

Bid Instructions
15,000 SF Goodwill Retail Store & Site Work

1. Contractor shall familiarize themselves with the current site conditions and the requirements of the Indian River County Building Department and all other Authorities Having Jurisdiction (AHJ) on the project. This includes coordinating with all required utility departments.
2. Drawings are considered to be substantially complete.
3. Landlord Work Letter with Finish Schedule is attached.
4. Sesco Lighting, Inc. is the preferred lighting supplier for this project. You may contact Gwyn LaCross at: glacross@sescolighting.com Office: 954-474-9888 Cell: 917-783-1191
5. Building and site for Phase 2 will not be constructed at this time. Only utility stub ups per the drawings.
6. Contractor to provide an "Add Alternate" to deliver Phase 2 with building pad ready.
7. Bid shall include temporary utilities as needed such as electric, etc.
8. Bid shall be broken out by Construction Division and shall include a sample AIA Contract that the Contractor would prefer. Contractor shall also include a project schedule.

Landlord's Work Vero Store

Except for Tenant's Work described below, Landlord will deliver possession of the Premises to Gulfstream Goodwill Industries, Inc. (GGI) in conformance with all applicable laws, ordinances, codes and building regulations. Additionally, Landlord (LL) shall complete the following items of work (collectively, "**Landlord's Work**"):

Landlord's Work

Specific location and design of the following shall be mutually acceptable to Tenant (GGI) and Landlord.

OVERVIEW:

Shell and Sitework: LL to construct the building shell and all necessary site components per LL specifications, engineered drawings and in compliance with all applicable laws, codes and ordinances.

Landlord to install a wall separating the Showroom area from the Production area. In addition, the LL shall allow a temporary ADC shed to be placed in the plaza's parking lot if allowed by applicable laws, codes and ordinances.

LL to construct a manager's office, a janitor's closet, a lockable air conditioned IT closet, dressing rooms, restrooms, a breakroom, donor door with covered donor area, a fully stubbed trash compactor pad and gated enclosure and provide premier signage space on any new pylons approved by the Authority Having Jurisdiction (AHJ) and constructed. Additionally, LL to install directional signage at mutually agreed upon locations on the property subject to all applicable, laws, codes and ordinances.

LL to provide fully functional Life Safety systems to include fire sprinklers and monitored fire alarm. Tenant to assume Fire Alarm monitoring upon taking possession of the premises.

LL to deliver premises with burglar alarm system including providing contacts, motion detectors, back-up radio and control panels (contacts and panel location TBD by GGI). GGI to provide locations and specifications within three (3) days of LL request.

LL to pre-wire the premises with data/phone lines, locations and specs TBD by GGI. GGI to provide locations and specifications within three (3) days of LL request.

A/C: New A/C systems, balanced per LL engineer specifications. LL to deliver concentric diffusers with an open ceiling. No duct work except to restrooms, office, breakroom, IT room and janitor's closet as necessary subject to final engineering of system.

CEILINGS: Open white ceiling with 2 x 4 T-8 lighting fixtures throughout entire premises. Light Fixtures to be hung at 14' AFF.

PAINT: Paint all interior spaces with colors and finishes per attached Finish Schedule.

WINDOWS: Transom windows at a minimum of 8' AFF to supply natural light. Number and size to be mutually agreed upon in addition to the AHJ requirements.

Showroom Area including Dressing Rooms and Restrooms

FLOORING:

Finish: Polished Concrete. All finished flooring areas with vinyl cove base per attached Finish Schedule.

SHOWROOM SPECS:

Columns to be painted structural steel per the attached Finish Schedule. Wall separating Showroom from Production area to include 2 sets of double Eliason doors. Doors to be Model # LWP-3 Aluminum Traffic Doors with a minimum 6' opening. ADA Compliant "Hi-Lo" cold water fountain located at the exterior of the restrooms at a mutually agreed upon location. Automatic 6' sliding doors for customer front door. Power outlet locations to be determined by GGI. GGI to provide locations within three (3) days of LL request.

DRESSING ROOMS:

Install four (4) lockable dressing rooms with the DR doors tops and bottoms cut to GGI specs. Walls- 8' high walls per attached Finish Schedule, full FRP per attached Finish Schedule, each DR to have a mirror and clothing hooks installed, no ceilings, each with a bench made from Formica laminate, one DR To be ADA Compliant. Dressing Rooms to begin 32' from front face of west interior wall along north wall.

RESTROOMS:

2 ADA Restrooms on Showroom floor-one men's and one woman's. Full height FRP walls and new solid plastic partitions per attached Finish Schedule. Electric hand driers in all areas with sinks.

Production Area Office/storage room, Breakroom, Janitor's closet, Donation area and IT room

FLOORING:

Finish- Floor in production area to be smooth concrete and sealed.

Office, breakroom, Janitor's closet and IT closet: Smooth concrete and sealed. These flooring areas to include vinyl cove base per attached Finish Schedule.

PRODUCTION AREA:

Walls: Semi-gloss painted ½" plywood lining the Production area walls up to 4', color per attached Finish Schedule.

Columns: All structural steel columns to be exposed steel and painted, color per attached Finish Schedule.

DONATION AREAS:

6' wide automatic donor door at the SW corner of the building subject AHJ approval, doorbell at donor door, location TBD by GGI. Corner-cut covered donor drive through lane as part of the building's structure at the SW corner of the building subject to AHJ approval. Bollards to be installed to protect the covered drive-through support columns/poles. GGI to provide location of door bell within three (3) days of LL request.

OFFICE/STORAGE CLOSET:

Manager's office with one-way glass window(s) to view production floor. .

BREAKROOM:

Formica lower cabinets with counter top per attached Finish Schedule, double sink, electric for refrigerator (refrigerator supplied by GGI), electric service for countertop microwave (microwave supplied by GGI). Colors to be chose from standard order materials. Refrigerator to be 68" tall, 33" wide and 34" deep.

JANITOR'S CLOSET:

Floor level Mop sink, tank-less electric water heater that will also service the store's restrooms and breakroom.

LOADING DOCKS:

One (1) standard 10'x10' warehouse door and One (1) 8'x10' warehouse door at dock height (approx. 48") with spring assisted dock plates. A four foot (4') awning/outcropping for loading area rain protection. Dock height for both the loading and compactor will be 48" as referenced above. GGI to be responsible for maintaining and servicing required sump pump.

IT ROOM:

Lockable, air conditioned and lighted IT room. One sheet of 4x8 Plywood attached to an interior wall. Location TBD by GGI. GGI to provide location of plywood within three (3) days of LL request.

SIGNAGE:

LL to provide premier signage pylons (on US 1 and on 11the Street) subject to AHJ approval and all applicable laws, codes, and ordinances with panel(s) space dedicated to GGI. LL to provide directional signage at mutually agreed upon locations subject to applicable laws, codes and ordinances.

Should be covered in the Lease.

ADDITIONAL LL REQUIREMENTS:

Any additional work reasonably required for the issuance of a certificate of occupancy; provided that such additional work is (i) not required because of change orders requested by Tenant, or (ii) included within or because of the scope of Tenant's Work as described below:

Tenant's Work

1. Purchase and installation of Tenant's building sign and pylon sign panels
2. Installation of Tenant's casework and fixtures.
3. Installation of Tenant's telephone hardware and POS hardware.

4. Installation of all burglar alarm components not specified in this work letter.
5. Any other work not specifically included in this work letter.

FINISH SCHEDULE ON NEXT PAGE

FINISH SCHEDULE

Paint: Showroom, manager's office, breakroom, IT room, Janitor's closet, Back production room, Toilet Rooms (Doors and Trim only), Dressing Room (Doors and trim only)

Walls: Sherwin Williams Semi-gloss (SWSG), SW7006 "Extra White"

Doors/Trim: SWSG, SW6996 "Blueblood"

Structural Steel Columns: SWSG, SW6996 "Blueblood"

Open Ceilings: SW7006 "Extra White" or something similar

Plywood lining the production area walls: SWSG, SW6996 "Blueblood"

Formica: Dressing room benches; Break room cabinets and counters -

Wilsonart D379-60 (Indigo)

Partitions: Toilet Rooms - Solid Plastic by Global Partitions, Blue 9509

Cove Base: Showroom, manager's office, breakroom, IT room, Janitor's closet, Dressing rooms, Toilet rooms- All locations: Mfg. Roppe, color- #139 "Deep Navy"

FRP: Toilet Rooms – 8' high Panolam Surface Systems, Textured, "White", (Paint from top of FRP to ceiling or, FRP to the ceiling)

Dressing Rooms – 8' high from floor to top of DR wall (open ceiling per LL worklist) - Panolam Surface Systems, Textured, "White"