upon delivery of the Equipment to the Site. Substantial Completion shall be achieved when the work is completed in accordance with ModSpace's proposal and is ready for its intended use and operation, except for punch list items of work by ModSpace. Title to the equipment will be furnished to the Customer within thirty (30) days of ModSpace's receipt of payment in full from the Customer.
If this Agreement is executed in connection with a federal government transaction, the only prime contract flow down provisions applicable to this Agreement and associated site services are those set forth in FAR 52.244-6 (1/2007).
This Agreement is strictly by and between ModSpace and Customer and ModSpace is not responsible for the terms and conditions of any prime contract between Customer and Owner.
This transaction is subject to ModSpace Corporate Credit and Risk Management approval.
This Agreement shall be construed as to its construction, interpretation and effect by the laws of the Commonwealth of Pennsylvania without regard to principles of choice of laws.



Project Pricing

Building		\$39,337.00
Single Wide 12x44	\$40,529.00	
Transportation		\$1,650.00
Deliver units	\$1,650.00	
Installation		\$1,300.00
Building Setup (Truck Set)	\$1,300.00	
Skirting		\$2,776.00
Skirt Material and Labor	\$2,776.00	
Total - Building / Delivery / Install		\$45,063.00
Decks / Ramps / Canopies		\$7,277.00
Aluminum Steps, Decks	\$7,277.00	
State Title Transfer	Included	324.50
SITE Preparation	Not in Scope	\$0.00
Foundations	Included as noted	\$0.00
Site Installed Exterior Finishes	Not in Scope	\$0.00
Plumbing	Not in Scope	\$0.00
Fire Suppression	Not in Scope	\$0.00
HVAC	Included as noted	\$0.00
Electrical	Included as noted	\$0.00
Telephone, Data, TV	Not in Scope	\$0.00
Security	Not in Scope	\$0.00
Fire Alarm	Not in Scope	\$0.00
Total Additional Items		\$7,601.50
TOTAL		\$52,664.50

excluding sales tax



Approval and Acceptance of Terms:

Customer Name

Approved By: _____

Date: _____

Print Name: _____

Title: _____

Modular Space Corporation

Approved By: _____

Date: _____

Print Name: _____

Title: _____

Office DEPOT
OfficeMax

Shopping Cart

		Pickup or Delivery	Unit Price	Qty.	Subtotal
	Lorell® Fortress Series Single Pedestal Right-Handed Desk, 29 1/2"H x 66"W x 30"D, Black/Walnut Item # 428758	Delivery In stock and ready to ship Store Pickup Not Available	\$560.99 each	<input type="text" value="1"/>	\$560.99
	Realspace® MFTC 200 Multifunction Ergonomic Super Task Chair, Black Item # 493876	Delivery Estimated delivery 1-3 business days To 32707 FREE Store Pickup 2 out of 3 available at your selected store	\$169.99 each \$159.99 Sale	<input type="text" value="3"/>	\$479.97
	HON® Brigade® Steel Bookcase, 3 Shelves, 41"H x 34 1/2"W x 12 5/8"D, Black Item # 520726	Delivery In stock and ready to ship Store Pickup Not Available	\$162.99 each	<input type="text" value="3"/>	\$488.97
	WorkPro® 26 1/2"D Vertical Letter-Size File Cabinet, 4 Drawers, 30% Recycled, Black Item # 450092	Delivery In stock and ready to ship FREE Store Pickup Ready for pickup today 2 Available	\$229.99 each	<input type="text" value="1"/>	\$229.99
	Lorell™ Hard Floor Chair Mat, Standard Lip, 45"W x 53"D, Clear Item # 801214	Delivery Estimated delivery 1-3 business days To 32707 Store Pickup Not Available	\$56.99 each	<input type="text" value="3"/>	\$170.97



Flash Furniture Square Laminate Table Set With 4 Metal Chairs, Natural/Black
Item # 621287

Delivery

\$369.99 each \$369.99

Estimated delivery 10-15 business days To 32707

Store Pickup Not Available



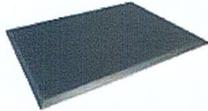
Realspace® Tough Rib Floor Mat, 3' x 5', Charcoal
Item # 161083

Delivery

\$39.29 each \$78.58

Estimated delivery 1-3 business days To 32707

Store Pickup Not Available



Genuine Joe Indoor/Outdoor Brush Tip Scraper Mat, Single Door, 24" x 32", Black
Item # 878510

Delivery

\$50.09 each \$100.18

Estimated delivery 1-3 business days To 32707

Store Pickup Not Available



FORAY™ Aluminum-Framed Cork Bulletin Board, 24" x 36"
Item # 951690

Delivery

\$28.99 each \$28.99

Estimated delivery 1-3 business days To 32707

FREE Store Pickup

Ready for pickup today

4 Available



Quartet® ELAN Combination Board, 18" x 24"
Item # 291969

Delivery

\$26.99 each \$26.99

Estimated delivery 2-5 business days To 32707

FREE Store Pickup

Not Available at your selected store



First Aid Kit for 10 People, 62 Pieces, OSHA Compliant, Plastic Case
Item # 344501

Delivery

\$19.99 each \$59.97

Estimated delivery 1-3 business days To 32707

Store Pickup Not Available



VIZIO E E50-D1 50" 1080p LED-LCD TV - 16:9 - Black
Item # 206003

Delivery

\$469.99 each \$469.99

Expedited Shipping Available at Checkout

Estimated delivery 3-5 business days To 32707

Store Pickup Not Available



Tripp Lite Display TV LCD Wall Monitor Mount Tilt 26" to 55" TVs / Monitors / Flat-Screens
Item # 3151062

Delivery

\$71.39 each \$71.39

Expedited Shipping Available at Checkout

Estimated delivery 3-5 business days To 32707

Store Pickup Not Available



Want to save 15% on your purchase today?
Open an Office Depot Business Credit Account and start saving!
1.800.463.3768

Order summary

Items (23) Subtotal \$3,136.97

Delivery \$69.99

Estimated Sales Tax \$219.60

Are you tax exempt?

Estimated Total \$3,426.56

You are saving \$30.00 on this order