

Ocala Community Redevelopment Agency
Project Cost Summary

Application ID: CRA25-0012

Address: 2219 and 2225 E Silver Springs Blvd

CRA subarea: East Ocala

No.	Work Item	High Bid	Low Bid
1	Parking Lot Improvements	\$ 25,387.00	\$ 18,571.00
2	Building Improvements	\$ 129,042.67	\$ 103,049.33
Total		\$ 154,429.67	\$ 121,620.33
60%	Total Eligible Grant Amount:	\$ 50,000.00	\$ 50,000.00

ESTIMATE

Abbotts Paving & Striping LLC
5389 160th Ave
Ocklawaha, FL 32179-4179

abbotts.paving.striping@gmail.com
+1 (352) 425-9755
[https://abbottspavingandstriping.co
m/](https://abbottspavingandstriping.com/)

Bill to
neighborhood workspace

Estimate details

Estimate no.: 1005
Estimate date: 05/15/2025

#	Product or service	Description	Qty	Rate	Amount
1.	2225 E silver springs blvd	install 1.5" of sp 9.5 hot asphalt and compact limerock work striping to be completed as plan permit fees	1	\$13,387.00	\$13,387.00
Total					\$13,387.00

Accepted date

Accepted by

SOUTHEASTERN ASPHALT PAVING

3810 SE 11th Place
Ocala, FL 34471 US
+13523427536

southeasternflasphalt@gmail.com

**ADDRESS**

VERONICA
NEIGHBORHOOD WORKSPACE
1525 NE 8TH AVE
OCALA, FL 34470

Estimate 2480**DATE 02/25/2025****P.O. NUMBER**

2225 E SILVER SPRINGS BLVD

ACTIVITY	QTY	RATE	AMOUNT
Sp 9.5 1.5" INSTALL 1.5" OF SP 9.5 ASPHALT AND COMPACT 1650 SQFT	1	7,754.00	7,754.00
PREP WORK THIS IS FOR ANY PREP WORK THAT NEEDS TO BE COMPLETED BEFORE WE START OUR JOB INCLUDING LIME ROCK AND COMPACTION	1	2,625.00	2,625.00
Striping STRIPING TO BE COMPLETED PER PLAN INSTALL 1 STOP SIGN AND POST POURED AND MOUNTED IN CONCRETE INSTALL 7 WHEEL STOPS AND STRIPE 7 STALLS	1	1,125.00	1,125.00
PERMIT FEE'S	1	450.00	450.00

TOTAL**\$11,954.00**

Accepted By

Accepted Date

ALL ESTIMATES COULD BE SUBJECT TO AN INCREASE DUE TO RISING ASPHALT PRICES

Proposal

Proposal Submitted To:
NEIGHBORHOOD STORAGE CENTER
1525 NE 8TH RD
OCALA, FL 34470

Proposal Date: 7/17/2025
Proposal #: 2778
Project: 7834 NSC - 2225 SILVER SPRING BLVD
Location: #7824
NSC - 2225 SILVER SPRINGS
2225 E SILVER SPRING BLVD

We are pleased to offer our quotation to furnish the following for the above named project:

SCOPE OF WORK	AMOUNT
NSC - 2225 SILVER SPRINGS 2225 E SILVER SPRING BLVD OCALA, FL 34470	
GENERAL REQUIREMENTS 1) Professional Services Rendered to Coordinate and Implement Construction Services. 2) Rework of Plans for Permitting, David King's Office. 3) Building Permits from the City of Ocala - \$4,000 Allowance 4) Required Insurances to Perform Business in the State of Florida. 5) Provide Builders' Risk Insurance Allowance of \$2,500. 6) Mobilization. 7) Provide NOC Required for Permitting. 8) Provide Construction Cleanup for Building.	31,462.00
SITE CONSTRUCTION Includes: 1) Provide Necessary Equipment to Perform Task Relevant to Complete the Project. 6) Connection of Water to City Water Supply - allowance of \$2,500 9) Provide Dumpsters and Port-a-potty.	35,055.00
CONCRETE Includes: 1) Sawcut Concrete for Installation of Floor Boxes 2) Repour Concrete to Repair Floor at Completion of Floor Box Installation.	1,936.00

ACCEPTANCE OF PROPOSAL:

This proposal is based off the submitted plans. Any deviation from this proposal will be executed only upon written change orders. All prices include material, delivery, installation, and applicable sales tax unless otherwise noted. All civil, architectural, municipality fees, survey fees, and impact fees of any type are the responsibility of the owner unless an authorized change order is executed. Your signature authorizes Beeline Development, Inc. to proceed with work as specified. Pricing is subject to change without notice due to market volatility. Monthly payments are due based on work completed.

Total:

Signature:

Date:

RESPECTFULLY SUBMITTED BY:

Scott Sumner

BEELINE DEVELOPMENT, INC.

SSumner@bdifl.com

Proposal

Proposal Submitted To:
 NEIGHBORHOOD STORAGE CENTER
 1525 NE 8TH RD
 OCALA, FL 34470

Proposal Date: 7/17/2025
Proposal #: 2778
Project: 7834 NSC - 2225 SILVER SPRI...
Location: #7824
 NSC - 2225 SILVER SPRINGS
 2225 E SILVER SPRING BLVD

We are pleased to offer our quotation to furnish the following for the above named project:

SCOPE OF WORK	AMOUNT
METALS Includes: 1) Labor and Material to Install Exterior Decorative Bahama Shutters, Powder Coated Flat Black	25,168.00
THERMAL AND MOISTURE Includes: 1) Spray Foam Insulation in Roof with Fire Retardant Coating. 2) New Roof Cap (existing will have to be removed for installation of stucco).	11,514.00
DOORS AND WINDOWS Includes: 1) Provide Five Interior Doors. 2) Installation for Interior Doors	6,474.00
FINISHES - INTERIOR Includes: 1) Interior Framing to Match Layout of New Verizon Buildout. 2) Interior Drywall to Match Layout of New Verizon Buildout. 3) Installation of Acoustical 2x2 Grid and Ceilings. 4) Painting of Interior and Exterior Back of Building. 5) Leveling of the Existing Concrete Floor in Preparation of New Tile Flooring 6) Labor and Material to Install New Tile Flooring, 24x24 203 V Cool Black (New Spec as per Supplier)	136,759.00

ACCEPTANCE OF PROPOSAL:

This proposal is based off the submitted plans. Any deviation from this proposal will be executed only upon written change orders. All prices include material, delivery, installation, and applicable sales tax unless otherwise noted. All civil, architectural, municipality fees, survey fees, and impact fees of any type are the responsibility of the owner unless an authorized change order is executed. Your signature authorizes Beeline Development, Inc. to proceed with work as specified. Pricing is subject to change without notice due to market volatility. Monthly payments are due based on work completed.

Signature:

Date:

Total:

RESPECTFULLY SUBMITTED BY:

Scott Sumner

BEELINE DEVELOPMENT, INC.

SSumner@bdi.fl.com

Proposal

Proposal Submitted To:
 NEIGHBORHOOD STORAGE CENTER
 1525 NE 8TH RD
 OCALA, FL 34470

Proposal Date: 7/17/2025
Proposal #: 2778
Project: 7834 NSC - 2225 SILVER SPRING BLVD
Location: #7824
 NSC - 2225 SILVER SPRINGS
 2225 E SILVER SPRING BLVD

We are pleased to offer our quotation to furnish the following for the above named project:

SCOPE OF WORK	AMOUNT
SPECIALTIES - Installation of Sign Box Includes: 1) Provide and Install One 4x4 Sign Box. 2) Permitting for Sign by City of Ocala	4,320.00
FINISHES - Installation of Stucco Systems Includes 1) Labor and Material for Exterior Stucco Finish on Front, East and West Side of Building. Includes 2 Retail Stores. 2) Labor and Material for Installation of Stucco Banding on Front of Building. 3) Labor and Material for Stonework as Drawn on Plans.	33,474.00
SITE CONSTRUCTION - Installation of Bollards with Yellow Plastic Covers Includes 1) Labor and Material to Install Eighteen (18) Bollards and Covers Along Front of Building 5-Feet Apart as Recommended by David King's Office	6,617.00
SPECIAL CONSTRUCTION - Fire Extinguishers Includes: 1) Provide and Hang Three (3) Fire Extinguishers. Note - This is an Estimate as No Life Safety Plan was Included in Plan Set.	521.00
FINISHES - Exterior Painting Includes 1) Labor and Material to Paint the Back Exterior Portions of the Building	9,540.00

ACCEPTANCE OF PROPOSAL:

This proposal is based off the submitted plans. Any deviation from this proposal will be executed only upon written change orders. All prices include material, delivery, installation, and applicable sales tax unless otherwise noted. All civil, architectural, municipality fees, survey fees, and impact fees of any type are the responsibility of the owner unless an authorized change order is executed. Your signature authorizes Beeline Development, Inc. to proceed with work as specified. Pricing is subject to change without notice due to market volatility. Monthly payments are due based on work completed.

Total:

Signature:

Date:

RESPECTFULLY SUBMITTED BY:

Scott Sumner

BEELINE DEVELOPMENT, INC.
 SSumner@bdipl.com

Proposal

Proposal Submitted To:
 NEIGHBORHOOD STORAGE CENTER
 1525 NE 8TH RD
 OCALA, FL 34470

Proposal Date: 7/17/2025
Proposal #: 2778
Project: 7834 NSC - 2225 SILVER SPRI...
Location: #7824
 NSC - 2225 SILVER SPRINGS
 2225 E SILVER SPRING BLVD

We are pleased to offer our quotation to furnish the following for the above named project:

SCOPE OF WORK	AMOUNT
MECHANICAL Includes: 1) Mechanical - Air Conditioning and Two Restroom Fan. 2) Restroom Plumbing Buildout, Sinks and Toilets. 3) Restroom Accessories - Paper Towel Holders, Soap Dispensers & Toilet Roll Holders 4) Provide - Insta-hot for Restrooms	36,488.00
ELECTRICAL Includes: 1) Electrical Panels, Gear and Electrical Service to Building.- Allowance of \$4500. 2) Installation of Twenty -Five (25) 2x2 LED Flat Panel Lights Located in Acoustical Ceilings. 3) Installation of Two Wall Packs on Rear of Building \$510.00 4) Installation of Required Switches and Receptacles.. 5) Installation of Wiring to Sign Box. 6) Installation of Three (3) Barn Light Pendant Lights 7) Installation of Floor Boxes as Required for Verizon Plan. Excludes: 1) As-Built Survey not Included, Existing Building. 2) Allowance of \$3,500 for Architectural Services 2) Any Civil Engineering Services Required. 3) Site Plan will Need to be Provided if Required by the City of Ocala. 4) New Roof by Others 5) Glass by Others, Including Front Door. 6) Landscaping and Irrigation. 7) Drinking Fountain Has Been Deleted	53,523.00

ACCEPTANCE OF PROPOSAL:

This proposal is based off the submitted plans. Any deviation from this proposal will be executed only upon written change orders. All prices include material, delivery, installation, and applicable sales tax unless otherwise noted. All civil, architectural, municipality fees, survey fees, and impact fees of any type are the responsibility of the owner unless an authorized change order is executed. Your signature authorizes Beeline Development, Inc. to proceed with work as specified. Pricing is subject to change without notice due to market volatility. Monthly payments are due based on work completed.

Total:

Signature:

Date:

RESPECTFULLY SUBMITTED BY:

Scott Sumner

BEELINE DEVELOPMENT, INC.
 SSumner@bdifl.com

Proposal

Proposal Submitted To:
NEIGHBORHOOD STORAGE CENTER
1525 NE 8TH RD
OCALA, FL 34470

Proposal Date: 7/17/2025
Proposal #: 2778
Project: 7834 NSC - 2225 SILVER SPRI...
Location: #7824
NSC - 2225 SILVER SPRINGS
2225 E SILVER SPRING BLVD

We are pleased to offer our quotation to furnish the following for the above named project:

SCOPE OF WORK	AMOUNT
8) Allowance of \$20,000 for Exterior Decorative Bahama Shutters. 9) Site Work Not Included. 10) Site Signage Not Included. 11) Knox Box Excluded - No Life Safety Plan.	
$\$25,168 + 33474 + 6,617 + 9540 + 510 = \$75,309$	

ACCEPTANCE OF PROPOSAL:

This proposal is based off the submitted plans. Any deviation from this proposal will be executed only upon written change orders. All prices include material, delivery, installation, and applicable sales tax unless otherwise noted. All civil, architectural, municipality fees, survey fees, and impact fees of any type are the responsibility of the owner unless an authorized change order is executed. Your signature authorizes Beeline Development, Inc. to proceed with work as specified. Pricing is subject to change without notice due to market volatility. Monthly payments are due based on work completed.

Total: \$392,851.00

Signature: _____

Date: _____

RESPECTFULLY SUBMITTED BY:

Scott Sumner

BEELINE DEVELOPMENT, INC.
SSumner@bdifl.com



Todd Brown Rudnianyn <toddr@neighborhoodstorage.com>

2225 Silver Springs

Craig Johnson <cjohnson@bdifl.com>

Thu, Jul 24, 2025 at 3:51 PM

To: Todd Brown Rudnianyn <toddr@neighborhoodstorage.com>

Todd,

Yes Sir,

The cost for the awnings is \$25,168.

Exterior finishes is \$33,474.

Bollard Installation is \$6,617.

Exterior painting is \$9,540.

Installation of 2 Exterior Wall Packs is \$510.

Total exterior cost is \$75,309.

Let me know if you have any questions.

Craig Johnson

Project Mgr / Purchasing

(352) 867-8850 ext 3

cjohnson@bdifl.com



[Quoted text hidden]

ESTIMATE

Baker Construction &
Management, LLC.
7 East Silver Springs Blvd.
Suite 101
Ocala, FL 34470

Mike@Baker-Builds.com
+1 (352) 266-1194
<https://www.baker-builds.com/>



Bill to
Neighborhood Storage

Ship to
Neighborhood Storage

Estimate details

Estimate no.: 1330
Estimate date: 07/24/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Facade Renovation	2225 E. Silver Springs Blvd. , Ocala, FL 34470 Exterior facade renovation per plans.	1	\$0.00	\$0.00
2.		Metal Framing	Exterior metal framing per plans.	1	\$18,261.90	\$18,261.90
3.		Electrical	Prewire for building sign. 2- wall pack lights at the rear of the building.	1	\$2,500.00	\$2,500.00
4.		Stucco, Stone and Precast	Provide and install exterior finishes per plan on facade as well as stucco the west side of the building.	1	\$29,752.00	\$29,752.00
5.		Exterior Paint	Provide and apply exterior paint to west, north and east sides of the building.	1	\$11,232.00	\$11,232.00
6.		Break Metal	Parapet wall caps and flashing.	1	\$4,565.47	\$4,565.47
7.		Awning Structure	Aluminum awning with 20 year all aluminum awning 6 @ 8' in length.	1	\$24,000.00	\$24,000.00
8.		Parking Bollard	Provide and install 2 parking bollards with sleeves per space. 16 total. Core drill through asphalt/ concrete, excavate hole, set bollard, infill concrete and sleeve upon completion.	1	\$12,000.00	\$12,000.00
9.		General Conditions	General Conditions.	1	\$3,234.77	\$3,234.77

10.	General Contractor Fee	Facilitation and supervision.	1	\$9,503.19	\$9,503.19
-----	------------------------	-------------------------------	---	------------	------------

Total			\$115,049.33		
-------	--	--	---------------------	--	--

Accepted date	Accepted by
---------------	-------------