

# Contractor Bid Proposals

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## Contractor Bid Proposals

OMK Industries LLC

**Project:** Silver Springs Vintage Warehouse  
5361 E. Silver Springs Blvd., Silver Springs, FL 34488

### General Contractor Information

**Company Name:** OMK Industries, LLC

**License Number:** CGC1534800

**Address:** 2454 N Sparkman Ave, Orange City, FL 32763

**Phone:** (386) 275-2385

**Email:** tkunce@omkindustries.com

**Primary Contact:** Tyler Kunce

### Project Understanding

Contractor acknowledges that this project is intended for submission under the applicable Community Redevelopment Agency (CRA) Façade Improvement Grant Program and shall comply with all applicable local codes, permitting requirements, and approved façade plans.

### Scope of Work Pricing

Item	Description	Price
1	<b>Exterior Façade Renovation</b> Includes: board & batten exterior renovation, decorative trim & façade band enhancements, decorative pilasters/columns, awning with decorative brackets & architectural details, and trellis feature installation (see rendition drawing for reference)	\$ 30,850.00
2	<b>Painting</b> Exterior painting (Sherwin Williams Capri #6788) and stucco repair to main building and storage building; painting of block wall between main building and storage building (Sherwin Williams Ibis White #7000)	\$ 19,500.00
3	<b>Electrical</b> Includes: removing old exterior lighting and replacing with new fixtures per rendition drawing, handicap/ wheelchair lift wiring, change 52 interior fluorescent lights to LED, install ceiling fans in 4 rooms, add lighting to back entry	\$ 20,674.00
4	<b>Insulation</b> Spray foam insulation in attic of building	\$ 10,000.00
5	<b>Fencing</b> Security fencing to eliminate back entry behind storage building	\$ 1,800.00
6	<b>Signage</b> Signs per CRA specifications; 3 signs: 2 front, 1 side (see signage renditions)	\$ 6,700.00
7	<b>ADA Wheelchair Lift</b> Interior Handicap/Wheelchair lift	\$ 3,145.00
<b>TOTAL BID</b>		<b>\$ 92,669.00</b>

## Contractor Bid Proposals

### Project Schedule

Project to begin as soon as permitting (for required items) is received. Items that do not require permitting to begin only after approval from the Silver Springs CRA. Timeline to complete the project is projected by September 30, 2026.

### Acknowledgement

Contractor certifies that pricing provided is valid for a minimum of sixty (60) days and reflects a complete understanding of the proposed façade improvements.

Contractor Signature: *Tyler Kunce*

Printed Name: Tyler Kunce

Title: President

Date: 5/21/2026

### \*Owner Note to CRA Committee

This bid form was provided to all contractors to ensure consistent scope comparison and equitable evaluation of submitted pricing for the proposed façade improvement project.

## Contractor Bid Proposals

Fabian Construction LLC

**Project:** Silver Springs Vintage Warehouse  
5361 E. Silver Springs Blvd., Silver Springs, FL 34488

### General Contractor Information

**Company Name:** FABIAN CONSTRUCTION LLC

**License Number:** CBC1260272

**Address:** 821 SE 16<sup>TH</sup> PL OCALA FL 34471

**Phone:** 352-694-5000

**Email:** ERIC@FABIANCONSTRUCTION.COM

**Primary Contact:** ERIC FABIAN

### Project Understanding

Contractor acknowledges that this project is intended for submission under the applicable Community Redevelopment Agency (CRA) Façade Improvement Grant Program and shall comply with all applicable local codes, permitting requirements, and approved façade plans.

### Scope of Work Pricing

Item	Description	Price
1	<b>Exterior Façade Renovation</b> Includes: board & batten exterior renovation, decorative trim & façade band enhancements, decorative pilasters/columns, awning with decorative brackets & architectural details, and trellis feature installation (see rendition drawing for reference)	\$35,080.00
2	<b>Painting</b> Exterior painting (Sherwin Williams Capri #6788) and stucco repair to main building and storage building; painting of block wall between main building and storage building (Sherwin Williams Ibis White #7000)	\$20,200.00
3	<b>Electrical</b> Includes: removing old exterior lighting and replacing with new fixtures per rendition drawing, handicap/ wheelchair lift wiring, change 52 interior fluorescent lights to LED, install ceiling fans in 4 rooms, add lighting to back entry	\$24,500.00
4	<b>Insulation</b> Spray foam insulation in attic of building	\$ 12,300.00
5	<b>Fencing</b> Security fencing to eliminate back entry behind storage building	\$ 6,300.00
6	<b>Signage</b> Signs per CRA specifications; 3 signs: 2 front, 1 side (see signage renditions)	\$9,400.00
7	<b>ADA Wheelchair Lift</b> Interior Handicap/Wheelchair lift	\$6,000.00
	<b>TOTAL BID</b>	<b>\$113,780.00</b>

## Contractor Bid Proposals

### Project Schedule

Project to begin as soon as permitting (for required items) is received. Items that do not require permitting to begin only after approval from the Silver Springs CRA. Timeline to complete the project is projected by September 30, 2026.

### Acknowledgement

Contractor certifies that pricing provided is valid for a minimum of sixty (60) days and reflects a complete understanding of the proposed façade improvements.

Contractor Signature:           JOHN ERIC FABIAN          

Printed Name:           JOHN ERIC FABIAN          

Title:                   MANAGER                  

Date:                   5/21/26                  

### \*Owner Note to CRA Committee

This bid form was provided to all contractors to ensure consistent scope comparison and equitable evaluation of submitted pricing for the proposed façade improvement project.

## Contractor Bid Proposals

Southern Construction Group LLC

**Project:** Silver Springs Vintage Warehouse  
5361 E. Silver Springs Blvd., Silver Springs, FL 34488

### General Contractor Information

**Company Name:** SOUTHERN CONSTRUCTION GROUP LLC

**License Number:** CBC1252660

**Address:** 2801 SE 1<sup>ST</sup> AVE BLDG 400 SUITE 401 OCALA FL 34471

**Phone:** 352-266-4421

**Email:** DANNY@SHDOCALA.COM

**Primary Contact:** DANNY SCHOFIELD

### Project Understanding

Contractor acknowledges that this project is intended for submission under the applicable Community Redevelopment Agency (CRA) Façade Improvement Grant Program and shall comply with all applicable local codes, permitting requirements, and approved façade plans.

### Scope of Work Pricing

Item	Description	Price
1	<b>Exterior Façade Renovation</b> Includes: board & batten exterior renovation, decorative trim & façade band enhancements, decorative pilasters/columns, awning with decorative brackets & architectural details, and trellis feature installation (see rendition drawing for reference)	\$37,080.00
2	<b>Painting</b> Exterior painting (Sherwin Williams Capri #6788) and stucco repair to main building and storage building; painting of block wall between main building and storage building (Sherwin Williams Ibis White #7000)	\$21,700.00
3	<b>Electrical</b> Includes: removing old exterior lighting and replacing with new fixtures per rendition drawing, handicap/ wheelchair lift wiring, change 52 interior fluorescent lights to LED, install ceiling fans in 4 rooms, add lighting to back entry	\$25,500.00
4	<b>Insulation</b> Spray foam insulation in attic of building	\$ 13,800.00
5	<b>Fencing</b> Security fencing to eliminate back entry behind storage building	\$ 6,800.00
6	<b>Signage</b> Signs per CRA specifications; 3 signs: 2 front, 1 side (see signage renditions)	\$9,900.00
7	<b>ADA Wheelchair Lift</b> Interior Handicap/Wheelchair lift	\$6,200.00
<b>TOTAL BID</b>		<b>\$120,980.00</b>

## Contractor Bid Proposals

### Project Schedule

Project to begin as soon as permitting (for required items) is received. Items that do not require permitting to begin only after approval from the Silver Springs CRA. Timeline to complete the project is projected by September 30, 2026.

### Acknowledgement

Contractor certifies that pricing provided is valid for a minimum of sixty (60) days and reflects a complete understanding of the proposed façade improvements.

Contractor Signature: *Danny Schofield*

Printed Name: DANNY SCHOFIELD

Title: MANAGER

Date: 5/21/26

### \*Owner Note to CRA Committee

This bid form was provided to all contractors to ensure consistent scope comparison and equitable evaluation of submitted pricing for the proposed façade improvement project.

## **Contractor Bid Proposals**

### **Declined Contractors**

The following contractor declination emails are included as supporting documentation to demonstrate outreach efforts made during the project planning and estimate solicitation process. These responses reflect contractors who reviewed the project opportunity and formally declined participation or proposal submission.



Lainey Little &lt;lainey@silverspringsvintage.com&gt;

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**Renovation**

1 message

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**Jerry McLauchlin** <jmcl99@icloud.com>  
To: Lainey <lainey@silverspringsvintage.com>  
Cc: Lainey <lainey@silverspringsvintage.com>

Sat, May 2, 2026 at 2:15 PM

Hello Pam & Lainey

Thank you for taking the time to meet with me and discuss your renovation project. I appreciate the opportunity to review the building and consider the scope of work.

After careful consideration, I'm not the right fit for this project. Given the building condition, the required scope, and the quality I aim to deliver, the project cannot be completed within the budget discussed.

I take on projects only where I can deliver a finished product that meets my standards and protects both the owner and my company. I would not start a project if there is pressure to compromise on quality, workmanship, or proper construction practices.

For that reason, I will respectfully pass on the opportunity.

I appreciate you considering me and wish you the best with the project.

Sincerely,  
Jerry McLauchlin

McLauchlin & Company

CGC019761



Lainey Little <lainey@silverspringsvintage.com>

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## Silver Springs Vintage Warehouse – Follow Up & Project Reference Materials

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**Danny Parker** <danny@buildwithbenmar.com>  
To: Lainey Little <lainey@silverspringsvintage.com>

Wed, May 20, 2026 at 3:43 PM

Hi Lainey,

It was a pleasure meeting you at the site meeting. We really appreciate you considering Benmar and giving us the opportunity to submit a proposal for this exciting project.

Unfortunately, our team has decided to pass on this one. Because of the way Benmar is structured and the size of projects we typically pursue, smaller remodel projects like this can sometimes be difficult for us to approach as competitively as smaller firms that are more specifically geared toward that type of work.

I hope this project comes together well for you, and please don't hesitate to reach out if you should have any questions.

Thank you again for considering us,

