

Proposal
To Provide
Construction Management Services
For

SHOWCASE
with
IMAX ENTERTAINMENT COMPLEX

For
ATAVUS GROUP LIMITED
Nassau, Bahamas





February 18, 2015

Mr. Carlos Foulkes
Chief Executive Officer
Atavus Group Limited
Balfour Ct #9
P.O. Box AP59057
Nassau, Bahamas

Dear Mr. Foulkes,

Thank you for allowing Woslee Construction Company Limited (WCCL) the opportunity to present a proposal for Construction Management Services for the new IMAX Entertainment Complex on Gladstone Road in Nassau, Bahamas.

Woslee is a Bahamian owned construction company which offers General Contracting, Design-Build Construction and Construction Management services to our clients. Our team has the knowledge and experience in both the foreign and domestic areas which gives us the advantage when working on large and specialty construction projects here in The Bahamas. We have the experience in warehouse facilities for the Resort/Hospitality industry from working with Atlantis, the new Lynden Pindling International Airport Expansion Project, Albany Marina Condominiums as well as Shopping and Government Complexes in Abaco. We are capable and keen to get involved in the IMAX Project proposed by Atavus Group, Limited with the best suited team in the Bahamas.

Enclosed is an outline of the Services, Budget and Fee schedule for the Pre-Construction Phase of the IMAX Complex. We propose that the attached Services Agreement be formalized with WCCL in the near future for the Pre-construction Services phase of the project in order to meet your anticipated start date.

If you should have any comments or require additional information pertaining to any item in this proposal, we are more than willing to clarify at your convenience.

Sincerely yours,

Ashley H. Ginton (Mr.)
President
Woslee Construction Co., Ltd.

**ATAVUS GROUP LIMITED – SHOWCASE WITH IMAX
ENTERTAINMENT COMPLEX**

CONSTRUCTION MANAGEMENT SERVICES PROPOSAL

SCOPE:

The work includes the construction of a new state of the art seventy two (72,000 sf) IMAX Entertainment Complex to be located on Gladstone Road, Nassau, Bahamas. The Work will include cinemas, restaurants and other entertainment facilities.

SCHEDULE:

The proposed schedule for the construction of this complex could range between twelve (12) to fourteen (14) months depending on the procurement lead times for various specialty material and equipment. The proposed scheduling format for the project is a CPM based using Primavera, which will enable the Owners team to manage milestone dates for the design consultants and engineering of key items for the project. We also utilize the scheduling software to forecast manpower loading and cash flow requirements, if required by the Atavus Group, Limited. With our experienced team and knowledge of logistics, the project schedule is an invaluable tool which WCCL exploits for the benefit of the Owner.

PRE-CONSTRUCTION SERVICES

To service the Atavus Group we are pleased to provide the following Pre-Construction Services from Woslee Construction Company Limited (WCCL);

Proposed pre-construction services would include recommendations pertaining to:

- a. Budget preparation and update during design development.
- b. Project Schedule preparation – including design, bid and procurement.
- c. Constructability and Value Engineering recommendations during design stage.
- d. General Requirements budget preparation and update during design development.
- e. Planning and Logistics.
- f. Consultation with Atavus Group and Consultant team with respect to building systems and components.

- g. Sub-Trades Tender form preparation, review and release to Trade Contractors.
Tender Package to include;
- i) Prequalification Documents
 - ii) Schedule
 - iii) Tender Package – Instruction to Bidders, Bid Form
 - iv) Proposed Contract Documents
 - v) Drawings
 - vi) Specifications
 - vii) Other Documents – Scope of Work, Safety Plan, Site Access, Environmental Plan, etc.
 - viii) Addendum management and response for issue to bidders.

CONSTRUCTION SERVICES

Proposed Construction Services would include:

- a. Construction /Contract Administration *including the taking of site meeting minutes*
- b. Cost Estimating and Cost Control
- c. Procurement and Logistics Management
- d. Field Supervision
- e. Office Administration and Accounting
- f. Document Control
- g. General Requirements and Builders Works

We recommend that the Atavus Group enter into the Pre-Construction Service Agreement with WCCL and its experienced staff so as to expedite the budget and tendering process until a more definitive agreement is reached. This process will assist Atavus in expediting the design and engineering phases of the proposed complex and provide budget estimating to control costs. WCCL's experienced team in constructing unique and exceptional projects in the Bahamas will add substantial value to the Atavus Group by delivering a project on time at the highest level of quality and workmanship. We have built projects valued over \$250 million in the Bahamas with most of the same employees to ensure the Atavus Group will benefit from a consistent and efficient team.

We would propose that standard AIA Document Forms of Agreement are used, there are other forms of agreement but have found the AIA forms are used extensively throughout the Bahamas and USA and represents a form of agreement that is fair for all parties.

PROPOSED PRE-CONSTRUCTION SERVICES BUDGET & SCHEDULE OF RATES

WCCL proposes that a Pre-Construction Services budget of **Fifty Thousand Dollars (\$50,000.00)**. We also propose to offer a discount on the sum above if awarded the Construction Phase of the Work. The Pre-Construction Services shall be billed bi-weekly and a **25%** retainer is required in order to initiate the Work. Client approval is required if Pre-Construction Services costs are to exceed agreed budget.

Reimbursements to be invoiced at cost plus 10% (to cover Head Office Overhead) which include the following items;

- Photo copy / printing
- Delivery / Courier
- Long Distance Telephone
- Air Travel and out-of-town expenses
- Legal / Certified Accountant

Schedule duration for Pre-Construction Services period is approximately **six (6) to eight (8) weeks** and shall not exceed **ten (10) weeks**. ✓

We have attached a copy of Schedule A which will form a part of our agreement to provide services. We trust this proposal meets your requirements at this time and look forward to discussing with you in the near future.

Thank you for the opportunity to provide this proposal and we look forward to working with the Atavus Group on this exciting project.

Yours truly,

Ashley H. Ginton (Mr.)
President

SCHEDULE "A"

Client Acceptance and Authorization

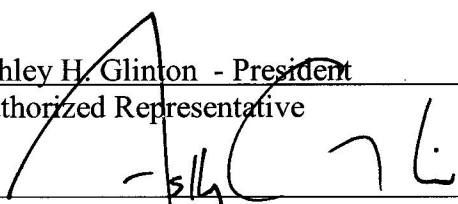
Showcase with IMAX Entertainment Complex
Project

OFFER OF SERVICES

These services are hereby offered in good faith by:

Woslee Construction Company Limited
Pre-Construction Services Company Name

Ashley H. Glinton - President
Authorized Representative


Authorized Signature

March 2nd, 2015
Date of Offer

CLIENT'S ACCEPTANCE AND AUTHORIZATION TO PROCEED

We hereby accept the scope of work and terms as outlined in this Agreement

ATAVUS GROUP LIMITED
Client's Company Name

Carlos Foulkes - Chief Executive Officer
Authorized Representative


Authorized Signature

2nd March 2015
Date of Acceptance