

Specifications & Scope of Work

Client:	Worthington Master Association, Inc.	DATE:	March 4, 2025
	13550 Worthington Way		
	Bonita Springs, FL 34135		
		Jobsite:	Golf Maintenance Buildings

GENERAL

Bonding	Performance and payment bonds are NOT included (not required)
Insurance	General liability and workers comp coverage shall be provided by Suncoast. Builders risk policy (if desired) shall be provided by owner.
Design & Permitting	Civil design and permitting is not included. All architectural, structural, and MEP drawings <u>are included</u> Permits, and permit fees <u>are included</u> under this contract. Impact fees <u>are not</u> included.
General Conditions	Dumpsters, supervision, jobsite cleanup, and safety monitoring are included for all phases of work

SITE WORK

General	Multiple mobilizations accounted for. Erosion control and maintenance of traffic (MOT) included.
Demolition	Demolition and removal of concrete pavement, curbing, retaining wall, and asphalt pavement to be as per civil plans from Grady Minor dated August 2024. Note: This work will require the use of a large hydraulic hammer and will be loud.
Grading and fill	Fill or base material to be imported and graded as needed to achieve elevations indicated on civil plans.
Stormwater	Replace catch basins and install new stormwater pipe as per civil plans. Additionally remove 160 LF of failing steel pipe and replace with 18" HP N12 DW pipe with a new mitered end. This work takes place in close proximity to a force main. Investigation must be done before starting work to determine feasibility.
Sewer	Connect new maintenance & mechanic's buildings to existing sanitary line (assumes no lift station required for mechanic's building). Remove and dispose of existing sewer line and manholes that is to be abandoned. Extend sanitary line into existing lift station

Water	Connect new buildings to existing water main. Relocate 60 LF of existing water main to provide room to occupy easement for cover over fuel tanks. Flush, pressure test, chlorine, and water test included. Note: water main must remain 6' minimum from the existing force main which has not been located yet.
Electrical	Relocate FPL transformer and re-route feeds to all meters including BSU lift station
Site concrete	Install 8" concrete pavement with base material, sidewalks, curbing, valley gutters, discharge flumes, a type c inlet apron, and approx 112 LF of soil poured retaining wall. All work bid as per civil drawings except the retaining wall which has not been designed yet.
Asphalt paving	Install new SP9.5 1 1/2" asphalt pavement with striping, parking stops, and HC signs as per civil drawings.
Landscaping	Landscaping, sod, and irrigation work excluded per owner request

CHEMICAL BUILDING ADDITION

Concrete & Masonry	Form pour and finish 6" monolithic foundation with column pads and anchor bolts. Construct reinforced masonry wall with painted stucco finish to match existing. Note: Retaining wall design must not conflict with building footings.
Steel roof system	Provide and erect new 30 x 30 pre engineered steel roof system with skirt walls and R-10 insulation. New building to match existing in height, depth, and roof slope.
Doors	Provide and install one new 12 x 12 chain hoist roll-up door and replace existing 12 x 12 roll up door. Both doors to be Janus 3100 series with pressure ratings of +35 / - 38. Provide and install one new 3070 steel commercial door. Provide and install one new louver w/ exhaust fan.
Containment	Provide and install one new ESD (or equal) chemical containment sump and 148 gal recovery tank with chemical sink and fill hose with hanger.
Electrical	Provide and install new LED lights, switchgear, and outlets in addition. Provide and install three new wall packs with photocell. Replace existing panel and refeed from wash down area. Notes: <ol style="list-style-type: none"> 1. All fixtures in existing building to remain 2. Trenching and installation of air lines by owner (per request)
Plumbing	Supply new water line to building fed from wash down building. Provide and install new 80 gal HW heater and 98" regency stainless sink. No sanitary connection to be made.
Resheet	Remove and replace existing wall panels, roof panels, and trim to match addition. Repainting of existing stucco included.

SAND BIN COVER

Resheet	Remove and replace existing purlins, girts, wall panels, roof panels, and trim. New purlins & girts to be galvanized. No work included on columns or rafters
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FUEL & WASH DOWN BUILDING

Concrete & Masonry	Form pour, and finish new 6" monolithic foundation with column pads for new cover over fuel tank area. Construct masonry with painted stucco finish to match existing.
Steel Roof System	Provide and erect a new pre-engineered steel roof structure to match existing as per attached preliminary drawings. No insulation included.
Resheet	Remove and replace existing purlins, roof panels, wall panels, and trim. New purlins to be galvanized. Corroded column bases to be replaced where needed
Lean-to	Construct new aluminum lean-to on rear wall to cover portable generator
Electrical	Replace existing panel and corroded steel conduit. Replace existing lights and provide and install new LED lights in fuel cover addition.

MECHANIC, STORAGE, PUMP BUILDING

Concrete & Masonry	Form pour and finish new 6" monolithic foundation with column pads for addition. Construct masonry around tank storage and irrigation pump as per attached plans. Masonry to be waterproofed and painted with no stucco.
Demolition	Demolish existing chemical building and pump building. Slab of pump building to be sawcut around existing pump which will remain in place.
Steel Building	Provide and erect new pre-engineered steel structure with insulation as per attached drawings.
Doors & window	Provide and install new Janus 3100 series chain hoist doors and 3070 commercial steel doors as per attached drawings in new addition. New office and AC storage to receive 3070 & 6070 SC flush birch doors w/ hollow metal frames. 3070 door to be half lite. Existing offices to have one door replaced and one new door added. Existing mechanic's bay to have motors added to existing OH doors. One plate glass window to be installed in new office
Framing	Framing to be light gauge metal studs.
Drywall	All interior walls to be 5/8" textured drywall.
Drop ceiling	New ceilings to be 2' x 2' white grid with white Armstrong or USG tiles. All existing ceiling tiles to be replaced to match
Plumbing	Provide and install two new Regency 72" stainless sinks
HVAC	Provide new HVAC System for existing offices and new office & AC storage. New system to be minimum 14 SEER and comply with energy calcs prepared for the project. Also provide dual head mini split system for humidity control in mechanic's bay

Electrical	<ul style="list-style-type: none"> • Supply and install (1) 75 KVA 480v/120-208v 3-phase transformer and connect to new 100amp Main Disconnect at wall of existing building. • Supply and install (1) new 3-phase/200amp electric panel in the maintenance area near the existing panel. New power to be fed to the existing panel and the existing 1-phase transformer abandoned. • All existing wiring is to remain • All wiring to be in conduit or MC cable as per code. • Supply and install (12) new wall outlets in new office areas, and (12) GFCI protected wall outlets in new maintenance and storage areas and replace existing wall outlets and switches in office areas as needed. • Supply and install light fixtures as follow: <ul style="list-style-type: none"> (26) LED Bay lights at maintenance and storage areas with local switching control. (6) LED Wall Pack lights-controlled from time-clock and photo-cell. (36) 2x4or 2x2 LED flat panels at office areas and (9) Exit and or Emergency lights • Supply and install (6) local Motion type wall switches. • Wire and connect (1) Split HVAC system and (2) new “mini-split” HVAC systems.
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Resheet	Remove and replace all existing roof panels, wall panels, insulation, and trim to match new addition.
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Painting	All drywall to be painted with Sherwin Williams or Benjamin Moore paint with eggshell sheen. Door and jamb paint to be semi gloss. New Epoxy floor coating to be applied to floor in mechanic’s bay.
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Lean-to	Construct aluminum lean-to behind existing portion of the building as per attached plans for AC units and air compressor
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MAIN MAINTENANCE BUILDING

Concrete & Masonry	Form pour and finish 6” monolithic foundation with column pads. Construct masonry with painted stucco finish to 40” at office areas.
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Demolition	Demolish existing building and offices including concrete foundation and masonry walls
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Steel Building	Provide and erect new insulated pre-engineered steel building as per attached drawings (Building specifications will be included in final contract documents)
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Doors and windows	Provide and install doors and windows as per attached drawings. OH doors to be Janus 3100 series. Exterior personnel doors to be 3070 steel doors with glass inserts where indicated. Windows to be PGT Winguard fixed glsdd impact rated insulated with aluminum frames. Interior doors to be 3070 SC flush birch with hollow metal frames.
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Framing	Framing to be light gauge metal studs.
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Drywall	All interior walls to be 5/8" textured drywall.
Drop ceiling	Ceilings to be 2' x 2' white grid with white Armstrong or USG tiles. All existing ceiling tiles to be replaced to match
Electrical	<ul style="list-style-type: none"> • Supply and install (1) 225 KVA 480v/120-208v 3-phase transformer and connect to new 300amp Main Disconnect at So. wall of new building back to back with the proposed breakroom wall. • Supply and install (3) new 3-phase electric panels in the maintenance area on the east wall back-to-back with the breakroom. Each panel to be 200amp/3-phase/120-208v. • All wiring to be in conduit or MC cable as per code. • Supply and install (12) gfcj protected outlets at normal height in maintenance area. • Supply and install (16) dedicated 120v outlets at ceiling height for future connection of electric vehicle chargers. • Supply power (2) exterior gfcj protected outlets. • Supply and install (42) wall outlet in office areas, (2) dedicated outlets for vending, (3) dedicated outlets for counter appliances, (2) dedicated outlets for IT equipment, dedicated outlets for clothes washer, ice machine, dryer and drinking fountain. • Supply and install light fixtures as follow: (28) LED Bay lights ea equipped with individual motion sensor. (8) LED Wall Pack lights-controlled from time-clock and photo-cell. (48) 2x4 LED flat panels at office areas and (10) recess lights in Conference room, (6) surface mounted LED lights at storage areas, (19) Exit and or Emergency lights • Supply and install (8) local Motions type wall switches and (9) ceiling mounted motion sensors for lighting control. • Supply (12) 3/4" conduit stubs to above ceilings for Data cabling (by others). • Wire and connect (2) bathroom exhaust fans, (2) Split HVAC systems and (1) 40 gal. hot water heater.
Plumbing	Complete plumbing as per attached drawing. All fixtures to be builder's grade unless specified otherwise. Hand wash sink in warehouse to be Acorn 3543 series. HW heater to be placed on platform above storage room.
HVAC	Provide and install minimum 14 SEER split systems for office areas as required by energy calcs. Air handlers to sit on platform above storage room (or be suspended from the purlins if need be). Condensing unit locations shown on attached plans.
Painting	All drywall to be painted with Sherwin Williams or Benjamin Moore paint with eggshell sheen. Doors and trim to receive semi gloss
Cabinetry & BR Partitions	A total of 20 LF of laminated cabinetry with level 1 granite tops to be installed in breakroom. Bathroom partitions to be laminated plywood. Vanities to be laminated with level 1 granite tops.

Flooring & base

Bathrooms and breakroom to receive ceramic tile as chosen by owner. Remainder of air conditioned area to be commercial LVT in size and finish chosen by owner. Tile floors to receive a tile base. LVT floors to receive a wood base trim. Wall tile to be installed to 48" in wet areas behind toilets and sinks.

Notes:

- All lockers, refrigerator, ice machine, dishwasher, washer, dryer, or other appliances by other but can be connected / installed by Suncoast
- All pricing was prepared without the benefit of final civil plans. Changes in the final plans may result in changes in cost.
- There is uncertainty regarding the re-routing of power from the new transformer to the existing BSU lift station. Final utility plans are needed to get official approval from BSU for the work proposed.

New Office & Storage buildings

- Impact windows
- Stucco and block around finished office areas
- LVP in the offices
- porcelain tile in breakroom and bathrooms
- solid core interior doors
- Floating locker room vanities
- Tiled walls in bathrooms where wet surfaces are located
- 3 microwaves, 1 dishwasher
- mop sink
- Plumbing and electrical for ice machine (with floor drain), washer and dryer
- Builder grade cabinets and solid surface counters
- Cat5 for offices phones cameras ect
- Blocking for tv's, time clock, fire extinguishers, paper dispensers, grab bars, ect.
- Second floor mezzanine for mechanical
- All LED lighting with motion
- Dual HVAC zones
- Depending on building size 8-10' drop ceilings
- Roll up doors to match
- Exterior lighting with timers around build perimeters
- No sky lights
- Gutters and down spouts
- One gable end ventilation fan 36" on timer
- Two louvered wall vents
- Concrete aprons in front of all doors

Existing Mechanics Shop

- Add plumbing for wash sink
- Replace HVAC in offices
- Repaint offices
- New flooring LVP
- New Ceiling tiles
- Re epoxy shop floor
- Add mini split in shop
- Add door openers to roll up doors
- Replace all door hardware
- Replace one interior door and add one double interior door
- Replace all receptacles, switches and covers
- Replace all interior and exterior lighting
- Reroof and side to match addition
- Add lean to storage off back

New Chemical Room

- Concrete block construction attached and to match Fertilizer room

- Concrete retaining wall attached and to match Fertilizer room
- 1 exterior service door
- 1 electric roll up door to match fertilizer room
- Epoxy floor
- containment sump preplumbed to future containment system.
- Dual stainless freestanding wash sink plumbed to containment sump
- One sidewall exhaust fan 12" on timer
- Two louvered wall vents
- Tankless hot water heater

Existing Fertilizer Room

- Reroof and side to match chemical room addition
- Epoxy floor
- Replace all interior and exterior lighting
- Add door opener to rollup door
- Repaint interior & Exterior
- Replace one sidewall exhaust fan 12" on timer
- Add two louvered wall vents

Existing Sand Bins

- Reroof and side to match
- Repair and paint structural steel
- Add two exterior timer lights to light parking lot
- Replace and expand concrete apron

Existing Wash Pad

- Reroof and side to match
- Repaint and repair stucco to match
- Repair and paint structural steel
- Add two exterior timer lights to light parking lot
- Replace canopy lighting
- Replace and or repair corroded conduit and electrical service components.
- Add lean to storage off back

New Fuel Island

- Concrete block / steel construction attached and to match Wash pad
- Galvanized steel
- Replace concrete pad to correct slope
- Canopy lighting to match wash pad
- Install concrete pad for generator behind fuel island under lean to storage

Pumpstation

- Galvanized steel
- Removable roof hatch
- Concrete block fertigation containment area
- Lean to open air storage for fertigation tanks
- One roll up door and one service door
- Epoxy floor
- One louvered wall vent positioned across from motors
- One gable end ventilation fan 24" on thermostat positioned across and above louvered vent
- Pumpstation is 3 phase 480 volts and will more than likely be handle outside of scope by our pumpstation company and Bob Lee Electric but may require some coordination between the electricians for planning purposes. General building electrical within the pumpstation would fall within your scope lights, outlets, exhaust fan and such.

Parking lot

- Remove all asphalt
- Correct all site drainage
- Add curbing along North edge and parking lot islands
- Add concrete apron in front of all garage doors
- Replace concrete for rolling gate
- Replace asphalt, parking blocks, and stripe
- Add concrete behind wash pad and around Green waste bin

Green waste Bin

- Expand and reconfigure to maintain size as needed
- Repair and replace concrete pad as needed

General

- Wash pad equipment won't be replaced or would be replaced at our expense
- Fuel tanks will be reused
- Generator would be at our expense and would be diesel powered, main concern would be to design electrical system for the generator with conduit and space to add transfer switches in the future or by outside generator company at the same time.
- We would lease and pay for temporary trailer but would need to work on placement and hook up with contractor depending on site conditions.
- We would take care of all sleeves for air lines, irrigation and any other excluded items
- We would take care of all irrigation
- We would take care of site cleanup and landscaping

- We would take care of all down spout and site drainage excluding the parking lot storm water.
- We would recycle all structural and sheet steel
- We will install parking bollards around all doors and buildings as needed.
- We will relocate and store equipment as needed
- We will be able to provide forklift and small loader for all deliveries within their capabilities
- We will provide a generator with reduced capacity during the transformer relocation for pumpstation and or buildings
- Separate price for sprinklers will be requested.

SUNCOAST BUILDERS



OF SOUTHWEST FLORIDA, INC.

Lic. CBC 1252353

P.O. Box 511956 • Punta Gorda, FL 33951

PH. (941) 815-4144 • Fax (941) 505-9140

SCHEDULE OF VALUES

Job: Worthington Master Association, Inc.
13550 Worthington Way
Bonita Springs, FL 34135

Site Work

Mobilization, MOT, & Erosion Control	30,000
Demolition of concrete pavement and walls	236,200
Demolition of asphalt	26,125
Grading & fill	55,400
Stormwater Work	60,250
FPL Fees (Allowance)	100,000
Underground Electrical (Allowance)	200,000
Sewer & Water (Includes \$30,000 for water main)	129,100
Asphalt Pavement & Striping	140,950
Curbing & Site Concrete	300,310
New Retaining Wall (Allowance)	150,000
SUBTOTAL	1,428,335

Chemical Building

Engineering & Permitting	15,000
Concrete & Masonry	100,465
Pre-engineered steel & Insulation (erected)	55,330
Doors & Louver	30,625
ESD System installed	40,410
Stucco, Paint, & Epoxy	40,755
Reroof / Resheet existing	35,860
Electrical	38,460
Plumbing	15,725
SUBTOTAL	372,630

Sand Bins

Engineering & Permitting	5,000
Materials	20,100
Labor to Replace Purlins, Panels, & Trim	20,225
SUBTOTAL	45,325

Fuel & Wash Down Building

Engineering & Permitting	10,000
Concrete & Masonry	60,125
Pre-engineered Steel Addition (Erected)	45,330
Stucco & Paint	20,050
Electrical	20,275
Replace Purlins, Column Bases, & Resheet	40,600
Lean-to for Generator	5,000
SUBTOTAL	201,380

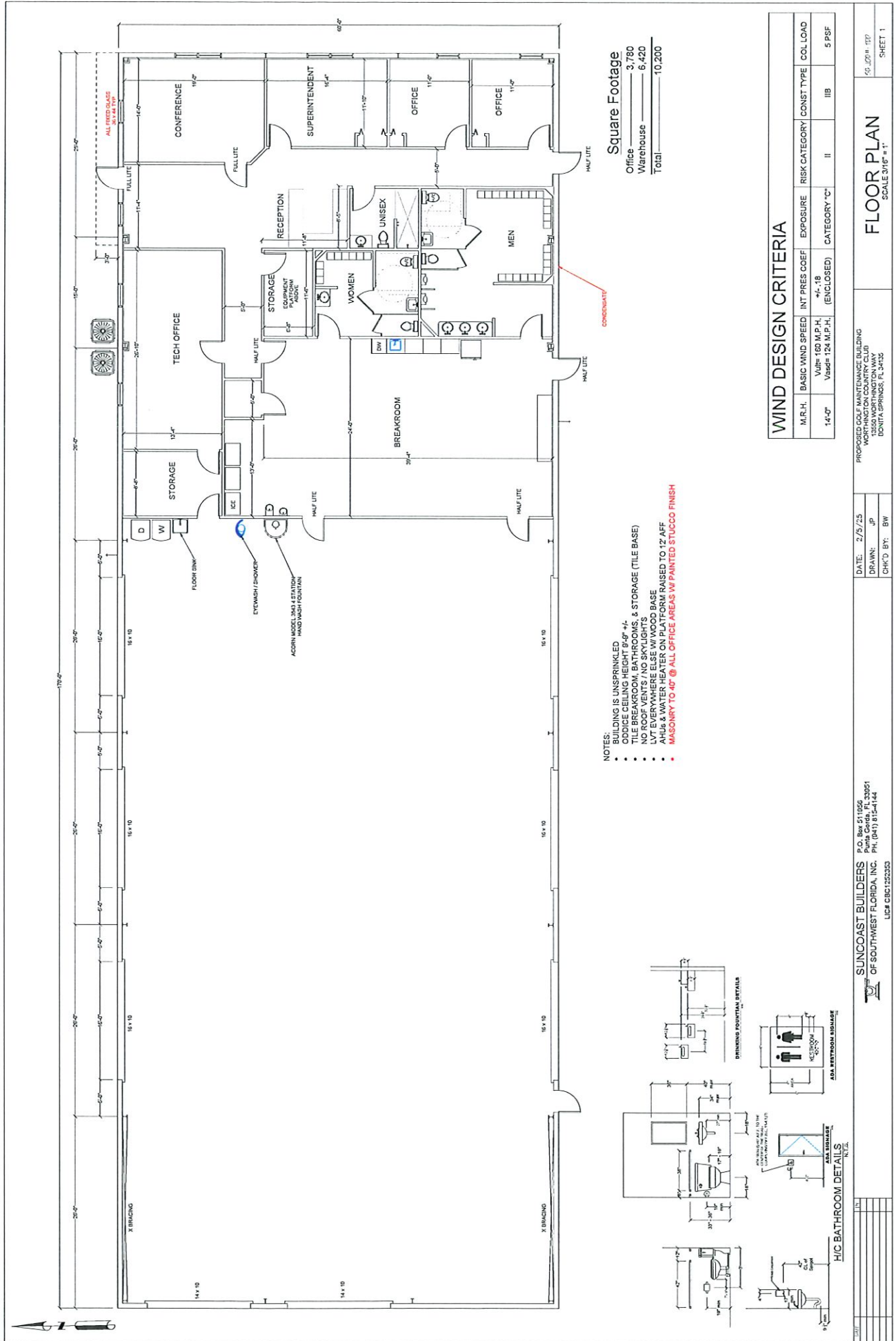
Mechanic, Storage, Pump Building

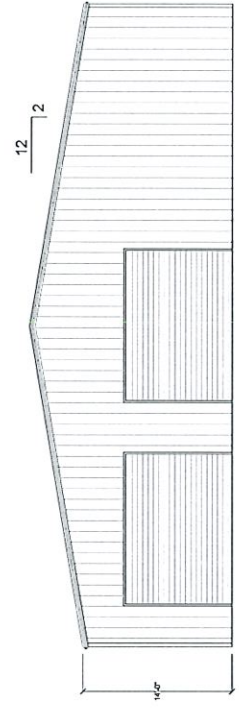
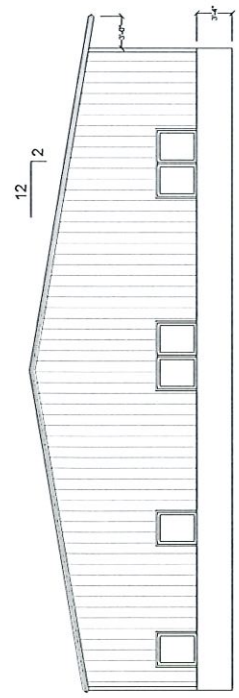
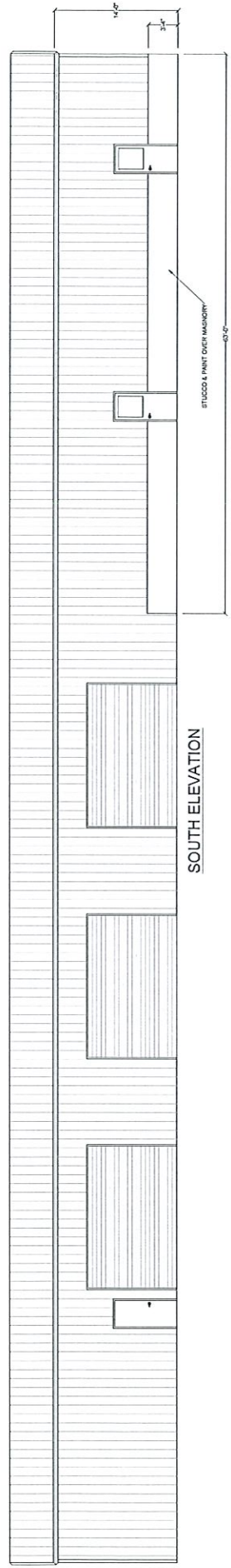
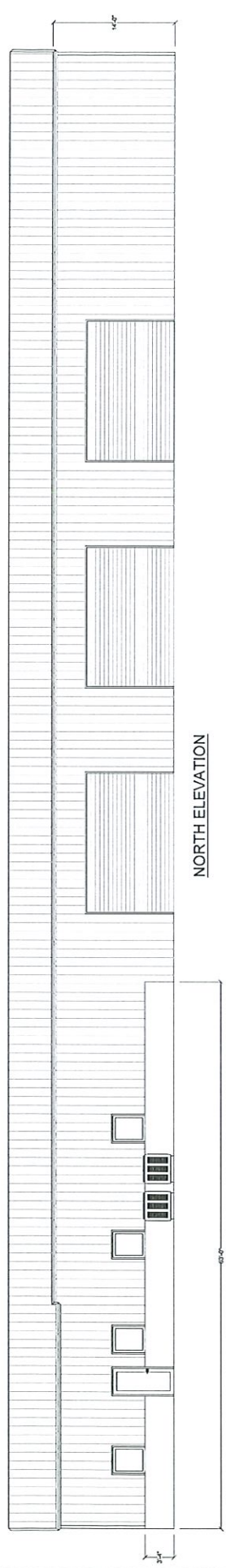
Engineering & Permitting	20,000
Demolition of Existing Buildings	39,845
Concrete & Masonry	121,150
Pre-engineered Steel Addition (Erected)	194,875
Insulation	15,435
Doors & Louver	80,500
Framing, Drywall. & Drop Ceiling	34,045
Paint & Epoxy (No Stucco)	47,900
Electrical	95,620
Sprinklers	40,440
Plumbing	14,775
HVAC	45,350
Flooring	13,500
Resheet Existing	75,300
Lean-to for HVAC & Compressor	11,700
SUBTOTAL	850,435


Main Office / Storage Building

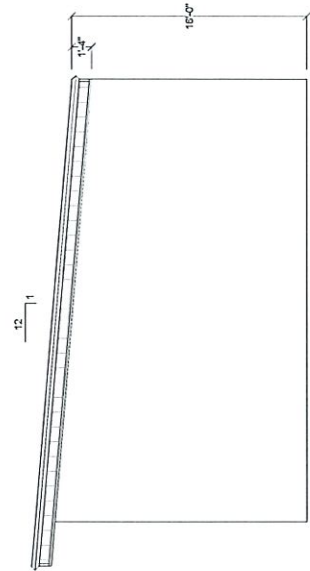
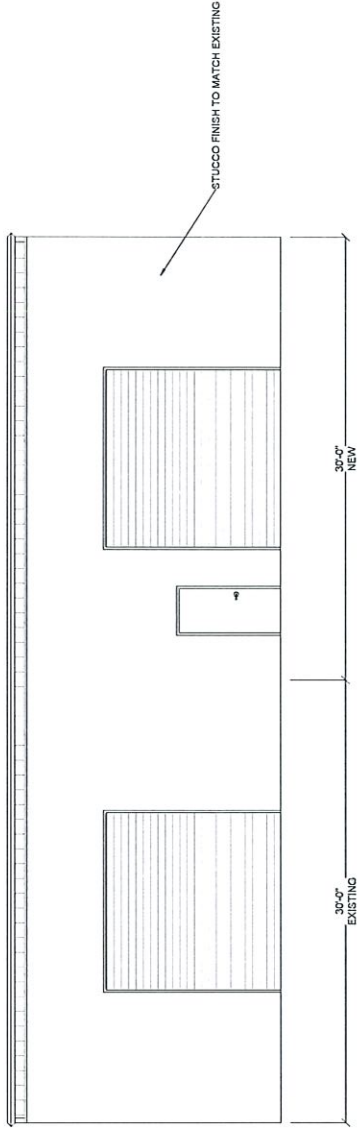
Engineering & Permitting	25,000
Demolition of Existing Building	180,500
Concrete & Masonry	239,780
Pre-engineered Steel Addition (Erected)	430,125
Insulation	39,790
Doors & Windows	149,930
Framing, Drywall. & Drop Ceiling	107,485
Stucco & Paint	34,800
Electrical	180,200
Plumbing	60,140
HVAC	60,215
Flooring & Wall Tile	95,350
Trim Carpentry	15,200
Cabinetry & Partitions	30,050
SUBTOTAL	1,648,565

GRAND TOTAL 4,546,670





<div>  SUNCOAST BUILDERS P.O. Box 51182 Fort Lauderdale, FL 33351 PH: (954) 515-4144 LIC# CBC1252353 </div>	<div> DATE: 2/5/25 DRAWN: JP CHK'D BY: BW </div>	<div> PROPOSED CLUB MAINTENANCE BUILDING WORTHINGTON COUNTRY CLUB 1550 WORTHINGTON WAY DONTA SPRINGS, FL 34135 </div>	<div> ELEVATION SCALE 3/16" = 1' 50_029#.001 SHEET 2 </div>
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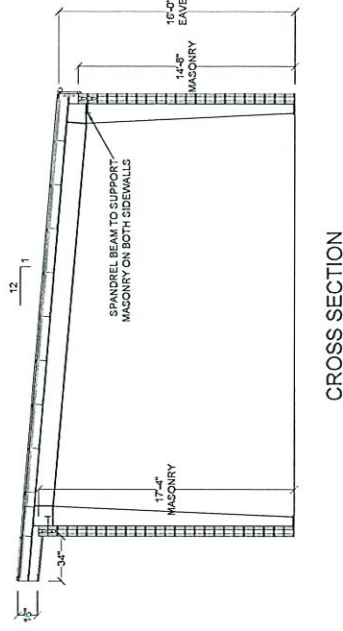
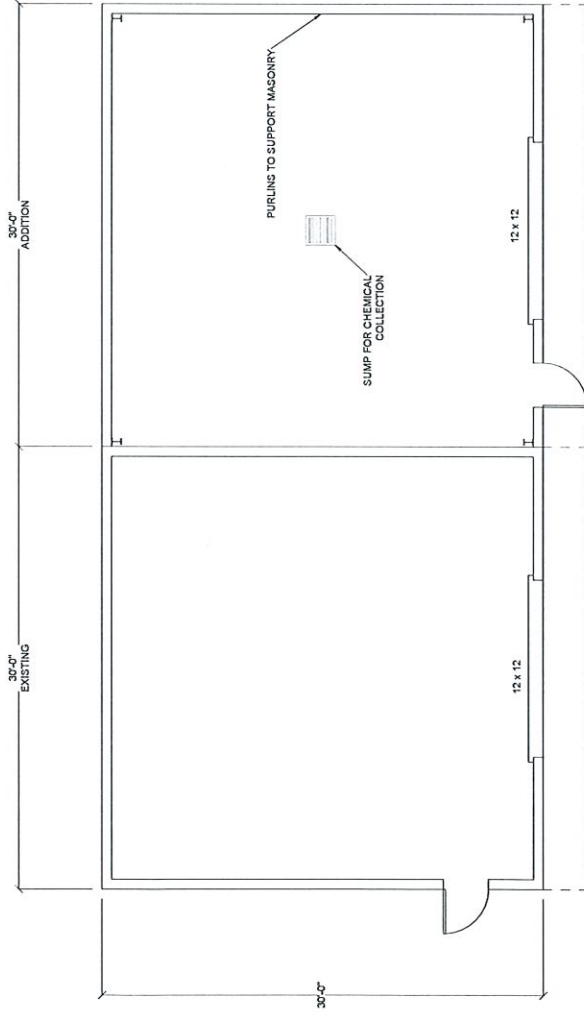


DATE	2/20/25
DRAWN	JP
CHECKED	BY: BW


SUNCOAST BUILDERS
 P.O. Box 511656
 Punta Gorda, FL 33951
 P/L (407) 515-4144
 LIC# CBC125353

PROPOSED CHEMICAL ADDITION
 WATSON MANUFACTURING CLUB
 13525 WATSON RD
 BONTA SPRINGS, FL 34135

ELEVATIONS



CROSS SECTION

- NOTES:
- EXISTING BUILDING TO REMAIN.
 - ADDITION TO HAVE MASONRY AS SHOWN ON SIDEWALLS
 - ENDWALL MASONRY TO HAVE POURED RAKE BEAM TO THE BOTTOM OF THE PURLINS.
 - PURLINS TO ANCHOR TO RAKE BEAM TO SUPPORT MASONRY

WIND DESIGN CRITERIA

M.R.H.	BASIC WIND SPEED	INT PRES COEF	EXPOSURE	RISK CATEGORY	CONST TYPE	COL LOAD
20'-2"	160 M.P.H. Vmax= 124 M.P.H.	+/- 18 (ENCLOSED)		II	IIB	3 PSF

SUNCOAST BUILDERS
P.O. Box 511956
OF SOUTH-WEST FLORIDA, INC.
Palm Beach Gardens, FL 33461
Lic# CBC1252353

PROPOSED CHEMICAL ADDITION
WIND ENGINEERING
13520 WORTHINGTON WAY
BONITA SPRINGS, FL 34135

DATE: 2/20/25
DRAWN: JP
CHK'D BY: BW

FLOOR PLAN

18 JDA: 02P
SHEET 1

