



PROPOSAL

Pioneer Construction, Inc.
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VIA: Email

Thursday, May 04, 2017

TO:
Doug Patten, PE
City of Savannah, Senior Civil Engineer
5515 Abercorn St
Savannah, GA 31405

PROJECT: Whistle Stop Café - VE

Doug:

Pioneer Construction Inc. is pleased to submit a proposal to demo a portion of the Whistle Stop Café located behind the Visitors Center on MLK Jr. Blvd. to disconnect/free-up the rail car, add an exterior wall and renovate the offices. The Scope of Work is based a walkthrough with the COS and CHS on March 14, 2017 to discuss VE options from the plans and documents by LKS Architects, Collins Engineering and Sebring Engineering. We propose to provide supervision, labor, materials and equipment as required for completing the project stated above for the sum of:

Project Total = \$158,902

- The estimated time interval to complete this project is ninety (60) calendar days.
- Please see the attached Scope of Work for clarifications on the following page(s)
- Clarifications:
 - o Building Permit fees NOT are included
 - o Bonds are NOT included
 - o Lead or Asbestos testing & abatement has not been included
 - o Any work inside the Café seating area, bar, kitchen, etc. is not included
 - o Removal of the kitchen equipment in NOT included
 - o Relocation of the electrical panels are NOT included
 - o Adjustments or removal of any aluminum storefront door or window systems
 - o Relocation or adjustments of any HVAC units, ducts or grills in NOT included



Proposal Scope of Work

- Install temporary shoring to all existing framing
- Disconnect and move rooftop HVAC duct work from the South Rail Car
- Remove portion of roof to disconnect it from the South Rail car
- Furnish and install a temporary line of roofing where the roof is removed to seal water entry at this location.
- Remove chain link fence
- Demo wall and ceilings within 2' of the South Rail car.
- Cut existing steel beams 2' from South Rail Car
- Coordinate and work with CHS to move the South Rail car away from the building
- After the train car is removed, remove the temporary line of roofing noted in item 3 above and install new roof insulation to match the existing insulation height
- Furnish and install new 45 mil EPDM (rubber) membrane to seal the outer edge of the adjoining roof.
- Fabricate and install a new 24 gauge prepainted galvanized metal edge flashing at the outer edge where the train car is removed and seal to the existing roof
- Frame in new exterior wall, insulate and finish on both sides inside Café and City Offices.
- Frame in new false parapet and trim out to match existing on West Façade
- Adjust or redo the ACT in the City Office area
- Paint exterior board and batten siding, false parapet
- Paint interior drywall and trim inside the City of Savannah Office
- Re-install power supply and Data circuit in new wall inside the City Office