

DTO Façade Program



Submitted on 31 October 2025, 5:48PM
Receipt number 53
Related form version 8

Getting Started

Please describe your property: Commercial building
What type of assistance do you need? Façade Improvements
Do you own this property? Yes
Where in the CRA Planning Area is your property located? My property is in the CRA Planning Area (add map)

Property Information

Address 906 N Orange Ave, Orlando, FL 32801, USA [Map](#)
(28.5568904, -81.3795106)

Please upload one or more color photos of all building walls that can be seen from the street. You must show the entire building façade in each photo, and clearly indicate existing façade details.

[PXL_20250904_213723485.jpg](#)
[PXL_20250904_213436194.jpg](#)
[PXL_20250904_213940046.jpg](#)
[PXL_20250904_213507184.jpg](#)
[PXL_20250904_213903844.MP.jpg](#)

Property documentation

Completed, signed, and notarized copy of the Owner's Affidavit

Certificate of Appropriateness issued by the Historic Preservation Board (HPB) or Certificate of Appearance Review issued by the Appearance Review Board (ARB)

[ARB approval 904 906.pdf](#)

Lease Agreement

Copy of Business Tax Receipt - if commercial property

Homeowner's insurance (if applicable) - if residential + owner

Structural assessment - only for building stabilization

Project details

Please tell us more about the project

This project involves the comprehensive modernization and restoration of the facade at 906 North Orange Avenue to significantly enhance the building's appearance. We are requesting funding for four coordinated, eligible improvements:

- 1) Facade Rehabilitation: Installation of modern, high-quality exterior finishes of wood paneling and ceramic tile accents at the main entryway, to create a welcoming, high-design aesthetic.
- 2) New Storefront System: Replacement of the entire outdated entry with a new storefront system and doors to increase natural light, transparency, and curb-appeal
- 3) Exterior Awning/Canopy: Installation of a new exterior canopy over the entrance to provide architectural definition and enhanced shelter for pedestrians.
- 4) Exterior Signage: Installation of new, illuminated signage, integrated with the new facade design for improved visibility and professional branding.

This project will result in a fully revitalized facade, directly supporting the DFP goals of stimulating economic growth and improving the overall downtown aesthetic.

Your project plans and architectural renderings

[2025-08-13-4acre-office-100cd-permit-submission_combined binder.pdf](#)

Specification Sheets and/or Material Samples (Pre-fabricated elements, signage, fixtures, materials, etc.) - not required

Project costs

What is the total cost of the project? 1200000

How much money are you contributing? 1100000

How much funding are you requesting from us? - they cannot get more than 50% of total project costs. Past \$200k, they can only get 100k. 100000

Please upload three (3) contractor's bids/estimates for all the work proposed. - split into 3 fields

[Facade rehabilitation bids.pdf](#)
[awning bids.pdf](#)
[Signage bids.pdf](#)
[Storefront bids.pdf](#)

How can we contact you?

Your business name 906 N Orange Avenue LLC

Your full name Christina Myers

Email address christina@4acre.com

Phone number 407-601-1466

Mailing address 1818 E Robinson St, Orlando, FL 32803, USA [Map](#)

How can we contact the property owner?

Full name

Email address

Phone number

Mailing address

Policies and procedures

Applicant signature

Nicholas Fournier

[Link to signature](#)





4ACRE OFFICE

906 NORTH ORANGE AVENUE
ORLANDO, FLORIDA



QUOTATION & PURCHASE CONTRACT

Bryan Stover

White Sign Company, LLC
 Job #11363
 10/21/2025

BILL TO
 4 Acre Commercial
 1818 E. Robinson Street
 Orlando, FL 32803
 United States

JOB LOCATION
 906 N. Orange Ave, Orlando, FL
 32803
 United States

907 S. Charles Richard Beall Blvd
 DeBary, FL 32713
 United States
 Website: www.whitesigncompany.com
 Phone: (386) 320-0623

QUANTITY	DESCRIPTION	UNIT COST	COST
1	906 N. Orange Ave	\$40,950.88	\$40,950.88
	1 .01 Manufacture Pre-Engineered Prefinished Aluminum Canopy With Custom C-Shaped Fascia & Wooden Soffit (x1) 17'-5" x 71'-4" L x 1'-4" H (North Elevation) Total = 382 SF	\$29,247.07	
	1 .2 Install Pre-engineered Prefinished Aluminum Canopy (x1) // Travel Time, 1 Truck, 4 Installers, Supplies & Equipment, Install Time	\$8,303.81	
	1 .3 Architectural: Sealed Engineer Drawings (Wind Loads, Electronically Sealed & Stamps)	\$1,050	
	1 .4 Architectural: Shop Drawings	\$1,050	
	1 .6 *Architectural projects include a powder coat finish. Projects that require custom colors may be completed with a painted finish.	\$0	
	1 .7 *Estimate is subject to change based on field verification, additional labor, size revisions, changes to the scope of work, or engineering costs	\$0	
	1 .8 *Payments for Contracted Projects Will Be Collected According to Contract Specifications Agreed Upon by Both Parties.	\$0	

THIS AGREEMENT IS ACCEPTED AND APPROVED BY:

4 Acre Commercial

White Sign Company, LLC

Sign: _____

Sign: _____

Print: _____

Print: _____

Date: _____

Date: _____

Subtotal **\$40,950.88**

Total Tax \$0

TOTAL CONTRACT \$40,950.88

Required Deposit \$0

FINAL BALANCE \$40,950.88

WHITE SIGN COMPANY – STANDARD TERMS & CONDITIONS

1. Price Adjustment

White Sign Company reserves the right to adjust pricing if London Metal Exchange (LME) aluminum or steel prices increase between the quotation date and contract execution date.

2. Payment Terms

Contracted Projects:

Payment terms will follow the contract specifications agreed upon by both parties.

Non-Contracted Projects / Owner Direct Purchases:

A 50% deposit is required to begin work. The remaining balance is due immediately upon completion and/or installation.

All Projects:

Payment constitutes full acceptance of these terms. Quotes are valid for 90 days and based on customer-provided drawings, measurements, and/or artwork. Final pricing may change following field verification or design revisions.

3. Change Orders

No additional work, changes, or modifications will be performed without a written and approved change order. Additional deposits may be required before change order work begins.

4. Artwork & Design

- Quotes include one initial design and two (2) revisions. Additional revisions are billed at \$125/hour.

 - If usable vector artwork is not provided, a \$125/hour design fee will apply for file preparation.

 - Written design approval is required before fabrication begins.

 - Customer is responsible for reviewing and confirming all designs, sizes, spelling, and colors prior to approval.
-

5. Fabrication & Lead Times

Typical lead times (after artwork/permit approval and/or deposit):

- Signs: 12–16 weeks

- Canopies, Awnings, Pergolas, Shutters, and Architectural Metals:
 -

Shop Drawings & Engineering: 6–8 weeks

○

Fabrication: 8–10 weeks

○

Installation: As scheduled per Scope of Work

Lead times may vary depending on material availability, permitting delays, or project complexity. White Sign Company reserves the right to substitute equivalent materials if necessary.

Expedited Options:

•

Shop Drawings & Engineering: 3% of TCV

•

Fabrication: 15% of TCV

6. Permitting

Actual municipal permit fees will be added to the final invoice.

White Sign Company only permits **signage and related components**.

Awnings, canopies, or other architectural features must be included under the **building permit** by others.

Do not remove permits until White Sign Company confirms final inspections. Failed inspection fees will be billed to the final invoice.

7. Installation Requirements

•

Customer must provide **electrical service within 6 feet** of each sign location.. White Sign Company is not responsible for landscaping restoration.

•

If landscaping exists prior to installation, any damage resulting from normal access/equipment use is the responsibility of the customer.

•

If existing signage is being removed or reinstalled, White Sign Company will exercise reasonable care but assumes no

liability for damage to aged or brittle materials (including neon).

8. Supplied Signage (Customer-Provided)

- All received signage requires 3–5 business days for inspection, inventory, and damage review.
 - Delivery must be scheduled in advance—unscheduled deliveries may be refused.
 - Installations are typically scheduled 1–2 weeks after receipt.
 - Storage fees of \$500/month apply to materials held over 30 days.
-

9. Warranty

Product & Parts Warranty:

One-year manufacturer warranty on all fabricated parts, signs, and canopies. LEDs and power supplies carry a one-year manufacturer warranty.

Labor Warranty:

90-day warranty on installation labor performed by White Sign Company. After 90 days, labor is billed at \$250/hour (two-hour minimum).

Warranty Limitations:

Any post-installation alterations void all warranties.

- Warranty does not cover damage caused by misuse, neglect, external factors, or third-party work.

Return Policy:

All products are custom-made and non-cancelable once production has started.

10. Engineering & Structural Responsibilities (Subcontracted Projects)

- Evaluation of wall or foundation structural capacity is the responsibility of the General Contractor or their designated agents.

- White Sign Company will provide attachment reactions upon request to support structural review.
- Engineering costs include one set of sealed drawings with wind load data.
- Full calculation packages are available for an additional \$2,500.
- Design modifications required by engineering review will be billed via change order.
- Field verification must occur after finishes are complete; failure to allow field verification releases White Sign Company from associated liabilities.
- Footings and foundations are by others unless explicitly included.

11. Color & Finish

All architectural metals include a powder coat finish unless specified otherwise.

Custom color matches may require paint finishes. Warranty coverage remains the same.

Black, white, and yellow finishes may have extended lead times due to manufacturer supply constraints.

12. Shipping

Standard ground shipping for samples and submittals is included.
Expedited shipping (if requested) will be billed at cost.

13. Media & Marketing

White Sign Company reserves the right to use project photos for marketing and portfolio purposes unless a non-disclosure agreement (NDA) is in place.

14. Accepted Payments

Accepted payment methods include cash, credit card, or check.
Make checks payable to White Sign Company, LLC.

15. General Notice

All schedules are subject to change due to material shortages, shipping delays, or permitting agency timelines. White Sign Company appreciates your partnership and cooperation throughout the fabrication and installation process.

PROPOSAL

October 30, 2025

906 North Orange LLC
818 East Robinson
Orlando, FL 32803

RE: 904/906 North Orange Avenue Building
New Entry Canopy

Scope of Work:

Provide labor and materials to construct the new entry canopy as shown on the plans as drawn by Hip Hop Design Studio LLC, consisting of 47 sheets, dated 8-11-25. using engineered wood for framing per Structural Engineer drawings.

Cost:

The Lump Sum Cost, including labor, materials and supervision is **\$58,992**.

Payment Terms:

Construction draws as work progresses.

Schedule:

Contractor will coordinate with Owner to agree upon start schedule. Work to be substantially completed in 30 days.

Exclusions:

Permits
Provision for unseen subsurface conditions

This proposal is good for 60 calendar days. We hope this meets your requirements and look forward to working with you on your historic building.

Contractor:



Frank Roark



CONSTRUCTION PROPOSAL

487 W New York Ave Orange City FL 32763

CBC1266039

P (407) 970-7211

CUSTOMER

906 N Orange Avenue
LLC/4 ACRE*

ESTIMATE NO

10058

DATE

10/31/2025

ADDRESS

906 N Orange Avenue

CITY/STATE/ZIP

Orlando, FL 32801

PHONE

407-601-1466

E-MAIL

christina@4acre.com

SALESPERSON

Samer Patel

PROJECT

906 N Orange Ave

PREPARED BY:

Samer Patel

ATTENTION

Christina Myers

PAYMENT TERMS

SFR Building Draws per
contract

DUE DATE

1/31/2026

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT	Total
1000	Manufacturing of custom canopy with custom fascia/soffit		\$19,743.00	\$19,743.00
	Tile Work			
1001	Canopy installation including labor		\$18,530.00	
1002	Standing seam roof install		\$15,028.00	\$33,558.00
	Total Bid Proposal Amount Sections			\$53,301.00
		SUBTOTAL	\$53,301.00	

THIS PROPOSAL INCLUDES THE CONDITIONS NOTED:

Enter conditions here

TAX RATE	-
SALES TAX	-
OTHER	-
TOTAL	\$53,301.00

SIGN BELOW TO ACCEPT QUOTE:

AUTHORIZED REP

DATE

PROPOSAL

October 30, 2025

906 North Orange LLC
818 East Robinson
Orlando, FL 32803

RE: 904/906 North Orange Avenue Building
Exterior Wood Wall Panes and Entry Tile

Scope of Work:

Provide and install Douglas Fir wood wall panels along Orange Avenue facade, and also tile at new exterior entry floor and side wall as shown on the plans as drawn by Hip Hop Design Studio LLC, consisting of 47 sheets, dated 8-11-25.

Cost:

The Lump Sum Cost, including labor, materials and supervision is **\$19,670**.

Payment Terms:

Construction draws as work progresses.

Schedule:

Contractor will coordinate with Owner to agree upon start schedule. Work to be substantially completed in 10 days.

Exclusions:

Permits
Provision for unseen subsurface conditions

This proposal is good for 60 calendar days. We hope this meets your requirements and look forward to working with you on your historic building.

Contractor:



Frank Roark



CONSTRUCTION PROPOSAL

487 W New York Ave Orange City FL 32763

CBC1266039

P (407) 970-7211

CUSTOMER

906 N Orange Avenue
LLC/4 ACRE*

ESTIMATE NO

10057

DATE

10/31/2025

ADDRESS

906 N Orange Avenue

CITY/STATE/ZIP

Orlando, FL 32801

PHONE

407-601-1466

E-MAIL

christina@4acre.com

SALESPERSON

Samer Patel

PROJECT

906 N Orange Ave

PREPARED BY:

Samer Patel

ATTENTION

Christina Myers

PAYMENT TERMS

SFR Building Draws per
contract

DUE DATE

1/31/2026

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT	Total
1000	Provide/install doug. Fir wood panels per plans		\$11,540.00	\$11,540.00
	Tile Work			
1001	Provide/install ceramic tiles in exterior entry per plans		\$10,023.23	\$10,023.23
	Total Bid Proposal Amount Sections			\$21,563.23
	SUBTOTAL		\$21,563.23	

THIS PROPOSAL INCLUDES THE CONDITIONS NOTED:

Enter conditions here

TAX RATE	-
SALES TAX	-
OTHER	-
TOTAL	\$21,563.23

SIGN BELOW TO ACCEPT QUOTE:

AUTHORIZED REP

DATE

ESTIMATE

Renew Contracting Group
3601 Vineland Rd Ste 7, FL 2811

Info@RenewFL.com
+1 (407) 209-6470
www.RenewFL.com



Bill to
4Acre Commercial
4Acre Commercial
1818 E Robinson
St Orlando
FL
32803

Estimate details

Estimate no.: 1719
Estimate date: 10/31/2025

#	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
1.	Project Location	906 N. Orange Avenue Orlando, FL	1	\$0.00	\$0.00
2.	Facade Rehab and Repairs	<p>Repair or replace approximately 100-150 linear feet of front facade with ceramic tile and douglas Fir wood wall panels.</p> <ul style="list-style-type: none">• Entrance Area: Existing sidewalk/curb to be modified for ADA ramps or level entry; integrate new tile accent wall (blue patterned mosaic, ~100-200 sq ft) extending from interior to exterior.• Wall Assemblies: Existing masonry or frame walls to be modified with new insulation, vapor barriers, and attachments for storefronts (no screwing into mullions; use foam tape per notes). Add wood slats or panels for visual interest.	1	\$23,000.00	\$23,000.00

Total

\$23,000.00

Note to customer

50% deposit required upon commencement of work. After deposit payment - work will be billed in progress payments based off percentage completed.

By signing this estimate, I accept this as a contract that is approved and accepted. The written terms, provisions, specifications and scope of work in this contract is the entire agreement between the parties. Changes in this agreement shall be done only by written change order and with the express approval of both parties. Changes may incur additional charges. I understand that full payment is to be delivered upon completion of work. Any invoice not paid within 14 days of work being completed will incur a 2% late fee. An additional 2% will be incurred for each month thereafter until the invoice is paid in full.

Accepted date

Accepted by

INVOICE

BILL TO
Kayla Smilie
4 Acre Property Services LLC
1818 E Robinson St
Orlando, FL 32803 US

INVOICE 9594
DATE 10/31/2025
TERMS Pre payment

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Charges				
Large Format	Illuminated Chanel Letter Sign Sign will say:4 ACRE COMMERCIAL 7'.6" X 2'.8" BACK LIT FRONT LIT UL CERTIFICATED DEEP 5 LETTER FACE Acrylic White 3/16 RETURNS .040 BLACK TRIM CAP Jewelite 1" BLACK INTERNAL LEDS ILLUMINATION NAD BUILT TO UL POWER SUPPLY SERVICE SWITCH .063 ALUMINUM RETURNS BACKS SIGN IS SUBJECT TO LANDLORD AN CITY APPROVAL Includes Installation Engineering Drawings Stamped and sealed by licensed engineer, and permit acquisition. NOTE: CITY/COUNTY FEES ARE NOT INCLUDE IN THIS ESTIMATE.	1	22,800.00	22,800.00T
Services		1	0.00	0.00

We appreciate your business!

SUBTOTAL	22,800.00
TAX	1,393.00
TOTAL	24,193.00
BALANCE DUE	\$24,193.00



4835 E. Colonial Dr.
Orlando, FL 32803
(407) 898-5770

ESTIMATE

EST-63806

PO Number: EMAIL REQUEST

Payment Terms: Net 30

FASTSIGNS.com/239

Created Date: 10/30/2025

DESCRIPTION: 4 ACRE FRONT LIT | HALO LIT CHANNEL LETTERS - INSTALLED

Bill To: 4 Acre Property Services
1818 E. Robinson St
Orlando, FL 32803
US

Installed: 4 Acre Property Services
Colin Chou
906 N Orange Ave
Orlando, FL 32803
US

Requested By: Colin Chou

Email: colin@4acre.com

Work Phone: (407) 601-1466 x 2004

Cell Phone: (850) 218-1902

Salesperson: Alex Williams

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	CREATIVE & FILE PREP SERVICES <i>Import file(s), Create layout(s), provide proof(s) and prep file(s) for production process.</i> For FASTSIGNS Orlando use only. Good Artwork vs Poor Artwork NOTE: Pricing to create a vector version of the logo for production purposes. If a vector logo is given to FASTSIGNS this price can be reduced.	1	\$100.50	\$100.50
1.1	LGD - Part Qty: 1 - # of Revisions: 3			
2	4 ACRE FRONT LIT HALO LIT CHANNEL LETTERS (Approx Size: 7'6"W x 2'8"H) - Qty 1 (1) Set of Front Lit Halo Lit Channel Letters, direct stud mount, no raceway, with black painted returns (sides), black trim cap, and white acrylic faces with applied vinyl. LED's are Front Lit + Halo Lit, cool white color temperature.	1	\$15,003.00	\$15,003.00
2.1	Custom Product - Text: Channel Letters: Front Lit Halo Lit Approximate Letter Height: 2'8"H Mount: Direct Mount - No Raceway LED's: Cool White - Internally Illuminated Acrylic: White Acrylic w/Applied Vinyl Faces Trim Cap: Black Returns (Sides): Black			
3	PERMIT ACQUISITION Permit and acquisition of required permitting for project signage by permitting specialist.	1	\$1,363.00	\$1,363.00

With FASTSIGNS Orlando Central's help, the customer will provide a scaled site plan of property, Notarized Letter of Authorization, Notice of Commencement required to submit the Permit Application. FSO has no control over the city's review and approval process. Timelines can vary depending on whether the applicable governing agency requests additional information after first submission.

3.1	Permit Acquisitions - Part Qty: 1			
4	CERTIFIED ENGINEERED DRAWINGS	1	\$500.00	\$500.00
	Engineered drawings required to submit with Permit Application.			
4.1	Certified Engineering Drawings - Part Qty: 1			
5	INSTALLATION SERVICES	1	\$2,602.50	\$2,602.50
	Install (1) Set of Front Lit Halo Lit Channel Letters on the bulding fascia facing Orange Ave per the Permit Drawing. (Lift Truck Required)			
	NOTE: Electrical must be installed within 6' of the Channel Letter Installation Location			
	NOTE: No Sign Removal Needed			
	<ul style="list-style-type: none"> • Deliver and install signage. • OSHA Certified and Insured. • FASTSIGNS Orlando Central will take extreme care to preserve landscaping at installation sites, however some alterations or removal of landscaping may be out of FASTSIGNS Orlando Central's control in order to access the installation location. • Permitting and/or engineering are not included nor are they the responsibility of FASTSIGNS Orlando Central. • No other restrictions or requirements (i.e., tall fence, awning, retention pond, etc). • <i>If you need to reschedule or cancel your installation for any reason, please cancel asap. Please call or email us at least 24 hours prior to installation (weekdays only) to cancel. Failure to give 24 hours notice will result in \$150 installation failure fee added to your invoice. Some examples include the vehicle is not available, the wall or site is not ready, i.e., the paint has not dried or the wall is not up. We hope you understand that the labor, gas and time set aside to be at your location does not include unplanned trips.</i> • <i>We have prepared a quotation/invoice for your project based on the provided specifications to the best of our expertise. Should any unexpected complications arise during the installation phase, we will promptly inform you.</i> 			
5.1	INSTALLATION SERVICES (00EXT) -			
6	5 YEAR WARRANTY	1	\$3.00	\$3.00
	Five-year warranty on materials & installation, excluding vandalism, intentional damage, extreme weather conditions and improper care or maintenance. If cleaning is necessary, only use a mild detergent solution with a soft brush or sponge. UNDER NO CIRCUMSTANCES SHOULD A PRESSURE WASHER OR HARSH CHEMICAL BE USED. All sprinkler heads should be directed away from sign faces. Direct spraying may have an adverse effect on the laminated finish.			
	Any damage resulting from improper care and maintenance will be the sole responsibility of customer.			
6.1	Warranty Five Years -			

Please approve and send a signed Estimate to place your order.

Terms: NET 30 PAYMENT DUE.

THE FINE PRINT: Final Proofing is the customer's responsibility. Any changes or corrections made after design/production/installation will be at the customer's expense. All designs are for the sole use of FASTSIGNS Orlando Central (FSOC) unless otherwise specified. We have prepared a quotation/invoice for your project based on the provided specifications to the best of our expertise. Should any unexpected complications arise during the installation phase, we will promptly inform you. Please be aware that any extra costs incurred due to unforeseen issues will be your responsibility. By signing the Estimate(s) or Invoice(s), paying the deposit, sending the artwork, verbally or agreeing to the work in any manner, including email, text or phone, you are approving the job to proceed and agree to be responsible for paying the full amount due. If a credit card is provided for the deposit, the balance will be charged upon installation. All Signage is the property of FASTSIGNS Orlando Central (FSOC) until payment is received in full. Buyer Agrees to pay all costs in the event of a default in payment, including all attorney fees. Buyer hereby grants FSOC the right to enter into and on the property of the buyer for the purposes of taking repossession of the sign in the event of a default, even if the invoice is partially paid. Engineering and Permitting are not included unless otherwise noted. If cleaning is necessary, only use a mild detergent solution with a soft brush or sponge. Under no circumstances should a pressure washer or harsh chemical be used. All sprinkler heads should be directed away from sign faces. Direct spraying may have an adverse effect on the sign finish. Any damage resulting from improper care and maintenance is the sole responsibility of the customer. Any signage that is not picked up beyond 60 days of order completion will be disposed of at the discretion of FASTSIGNS Orlando Central.

Subtotal:	\$19,572.00
Taxes:	\$1,183.78
Grand Total:	\$20,755.78
<i>Credit Card Surcharge:</i>	<i>3.00%</i>
<i>Total with Surcharge:</i>	<i>\$21,378.45</i>

Thank you very much for your business!

Signature: _____ **Date:** _____

Estimates honored for 30 days. Beyond 30 days, the Estimate will be reviewed.

Christina Myers

From: greg magicprintingservices.com <greg@magicprintingservices.com>
Sent: Friday, October 31, 2025 2:48 PM
To: Christina Myers; Colin Chou
Subject: RE: 906 N Orange Ave - Request for Bid - Signage
Attachments: 2025-08-13-4acre-office-100%cd-permit-submission_combined binder.pdf

Hi Christina and Colin,

Project: New Building Sign as per rendering submitted.

Specifications: Fabricate and install 1 set of LED lit reverse letters per the customer supplied prints. Estimate only.
Size – 7 feet 6 inches x 2 feet 8 inches

Price assumes normal access to wire the letters from behind the wall.
Primary power & lighting controls by others.
The primary power must be located 5 feet of the installation location.

Sign and installation.....21,502.00
Permits,
Permit application &
Engineering.....1100.00

Thanks, and let me know,

GREG SEIDULE
MAGIC PRINTING SERVICES
MAGIC BUSINESS FORMS
SINCE 1988
407-657-7414
CELL 407-222-0044
7056 STAPOINT COURT
WINTER PARK, FL 32792

ASI 259632 • AIM 85268

PROMOTIONAL PRODUCTS • FULL SERVICE PRINTER
ONLINE CUSTOM STORES – COMPLETE STORAGE AND FULFILLMENT SERVICES
PROMOTIONAL PRODUCTS • EMBROIDERY / SILK SCREEN WEARABLES •
POCKET FOLDERS • ALL MARKETING MATERIAL • BUSINESS FORMS • LABELS •
BUSINESS CARDS • ID CARDS • ENVELOPES • DIGITAL AND VARIABLE PRINTING •
LARGE FORMAT • BANNERS • DIRECT MAIL / LIST COMPILING • COMPLETE GRAPHICS DESIGN

From: Christina Myers <christina@4acre.com>
Sent: Friday, October 31, 2025 11:49 AM
To: greg magicprintingservices.com <greg@magicprintingservices.com>; Colin Chou <colin@4acre.com>
Subject: RE: 906 N Orange Ave - Request for Bid - Signage

Thank you, Greg,

Glass and Glazing Budget Proposal

v. 1

10.30.25

To: 4 Acre Commercial

Att'n: Christina Myers

Project: 906 N Orange

Location: Orlando, FL

We are pleased to submit the following quotation subject to our qualifications and terms & conditions -

Scope of Work

08 43 13 Glazed Aluminum Storefront and Entrances

Total:

-
- **\$180** / SQ FT. Exterior Storefront \$217,940.00
 - 2" x 4-1/2" Exterior Storefront
 - Black Anodized
 - Non-Impact rated
 - 1" insulated clear low – E glazing
 - **\$5,000** Per Door Leaf
 - 1-3/4" Medium Stile
 - Non-Thermal extrusions
 - 10" Bottom Rail
 - Glazed w/Insulated Glass to match surrounding framing
 - Black Anodized
 - Fitted with Standard Hardware
 - Material Warranty = 5 Years
 - Finish Warranty = 10 Years
 - Installation Warranty = 1 Year

Exclusions to this section :

- Cosmetic sealants
- Visual & Performance Mock-ups
- 3 Coat Exotic or Metallic Kynar Paint
- Strippable Protection
- Wind Borne Debris rating
- Mag lock and Cylinder/Core
- Card readers
- Water resistance/Field testing of Entrances
- Wiring outside of our immediate doors and framing
- Wiring of electrical connections and power supplies
- BIM Modeling, Workshops, Progressive Input, Seminars

General Condition Inclusions:

Sales tax
Shop drawings

Submittals
Dedicated Clean-up Worker

Site meetings
Coordination



General Condition Exclusions:

Textura	Warranty Bond	Non-working Foreman
Interior Work	Extended warranties	Demolition
BIM Participation	Protection of glass and metal	Temporary enclosures
Permit fees	Field testing	
Off-hours or weekend work	Dedicated Safety Man	
Bond cost	Dedicated Quality Assurance Man	Final cleaning

Architectural Glass Services adheres to nationally recognized industry standards such as AAMA (American Architectural Manufacturers Association), **ANSI** (American National Standards Institute), **ASTM** (American Society of Testing and Materials), **FGIA** (Fenestration and Glass Industry Alliance), **OSHA** (Occupational Safety and Health Administration), **NSSS** (National Structural Steelwork Specification), **NSCS** (National Structural Concrete Specification), **ASCE** (American Society of Civil Engineers), **FBC** (Florida Building Code), **and others as it relates to the following materials and services including, but not limited to:**

Aluminum Alloy & Temper	Wind Borne Debris & Cycling	Anchorage Guidelines
Gasket Shore & Hardness	Laboratory Testing	Perimeter Caulking
Architectural Paint Finishes	Logistics & Handling	Field Testing
Anodized Aluminum Finishes	Safe Storage	Scheduled Maintenance
Glass Quality Standards	Installation Standards	Care & Cleaning
Comparative Analysis	Erection/Construction Tolerances	

In the event your specifications allude to quality standards over-and-above the nationally recognized standard, AGS will make you aware of the upgraded criteria and the premium costs associated with the same.

Alan Jackson
Pre-Construction Manager





CONSTRUCTION PROPOSAL

487 W New York Ave Orange City FL 32763

CBC1266039

P (407) 970-7211

CUSTOMER

906 N Orange Avenue
LLC/4 ACRE*

ESTIMATE NO

10061

DATE

10/31/2025

ADDRESS

906 N Orange Avenue

CITY/STATE/ZIP

Orlando, FL 32801

PHONE

407-601-1466

E-MAIL

christina@4acre.com

SALESPERSON

Samer Patel

PROJECT

906 N Orange Ave

PREPARED BY:

Samer Patel

ATTENTION

Christina Myers

PAYMENT TERMS

SFR Building Draws per
contract

DUE DATE

1/31/2026

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT	Total
1000	Procure and install exterior storefront system complete with medium stile door and standard hardware according to the specifications in the plans drawn by		\$168,375.00	\$168,375.00
Total Bid Proposal Amount Sections				\$168,375.00

SUBTOTAL	\$168,375.00
TAX RATE	-
SALES TAX	-
OTHER	-
TOTAL	\$168,375.00

THIS PROPOSAL INCLUDES THE CONDITIONS NOTED:
1" glass units; exact finishes depend upon market availability

SIGN BELOW TO ACCEPT QUOTE:

AUTHORIZED REP

DATE

Dew Glass, Inc.
2425 E. Landstreet Rd. Suite 100
Orlando, FL 32824
Phone: 407-855-8264 Fax: 407-855-9734

PROPOSAL

DATE: October 31st, 2025

WE PROPOSE TO: FURNISH AND INSTALL MATERIALS REQUIRED FOR THE REFERENCED PROJECT, IN ACCORDANCE WITH THE LISTED SPECIFICATIONS AND QUALIFICATIONS.

PROJECT: 4Acre Office

ARCHITECT: Hip.Hop.Design Studio
PLANS DATED: 8/11/25
ADDENDUMS: None
SPECIFICATIONS: (See Qualifications)
PRICE: \$88,100.00

ALT. Add #1: To demo the existing glass system – add \$30,000.00 to total price above.

See attachment for Scope of Work and Qualifications.

EXCLUSIONS:

Impact Frames and Glass
Break Metal (Unless Noted)
Wood Blocking
Protection and Final Cleaning
Mock Up, Field Testing
PE Stamped Drawings
Fire-Resistive Glazing Products (Unless Noted)
Mock Up Materials
The General Contractor will provide temporary utilities for erection and execution to Dew Glass.
Bond

DEW GLASS INC.

BY: ***Mark H. Dew***, President

VOID IF NOT ACCEPTED WITHIN 30 DAYS FROM DATE

DEW GLASS, INC.

Scope of Work & Qualifications

4Acre Office

Architect: Hip.Hop.Design Studio

Plans Dated: 8/11/25

Exterior Storefront

(1) Type A; (1) Type B with Single Door #101; (1) Type C; (1) Type D; (1) Type E; (1) Type F; (1) Type G; (1) Type H with Single Door #201; (1) Type Z; (1) 3'-4" x 6'-10" Door Frame with 3'-0" x 6'-8" Single Door #108.

Total of 3 Single STOREFRONT DOORS

Qualifications

The exterior framing system is to be Old Castle Envelope Series 6000 Multiplane 2" x 6" Front Set SSG.

Please note that we are furnishing an aluminum 90-degree shared corner post at Types A & B and Types G & H.

The doors are to be Medium Stile with 10" Bottom Rails and Old Castle Envelope Standard Hardware, including: Butt Hinges, Surface Closers, MS Locks with Cylinder & Thumbturn, Push/Pull handles, Thresholds and Sweeps.

The finish is to be Class I Dark Bronze Anodized.

The exterior glass is to be 1" Butt-Glazed Units: ¼" SNX 62/27 on Clear (#2) Tp. over ¼" Clear Tp.

Our proposal includes Dark Bronze Anodized Break Metal to wrap the steel columns at the following locations: in between Types C & D and F & G. Please note that the finish between the different materials may differ slightly.

We exclude all work with the interior.

We exclude all demolition.