



VIA EMAIL: angeldelguercio@gmail.com

March 28, 2026

Surfside Palms Condominium Association, Inc.
c/o Mr. Angel Del Guercio, President
8888 Collins Avenue
Surfside, FL 33154

Project Number: 24-50
Project Name: Structural Restoration Project

**Subject: Structural Engineering Consulting Services – Bid Analysis
Surfside Palms Condominium
8888 Collins Avenue
Surfside, FL 33154**

Dear Mr. Del Guercio,

Infinite Engineering Group, LLC (Infinite Engineering) is pleased to have completed our scope of work for the bidding process for the subject project.

The purpose of this document is to provide an overview of the bidding process and provide our recommendation for which contractor should be awarded the project. Infinite Engineering has used our best engineering judgement and knowledge from prior experiences with similar construction during our engineering consulting services. Although we do provide our recommendation, the Client may still pick any contractor of their choice.

Infinite Engineering's review is limited to the information contained in the submitted bid documents and any clarifications provided by the contractors. Infinite Engineering does not guarantee contractor performance, and the final selection of a contractor remains the sole responsibility of the Client.

The following contractors attended the pre-bid meeting on February 2, 2026:

1. CA Lindman of South Florida, LLC (CA Lindman)
2. Bengoa Construction, Inc. (Bengoa)
3. North Star Contractors Inc (North Star)
4. Restore Construction Group, Inc (Restore)
5. Master Rollers Painting, Inc dba Structurally Sound Contractors (Structurally Sound)

An addendum to bid was released on March 2, 2026. At the request of the Client, alternative options for line item 27 and line item 29 were added. The bid due date was also extended to March 11, 2026.



The following contractors submitted their bids on time on or before March 11, 2026:

1. A.G. Contractors Corp. (AG)
 - a. This contractor did not attend the pre-bid meeting.
2. Bengoa
3. Restore
4. Structurally Sound

The following contractors submitted their bids late on March 12, 2026:

1. CA Lindman
2. North Star

Infinite Engineering conducted a detailed review of each bid submission for completeness, pricing consistency, schedule feasibility, and overall responsiveness to the bid documents. Following this initial review, each contractor was contacted and requested to provide clarifications, updates, and/or revisions to their proposals where necessary. All contractors, with the exception of Bengoa, responded to this request and submitted revised or supplemental information.

The attached documents, titled *Bid Analysis* and *Altered Bid Analysis*, represents the combined and complete bid forms submitted by each contractor along with the additional provisions the bid form requires. In general, costs per line item, quantities for specific line items, schedule to mobilize, schedule to complete the base bid, unit rates for labor, markup percentage, alternate line items, and engineering's recommendations for project budgeting are included. Line items highlighted in yellow are deemed lower than current pricing on the market or lower than the other bidders and line items highlighted in orange are deemed higher than current pricing on the market or higher than the other bidders. The line items highlighted in red are deemed to have an issue outside of cost that is usually in relation to a mathematical error, incomplete portions of the bid form, or misunderstanding of the scope of work.

For the purposes of this bid analysis, *Altered Bid Analysis* was utilized based on the Client's indication to Infinite Engineering that it is likely to pursue line items 27A, 29A, and 37 through 45. These items generally include modifying the building's exterior color scheme from a two-tone finish to a single uniform color, converting the first elevated deck to a spray deck finish, and refinishing the pool, hot tub, and fountain.

AG

AG submitted a bid package that was initially incomplete and not fully comprehensive. The original submission contained several mathematical discrepancies and errors, including issues in the totals and in line item 30. Additionally, the pricing presented in line items 27 and 27A appeared to indicate a misunderstanding of the project painting scope, and the proposal did not identify the aquatic subcontractor intended to perform the pool-related work.



Following a request for clarification, AG submitted a revised proposal that addressed several of these deficiencies; however, a number of concerns remain that are significant to Infinite Engineering.

Most notably, the unit cost for typical stucco repair was listed as approximately \$30 per square foot, which was the highest unit price among all bidders. In structural restoration projects, stucco repair quantities can increase as concealed conditions are uncovered during construction. As such, a higher unit cost for this work introduces the potential for significant increases in the total project cost if repair quantities expand during the course of construction.

Additionally, line item 30 still contains a mathematical discrepancy, and approximately ten line items appear to be priced below current market conditions. The labor rates provided within the proposal are also substantially lower than labor costs typically observed for restoration contractors operating in the South Florida market. These factors raise concerns regarding the reliability and completeness of the pricing provided.

AG also proposed a project schedule of 360 calendar days, which Infinite Engineering considers unrealistic given the scope and complexity of the work. Based on Infinite Engineering's experience with similar structural restoration projects, the project cannot reasonably be completed within this timeframe.

Due to the concerns described above – including bid completeness, pricing reliability, and schedule feasibility – AG's proposal may introduce additional cost uncertainty and scheduling risk to the project. For these reasons, the Client may wish to remove AG from further consideration.

Bengoa

Bengoa submitted a detailed and well-organized bid package that was comprehensive in its presentation. However, Bengoa's total bid price was approximately \$675,000 to \$825,000 higher than the bids submitted by CA Lindman, North Star, Restore, and Structurally Sound.

In addition to the higher cost, Bengoa proposed the longest project schedule at approximately 548 calendar days, which is substantially longer than the schedules proposed by the other bidders. The proposal also contained approximately 50 qualifications and exclusions, several of which could potentially result in additional costs during construction if the associated work is determined to utilize the qualifications.

While Bengoa's proposal was thorough, the combination of a significantly higher project cost, extended schedule, and numerous qualifications introduces greater financial uncertainty and potential scope interpretation issues when compared with other bids received.

Due to these factors, the Client may wish to remove Bengoa from further consideration.



North Star

North Star's initial bid submission was incomplete and did not include several required items, including a project schedule, labor rates, material cost markup, and identification of the aquatic subcontractor.

After a request for clarification, North Star submitted a revised proposal; however, several concerns remain regarding the reliability of the pricing and the overall project schedule.

Most notably, line item 27A appears to be significantly lower than current market pricing, and based on comparisons with other bidders, may be underestimated by approximately \$100,000 to \$300,000. This discrepancy raises concerns that the scope of work associated with this line item may not be fully accounted for within the proposal, which could potentially result in change orders or cost adjustments during construction.

Additionally, the revised proposal includes a project schedule of approximately 525 calendar days, which Infinite Engineering considers excessively long for a project of this scope.

Due to concerns regarding bid completeness, pricing reliability, and project duration, North Star's proposal may introduce cost and scheduling uncertainty to the project. For these reasons, the Client may wish to remove North Star from further consideration.

Contractors Recommend for Further Evaluation

After reviewing the bids for completeness, pricing reliability, schedule feasibility, contractor experience, and overall project risk, Infinite Engineering believes that CA Lindman, Restore, and Structurally Sound submitted the most balanced and dependable proposals for the Surfside Palms Structural Restoration Project.

These contractors demonstrated competitive pricing, generally reasonable schedules, and fewer concerns related to bid completeness or pricing reliability when compared with the other bidders.

The following summarized key strengths and considerations associated with each proposal.

CA Lindman

Strengths

- Line item 9 (concrete slab repair) contains the most competitive unit price among all bidders. Concrete slab repairs are typically one of the most common repair items encountered in structural restoration projects. If repair quantities increase during construction – which frequently occurs in restoration work – this favorable unit price could result in meaningful cost savings for the project.
- CA Lindman is a well-established and reputable restoration contractor, with extensive experience performing structural restoration projects throughout Florida and Washington, D.C.



- CA Lindman’s proposal resulted in the lowest overall project cost when compared to Restore and Structurally Sound.

Items for Clarification

- No aquatic subcontractor was identified in the bid submission. The contractor should provide the name and qualifications of their aquatic subcontractor prior to contract award.
- CA Lindman proposed an aggressive schedule of approximately 395 calendar days. While this schedule may be achievable with proper coordination, it is somewhat optimistic given the scope of the project and should be further discussed during contractor interviews.

Restore

Strengths

- Line item 23 (Stucco Repair) contains the lowest unit price among all bidders at approximately \$25 per square foot. If stucco repair quantities increase during construction – which can occur as concealed conditions are uncovered – this pricing could result in favorable cost savings.
- Restore is a well-established structural restoration contractor in South Florida, with extensive experience performing condominium restoration projects similar in scope to the Surfside Palms project.
- Restore presented competitive and reasonable pricing for aquatic-related work, which was not deemed unrealistically low when compared with current market pricing.
- Myles Harris, Principal of Infinite Engineering, has extensive prior professional experience working with Restore on multiple restoration projects, providing familiarity with the contractor’s work quality, project management capabilities, and overall performance.

Items for Clarification

- Line item 27A is approximately \$240,000 higher than the comparable pricing submitted by CA Lindman and Structurally Sound. If this item can be negotiated or further clarified, Restore’s overall project cost may become significantly more competitive.

Structurally Sound

Strengths

- Structurally Sound indicated prior familiarity with Surfside Palms, which may provide beneficial insight into building conditions and project logistics.
- The proposed 420 calendar day project schedule appears to be the most balanced and realistic schedule submitted among the bidders.

Items for Clarification

- Structurally Sound appears to be operating through Master Rollers, Inc., which appears to have less extensive restoration experience than CA Lindman or Restore.
- The proposal contains the highest general conditions cost among the bidders, approximately \$100,000 to \$150,000 higher than CA Lindman and Restore.



- Line item 5 (Sound and Marking of Concrete) may be negotiable, as Infinite Engineering intends to perform the sounding and marking of repair locations for the contractor.

Recommendation

Based on the review of bid completeness, pricing reliability, schedule feasibility, contractor experience, and overall project risk, Infinite Engineering recommends conducting contractor interviews with CA Lindman, Restore, and Structurally Sound.

The purpose of these interviews would be to perform additional due diligence prior to contractor selection. Specifically, the interviews would allow the Client to:

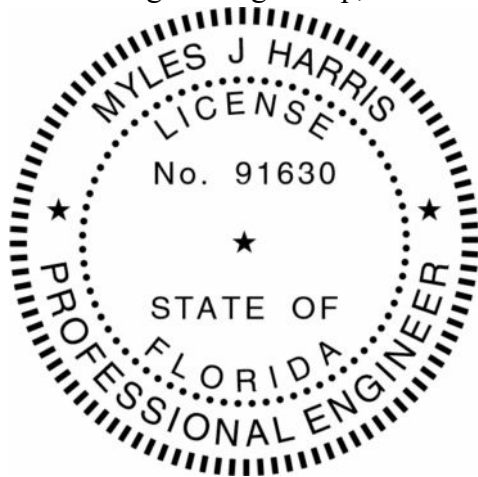
- Meet the proposed project management personnel from each contractor
- Discuss project logistics and sequencing
- Review potential scope options or refinements to the project
- Clarify any remaining bid questions or qualifications
- Provide the contractors with an opportunity to submit final revisions or value engineering proposals

Following these interviews, Infinite Engineering can provide additional guidance to assist the Client in selecting the contractor that best meets the project's technical, logistical, and financial objectives.

If you have any questions, comments, or concerns regarding this bid analysis, please feel free to contact Infinite Engineering directly.

Sincerely,

Infinite Engineering Group, LLC



Digitally signed
by Myles J Harris
Date: 2026.03.28
18:33:38 -04'00'

Myles Harris, PE, SI Limited
President – Principal Structural Engineer

Attachment: Bid Analysis, Altered Bid Analysis



Bid Analysis

				AG		Bengoa		Base Bid		CA Lindman		North Star		Restore		Structurally Sound	
Item No.	Item description	Quantity	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
Division 0 and 1 - Contracting and General Requirements																	
1	General Conditions - all work not specifically referenced required to complete the scope of work.	1	LS	\$150,000.00		\$300,000.00		\$243,000.00		\$248,100.00		\$295,218.23		\$398,500.00			
2	Permitting Fees - paid by owner (no mark-up)	1	NA	\$0.00	at cost	\$0.00	at cost plus expediter fee	\$0.00	at cost	\$0.00	at cost	\$0.00	at cost	\$0.00	at cost	\$0.00	at cost
3	Mobilization	1	LS	\$150,000.00		\$40,000.00		\$182,500.00		\$95,000.00		\$79,481.83		\$100,000.00			
4	Temporary debris protection	1	LS	\$10,000.00		\$12,500.00		\$65,000.00		\$32,000.00		\$34,063.64		\$12,000.00			
5	Sound and mark horizontal, vertical, and overhead concrete or stucco locations in the area(s) of work. Allow engineer to review.	1	LS	\$25,000.00		\$33,076.00		\$48,000.00		\$0.00		\$0.00		\$51,040.00			
Division 2 - Existing Conditions																	
6	Remove and dispose of balcony toppings, finishes, waterproofings, and associated materials in the area of work down to the structural slab. Allow engineer to review.	5,500	SF	\$8.00	\$44,000.00	\$11.00	\$60,500.00	\$6.00	\$33,000.00	\$4.00	\$22,000.00	\$8.11	\$44,605.00	\$8.75	\$48,125.00		
7	Remove and dispose of existing planter toppings, finishes, waterproofings and associated materials in the area of work down to the structural slab and stucco/concrete vertical surfaces. Allow engineer to review.	1	LS	\$2,250.00		\$2,303.00		\$3,250.00		\$3,900.00		\$19,457.00		\$7,500.00			
8	Remove and dispose of existing plaza and pool deck toppings, finishes, waterproofings and associated materials in the area of work down to the structural slab and stucco/concrete vertical surfaces. Allow engineer to review.	10,000	SF	\$9.00	\$90,000.00	\$11.50	\$115,000.00	\$6.00	\$60,000.00	\$8.00	\$80,000.00	\$10.46	\$104,600.00	\$8.63	\$86,300.00		
Division 3 - Concrete																	
9	030130 - Horizontal concrete repair, as directed by a structural engineer and as per ICRJ guidelines	400	CF	\$420.00	\$168,000.00	\$250.00	\$100,000.00	\$240.00	\$96,000.00	\$390.00	\$156,000.00	\$375.00	\$150,000.00	\$345.00	\$138,000.00		
10	030130 - Vertical concrete repair, as directed by a structural engineer and as per ICRJ guidelines	75	CF	\$420.00	\$31,500.00	\$295.00	\$22,125.00	\$350.00	\$26,250.00	\$400.00	\$30,000.00	\$450.00	\$33,750.00	\$375.00	\$28,125.00		
11	030130 - Overhead concrete repair, as directed by a structural engineer and as per ICRJ guidelines	100	CF	\$480.00	\$48,000.00	\$350.00	\$35,000.00	\$395.00	\$39,500.00	\$410.00	\$41,000.00	\$465.00	\$46,500.00	\$395.00	\$39,500.00		
12	030130 - Slab edge concrete repair, as directed by a structural engineer and as per ICRJ guidelines	150	LF	\$160.00	\$24,000.00	\$150.00	\$22,500.00	\$225.00	\$33,750.00	\$135.00	\$20,250.00	\$195.00	\$29,250.00	\$140.00	\$21,000.00		
13	030130 - Post pocket replacement/repair, as directed by a structural engineer and as per ICRJ guidelines. The current amount of post pockets is based off the existing railings.	50	EA	\$90.00	\$4,500.00	\$70.00	\$3,500.00	\$65.00	\$3,250.00	\$45.00	\$2,250.00	\$95.00	\$4,750.00	\$75.00	\$3,750.00		
14	030130 - Concrete crack repair with epoxy injection.	500	LF	\$65.00	\$32,500.00	\$45.00	\$22,500.00	\$75.00	\$37,500.00	\$75.00	\$37,500.00	\$95.00	\$47,500.00	\$95.00	\$47,500.00		
15	030130 - Install flash patching, before waterproofing or coating applications begin, to promote positive drainage to drains and free edges. Do not flash patch to a feather edge.	5,550	SF	\$9.00	\$49,950.00	\$29.25	\$162,337.50	\$18.00	\$99,900.00	\$20.00	\$111,000.00	\$25.00	\$138,750.00	\$22.00	\$122,100.00		
Division 7 - Thermal and Moisture Protection																	
16	071416 - Apply a cold fluid-applied waterproofing membrane to planter horizontal and vertical surfaces. Include additional detailing at architectural cap finishes and railing locations (if applicable). A 20 year manufacturer's warranty is required.	1	LS	\$6,250.00		\$17,049.10		\$13,600.00		\$174,460.00		\$47,550.00		\$25,000.00			
17	071813 - Apply a pedestrian traffic waterproofing membrane to balcony top surfaces. Include additional detailing at sliding glass door, shutter, and railing locations (if applicable). Utilize the any system with a decorative overlay. A 5 year manufacturer's warranty is required. The desired finish is a knockdown finish.	5,500	SF	\$16.00	\$88,000.00	\$20.01	\$110,055.00	\$12.50	\$68,750.00	\$19.00	\$104,500.00	\$19.91	\$109,505.00	\$10.00	\$55,000.00		
18	071800 - Apply a traffic waterproofing coating membrane to plaza and pool deck top surfaces. Include additional detailing at sliding glass door, shutter, and railing locations (if applicable). Utilize the Vulkem EWS traffic waterproofing coating system under tile. A 20 year manufacturer's warranty is required.	10,000	SF	\$28.00	\$280,000.00	\$25.29	\$252,900.00	\$31.00	\$310,000.00	\$25.00	\$250,000.00	\$24.23	\$242,300.00	\$29.00	\$290,000.00		
19	079200 - Prepare existing hairline crack in existing concrete slabs and then route and seal with a joint sealant.	500	LF	\$25.00	\$12,500.00	\$6.55	\$3,275.00	\$12.00	\$6,000.00	\$20.00	\$10,000.00	\$12.00	\$6,000.00	\$12.50	\$6,250.00		
20	079200 - Remove, replace, and install joint sealants to all of the perimeter joints to the cast stone moldings.	1	LS	\$32,200.00		\$3,581.40		\$28,500.00		\$3,000.00		\$3,800.00		\$19,200.00			
21	079200 - Remove, replace, and install joint sealants to all of the sliding glass doors, windows, storefronts, and screen enclosure/rail interfaces: stucco/concrete to metal.	1	LS	\$45,000.00		\$46,164.00		\$42,500.00		\$41,800.00		\$49,437.00		\$40,250.00			
22	079200 - Provide sealant to all unsealed building envelope penetrations, joints, or other locations necessary in the areas of work.	250	LF	\$6.00	\$1,500.00	\$6.00	\$1,500.00	\$8.00	\$2,000.00	\$10.00	\$2,500.00	\$6.00	\$1,500.00	\$10.00	\$2,500.00		
Division 9 - Finishes																	
23	092400 - Stucco repair, up to 7/8" in thickness. This includes all necessary accessories besides metal lath.	10,920	SF	\$30.00	\$327,600.00	\$28.00	\$305,760.00	\$27.00	\$294,840.00	\$28.00	\$305,760.00	\$25.00	\$273,000.00	\$28.75	\$313,950.00		

Bid Analysis

				AG		Bengoa		CA Lindman		North Star		Restore		Structurally Sound	
24	092400 - Stucco repair, up to 7/8" in thickness. This includes all necessary accessories including metal lath.	10	SF	\$30.00	\$300.00	\$55.00	\$550.00	\$35.00	\$350.00	\$38.00	\$380.00	\$35.00	\$350.00	\$32.50	\$325.00
25	092400 - Excessive stucco repair, up to 1.5" in thickness. This includes all necessary accessories.	500	SF	\$38.00	\$19,000.00	\$75.00	\$37,500.00	\$45.00	\$22,500.00	\$50.00	\$25,000.00	\$45.00	\$22,500.00	\$35.00	\$17,500.00
26	099600 - Install a high-performance coating to the interstitial space top surfaces and limited vertical surfaces (turn up). Include additional details at plumbing equipment, drains, mechanical equipment, electrical equipments, and penetration locations (if applicable).	210	SF	\$38.00	\$7,980.00	\$30.00	\$6,300.00	\$10.00	\$2,100.00	\$30.00	\$6,300.00	\$27.50	\$5,775.00	\$25.00	\$5,250.00
27	Prime and paint as per Sherwin Williams specifications. Provide a new paint finish to match the existing color scheme including the existing two-tone paint system.	1	LS	\$490,000.00		\$1,226,508.85		\$542,000.00		\$195,550.00		\$634,104.00		\$405,500.00	
Additional Work															
28	Plaza and Pool Deck - Remove, discard, and replace the existing drains and associated piping up to a coupling point within 12". New drains to be the same diameter as previously existing. Verify existing drain diameters in the field. Provide coupling at existing plumbing system. All work to be in compliance with FBC 2023.	18	EA	\$3,500.00	\$63,000.00	\$1,850.00	\$33,300.00	\$2,900.00	\$52,200.00	\$4,100.00	\$73,800.00	\$2,128.56	\$38,314.08	\$3,150.00	\$56,700.00
29	Install a minimum 12" x 12" x 1/4" thick ceramic tile in thinset. Thinset as per NOA 23-0614.04 Table 2. Thinset to be MULTIMAX LITE by Laticrete. Grout to be SPECTRALOCK 1 PRE-MIXED GROUT by Laticrete. Grout joints shall be a minimum of 1/16" and must comply with the TCNA Handbook and ANSI 108.02. The tile material shall be slip resistant when wet by having a dynamic coefficient of friction of at least 0.42. Tile material to be supplied by the Owner.	10,000	SF	\$19.00	\$190,000.00	\$20.00	\$200,000.00	\$22.00	\$220,000.00	\$19.00	\$190,000.00	\$17.86	\$178,600.00	\$12.50	\$125,000.00
30	Pour/apply flowable fill in areas of undermining/excavation along and underneath the structure. Include basic forming to control overflow.	100	CF	\$600.00	\$60,000.00	\$235.00	\$23,500.00	\$100.00	\$10,000.00	\$35.00	\$3,500.00	\$46.67	\$4,667.00	\$85.00	\$8,500.00
31	Shoring plans/designs. Provide signed and sealed drawings and calculations. Allow engineer to review the drawings and calculations. Shoring designs will be required for repairs to balcony concrete slabs, garage concrete beams, garage concrete slabs, garage concrete joists, and garage concrete columns.	1	LS	\$15,000.00		\$5,000.00		\$20,000.00		\$10,000.00		\$5,000.00		\$10,000.00	
32	Installation of necessary shoring for repairs to balcony concrete slabs, garage concrete beams, garage concrete slabs, garage concrete joists, and garage concrete columns. This includes all shoring accessories/materials such as plywood, wood, stringers, fasteners, plates, etc.	1	LS	\$25,000.00		\$8,500.00		\$20,000.00		\$25,000.00		\$20,000.00		\$10,000.00	
33	Demolish and/or remove, dispose, and replace damaged precast balustrade. Provide onsite mock up of balustrade installation. Color and texture to be approved by Owner. Installation shall be in accordance with shop drawings.	10	EA	\$75.00	\$750.00	\$2,500.00	\$25,000.00	\$325.00	\$3,250.00	\$200.00	\$2,000.00	\$428.57	\$4,285.70	\$2,500.00	\$25,000.00
34	Shop drawings and submittals prepared and signed and sealed by a licensed professional engineer in the state of Florida. Shop drawings and submittals to include material data, manufacturer's shop details including profiles, cross-sections, reinforcement, exposed facets, arrangement of joints, anchoring methods, anchors, and engineering calculations that prove compliance with FBC 2023.	1	LS	\$10,000.00		\$5,000.00		\$5,169.00		\$7,500.00		\$5,000.00		\$10,000.00	
Total Base Bid Cost				\$2,603,780.00		\$3,242,784.85		\$2,634,659.00		\$2,310,050.00		\$2,679,613.48		\$2,529,365.00	
Schedule															
Mobilization (calendar days)				10		14		21		21		30		15	
Completion of Base Bid (calendar days)				360		548		395		525		480		420	
Estimated Start				Based on Permit Issuance		TBD		Year 2026		6/1/26		TBD		4/21/26	
Time and Material Work															
Project Manager (\$/hr)				\$ 120.00		\$ 150.00		\$ 145.00		\$ 110.00		\$ 115.00		\$ 100.00	
Project Supervisor (\$/hr)				\$ 45.00		\$ 110.00		\$ 140.00		\$ 90.00		\$ 105.00		\$ 85.00	
Skilled Labor (\$/hr)				\$ 38.00		\$ 85.00		\$ 135.00		\$ 85.00		\$ 75.00		\$ 75.00	
Unskilled Labor (\$/hr)				\$ 30.00		\$ 79.00		\$ 95.00		\$ 75.00		\$ 75.00		\$ 65.00	
Material Cost Markup (%)				10%		20%		20%		20%		20%		25%	
Engineer's Recommendations of Project Budgeting															
Performance and Payment Bond				\$ 75,000.00		\$ 97,283.06		\$ 75,000.00		\$ 42,735.93		\$ 50,912.66		\$ 37,940.48	
Permit Allowance (3%)				\$ 75,113.40		\$ 97,283.55		\$ 79,039.77		\$ 69,301.50		\$ 80,388.40		\$ 75,880.95	
Project Management by Others (5%)				\$ 125,189.00		\$ 162,139.24		\$ 131,732.95		\$ 115,502.50		\$ 133,980.67		\$ 126,468.25	
Construction Contingency (20%)				\$ 500,756.00		\$ 648,556.97		\$ 526,931.80		\$ 462,010.00		\$ 535,922.70		\$ 505,873.00	
Construction Admin/Observation (10%)				\$ 250,378.00		\$ 324,278.49		\$ 263,465.90		\$ 231,005.00		\$ 267,961.35		\$ 252,936.50	

Bid Analysis

Total Cost				AG		Bengoa		CA Lindman		North Star		Restore		Structurally Sound			
				\$3,530,216.40		\$4,572,326.15		\$3,710,829.42		\$3,230,604.93		\$3,748,779.26		\$3,528,464.18			
				Comments				Line item 30,total base bid cost, and line item 47 - Math error		Several qualifications that would result in an increase in cost		Price was listed for line item 2 and was removed. Was 3% also.		Line item 27 too low.			
								Summer Pools, Inc. listed for aquatic work.		No subcontractor listed for aquatic work.		No subcontractor listed for aquatic work.		Spado Pools for aquatic subcontractor		Imperium Surfaces LLC for aquatic subcontractor	
Options																	
Item No.	Item description	Quantity	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total		
Balcony Finishes																	
35	071813 - Apply a pedestrian traffic waterproofing membrane to balcony top surfaces. Include additional detailing at sliding glass door, shutter, and railing locations (if applicable). Utilize the any system with a decorative overlay. A 5 year manufacturer's warranty is required. The desired finish is a tile-like finish.	5,500	SF	\$16.00	\$88,000.00	\$23.52	\$129,360.00	\$16.00	\$88,000.00	\$20.00	\$110,000.00	\$22.91	\$126,005.00	\$9.10	\$50,050.00		
36	071813 - Apply a pedestrian traffic waterproofing membrane to balcony top surfaces. Include additional detailing at sliding glass door, shutter, and railing locations (if applicable). Utilize the any system with a decorative overlay. A 5 year manufacturer's warranty is required. The desired finish is a smooth finish.	5,500	SF	\$16.00	\$88,000.00	\$20.77	\$114,235.00	\$12.50	\$68,750.00	\$20.00	\$110,000.00	\$20.91	\$115,005.00	\$9.10	\$50,050.00		
Pool Refinishing																	
37	Pool - Remove and dispose of pool toppings, finishes, waterproofings , and associated materials in the areas of work down to the structural slab. Allow engineer to review.	1	LS		\$12,500.00		\$11,100.00		\$12,331.00		\$13,725.00		\$10,527.00		\$15,120.00		
38	Pool - Apply a VULKEM EWS waterproofing as per the optional attachments to the horizontal and vertical pool surfaces. Install a bond coat and Pebbletech.	1	LS		\$17,500.00		\$74,636.00		\$77,222.00		\$85,890.00		\$73,600.71		\$86,498.00		
39	Pool - Replace the existing pool coping, tiles, and all other finishes to match the existing configuration. All lights, ladders, and other components to be repaired as needed.	1	LS		\$45,000.00		\$36,696.00		\$66,376.00		\$73,860.00		\$45,000.00		\$65,816.00		
Hot Tub Refinishing																	
40	Hot Tub - Remove and dispose of pool toppings, finishes, waterproofings , and associated materials in the areas of work down to the structural slab. Allow engineer to review.	1	LS		\$5,000.00		\$1,755.00		\$2,595.00		\$2,890.00		\$2,040.00		\$3,200.00		
41	Hot Tub - Apply a VULKEM EWS waterproofing as per the optional attachments to the horizontal and vertical pool surfaces. Install a bond coat and Pebbletech.	1	LS		\$2,500.00		\$13,664.00		\$17,360.00		\$19,310.00		\$16,465.71		\$17,385.00		
42	Hot Tub - Replace the existing pool coping, tiles, and all other finishes to match the existing configuration. All lights, ladders, and other components to be repaired as needed.	1	LS		\$6,000.00		\$12,374.81		\$11,805.00		\$13,136.00		\$13,571.43		\$12,768.00		
Fountain Refinishing																	
43	Fountain - Remove and dispose of fountain toppings, finishes, waterproofings , and associated materials in the areas of work down to the structural slab. Allow engineer to review.	1	LS		\$6,000.00		\$4,122.50		\$5,603.00		\$6,237.00		\$3,900.00		\$6,752.00		
44	Fountain - Apply a VULKEM EWS waterproofing as per the optional attachments to the horizontal and vertical fountain surfaces. Install a bond coat.	1	LS		\$9,500.00		\$10,670.00		\$43,180.00		\$48,033.00		\$16,250.00		\$30,385.00		
45	Fountain - Replace the existing coping, tiles, and all other finishes to match the existing configuration. All lights, ladders, and other components to be repaired as needed.	1	LS		\$10,500.00		\$36,968.00		\$52,600.00		\$58,531.00		\$29,166.67		\$52,715.00		
Other																	
46	Performance and Payment Bond	1	LS		\$75,000.00		\$97,283.06		\$75,000.00		\$42,735.93		\$50,912.66		\$37,940.48		
47	079200 - Remove, replace, and install joint sealants to all of the sliding glass doors, windows, storefronts, and screen enclosure/rail interfaces: metal to metal.	1	LF		\$165,000.00		\$4,500.00		\$11.00		\$10.00		\$9.50		\$8.00		
48	Weather wall installation and removal	1	LF		\$55.00		\$175.00		\$55.00		\$65.00		\$85.00		\$115.00		
27A	Alternative to Line Item 27: Prime and paint as per Sherwin Williams specifications. Provide a new paint finish to match the existing color scheme; however, replace the two-tone paint system with a single uniform color.	1	LS		\$430,000.00		\$1,226,308.85		\$238,500.00		\$161,550.00		\$480,159.00		\$227,500.00		
29A	Alternative to Line Item 29: Install a cementitious decorative overlay system, such as Increte Single Component Spray-Deck by Euclid. The decorative overlay system shall honor all existing control joints, expansion joints, and construction joints in the substrate. The finished material shall be slip resistant when wet by having a dynamic coefficient of friction of at least 0.42	10,000	SF	\$12.00	\$120,000.00	\$9.00	\$90,000.00	\$12.00	\$120,000.00	\$10.00	\$100,000.00	\$10.50	\$105,000.00	\$11.75	\$117,500.00		

Legend	
too low	
too high	
other issue	

Altered Bid Analysis

				AG		Bengoa		CA Lindman		North Star		Restore		Structurally Sound	
				Base Bid											
Item No.	Item description	Quantity	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
Division 0 and 1 - Contracting and General Requirements															
1	General Conditions - all work not specifically referenced required to complete the scope of work.	1	LS	\$150,000.00		\$300,000.00		\$243,000.00		\$248,100.00		\$295,218.23		\$398,500.00	
2	Permitting Fees - paid by owner (no mark-up)	1	NA	\$0.00	at cost	\$0.00	at cost plus expediter fee	\$0.00	at cost	\$0.00	at cost	\$0.00	at cost	\$0.00	at cost
3	Mobilization	1	LS	\$150,000.00		\$40,000.00		\$182,500.00		\$95,000.00		\$79,481.83		\$100,000.00	
4	Temporary debris protection	1	LS	\$10,000.00		\$12,500.00		\$65,000.00		\$32,000.00		\$34,063.64		\$12,000.00	
5	Sound and mark horizontal, vertical, and overhead concrete or stucco locations in the area(s) of work. Allow engineer to review.	1	LS	\$25,000.00		\$33,076.00		\$48,000.00		\$0.00		\$0.00		\$51,040.00	
Division 2 - Existing Conditions															
6	Remove and dispose of balcony toppings, finishes, waterproofings , and associated materials in the areas of work down to the structural slab. Allow engineer to review.	5,500	SF	\$8.00	\$44,000.00	\$11.00	\$60,500.00	\$6.00	\$33,000.00	\$4.00	\$22,000.00	\$8.11	\$44,605.00	\$8.75	\$48,125.00
7	Remove and dispose of existing planter toppings, finishes, waterproofings and associated materials in the area of work down to the structural slab and stucco/concrete vertical surfaces. Allow engineer to review.	1	LS	\$2,250.00		\$2,303.00		\$3,250.00		\$3,900.00		\$19,457.00		\$7,500.00	
8	Remove and dispose of existing plaza and pool deck toppings, finishes, waterproofings and associated materials in the area of work down to the structural slab and stucco/concrete vertical surfaces. Allow engineer to review.	10,000	SF	\$9.00	\$90,000.00	\$11.50	\$115,000.00	\$6.00	\$60,000.00	\$8.00	\$80,000.00	\$10.46	\$104,600.00	\$8.63	\$86,300.00
Division 3 - Concrete															
9	030130 - Horizontal concrete repair, as directed by a structural engineer and as per ICRI guidelines	400	CF	\$420.00	\$168,000.00	\$250.00	\$100,000.00	\$240.00	\$96,000.00	\$390.00	\$156,000.00	\$375.00	\$150,000.00	\$345.00	\$138,000.00
10	030130 - Vertical concrete repair, as directed by a structural engineer and as per ICRI guidelines	75	CF	\$420.00	\$31,500.00	\$295.00	\$22,125.00	\$350.00	\$26,250.00	\$400.00	\$30,000.00	\$450.00	\$33,750.00	\$375.00	\$28,125.00
11	030130 - Overhead concrete repair, as directed by a structural engineer and as per ICRI guidelines	100	CF	\$480.00	\$48,000.00	\$350.00	\$35,000.00	\$395.00	\$39,500.00	\$410.00	\$41,000.00	\$465.00	\$46,500.00	\$395.00	\$39,500.00
12	030130 - Slab edge concrete repair, as directed by a structural engineer and as per ICRI guidelines	150	LF	\$160.00	\$24,000.00	\$150.00	\$22,500.00	\$225.00	\$33,750.00	\$135.00	\$20,250.00	\$195.00	\$29,250.00	\$140.00	\$21,000.00
13	030130 - Post pocket replacement/repair, as directed by a structural engineer and as per ICRI guidelines. The current amount of post pockets is based off the existing railings.	50	EA	\$90.00	\$4,500.00	\$70.00	\$3,500.00	\$65.00	\$3,250.00	\$45.00	\$2,250.00	\$95.00	\$4,750.00	\$75.00	\$3,750.00
14	030130 - Concrete crack repair with epoxy injection.	500	LF	\$65.00	\$32,500.00	\$45.00	\$22,500.00	\$75.00	\$37,500.00	\$75.00	\$37,500.00	\$95.00	\$47,500.00	\$95.00	\$47,500.00
15	030130 - Install flash patching, before waterproofing or coating applications begin, to promote positive drainage to drains and free edges. Do not flash patch to a feather edge.	5,550	SF	\$9.00	\$49,950.00	\$29.25	\$162,337.50	\$18.00	\$99,900.00	\$20.00	\$111,000.00	\$25.00	\$138,750.00	\$22.00	\$122,100.00
Division 7 - Thermal and Moisture Protection															
16	071416 - Apply a cold fluid-applied waterproofing membrane to planter horizontal and vertical surfaces. Include additional detailing at architectural cap finishes and railing locations (if applicable). A 20 year manufacturer's warranty is required.	1	LS	\$6,250.00		\$17,049.10		\$13,600.00		\$174,460.00		\$47,550.00		\$25,000.00	
17	071813 - Apply a pedestrian traffic waterproofing membrane to balcony top surfaces. Include additional detailing at sliding glass door, shutter, and railing locations (if applicable). Utilize the any system with a decorative overlay. A 5 year manufacturer's warranty is required. The desired finish is a knockdown finish.	5,500	SF	\$16.00	\$88,000.00	\$20.01	\$110,055.00	\$12.50	\$68,750.00	\$19.00	\$104,500.00	\$19.91	\$109,505.00	\$10.00	\$55,000.00
18	071800 - Apply a traffic waterproofing coating membrane to plaza and pool deck top surfaces. Include additional detailing at sliding glass door, shutter, and railing locations (if applicable). Utilize the Vulcken EWS traffic waterproofing coating system under tile. A 20 year manufacturer's warranty is required.	10,000	SF	\$28.00	\$280,000.00	\$25.29	\$252,900.00	\$31.00	\$310,000.00	\$25.00	\$250,000.00	\$24.23	\$242,300.00	\$29.00	\$290,000.00
19	079200 - Prepare existing hairline crack in existing concrete slabs and then route and seal with a joint sealant.	500	LF	\$25.00	\$12,500.00	\$6.55	\$3,275.00	\$12.00	\$6,000.00	\$20.00	\$10,000.00	\$12.00	\$6,000.00	\$12.50	\$6,250.00
20	079200 - Remove, replace, and install joint sealants to all of the perimeter joints to the cast stone moldings.	1	LS	\$32,200.00		\$3,581.40		\$28,500.00		\$3,000.00		\$3,800.00		\$19,200.00	
21	079200 - Remove, replace, and install joint sealants to all of the sliding glass doors, windows, storefronts, and screen enclosure/rail interfaces: stucco/concrete to metal.	1	LS	\$45,000.00		\$46,164.00		\$42,500.00		\$41,800.00		\$49,437.00		\$40,250.00	
22	079200 - Provide sealant to all unsealed building envelope penetrations, joints, or other locations necessary in the areas of work.	250	LF	\$6.00	\$1,500.00	\$6.00	\$1,500.00	\$8.00	\$2,000.00	\$10.00	\$2,500.00	\$6.00	\$1,500.00	\$10.00	\$2,500.00

Altered Bid Analysis

				AG		Bengoa		CA Lindman		North Star		Restore		Structurally Sound	
Division 9 - Finishes															
23	092400 - Stucco repair, up to 7/8" in thickness. This includes all necessary accessories besides metal lath.	10,920	SF	\$30.00	\$327,600.00	\$28.00	\$305,760.00	\$27.00	\$294,840.00	\$28.00	\$305,760.00	\$25.00	\$273,000.00	\$28.75	\$313,950.00
24	092400 - Stucco repair, up to 7/8" in thickness. This includes all necessary accessories including metal lath.	10	SF	\$30.00	\$300.00	\$55.00	\$550.00	\$35.00	\$350.00	\$38.00	\$380.00	\$35.00	\$350.00	\$32.50	\$325.00
25	092400 - Excessive stucco repair, up to 1.5" in thickness. This includes all necessary accessories.	500	SF	\$38.00	\$19,000.00	\$75.00	\$37,500.00	\$45.00	\$22,500.00	\$50.00	\$25,000.00	\$45.00	\$22,500.00	\$35.00	\$17,500.00
26	099600 - Install a high-performance coating to the interstitial space top surfaces and limited vertical surfaces (turn up). Include additional details at plumbing equipment, drains, mechanical equipment, electrical equipments, and penetration locations (if applicable).	210	SF	\$38.00	\$7,980.00	\$30.00	\$6,300.00	\$10.00	\$2,100.00	\$30.00	\$6,300.00	\$27.50	\$5,775.00	\$25.00	\$5,250.00
27A	Alternative to Line Item 27: Prime and paint as per Sherwin Williams specifications. Provide a new paint finish to match the existing color scheme; however, replace the two-tone paint system with a single uniform color.	1	LS	\$430,000.00		\$1,226,508.85		\$238,500.00		\$161,550.00		\$480,159.00		\$227,500.00	
Additional Work															
28	Plaza and Pool Deck - Remove, discard, and replace the existing drains and associated piping up to a coupling point within 12". New drains to be the same diameter as previously existing. Verify existing drain diameters in the field. Provide coupling at existing plumbing system. All work to be in compliance with FBC 2023.	18	EA	\$3,500.00	\$63,000.00	\$1,850.00	\$33,300.00	\$2,900.00	\$52,200.00	\$4,100.00	\$73,800.00	\$2,128.56	\$38,314.08	\$3,150.00	\$56,700.00
29A	Alternative to Line Item 29: Install a cementitious decorative overlay system, such as Increte Single Component Spray-Deck by Euclid. The decorative overlay system shall honor all existing control joints, expansion joints, and construction joints in the substrate. The finished material shall be slip resistant when wet by having a dynamic coefficient of friction of at least 0.42.	10,000	SF	\$12.00	\$120,000.00	\$9.00	\$90,000.00	\$12.00	\$120,000.00	\$10.00	\$100,000.00	\$10.50	\$105,000.00	\$11.75	\$117,500.00
30	Pour/apply flowable fill in areas of undermining/excavation along and underneath the structure. Include basic forming to control overflow.	100	CF	\$600.00	\$60,000.00	\$235.00	\$23,500.00	\$100.00	\$10,000.00	\$35.00	\$3,500.00	\$46.67	\$4,667.00	\$85.00	\$8,500.00
31	Shoring plans/designs. Provide signed and sealed drawings and calculations. Allow engineer to review the drawings and calculations. Shoring designs will be required for repairs to balcony concrete slabs, garage concrete beams, garage concrete slabs, garage concrete joists, and garage concrete columns.	1	LS	\$15,000.00		\$5,000.00		\$20,000.00		\$10,000.00		\$5,000.00		\$10,000.00	
32	Installation of necessary shoring for repairs to balcony concrete slabs, garage concrete beams, garage concrete slabs, garage concrete joists, and garage concrete columns. This includes all shoring accessories/materials such as plywood, wood, stringers, fasteners, plates, etc.	1	LS	\$25,000.00		\$8,500.00		\$20,000.00		\$25,000.00		\$20,000.00		\$10,000.00	
33	Demolish and/or remove, dispose, and replace damaged precast balustrade. Provide onsite mock up of balustrade installation. Color and texture to be approved by Owner. Installation shall be in accordance with shop drawings.	10	EA	\$75.00	\$750.00	\$2,500.00	\$25,000.00	\$325.00	\$3,250.00	\$200.00	\$2,000.00	\$428.57	\$4,285.70	\$2,500.00	\$25,000.00
34	Shop drawings and submittals prepared and signed and sealed by a licensed professional engineer in the state of Florida. Shop drawings and submittals to include material data, manufacturer's shop details including profiles, cross-sections, reinforcement, exposed facets, arrangement of joints, anchoring methods, anchors, and engineering calculations that prove compliance with FBC 2023.	1	LS	\$10,000.00		\$5,000.00		\$5,169.00		\$7,500.00		\$5,000.00		\$10,000.00	
Pool Refinishing															
37	Pool - Remove and dispose of pool toppings, finishes, waterproofings , and associated materials in the areas of work down to the structural slab. Allow engineer to review.	1	LS	\$12,500.00		\$11,100.00		\$12,331.00		\$13,725.00		\$10,527.00		\$15,120.00	
38	Pool - Apply a VULKEM EWS waterproofing as per the optional attachments to the horizontal and vertical pool surfaces. Install a bond coat and Pebbletech.	1	LS	\$17,500.00		\$74,636.00		\$77,222.00		\$85,890.00		\$73,600.71		\$86,498.00	
39	Pool - Replace the existing pool coping, tiles, and all other finishes to match the existing configuration. All lights, ladders, and other components to be repaired as needed.	1	LS	\$45,000.00		\$36,696.00		\$66,376.00		\$73,860.00		\$45,000.00		\$65,816.00	

Altered Bid Analysis

				AG	Bengoa		CA Lindman	North Star		Restore		Structurally Sound			
Hot Tub Refinishing															
40	Hot Tub - Remove and dispose of pool toppings, finishes, waterproofings, and associated materials in the areas of work down to the structural slab. Allow engineer to review.	1	LS	\$5,000.00		\$1,755.00		\$2,595.00		\$2,890.00		\$2,040.00	\$3,200.00		
41	Hot Tub - Apply a VULKEM EWS waterproofing as per the optional attachments to the horizontal and vertical pool surfaces. Install a bond coat and Pebbletech.	1	LS	\$2,500.00		\$13,664.00		\$17,360.00		\$19,310.00		\$16,465.71	\$17,385.00		
42	Hot Tub - Replace the existing pool coping, tiles, and all other finishes to match the existing configuration. All lights, ladders, and other components to be repaired as needed.	1	LS	\$6,000.00		\$12,374.81		\$11,805.00		\$13,136.00		\$13,571.43	\$12,768.00		
Fountain Refinishing															
43	Fountain - Remove and dispose of fountain toppings, finishes, waterproofings, and associated materials in the areas of work down to the structural slab. Allow engineer to review.	1	LS	\$6,000.00		\$4,122.50		\$5,603.00		\$6,237.00		\$3,900.00	\$6,752.00		
44	Fountain - Apply a VULKEM EWS waterproofing as per the optional attachments to the horizontal and vertical fountain surfaces. Install a bond coat.	1	LS	\$9,500.00		\$10,670.00		\$43,180.00		\$48,033.00		\$16,250.00	\$30,385.00		
45	Fountain - Replace the existing coping, tiles, and all other finishes to match the existing configuration. All lights, ladders, and other components to be repaired as needed.	1	LS	\$10,500.00		\$36,968.00		\$52,600.00		\$58,531.00		\$29,166.67	\$52,715.00		
Total Base Bid Cost				\$2,488,280.00		\$3,334,771.16		\$2,520,231.00		\$2,507,662.00		\$2,662,590.00	\$2,634,504.00		
Schedule															
Mobilization (calendar days)				10		14		21		21		30	15		
Completion of Base Bid (calendar days)				360		548		395		525		480	420		
Estimated Start				Based on Permit Issuance		TBD		Year 2026		6/1/26		TBD	4/21/26		
Time and Material Work															
Project Manager (\$/hr)				\$ 120.00		\$ 150.00		\$ 145.00		\$ 110.00		\$ 115.00	\$ 100.00		
Project Supervisor (\$/hr)				\$ 45.00		\$ 110.00		\$ 140.00		\$ 90.00		\$ 105.00	\$ 85.00		
Skilled Labor (\$/hr)				\$ 38.00		\$ 85.00		\$ 135.00		\$ 85.00		\$ 75.00	\$ 75.00		
Unskilled Labor (\$/hr)				\$ 30.00		\$ 79.00		\$ 95.00		\$ 75.00		\$ 75.00	\$ 65.00		
Material Cost Markup (%)				10%		20%		20%		20%		20%	25%		
Engineer's Recommendations of Project Budgeting															
Performance and Payment Bond				\$75,000.00		\$97,283.06		\$ 75,000.00		\$ 42,735.93		\$ 50,912.66	\$ 39,517.56		
Permit Allowance (3%)				\$ 74,648.40		\$ 100,043.13		\$ 75,606.93		\$ 75,229.86		\$ 79,877.70	\$ 79,035.12		
Project Management by Others (5%)				\$ 124,414.00		\$ 166,738.56		\$ 126,011.55		\$ 125,383.10		\$ 133,129.50	\$ 131,725.20		
Construction Contingency (20%)				\$ 497,656.00		\$ 666,954.23		\$ 504,046.20		\$ 501,532.40		\$ 532,518.00	\$ 526,900.80		
Construction Admin/Observation (10%)				\$ 248,828.00		\$ 333,477.12		\$ 252,023.10		\$ 250,766.20		\$ 266,259.00	\$ 263,450.40		
Total Cost				\$3,508,826.40		\$4,699,267.26		\$3,552,918.78		\$3,503,309.49		\$3,725,286.86	\$3,675,133.08		
Comments				Line item 30, total base bid cost, and line item 47 - Math error		Several qualifications that would result in an increase in cost		Price was listed for line item 2 and was removed. Was 3% also.		Line item 27A too low.					
				Summer Pools, Inc. listed for aquatic work.		No subcontractor listed for aquatic work.		No subcontractor listed for aquatic work.		Spado Pools for aquatic subcontractor		Imperium Surfaces LLC for aquatic subcontractor	Andelson Construction for aquatic subcontractor		
Please note that in this version of the scope of work the performance and payment bond cost and schedules are subject to change															
Options															
Item No.	Item description	Quantity	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total		
Balcony Finishes															
35	071813 - Apply a pedestrian traffic waterproofing membrane to balcony top surfaces. Include additional detailing at sliding glass door, shutter, and railing locations (if applicable). Utilize the any system with a decorative overlay. A 5 year manufacturer's warranty is required. The desired finish is a tile-like finish.	5,500	SF	\$16.00	\$88,000.00	\$23.52	\$129,360.00	\$16.00	\$88,000.00	\$20.00	\$110,000.00	\$22.91	\$126,005.00	\$9.10	\$50,050.00
36	071813 - Apply a pedestrian traffic waterproofing membrane to balcony top surfaces. Include additional detailing at sliding glass door, shutter, and railing locations (if applicable). Utilize the any system with a decorative overlay. A 5 year manufacturer's warranty is required. The desired finish is a smooth finish.	5,500	SF	\$16.00	\$88,000.00	\$20.77	\$114,235.00	\$12.50	\$68,750.00	\$20.00	\$110,000.00	\$20.91	\$115,005.00	\$9.10	\$50,050.00
Other															
46	Performance and Payment Bond	1	LS	\$75,000.00		\$97,283.06		\$75,000.00		\$42,735.93		\$50,912.66		\$39,517.56	
47	079200 - Remove, replace, and install joint sealants to all of the sliding glass doors, windows, storefronts, and screen enclosure/rail interfaces: metal to metal.	1	LF	\$165,000.00		\$4,500.00		\$11.00		\$10.00		\$9.50		\$8.00	
48	Weather wall installation and removal	1	LF	\$55.00		\$175.00		\$55.00		\$65.00		\$85.00		\$115.00	
27	Prime and paint as per Sherwin Williams specifications. Provide a new paint finish to match the existing color scheme including the existing two-tone paint system.	1	LS	\$490,000.00		\$1,226,508.85		\$542,000.00		\$195,550.00		\$634,104.00		\$405,500.00	

Altered Bid Analysis

				AG		Bengoa		CA Lindman		North Star		Restore		Structurally Sound	
29	Install a minimum 12" x 12" x 1/4" thick ceramic tile in thinset. Thinset as per NOA 23-0614.04 Table 2. Thinset to be MULTIMAX LITE by Laticrete. Grout to be SPECTRALOCK 1 PRE-MIXED GROUT by Laticrete. Grout joints shall be a minimum of 1/16" and must comply with the TCNA Handbook and ANSI 108.02. The tile material shall be slip resistant when wet by having a dynamic coefficient of friction of at least 0.42. Tile material to be supplied by the Owner.	10,000	SF	\$19.00	\$190,000.00	\$20.00	\$200,000.00	\$22.00	\$220,000.00	\$19.00	\$190,000.00	\$17.86	\$178,600.00	\$12.50	\$125,000.00

Legend	
too low	
too high	
other issue	



Ivete Pasini <ivete.pasini@gmail.com>

Surfside Palms Bid Submission - A.G. Contractors Corp

1 message

AG Contractors Corp - Admin <agcontractors5@gmail.com>

Wed, Mar 11, 2026 at 3:56 PM

To: Myles@infiniteengineering.net, Angel Del Guercio <angeldelguercio@gmail.com>

Cc: ivete.pasini@gmail.com, castroHUDSON@aol.com, tomhdc@aol.com, Oneisy Leiva <agcontractors3@gmail.com>, Armando Sera <director@agcontractorscorp.com>

Good afternoon, Mr. Myles and Mr. Angel,

Please kindly accept our Bid Submission for the Surfside Palms Restoration Project.

[A.G. CONTRATORS CORP - SURFSIDE PALMS CONDO. ASSOC., INC. BID](#)

Thank you for the opportunity and we look forward to your feedback.

Best regards,

Brenda Lemus

Permit and Admin Assistant

Office: 305-406-1312

2356 W 8th Court

Hialeah, FL 33010

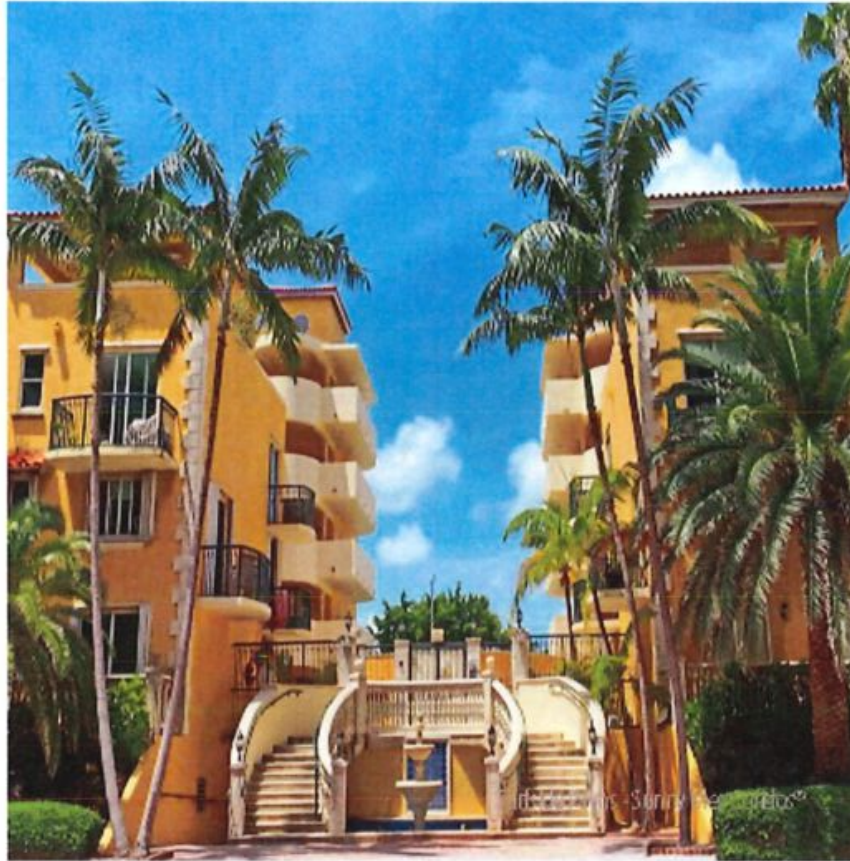


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Infinite Engineering Project Manual



Surfside Palms Condominium Association, Inc.

8888 Collins Avenue

Surfside, Florida 33154

Restoration Project

Issue Date: 1/26/26 – Revised 3/2/26



Myles J Harris Digitally signed
by Myles J Harris
Date: 2026.03.02
15:57:55 -05'00'

This document has been digitally signed and sealed by Myles Harris, PE on the date adjacent to the seal.

Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Myles Harris, PE, SI Limited

Florida License No. 91630



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SECTION 001116 – INVITATION TO BID

PART 1 – GENERAL

1.01 General

Dear Ladies and Gentlemen,

You are kindly invited to bid on the Restoration Project located at:

Surfside Palms Condominium Association, Inc.

8888 Collins Avenue

Surfside, FL 33154

The pre-bid meeting, which will be held on site, is set for:

9:00 AM Friday February 6, 2026

Bids will be due to the Owner and Engineer no later than:

5:00 PM Wednesday March 11, 2026

Please utilize the project manual and the corresponding drawings during the bidding process.
Kindly inform the Owner and Engineer of your intention to attend and bid.

END OF SECTION

SECTION 002113 – INSTRUCTIONS TO BIDDERS

PART 1 – GENERAL

1.01 Project and Description of Buildings

A. Project Location:

Surfside Palms Condominium Association, Inc.
Restoration Project
8888 Collins Avenue
Surfside, Florida 33154

B. Descriptions of Buildings:

The Surfside Palms Condominium property consists of two 5-story residential condominium building with approximately 55 units, ground level parking, and an elevated swimming pool with a pool deck. According to the Miami Dade County Property Appraiser, the building was constructed in 2000.

The two 5-story residential buildings are constructed of deep pile foundations with cast-in-place pile caps. Ascending through the buildings, the structures appeared to be comprised of cast-in-place reinforced concrete columns, beams, and traditionally reinforced floor slabs. In-fill walls consisted of concrete masonry unit (CMU) construction and were used throughout various locations within the buildings. The main roof slabs are covered with a built-up modified bitumen system overlain with silicone roof coating. The exterior walls were finished on the outside with stucco and coated with paint. The balconies had aluminum railings, and slabs finished with waterproofing and/or tile.

The pool structure is constructed of shallow foundations with cast-in-place reinforced concrete columns, beams, and traditionally reinforced floor slabs.

The gazebo roofs are constructed of timber framing, plywood sheathing, and covered with roof tiles.

1.02 Owner

Surfside Palms Condominium Association, Inc.
c/o Mr. Angel Del Guercio, President
8888 Collins Avenue
Surfside, Florida 33154
Email: angeldelguercio@gmail.com

Surfside Palms Condominium Association, Inc. – Restoration Project
Division 0 Specifications

Telephone: 305-861-0242

1.03 Engineer

Infinite Engineering Group, LLC
c/o Myles Harris, PE, SI Limited
818 SE 4th St #204
Fort Lauderdale, Florida 33301
Email: myles@infiniteengineering.net
Telephone: 904-654-8802

1.04 Qualifications of Bidders

- A. Bidder shall be a current and licensed Florida General Contractor.
- B. Bidder shall be licensed and qualified at the time of bid submission to perform the scope of work in Florida and with the authority having jurisdiction.
- C. Bidders shall be insured as required by the General Conditions, specification section 007200.
- D. Bidder shall be experienced in projects similar to the Project and by submitting a bid for this project, acknowledges their satisfactory experience and means to perform the scope of work.
- E. By submitting a bid, Bidder authorizes Owner and/or Engineer to investigate, by any means Owner deems necessary, the Bidder's competency and financial ability to complete the scope of work.
- F. Bids shall be valid as submitted for at least thirty (30) calendar days from the date bids are due.
- G. Bidder shall be an approved applicator of each product to be utilized and shall inform the Owner and Engineer as soon as reasonably practicable if Bidder is not an approved applicator of any products.

1.05 Site Examination

- A. Bidder shall visit the project location prior to the submittal of their Bid to examine the site and provide Bidder's own verification and assessment.
- B. To the extent reasonably possible, Bidder is responsible for verifying existing conditions, dimensions, and site logistics.

1.06 Laws and Regulations

- A. All applicable federal laws, local laws, municipal ordinances, and the rules and regulations of all authorities having jurisdiction over the project location and scope of work of the project shall apply to the project documents throughout and they will be included in the Contract the same as if written out in their entirety.

1.07 Withdrawal of Bids

- A. Bids may be withdrawn by written or electronic requested by the Bidder provided that such a request is received by Owner and Engineer prior to the bid due date contained within specification section 001116.

1.08 Rejections of Bids

- A. Owner reserves the right to reject a bid if the rejection of a bid is in the best interest of the Owner.

1.09 Award of Contract

- A. Owner will award the contract to a Bidder.
- B. Once the contract has been awarded, Bidder shall execute an AIA A101, AIA A107, or another provided contractual document, provided by Owner.
- C. Contractor to negotiate and execute the provided contractual document in good faith and as soon as practicable.

END OF SECTION

SECTION 004100 – BID FORMS

PART 1 – GENERAL

1.01 General Notes

- A. The following bid is furnished for complete execution of the scope of work as defined in the Project Manual. By signing this document, Bidder acknowledges that they have reviewed and understands the requirements of the Project Manual, specifications, and drawings, familiarized themselves with the existing conditions of the site, the Bidder is qualified to meet the requirements of the Project Manual, specifications, and drawings, and proposes to provide all labor, materials, equipment, necessary supervision, personnel, services, transportation services, and all other necessary labor or materials required to complete the scope of work. It is the Bidder's responsibility to verify all field measurements, takeoffs, and existing conditions on site (to the extent reasonably possible).

B. Project:

Surfside Palms Condominium Association, Inc.
Restoration Project
8888 Collins Avenue
Surfside, Florida 33154

Base Bid					
Item No.	Item description	Quantity	Unit	Unit Price	Total
Division 0 and 1 - Contracting and General Requirements					
1	General Conditions - all work not specifically referenced required to complete the scope of work.	1	LS	\$ 150,000.00	
2	Permitting Fees - paid by owner (no mark-up)	1	NA	\$ -	
3	Mobilization	1		\$ 150,000.00	
4	Temporary debris protection	1	LS	\$ 10,000.00	
5	Sound and mark horizontal, vertical, and overhead concrete or stucco locations in the area(s) of work. Allow engineer to review.	1	LS	\$ 25,000.00	
Division 2 - Existing Conditions					
6	Remove and dispose of balcony toppings, finishes, waterproofings , and associated materials in the areas of work down to the structural slab. Allow engineer to review.	5,500	SF	\$ 8.00	\$ 44,000.00
7	Remove and dispose of existing planter toppings, finishes, waterproofings and associated materials in the area of work down to the structural slab and stucco/concrete vertical surfaces. Allow engineer to review.	1	LS	\$ 2,250.00	
8	Remove and dispose of existing plaza and pool deck toppings, finishes, waterproofings and associated materials in the area of work down to the structural slab and stucco/concrete vertical surfaces. Allow engineer to review.	10,000	SF	\$ 9.00	\$ 9,000.00
Division 3 - Concrete					

9	030130 - Horizontal concrete repair, as directed by a structural engineer and as per ICRI guidelines	400	CF	\$ 420.00	\$ 168,000.00
10	030130 - Vertical concrete repair, as directed by a structural engineer and as per ICRI guidelines	75	CF	\$ 420.00	\$ 31,500.00
11	030130 - Overhead concrete repair, as directed by a structural engineer and as per ICRI guidelines	100	CF	\$ 480.00	\$ 48,000.00
12	030130 - Slab edge concrete repair, as directed by a structural engineer and as per ICRI guidelines	150	LF	\$ 160.00	\$ 24,000.00
13	030130 - Post pocket replacement/repair, as directed by a structural engineer and as per ICRI guidelines. The current amount of post pockets is based off the existing railings.	50	EA	\$ 90.00	\$ 500.00
14	030130 - Concrete crack repair with epoxy injection.	500	LF	\$ 65.00	\$ 32,500.00
15	030130 - Install flash patching, before waterproofing or coating applications begin, to promote positive drainage to drains and free edges. Do not flash patch to a feather edge.	5,550	SF	\$ 9.00	\$ 49,500.00
Division 7 - Thermal and Moisture Protection					
16	071416 - Apply a cold fluid-applied waterproofing membrane to planter horizontal and vertical surfaces. Include additional detailing at architectural cap finishes and railing locations (if applicable). A 20 year manufacturer's warranty is required.	1	LS	\$	6,250.00

17	071813 - Apply a pedestrian traffic waterproofing membrane to balcony top surfaces. Include additional detailing at sliding glass door, shutter, and railing locations (if applicable). Utilize the any system with a decorative overlay. A 5 year manufacturer's warranty is required. The desired finish is a knockdown finish.	5,500	SF	\$ 16.00	\$ 88,000.00
18	071800 - Apply a traffic waterproofing coating membrane to plaza and pool deck top surfaces. Include additional detailing at sliding glass door, shutter, and railing locations (if applicable). Utilize the Vulkem EWS traffic waterproofing coating system under tile. A 20 year manufacturer's warranty is required.	10,000	SF	\$ 28.00	\$ 280,000.00
19	079200 - Prepare existing hairline crack in existing concrete slabs and then route and seal with a joint sealant.	500	LF	\$ 25.00	\$ 12,500.00
20	079200 - Remove, replace, and install joint sealants to all of the perimeter joints to the cast stone moldings.	1	LS	\$ 32,200.00	
21	079200 - Remove, replace, and install joint sealants to all of the sliding glass doors, windows, storefronts, and screen enclosure/rail interfaces: stucco/concrete to metal.	1	LS	\$45,000.00	
22	079200 - Provide sealant to all unsealed building envelope penetrations, joints, or other locations necessary in the areas of work.	250	LF	\$ 6.00	\$ 1,500.00
Division 9 - Finishes					

23	092400 - Stucco repair, up to 7/8" in thickness. This includes all necessary accessories besides metal lath.	10,920	SF	\$ 30.00	\$ 327,600.00
24	092400 - Stucco repair, up to 7/8" in thickness. This includes all necessary accessories including metal lath.	10	SF	\$ 30.00	\$ 19,000.00
25	092400 - Excessive stucco repair, up to 1.5" in thickness. This includes all necessary accessories.	500	SF	\$ 38.00	\$ 19,000.00
26	099600 - Install a high-performance coating to the interstitial space top surfaces and limited vertical surfaces (turn up). Include additional details at plumbing equipment, drains, mechanical equipment, electrical equipments, and penetration locations (if applicable).	210	SF	\$ 38.00	\$ 7,980.00
27	Prime and paint as per Sherwin Williams specifications. Provide a new paint finish to match the existing color scheme including the existing two-tone paint system.	1	LS	\$430,000.00	
28	Plaza and Pool Deck - Remove, discard, and replace the existing drains and associated piping up to a coupling point within 12". New drains to be the same diameter as previously existing. Verify existing drain diameters in the field. Provide coupling at existing plumbing system. All work to be in compliance with FBC 2023.	18	EA	\$ 3,500.00	\$ 63,000.00

29	Install a minimum 12" x 12" x 1/4" thick ceramic tile in thinset. Thinset as per NOA 23-0614.04 Table 2. Thinset to be MULTIMAX LITE by Laticrete. Grout to be SPECTRALOCK 1 PRE-MIXED GROUT by Laticrete. Grout joints shall be a minimum of 1/16" and must comply with the TCNA Handbook and ANSI 108.02. The tile material shall be slip resistant when wet by having a dynamic coefficient of friction of at least 0.42. Tile material to be supplied by the Owner.	10,000	SF	\$ 19.00	\$ 190,000.00
30	Pour/apply flowable fill in areas of undermining/excavation along and underneath the structure. Include basic forming to control overflow.	100	CF	\$ 600.00	\$ 6,000.00
31	Shoring plans/designs. Provide signed and sealed drawings and calculations. Allow engineer to review the drawings and calculations. Shoring designs will be required for repairs to balcony concrete slabs, garage concrete beams, garage concrete slabs, garage concrete joists, and garage concrete columns.	1	LS	\$	15,000.00
32	Installation of necessary shoring for repairs to balcony concrete slabs, garage concrete beams, garage concrete slabs, garage concrete joists, and garage concrete columns. This includes all shoring accessories/materials such as plywood, wood, stringers, fasteners, plates, etc.	1	LS	\$	25,000.00

33	Demolish and/or remove, dispose, and replace damaged precast balustrade. Provide onsite mock up of balustrade installation. Color and texture to be approved by Owner. Installation shall be in accordance with shop drawings.	10	EA	\$ 75.00	\$ 750.00
34	Shop drawings and submittals prepared and signed and sealed by a licensed professional engineer in the state of Florida. Shop drawings and submittals to include material data, manufacturer's shop details including profiles, cross-sections, reinforcement, exposed facets, arrangement of joints, anchoring methods, anchors, and engineering calculations that prove compliance with FBC 2023.	1	LS	\$	10,000.00
Total Base Bid Cost				\$	2,385,330.00

Options

Item No.	Item description	Quantity	Unit	Unit Price	Total
Balcony Finishes					
35	071813 - Apply a pedestrian traffic waterproofing membrane to balcony top surfaces. Include additional detailing at sliding glass door, shutter, and railing locations (if applicable). Utilize the any system with a decorative overlay. A 5 year manufacturer's warranty is required. The desired finish is a tile-like finish.	5,500	SF	\$ 16.00	\$ 88,000.00

36	071813 - Apply a pedestrian traffic waterproofing membrane to balcony top surfaces. Include additional detailing at sliding glass door, shutter, and railing locations (if applicable). Utilize the any system with a decorative overlay. A 5 year manufacturer's warranty is required. The desired finish is a smooth finish.	5,500	SF	\$ 16.00	\$ 88,000.00
Pool Refinishing					
37	Pool - Remove and dispose of pool toppings, finishes, waterproofings , and associated materials in the areas of work down to the structural slab. Allow engineer to review.	1	LS	\$	12,500.00
38	Pool - Apply a VULKEM EWS waterproofing as per the optional attachments to the horizontal and vertical pool surfaces. Install a bond coat and Pebbletech.	1	LS	\$	17,500.00
39	Pool - Replace the existing pool coping, tiles, and all other finishes to match the existing configuration. All lights, ladders, and other components to be repaired as needed.	1	LS	\$	45,000.00
Hot Tub Refinishing					
40	Hot Tub - Remove and dispose of pool toppings, finishes, waterproofings , and associated materials in the areas of work down to the structural slab. Allow engineer to review.	1	LS	\$	5,000.00
41	Hot Tub - Apply a VULKEM EWS waterproofing as per the optional attachments to the horizontal and vertical pool surfaces. Install a bond coat and Pebbletech.	1	LS	\$	2,500.00

42	Hot Tub - Replace the existing pool coping, tiles, and all other finishes to match the existing configuration. All lights, ladders, and other components to be repaired as needed.	1	LS	\$	6,000.00
Fountain Refinishing					
43	Fountain - Remove and dispose of fountain toppings, finishes, waterproofings , and associated materials in the areas of work down to the structural slab. Allow engineer to review.	1	LS	\$	6,000.00
44	Fountain - Apply a VULKEM EWS waterproofing as per the optional attachments to the horizontal and vertical fountain surfaces. Install a bond coat.	1	LS	\$	9,500.00
45	Fountain - Replace the existing coping, tiles, and all other finishes to match the existing configuration. All lights, ladders, and other components to be repaired as needed.	1	LS	\$	10,500.00
Other					
46	Performance and Payment Bond	1	LS	\$	75,000.00
47	079200 - Remove, replace, and install joint sealants to all of the sliding glass doors, windows, storefronts, and screen enclosure/rail interfaces: metal to metal.	1	LF	\$	165,000.00
48	Weather wall installation and removal	1	LF	\$	55.00
27A	Alternative to Line Item 27: Prime and paint as per Sherwin Williams specifications. Provide a new paint finish to match the existing color scheme; however, replace the two-tone paint system with a single uniform color.	1	LS	\$	490,000.00

29A	Alternative to Line Item 29: Install a cementitious decorative overlay system, such as Increte Single Component Spray-Deck by Euclid. The decorative overlay system shall honor all existing control joints, expansion joints, and construction joints in the substrate. The finished material shall be slip resistant when wet by having a dynamic coefficient of friction of at least 0.42.	10,000	SF	\$ 12.00	\$ 120,000.00
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1.04 Schedule

- A. After the permit issuance date, the contractor will mobilize (perform mobilization) for the base bid work within 10 calendar days.
- B. After mobilization has been completed, the contractor will be substantially completed with the base bid work within 300 calendar days.
- C. The contractor's projected start date is based upon permit issuance.

1.05 Time and Material Work

- A. Only when authorized in writing by both Owner and Engineer, Time and Material Work will be performed and based on the following unit rates for work added:
 - 1. Project Manager \$ 120 per hour
 - 2. Project Supervisor \$ 45 per hour
 - 3. Skilled Labor \$ 38 per hour
 - 4. Unskilled Labor \$ 30 per hour
 - 5. Material Cost Markup 10 %

1.06 Subcontractors

- A. The following subcontractors will be utilized by Bidder:
 - 1. Subcontractor 1:
 - 2. Subcontractor 2:
 - 3. Subcontractor 3:
 - a. Note: Please include legal entity name, address, and contact number for each subcontractor.

1.07 References

- A. Provide at least three reference projects with similar scope(s) of work and size of project. Provide all client, property, or contractor contact information, the address of the project, and further information illustrating the work performed.

1.08 Certificate of Insurance

- A. Provide copies and/or sample certificates of general liability and worker's compensation insurances and Owner added as additional insured where applicable/required.

1.09 Pre-Conditions

- A. Contractor shall videotape or photograph and document all site conditions such as roofing conditions, exterior wall conditions, landscaping conditions, electrical connection

conditions, interior surfaces, vehicle traffic areas, etc. that might be interpreted as having been damaged by Contractor.

1.10 Warranty

- A. Provide a 5-year warranty against workmanship of the Contractor. Contractor shall furnish Certificates of Warranty stating all work and materials have been applied in accordance with the applicable manufacturer's publications, instructions, and data sheets.
- B. As indicated in each individual specification or as indicated in the base bid tabulation, contractor shall provide manufacturer warranties for the required durations.

1.11 Clarifications and Qualifications

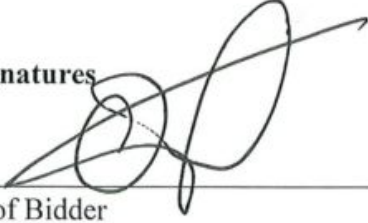
- A. Contractor will provide any and all clarifications and/or qualifications attached to the bid forms.

1.12 Other Requirements or Provisions

- A. The Owner has indicated the requested contractual start date for mobilization to be ASAP.
- B. The Owner has requested a draft contract be submitted with each bid.

Surfside Palms Condominium Association, Inc. – Restoration Project – Revised
Division 0 Specifications

1.13 Signatures



Signature of Bidder

Oneisy Leiva

Printed Name

President of A.G. Contractors Corp .

Job Title

Chester Rosar Guyon

Legal Name of Contractor

CGC1504445

General Contractor License Number

03/11/2026.

Date of Execution

END OF SECTION



Ivete Pasini <ivete.pasini@gmail.com>

Surfside Palms - proposal # 26-021

1 message

Alain Espinosa <aespinosa@rcg-us.com>

Wed, Mar 11, 2026 at 2:49 PM

To: "IVETE.PASINI" <IVETE.PASINI@gmail.com>, Angel Del Guercio <angeldelguercio@gmail.com>, Building Trade <buildingtradesales@gmail.com>

Cc: Myles Harris <Myles@infiniteengineering.net>, Norge Arnaiz <norgea@rcg-us.com>

Good afternoon,

Hope this e-mail finds all of you well, please find attached our proposal and A305 for your review and consideration.

Thank you for this opportunity!

Alain Espinosa - Business Development

Restore Construction Group, Inc.

2411 SW 58 Terrace | West Park, FL 33023

P: (954) 985-5353 | F: 954-985-5356 C: (954) 729-6310

aespinosa@rcg-us.com | www.rcg-us.com



High Rise Specialists



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2 attachments

 **Proposal 26-021 Final.pdf**
1713K

 **A305-2020- Surfside Palms.pdf**
5959K

March 11, 2026

PROPOSAL# 26-021

PROPOSAL/CONTRACT

Surfside Palms Condo Assoc, Inc
C/o: Angel Del Guercio – President
8888 Collins Ave
Surfside, FL 33154
P: 305-861-0242
E: angelodelguercio@gmail.com

RE: Restoration Project

Restore Construction Group, Inc. ("Contractor"), a Florida Corporation, submits the proposed Contract to **Surfside Palms Condominium Association, Inc** ("Customer") at **8888 Collins Ave Surfside, FL 33154** to perform services and to provide services described under "Scope of Work" below ("the Work") Restore Construction Group, Inc. will provide the following:

SCOPE OF WORK

- Mobilize project to perform referenced Scope of Work including all necessary materials, tools, equipment, protection, labor and supervision.
- All work to be performed per **Infinite Engineering Group, Inc** Specifications dated **January 26, 2026** Specification manual of the **One Hundred & Forty-Six (146) Page** inspection -engineering- construction document with **Fourteen (14) Drawings**.
- Demobilize and clean work area.

See Attached Bid Form

NOTE: If proposal is itemized for your review, values are based on performing all items as one project. If any one item is rejected, all pricing will be subject to change.

ENGINEERING AND PERMIT FEES

All permits (Right of Way, Maintenance of Traffic, including overhead protection, testing of any hazardous materials, parking meters, and Building) will be billed at cost + \$800.00 expediting fee + 20% margin per service, or permit.

PAYMENT TERMS

We require Mobilization, Permits, General Condition and Bond Fees upon Contract signing. A 30% material deposit including paint is due on all specialty order items. Progress payments are due as invoiced and the balance due upon completion. If payment is not received in the allotted time frame, a 1.5% monthly late fee will apply until paid.

CONTRACTORS PROVISIONS

The following provisions shall be considered as part of our bid proposal and take priority over any language in the bid documents that deviate from these conditions. For repair items in bid list where repair pricing is requested on a "unit of measure" basis, the following applies unless otherwise specified in the engineer's specifications:

- Partial deck repair; includes up to a maximum 3" depth.
- Overhead repair; includes up to a maximum 3" depth.
- Edge repair; includes up to a maximum of 8" back into slab.
- Column/ wall / beam repairs; includes up to a maximum 3" depth.
- Stucco replacement; includes up to a maximum 3/4" depth repair.
- Minimum quantity per repair location of 1.0 SF/CF/EA.
- All repairs over 1.0 SF/CF/EA to be rounded **up** to the nearest 0.5 SF/CF/EA.
- Minimum charge for T&M work of 4.0-mhrs per technician.
- Daily labor totals to include portal-to-portal driving time.
- Minimum charge for T&M equipment rental of 1.0 days.

As per EPA Guidelines, this contractor is obligated to test any surfaces in the work area for lead. Should the testing come back positive for lead or any other harmful contaminants, the cost of remedial work is not included in this proposal.

If Applicable: Please note that the unit prices are based upon estimated quantities which could vary significantly plus or minus, except Lump Sum Items. Concrete repair is to be performed in accordance with ICRI standards and recommendations. Restore Construction Group, Inc. cannot be held responsible for any items broken or damaged due to vibration or any water intrusions. The owner is to provide water and electric at no cost to the Contractor. The Contractor will not be responsible for any roof damages, landscaping located under or around the work area, asphalt parking area, sliding glass doors, window screens, vertical blinds or any type of window systems. The owner will remove any personal property and vehicles out of the work area before work commences. Restore Construction Group, Inc. will not be held responsible for interior damage, any floor coverings such as tile, carpet, etc., that may be damaged as a result of the work.

Where Great Expectations are Only the Beginning

Please note Restore Construction Group, Inc. will only be held responsible for negligent damages for the items outlined above. All permits (Right of Way, Maintenance of Traffic, including overhead protection, testing of any hazardous materials, parking meters, and Building) will be billed at cost + \$800.00 expediting fee + 20% margin per service, or permit

The Engineer will determine negligent damages. Please take note that the Engineer will perform inspections on all phases of the work and any possible damages deemed "negligent" will need to be addressed in the written inspection reports documented by the project Engineer. If the items were not previously documented as negligent damage in the Engineering reports, then the items will be considered non negligent damages. Restore cannot be held responsible for any utilities damaged due to buried or embedded lines, connections or junctions. The contract amount will be based upon unit cost indicated for the actual amount of concrete repair performed. Lump sum and unit cost bids shall include all material, labor, equipment, shoring, scaffolding, and clean-up, unless it is specifically identified otherwise, by issuing separate pricing for the above-mentioned items. Please note that prices for all window and door replacements do not include any repairs to interior finishes such as drywall, tile, carpet, wood flooring, millwork, painting, etc. In the event of a discrepancy between the amount shown in both words and in figures above, the amount shown in words shall govern. If the Contract is terminated for Owners breach of non-payment, the Owner cannot file any type of claim against the surety. Please also note, in the event of a conflict between these provisions and any other contract document, this document shall govern above all others. Owners to provide any touch-up paint as necessary at no cost to the Contractor. The Contractor, subcontractor and manufacturers provide no warranty, express or implied, on any Pool finishes that are installed over any waterproofing inside the pool or related to any pool. The Owner acknowledges that the performance of the pool finishes is not guaranteed and accepts all associated risks.

The Parties agree that Pistorino & Alam Consulting Engineers, Inc. and TRC Worldwide Engineering, Inc. cannot be hired in any capacity arising from, relating to, or touching or concerning this Contract and the Work; and it is further agreed and understood that this provision is an inducement for the Contractor to enter into this Agreement and for Contractor to issue Contractor's Labor and Material Warranties to Owner. This provision shall survive the termination or expiration of this Contract.

WARRANTY PROVISIONS

Manufacturer warranties will be provided for products installed where such warranties are offered by the manufacturer. Except as expressly stated herein, small or incidental repairs are not warranted by either the manufacturer or Restore Construction Group, Inc. ("RCG"). RCG warrants its concrete restoration, stucco and masonry painting, and waterproofing work against defects in installation and workmanship under conditions of ordinary wear for a maximum period of five (5) years from the date of substantial completion. The warranty for painting of metal surfaces or touch-up painting is limited to one (1) year from the date of substantial completion. Floor coatings are expressly excluded from warranty coverage unless otherwise specifically stated in writing. All warranty obligations are contingent upon the Owner's full and timely payment in accordance with the agreement, and warranties will be issued in exchange for final payment. Any applicable surety coverage, if provided, shall be limited to a maximum period of one (1) year.

Where Great Expectations are Only the Beginning

TIME TO COMPLETE

We propose to be substantially complete within **FOUR-HUNDRED & EIGHTY (480) CALENDAR DAYS** and achieve final completion **THIRTY (30) CALENDAR DAYS** later. Please note if the quantities outlined in the scope of work increase, then additional time will be required to complete the project.

Work to commence Thirty (30) days after issuance of Permit.

CHAPTER 558 NOTICE OF CLAIM

CHAPTER 558, FLORIDA STATUTES, CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY BRING ANY LEGAL ACTION FOR AN ALLEGED CONSTRUCTION DEFECT. SIXTY DAYS BEFORE YOU BRING ANY LEGAL ACTION, YOU MUST DELIVER TO THE OTHER PARTY TO THIS CONTRACT A WRITTEN NOTICE, REFERRING TO CHAPTER 558, OF ANY CONSTRUCTION

CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE SUCH PERSON THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND TO CONSIDER MAKING AN OFFER TO REPAIR OR PAY FOR THE ALLEGED

CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER WHICH MAY BE MADE. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THIS FLORIDA LAW WHICH MUST BE MET AND FOLLOWED TO PROTECT YOUR INTERESTS.

LICENSING AND INSURANCE

We are a State Certified Licensed General Contractor and carry liability coverage and complete Workman's Compensation Insurance, as required by law.

This proposal will be automatically withdrawn if not accepted within thirty (30) days. If you have any questions, please do not hesitate to contact this office and we shall respond accordingly.

As Agreed, Upon By:

Restore Construction Group, Inc.

Date

Surfside Palms Condo Assoc, Inc

Date

Where Great Expectations are Only the Beginning

(P) 954-985-5353 (F) 954-585-5356 *www.rcg-us.com * License # CGC 1515037
2411 SW 58th Terrace West Park, FL 33023

5 YEAR WARRANTY

[DATE OF SUBSTANTIAL COMPLETION]

[PROJECT NAME]

[PROJECT ADDRESS]

Restore Construction Group, Inc. ("RCG") warrants the concrete restoration, painting of masonry and any waterproofing work performed by it under the contract signed by [PROJECT NAME] for [TYPE OF WORK], on [CONTRACT DATE], is free from defects in installation and workmanship under conditions of ordinary wear, for a period of (5) five years from the date of this letter. The Warranty for the painting of any metal surfaces or touch up painting is for a period of (1) one year from the date of this letter. Floor coatings are not covered by this Warranty unless otherwise expressly specified in writing. To make a claim under this Warranty, you must provide written notice of the claim to RCG within the applicable Warranty period, which notice must be delivered by hand delivery, or mailed by United States Certified Mail, Return Receipt Requested, postage prepaid within seven (7) days of discovery of the circumstance giving rise to the Warranty claim ("Notice"), time being of the essence. Upon receipt of your timely written Warranty claim, RCG will schedule an inspection for the purpose of verifying your Warranty claim. This Warranty includes all labor and materials required to perform repairs of proven defects in material, installation and workmanship under conditions of ordinary wear.

Any Defective Work and materials verified by RCG will be corrected at no cost to you. Should RCG fail or refuse, due to its own fault, to commence and continue to correct such verified Defective Work and materials, if any, within twenty (20) days from the date of the above-referenced inspection, you may, upon ten (10) additional days written Notice and time to cure, pursue legal action to enforce this Warranty.

Additionally, it is specifically acknowledged, understood and agreed that additional considerations are necessitated due to the current Supply Chain Crisis and COVID pandemic; including, without limitation, governmental and quasi-governmental agencies delays; suspensions and interruptions of work and/or services that are in place or scheduled; as well as the restrictions on the working environment, construction means and methods; material shortages, and delays; and size and proximity of work forces and worker productivity that are expected to continue as a result thereof. Accordingly, should the current Supply Chain Crisis, COVID pandemic, or any other pandemic(s), viruses, variant, declared National, State and/or Local Emergencies, supply chain issues impact RCG's ability to perform under this Warranty, RCG shall be entitled to an increase in the Time to so perform (without any charge to you).

RCG will not under any circumstances be responsible for damages which are caused by: acts of God; abnormal or abusive use and wear; building alterations repairs, alterations, testing, damage or destruction by anyone other than RCG; or failure by Owner or its agents, employees or contractors to follow any recommended or industry standard maintenance or cleaning procedures.

Where Great Expectations are Only the Beginning

(P) 954-985-5353 (F) 954-585-5356 *www.rcg-us.com * License # CGC 1515037
2411 SW 58th Terrace West Park, FL 33023



Any work, repairs, alterations, testing, damage or destruction of or to any repaired area by someone other than RCG shall void this Warranty as to that repaired area. RCG will not be held responsible for incidental, special or consequential damages with respect to the installation and workmanship covered by this Warranty, including but not limited to loss of use of premises while repairs are being done, which includes any source of income loss, time loss, and inconvenience created by repairs covered under a Warranty claim. Please note that if there are any due and owing monies that were not paid and left pending that this Warranty will be voided.

When performing repairs of proven defects in installation and workmanship under this Warranty, RCG reserves the right to replace such material with commercially reasonable substitute material.

Any claim against this Warranty is contingent upon proper Notice and full payment for all work performed.

We are confident in our work and do not expect you will have to call upon a Warranty repair. If we can be of any assistance to you, please do not hesitate to contact us.

Sincerely,

Restore Construction Group, Inc.

Where Great Expectations are Only the Beginning

(P) 954-985-5353 (F) 954-585-5356 *www.rcg-us.com * License # CGC 1515037
2411 SW 58th Terrace West Park, FL 33023

Surfside Palms Condominium Association, Inc. – Restoration Project – Revised

Division 0 Specifications

1.02 Base Bid Tabulation

Item No.	Item description	Quantity	Unit	Unit Price	Total
Division 0 and 1 - Contracting and General Requirements					
1	General Conditions - all work not specifically referenced required to complete the scope of work.	1	LS		\$ 295,218.23
2	Permitting Fees - paid by owner (no mark-up) (At Cost Plus \$800 Runners Fee)	1	NA		At Cost
3	Mobilization (Price includes demobilization)	1	LS		\$ 79,481.83
4	Temporary debris protection	1	LS		\$ 34,063.64
5	Sound and mark horizontal, vertical, and overhead concrete or stucco locations in the area(s) of work. Allow engineer to review.	1	LS		No Charge
Division 2 - Existing Conditions					
6	Remove and dispose of balcony toppings, finishes, waterproofings, and associated materials in the areas of work down to the structural slab. Allow engineer to review. (Price includes 6" of stucco removal for WP flashing detail)	5,500	SF	\$ 8.11	\$ 44,605.00
7	Remove and dispose of existing planter toppings, finishes, waterproofings and associated materials in the area of work down to the structural slab and stucco/concrete vertical surfaces. Allow engineer to review.	1	LS	\$ 19,457.00	\$ 19,457.00
8	Remove and dispose of existing plaza and pool deck toppings, finishes, waterproofings and associated materials in the area of work down to the structural slab and stucco/concrete vertical surfaces. Allow engineer to review. (Price includes 6" of stucco removal for WP flashing detail) (Topping slab not applicable)	10,000	SF	\$ 10.46	\$ 104,600.00
Division 3 - Concrete					
9	030130 - Horizontal concrete repair, as directed by a structural engineer and as per ICRI guidelines	400	CF	\$ 375.00	\$ 150,000.00
10	030130 - Vertical concrete repair, as directed by a structural engineer and as per ICRI guidelines	75	CF	\$ 450.00	\$ 33,750.00
11	030130 - Overhead concrete repair, as directed by a structural engineer and as per ICRI guidelines	100	CF	\$ 465.00	\$ 46,500.00
12	030130 - Slab edge concrete repair, as directed by a structural engineer and as per ICRI guidelines	150	LF	\$ 195.00	\$ 29,250.00
13	030130 - Post pocket replacement/repair, as directed by a structural engineer and as per ICRI guidelines. The current amount of post pockets is based off the existing railings.	50	EA	\$ 95.00	\$ 4,750.00
14	030130 - Concrete crack repair with epoxy injection.	500	LF	\$ 95.00	\$ 47,500.00
15	030130 - Install flash patching, before waterproofing or coating applications begin, to promote positive drainage to drains and free edges. Do not flash patch to a feather edge.	5,550	SF	\$ 25.00	\$ 138,750.00

Surfside Palms Condominium Association, Inc. – Restoration Project – Revised

Division 0 Specifications

Division 7 - Thermal and Moisture Protection					
16	071416 - Apply a cold fluid-applied waterproofing membrane to planter horizontal and vertical surfaces. Include additional detailing at architectural cap finishes and railing locations (if applicable). A 20 year manufacturer's warranty is required. (Priced with Vulkem EWS system)	1	LS	\$ 47,550.00	\$ 47,550.00
17	071813 - Apply a pedestrian traffic waterproofing membrane to balcony top surfaces. Include additional detailing at sliding glass door, shutter, and railing locations (if applicable). Utilize the any system with a decorative overlay. A 5 year manufacturer's warranty is required. The desired finish is a knockdown finish. (Application of 6" Stucco for flashing included) (Priced with Tremco's 350NF/EP undertile WP system / Increte decorative overlay knockdown finish.)	5,500	SF	\$ 19.91	\$ 109,505.00
18	071800 - Apply a traffic waterproofing coating membrane to plaza and pool deck top surfaces. Include additional detailing at sliding glass door, shutter, and railing locations (if applicable). Utilize the Vulkem EWS traffic waterproofing coating system under tile. A 20 year manufacturer's warranty is required. (Application of 6" Stucco for flashing included) (Priced with Vulkem EWS system)	10,000	SF	\$ 24.23	\$ 242,300.00
19	079200 - Prepare existing hairline crack in existing concrete slabs and then route and seal with a joint sealant.	500	LF	\$ 12.00	\$ 6,000.00
20	079200 - Remove, replace, and install joint sealants to all of the perimeter joints to the cast stone moldings.	1	LS	\$ 3,800.00	\$ 3,800.00
21	079200 - Remove, replace, and install joint sealants to all of the sliding glass doors, windows, storefronts, and screen enclosure/rail interfaces: stucco/concrete to metal.	1	LS	\$ 49,437.00	\$ 49,437.00
22	079200 - Provide sealant to all unsealed building envelope penetrations, joints, or other locations necessary in the areas of work.	250	LF	\$ 6.00	\$ 1,500.00
Division 9 - Finishes					
23	092400 - Stucco repair, up to 7/8" in thickness. This includes all necessary accessories besides metal lath.	10,920	SF	\$ 25.00	\$ 273,000.00
24	092400 - Stucco repair, up to 7/8" in thickness. This includes all necessary accessories including metal lath.	10	SF	\$ 35.00	\$ 350.00
25	092400 - Excessive stucco repair, up to 1.5" in thickness. This includes all necessary accessories.	500	SF	\$ 45.00	\$ 22,500.00
26	099600 - Install a high-performance coating to the interstitial space top surfaces and limited vertical surfaces (turn up). Include additional details at plumbing equipment, drains, mechanical equipment, electrical equipments, and penetration locations (if applicable). (Price includes surface prep) (Priced with Vulkem EWS system)	210	SF	\$ 27.50	\$ 5,775.00
27	Prime and paint as per Sherwin Williams specifications. Provide a new paint finish to match the existing color scheme including the existing two-tone paint system. (Price does not include painting of unpainted floors)	1	LS	\$ 634,104.00	\$ 634,104.00

Surfside Palms Condominium Association, Inc. – Restoration Project – Revised

Division 0 Specifications

Additional Work					
28	Plaza and Pool Deck - Remove, discard, and replace the existing drains and associated piping up to a coupling point within 12". New drains to be the same diameter as previously existing. Verify existing drain diameters in the field. Provide coupling at existing plumbing system. All work to be in compliance with FBC 2023. (Priced with Zurn Z154 12" Promenade Deck Drain)	18	EA	\$ 2,128.56	\$ 38,314.08
29	Install a minimum 12" x 12" x 1/4" thick ceramic tile in thinset. Thinset as per NOA 23-0614.04 Table 2. Thinset to be MULTIMAX LITE by Laticrete. Grout to be SPECTRALOCK 1 PRE-MIXED GROUT by Laticrete. Grout joints shall be a minimum of 1/16" and must comply with the TCNA Handbook and ANSI 108.02. The tile material shall be slip resistant when wet by having a dynamic coefficient of friction of at least 0.42. Tile material to be supplied by the Owner.	10,000	SF	\$ 17.86	\$ 178,600.00
30	Pour/apply flowable fill in areas of undermining/excavation along and underneath the structure. Include basic forming to control overflow.	100	CF	\$ 46.67	\$ 4,667.00
31	Shoring plans/designs. Provide signed and sealed drawings and calculations. Allow engineer to review the drawings and calculations. Shoring designs will be required for repairs to balcony concrete slabs, garage concrete beams, garage concrete slabs, garage concrete joists, and garage concrete columns.	1	LS	\$ 5,000.00	\$ 5,000.00
32	Installation of necessary shoring for repairs to balcony concrete slabs, garage concrete beams, garage concrete slabs, garage concrete joists, and garage concrete columns. This includes all shoring accessories/materials such as plywood, wood, stringers, fasteners, plates, etc. (Price does not include specialty shoring)	1	LS	\$ 20,000.00	\$ 20,000.00
33	Demolish and/or remove, dispose, and replace damaged precast balustrade. Provide onsite mock up of balustrade installation. Color and texture to be approved by Owner. Installation shall be in accordance with shop drawings.	10	EA	\$ 428.57	\$ 4,285.70
34	Shop drawings and submittals prepared and signed and sealed by a licensed professional engineer in the state of Florida. Shop drawings and submittals to include material data, manufacturer's shop details including profiles, cross-sections, reinforcement, exposed facets, arrangement of joints, anchoring methods, anchors, and engineering calculations that prove compliance with FBC 2023.	1	LS	\$ 5,000.00	\$ 5,000.00
Total Base Bid Cost				\$	2,679,613.48

Surfside Palms Condominium Association, Inc. – Restoration Project – Revised**Division 0 Specifications**

Options					
Item No.	Item description	Quantity	Unit	Unit Price	Total
Balcony Finishes					
35	071813 - Apply a pedestrian traffic waterproofing membrane to balcony top surfaces. Include additional detailing at sliding glass door, shutter, and railing locations (if applicable). Utilize the any system with a decorative overlay. A 5 year manufacturer's warranty is required. The desired finish is a tile-like finish. (Application of 6" Stucco for flashing included) (Priced with Tremco's 350NF/EP undertile WP system / Increte decorative overlay in a tile-like finish.)	5,500	SF	\$ 22.91	\$ 126,005.00
36	071813 - Apply a pedestrian traffic waterproofing membrane to balcony top surfaces. Include additional detailing at sliding glass door, shutter, and railing locations (if applicable). Utilize the any system with a decorative overlay. A 5 year manufacturer's warranty is required. The desired finish is a smooth finish. (Application of 6" Stucco for flashing included) (Priced with Tremco's 350NF/EP undertile WP system / Increte decorative overlay in a smooth finish.)	5,500	SF	\$ 20.91	\$ 115,005.00
Pool Refinishing					
37	Pool - Remove and dispose of pool toppings, finishes, waterproofings , and associated materials in the areas of work down to the structural slab. Allow engineer to review.	1	LS	\$ 10,527.00	\$ 10,527.00
38	Pool - Apply a VULKEM EWS waterproofing as per the optional attachments to the horizontal and vertical pool surfaces. Install a bond coat and Pebbletech.	1	LS	\$ 73,600.71	\$ 73,600.71
39	Pool - Replace the existing pool coping, tiles, and all other finishes to match the existing configuration. All lights, ladders, and other components to be repaired as needed.	1	LS	\$ 45,000.00	\$ 45,000.00
Hot Tub Refinishing					
40	Hot Tub - Remove and dispose of pool toppings, finishes, waterproofings , and associated materials in the areas of work down to the structural slab. Allow engineer to review.	1	LS	\$ 2,040.00	\$ 2,040.00
41	Hot Tub - Apply a VULKEM EWS waterproofing as per the optional attachments to the horizontal and vertical pool surfaces. Install a bond coat and Pebbletech.	1	LS	\$ 16,465.71	\$ 16,465.71
42	Hot Tub - Replace the existing pool coping, tiles, and all other finishes to match the existing configuration. All lights, ladders, and other components to be repaired as needed.	1	LS	\$ 13,571.43	\$ 13,571.43
Fountain Refinishing					
43	Fountain - Remove and dispose of fountain toppings, finishes, waterproofings , and associated materials in the areas of work down to the structural slab. Allow engineer to review.	1	LS	\$ 3,900.00	\$ 3,900.00
44	Fountain - Apply a VULKEM EWS waterproofing as per the optional attachments to the horizontal and vertical fountain surfaces. Install a bond coat.	1	LS	\$ 16,250.00	\$ 16,250.00
45	Fountain - Replace the existing coping, tiles, and all other finishes to match the existing configuration. All lights, ladders, and other components to be repaired as needed.	1	LS	\$ 29,166.67	\$ 29,166.67
Other					
46	Performance and Payment Bond	1.90%	LS	\$ 2,679,613.48	\$ 50,912.66
47	079200 - Remove, replace, and install joint sealants to all of the sliding glass doors, windows, storefronts, and screen enclosure/rail interfaces: metal to metal.	1	LF	\$ 59,973.50	\$ 59,973.50
48	Weather wall installation and removal	1	LF	\$ 85.00	\$ 85.00
27A	Alternative to Line Item 27: Prime and paint as per Sherwin Williams specifications. Provide a new paint finish to match the existing color scheme; however, replace the two-tone paint system with a single uniform color.	1	LS	\$ 480,159.00	\$ 480,159.00
29A	Alternative to Line Item 29: Install a cementitious decorative overlay system, such as Increte Single Component Spray-Deck by Euclid. The decorative overlay system shall honor all existing control joints, expansion joints, and construction joints in the substrate. The finished material shall be slip resistant when wet by having a dynamic coefficient of friction of at least 0.42. (Priced with knock-down finish, sloping not included)	10,000	SF	\$ 10.50	\$ 105,000.00

Surfside Palms Condominium Association, Inc. – Restoration Project – Revised

Division 0 Specifications

1.04 Schedule

- A. After the permit issuance date, the contractor will mobilize (perform mobilization) for the base bid work within 30 calendar days.
- B. After mobilization has been completed, the contractor will be substantially completed with the base bid work within 480 calendar days.
- C. The contractor's projected start date is T.B.D..

1.05 Time and Material Work

- A. Only when authorized in writing by both Owner and Engineer, Time and Material Work will be performed and based on the following unit rates for work added:
 - 1. Project Manager \$ 115.00 per hour
 - 2. Project Supervisor \$ 105.00 per hour
 - 3. Skilled Labor \$ 75.00 per hour
 - 4. Unskilled Labor \$ 75.00 per hour
 - 5. Material Cost Markup 20 %

1.06 Subcontractors

- A. The following subcontractors will be utilized by Bidder:
 - 1. Subcontractor 1:
 - 2. Subcontractor 2:
 - 3. Subcontractor 3:
 - a. Note: Please include legal entity name, address, and contact number for each subcontractor.

1.07 References

- A. Provide at least three reference projects with similar scope(s) of work and size of project. Provide all client, property, or contractor contact information, the address of the project, and further information illustrating the work performed.

1.08 Certificate of Insurance

- A. Provide copies and/or sample certificates of general liability and worker's compensation insurances and Owner added as additional insured where applicable/required.

1.09 Pre-Conditions

- A. Contractor shall videotape or photograph and document all site conditions such as roofing conditions, exterior wall conditions, landscaping conditions, electrical connection

Surfside Palms Condominium Association, Inc. – Restoration Project – Revised

Division 0 Specifications

conditions, interior surfaces, vehicle traffic areas, etc. that might be interpreted as having been damaged by Contractor.

1.10 Warranty

- A. Provide a 5-year warranty against workmanship of the Contractor. Contractor shall furnish Certificates of Warranty stating all work and materials have been applied in accordance with the applicable manufacturer's publications, instructions, and data sheets.
- B. As indicated in each individual specification or as indicated in the base bid tabulation, contractor shall provide manufacturer warranties for the required durations.

1.11 Clarifications and Qualifications

- A. Contractor will provide any and all clarifications and/or qualifications attached to the bid forms.

1.12 Other Requirements or Provisions

- A. The Owner has indicated the requested contractual start date for mobilization to be ASAP.
- B. The Owner has requested a draft contract be submitted with each bid.

Surfside Palms Condominium Association, Inc. – Restoration Project – Revised

Division 0 Specifications

1.13 Signatures_____
Signature of Bidder_____
Alain Espinosa_____
Printed Name_____
Business Development / Estamatore_____
Job Title_____
Restore Construction Group, Inc_____
Legal Name of Contractor_____
CGC1515037_____
General Contractor License Number_____
March 11, 2026_____
Date of Execution**END OF SECTION**



Ivete Pasini <ivete.pasini@gmail.com>

FW: Surfside Palms Condominium - SSC Proposal Submission

1 message

Myles Harris <Myles@infiniteengineering.net>

Wed, Mar 11, 2026 at 5:55 PM

To: Angel Del Guercio <angeldelguercio@gmail.com>, "IVETE.PASINI" <IVETE.PASINI@gmail.com>, Thomas Hudson <tomhdc@aol.com>

All,

Please see Structurally Sound's bid.

Best Regards,

Myles J. Harris, PE, SI Limited

President

915 Middle River Drive, Suite 314

Fort Lauderdale, FL 33304

C: 904-654-8802



www.infiniteengineering.net

From: Rudy Silva <Rudy@sscflorida.com>

Date: Wednesday, March 11, 2026 at 5:29 PM

To: Myles Harris <Myles@infiniteengineering.net>

Cc: angeldelguercio@gmail.com <angeldelguercio@gmail.com>
Subject: Surfside Palms Condominium - SSC Proposal Submission

CAUTION: This email is from outside your organization. Do not click links or open attachments unless you recognize the sender.

Good Afternoon Myles & Surfside Palms Condominium Association,

Thank you again for the opportunity to bid on the project. As per your request, we have attached our submittal proposal packet for the project. Please review and contact us with any questions.

Regards,

Rudy Silva

Director of Business Development

Master Rollers Painting, INC. DBA

Structurally Sound Contractors

sscflorida.com

(D) 786-218-7076

(O) 305-507-9994



Master Rollers Painting Announcing the next chapter!

Since its beginning we have been driven to beautify and strengthen your communities. Now we want our name to reflect our purpose. We are the same people, the same company – now with a new look and more services to offer. As we move into the next generation of our brand, we look forward to the next chapter in our relationship with you.

Thank you,

Your Structurally Sound Contractors Team



SSC_SurfsidePalms_ProposalPacket.pdf

868K



03.11.2026

**Surfside Palms Condominium Association
8888 Collins Ave.
Miami Beach, FL 33154**

Re: Company Information & Reference & Proposal - Submission

Dear Board of Directors & Management,

On behalf of **Master Rollers Painting, Inc. d/b/a Structurally Sound Contractors**, I would like to thank you for the opportunity to submit our proposal for your upcoming concrete restoration and painting project.

Our firm has been proudly serving the South Florida community since **2017**, beginning as a painting company with a commitment to quality workmanship and client satisfaction. In response to our clients' evolving needs, we strategically broadened our capabilities to include waterproofing, concrete restoration, and roofing as part of our natural business growth and progression. To better reflect our expanded capabilities, we began operating under the name **Structurally Sound Contractors**, while maintaining our incorporation as **Master Rollers Painting, Inc.**

While some may view Structurally Sound as a "new" company, the reality is that our firm has been operating continuously for nearly a decade and is backed by a leadership and field team with more than **15 years of hands-on industry experience**. This foundation has enabled us to grow into a **specialized contractor for occupied spaces**—executing complex projects while minimizing disruption to residents and maintaining the highest safety and quality standards.

Our guiding mission is simple yet powerful:

"To strengthen and beautify the communities we work in and the lives of those that live in them."

Please feel free to reach out with any questions, and we would be glad to provide further details on our company history, team qualifications, and approach. Thank you for considering Structurally Sound Contractors. We are excited about the possibility of working with your association and partnering to ensure the long-term success of your property.

Best Regards,

Rudy Silva
Director of Business Development
Master Rollers Painting, Inc. d/b/a Structurally Sound Contractors
786.218.7076
Rudy@sscflorida.com



**STRUCTURALLY SOUND
CONTRACTORS**

Master Rollers Painting, Inc. DBA

Structurally Sound Contractors

13500 SW 128th St Suite 105, Miami, FL 33186

CGC LIC# 1521929

Rudy Silva - Director of Business Development

786-218-7076 / rudys@sscflorida.com

1. Company Structure (listed below)
2. License, Insurance, Bond Information & Project Highlights (Attached Separately)
3. 8 years in business (2017)
4. Projects Completed
 - a. Neo Vertika Condominium – **Comp. 2022**
 - b. The Bond Condominium (Exterior Repaint, Waterproofing) **Comp. 2022**
 - c. Artec City Governor & Artepark South Condominium.
Roof replacement, concrete restoration and paint. **Comp. 2025**
 - d. The Bond Condominium pool deck. **Comp. 2024**
 - i. Pool deck (waterproofing: gutter and partial deck renovation)
 - e. Anchor Bay Club Condominium. **Comp. 2025**
 - i. Tennis court deck & planters (concrete deck repairs & waterproofing)
 - f. Winston Tower 500 – Façade & Paint Restoration **Comp. 2025**
 - g. Goldenwest Condominium – Façade & Balcony Restoration;
Waterproofing & Painting **Comp. 2025**
5. Projects Ongoing
 - a. Vue Condominium – Ongoing
 - i. Deck & pool renovation including waterproofing of garage.
 - b. Anchor Bay Club – Roof replacement & Sun Terrace Deck Renovation (waterproofing)
6. Services: Exterior Painting, Waterproofing, Concrete Restoration, Roof Replacement & Interior Painting.
7. References (see below)



References:

Anchor Bay Club – Concrete repairs, waterproofing, roof deck terraces & re-roof
(Ongoing)

Engineer: M2E Engineering Jerome Glenister 754.971.4261 Jglenister@m2e.com

BP: Ian Levine 514.898.0041 / llevine666@gmail.com

Mgr: Mihaela Mihai / Mihaela.mihai@marquishhoa.com

ArteCity Governor & ArtePark South Condominium –
Concrete repairs, waterproofing, repaint & Re-roof

Mgr: Rahda Sandoval 305.531.1244 / pm@artecity.org

The Bond Condominium – Façade Repaint/Repairs, Partial Deck, Pool Restoration &
Waterproofing

Mgr. Myriam Garcia 305.632.4142

Bd.Pres. Tom Torti 914.804.2368

ttorti@intricateconstruction.com

Golden West Condominium – Façade Restoration & Repaint/ Pool Deck

Engineer: Mueller & Associates

John Mueller 773.517.8357 / muellerandassociates@gmail.com

Winston Tower 300 – Façade Restoration & Repaint

Mgr: Caridad Perez 305.932.5290 / manager@wt300.net

Rosa Page - Property Manager/Community Resident (954) 790-1495

Email: 1rosapage@gmail.com

Ezra Martinez – Neo Vertika-Miami Management (786) 295-5817

Email: Emartinez@miamimanagement.com

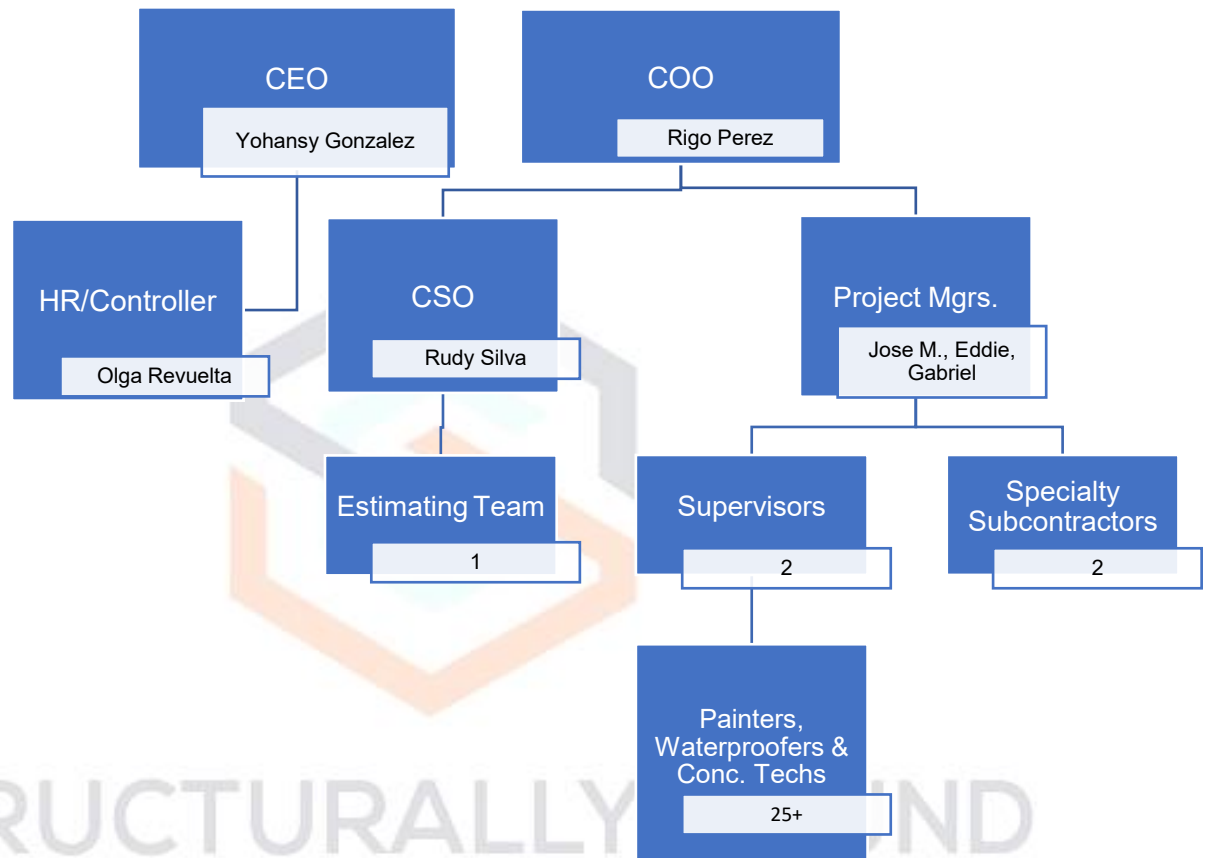
James La Greca/Carmen Perez – LGC Consultants – Owners Representative

Email: carme@lgcfl.com 787-717-6836 / james@lgcfl.com 305-807-8974



STRUCTURALLY SOUND
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Company Structure





Leadership Team:

Yohansy Gonzalez - CEO & Rigo Perez - COO:

- a. Possess over 10 years of extensive experience in the contracting field, specializing in painting and waterproofing.
- b. Hold more than 3 years of dedicated expertise in concrete restoration.

Rudy Silva - CSO (Director of Business Development):

- a. Bring to the table an impressive track record of 16+ years in architectural coatings, protective coatings, marine coatings, and waterproof coatings while working at Sherwin-Williams.
- b. 7+ years of experience as a coatings specification advisor to Engineering firms and condominium associations out of the total 18 years. Additionally, have spent 2+ years in the role of Business Development/Client Relations for a General Contractor, focusing on painting, waterproofing, and concrete restoration.

Project Management Team:

1. Jose Maldonado: Senior Project Manager

- a. 25+ years of project management experience (concrete restoration, waterproofing & painting)

2. Eddie Fernandez - Project Manager:

- a. 18+ years of proficiency in the painting and waterproofing field, coupled with 5+ years of specialized restoration experience.

3. Gabriel Diaz- Superintendent:

- a. 15+ years of proficiency in project management (new construction & restoration)

Skilled Crew:

Painters & Waterproofing Technicians:

- a. Their collective expertise to amass a total of 20+ years' combined experience.

Concrete Technicians:

- a. The combined experience of 15+ years in concrete restoration.



Additional Information

1. **Bond Capabilities:** 5M-10M single & 15M - 20M Aggregate
2. **Insurance & Workers Compensation Coverage** (Please provide coverage limits for each): \$2,000,000 - \$3,000 single & 5,000,000 Aggregate
3. **Specialty (What do you specialize in?):** Waterproofing, Concrete Restoration, Painting & Roofing
4. **What products are you familiar with/ do you use for typical concrete repairs (Sika, Mapei, etc.)?** Sika, BASF, USCP Concrete Mix
5. **Deck Waterproofing: What kind of waterproofing systems are you considered approved applicators for?** Sika Roof Pro & Tremco Puma
6. **Post Tension: Does your firm have PTI certification to perform PT Repairs?** No.
7. **Who is your PT subcontractor for the noted above repairs or is it performed in-house?** Performed by Post Restoration
8. **Pool Subcontractors:**
 - a. Andelson Construction Inc
 - b. Kiso Group

STRUCTURALLY SOUND
CONTRACTORS

STRUCTURALLY SOUND CONTRACTORS - Base Bid					
Item No.	Item description	QTY	Unit	Unit Price	Total
Division 0 and 1 - Contracting and General Requirements					
1	General Conditions - all work not specifically referenced required to complete the scope of work.	1	LS	\$ 398,500.00	
2	Permitting Fees - paid by owner (no mark-up)	1	NA	Pass-Thru	
3	Mobilization	1	LS	\$ 100,000.00	
4	Temporary debris protection	1	LS	\$ 12,000.00	
5	Sound and mark horizontal, vertical, and overhead concrete or stucco locations in the area(s) of work. Allow engineer to review.	1	LS	\$ 51,040.00	
Division 2 - Existing Conditions					
6	Remove and dispose of balcony toppings, finishes, waterproofings , and associated materials in the areas of work down to the structural slab. Allow engineer to review.	5,500	SF	\$ 8.75	\$ 48,125.00
7	Remove and dispose of existing planter toppings, finishes, waterproofings and associated materials in the area of work down to the structural slab and stucco/concrete vertical surfaces. Allow engineer to review.	1	LS	\$ 7,500.00	
8	Remove and dispose of existing plaza and pool deck toppings, finishes, waterproofings and associated materials in the area of work down to the structural slab and stucco/concrete vertical surfaces. Allow engineer to review.	10,000	SF	\$ 8.63	\$ 86,300.00
Division 3 - Concrete					
9	030130 - Horizontal concrete repair, as directed by a structural engineer and as per ICRI guidelines	400	CF	\$ 345.00	\$ 138,000.00
10	030130 - Vertical concrete repair, as directed by a structural engineer and as per ICRI guidelines	75	CF	\$ 375.00	\$ 28,125.00
11	030130 - Overhead concrete repair, as directed by a structural engineer and as per ICRI guidelines	100	CF	\$ 395.00	\$ 39,500.00
12	030130 - Slab edge concrete repair, as directed by a structural engineer and as per ICRI guidelines	150	LF	\$ 140.00	\$ 21,000.00
13	030130 - Post pocket replacement/repair, as directed by a structural engineer and as per ICRI guidelines. The current amount of post pockets is based off the existing railings.	50	EA	\$ 75.00	\$ 3,750.00
14	030130 - Concrete crack repair with epoxy injection.	500	LF	\$ 95.00	\$ 47,500.00
15	030130 - Install flash patching, before waterproofing or coating applications begin, to promote positive drainage to drains and free edges. Do not flash patch to a feather edge.	5,550	SF	\$ 22.00	\$ 122,100.00
Division 7 - Thermal and Moisture Protection					

16	071416 - Apply a cold fluid-applied waterproofing membrane to planter horizontal and vertical surfaces. Include additional detailing at architectural cap finishes and railing locations (if applicable). A 20 year manufacturer's warranty is required.	1	LS	\$	25,000.00
17	071813 - Apply a pedestrian traffic waterproofing membrane to balcony top surfaces. Include additional detailing at sliding glass door, shutter, and railing locations (if applicable). Utilize the any system with a decorative overlay. A 5 year manufacturer's warranty is required. The desired finish is a knockdown finish.	5,500	SF	\$ 10.00	\$ 55,000.00
18	071800 - Apply a traffic waterproofing coating membrane to plaza and pool deck top surfaces. Include additional detailing at sliding glass door, shutter, and railing locations (if applicable). Utilize the Vulkem EWS traffic waterproofing coating system under tile. A 20 year manufacturer's warranty is required.	10,000	SF	\$ 29.00	\$ 290,000.00
19	079200 - Prepare existing hairline crack in existing concrete slabs and then route and seal with a joint sealant.	500	LF	\$ 12.50	\$ 6,250.00
20	079200 - Remove, replace, and install joint sealants to all of the perimeter joints to the cast stone moldings.	1	LS	\$	19,200.00
21	079200 - Remove, replace, and install joint sealants to all of the sliding glass doors, windows, storefronts, and screen enclosure/rail interfaces: stucco/concrete to metal.	1	LS	\$	40,250.00
22	079200 - Provide sealant to all unsealed building envelope penetrations, joints, or other locations necessary in the areas of work.	250	LF	\$ 10.00	\$ 2,500.00
Division 9 - Finishes					
23	092400 - Stucco repair, up to 7/8" in thickness. This includes all necessary accessories besides metal lath .	10,920	SF	\$ 28.75	\$ 313,950.00
24	092400 - Stucco repair, up to 7/8" in thickness. This includes all necessary accessories including metal lath .	10	SF	\$ 32.50	\$ 325.00
25	092400 - Excessive stucco repair, up to 1.5" in thickness. This includes all necessary accessories.	500	SF	\$ 35.00	\$ 17,500.00
26	099600 - Install a high-performance coating to the interstitial space top surfaces and limited vertical surfaces (turn up). Include additional details at plumbing equipment, drains, mechanical equipment, electrical equipments, and penetration locations (if applicable).	210	SF	\$ 25.00	\$ 5,250.00
27	Prime and paint as per Sherwin Williams specifications. Provide a new paint finish to match the existing color scheme including the existing two-tone paint system.	1	LS	\$	405,500.00
Additional Work					

28	Plaza and Pool Deck - Remove, discard, and replace the existing drains and associated piping up to a coupling point within 12". New drains to be the same diameter as previously existing. Verify existing drain diameters in the field. Provide coupling at existing plumbing system. All work to be in compliance with FBC 2023.	18	EA	\$ 3,150.00	\$ 56,700.00
29	Install a minimum 12" x 12" x 1/4" thick ceramic tile in thinset. Thinset as per NOA 23-0614.04 Table 2. Thinset to be 257 TITANIUM by Laticrete. Grout to be SPECTRALOCK PRO Premium Grout by Laticrete. Grout joints shall be a minimum of 1/16" and must comply with the TCNA Handbook and ANSI 108.02. The tile material shall be slip resistant when wet by having a dynamic coefficient of friction of at least 0.42. Tile material to be supplied by the Owner.	10,000	SF	\$ 12.50	\$ 125,000.00
30	Pour/apply flowable fill in areas of undermining/excavation along and underneath the structure. Include basic forming to control overflow.	100	CF	\$ 85.00	\$ 8,500.00
31	Shoring plans/designs. Provide signed and sealed drawings and calculations. Allow engineer to review the drawings and calculations. Shoring designs will be required for repairs to balcony concrete slabs, garage concrete beams, garage concrete slabs, garage concrete joists, and garage concrete columns.	1	LS	\$ 10,000.00	
32	Installation of necessary shoring for repairs to balcony concrete slabs, garage concrete beams, garage concrete slabs, garage concrete joists, and garage concrete columns. This includes all shoring accessories/materials such as plywood, wood, stringers, fasteners, plates, etc.	1	LS	\$ 10,000.00	
33	Demolish and/or remove, dispose, and replace damaged precast balustrade. Provide onsite mock up of balustrade installation. Color and texture to be approved by Owner. Installation shall be in accordance with shop drawings.	10	EA	\$ 2,500.00	\$ 25,000.00
34	Shop drawings and submittals prepared and signed and sealed by a licensed professional engineer in the state of Florida. Shop drawings and submittals to include material data, manufacturer's shop details including profiles, cross-sections, reinforcement, exposed facets, arrangement of joints, anchoring methods, anchors, and engineering calculations that prove compliance with FBC 2023.	1	LS	\$ 10,000.00	
Total Base Bid Cost				\$ 2,529,365.00	

Options

em N	Item description	QTY	Unit	Unit Price	Total
Balcony Finishes					

35	071813 - Apply a pedestrian traffic waterproofing membrane to balcony top surfaces. Include additional detailing at sliding glass door, shutter, and railing locations (if applicable). Utilize the any system with a decorative overlay. A 5 year manufacturer's warranty is required. The desired finish is a tile-like finish.	5,500	SF	9.1	\$ 50,050.00
36	071813 - Apply a pedestrian traffic waterproofing membrane to balcony top surfaces. Include additional detailing at sliding glass door, shutter, and railing locations (if applicable). Utilize the any system with a decorative overlay. A 5 year manufacturer's warranty is required. The desired finish is a smooth finish.	5,500	SF	9.1	\$ 50,050.00
Pool Refinishing					
37	Pool - Remove and dispose of pool toppings, finishes, waterproofings , and associated materials in the areas of work down to the structural slab. Allow engineer to review.	1	LS	\$	15,120.00
38	Pool - Apply a VULKEM EWS waterproofing as per the optional attachments to the horizontal and vertical pool surfaces. Install a bond coat and Pebbletech.	1	LS	\$	86,498.00
39	Pool - Replace the existing pool coping, tiles, and all other finishes to match the existing configuration. All lights, ladders, and other components to be repaired as needed.	1	LS	\$	65,816.00
Hot Tub Refinishing					
40	Hot Tub - Remove and dispose of pool toppings, finishes, waterproofings , and associated materials in the areas of work down to the structural slab. Allow engineer to review.	1	LS	\$	3,200.00
41	Hot Tub - Apply a VULKEM EWS waterproofing as per the optional attachments to the horizontal and vertical pool surfaces. Install a bond coat and Pebbletech.	1	LS	\$	17,385.00
42	Hot Tub - Replace the existing pool coping, tiles, and all other finishes to match the existing configuration. All lights, ladders, and other components to be repaired as needed.	1	LS	\$	12,768.00
Fountain Refinishing					
43	Fountain - Remove and dispose of fountain toppings, finishes, waterproofings , and associated materials in the areas of work down to the structural slab. Allow engineer to review.	1	LS	\$	6,752.00

44	Fountain - Apply a VULKEM EWS waterproofing as per the optional attachments to the horizontal and vertical fountain surfaces. Install a bond coat.	1	LS	\$	30,385.00
45	Fountain - Replace the existing coping, tiles, and all other finishes to match the existing configuration. All lights, ladders, and other components to be repaired as needed.	1	LS	\$	52,715.00
Other					
46	Performance and Payment Bond	1	LS		
47	079200 - Remove, replace, and install joint sealants to all of the sliding glass doors, windows, storefronts, and screen enclosure/rail interfaces: metal to metal.	1	LF	\$	8.00
48	Weather wall installation and removal	1	LF	\$	115.00
27A	Alternative to Line Item 27: Prime and paint as per Sherwin Williams specifications. Provide a new paint finish to match the existing color scheme; however, replace the two-tone paint system with a single uniform color.	1	LS	\$	227,500.00
29A	Alternative to Line Item 29: Install a cementitious decorative overlay system, such as Increte Single Component Spray-Deck by Euclid. The decorative overlay system shall honor all existing control joints, expansion joints, and construction joints in the substrate. The finished material shall be slip resistant when wet by having a dynamic coefficient of friction of at least 0.42	10,000	SF	\$ 11.75	\$ 117,500.00

1.04 Schedule

- A. After the permit issuance date, the contractor will mobilize (perform mobilization) for the base bid work within ____ calendar days.
- B. After mobilization has been completed, the contractor will be substantially completed with the base bid work within ____ calendar days.
- C. The contractor's projected start date is **_04.21.2026_**.

1.05 Time and Material Work

- A. Only when authorized in writing by both Owner and Engineer, Time and Material Work will be performed and based on the following unit rates for work added:
1. Project Manager \$ **_100_** per hour
 2. Project Supervisor \$ **_85_** per hour
 3. Skilled Labor \$ **_75_** per hour
 4. Unskilled Labor \$ **_65_** per hour
 5. Material Cost Markup **_25_** %

1.06 Subcontractors

- A. The following subcontractors will be utilized by Bidder:
1. Subcontractor 1: **Andelson Construction - Pool Subcontractor**
 2. Subcontractor 2: **Spado Construction**



Surfside Palms Condominium Association, Inc.
Restoration Project

1. SSC price is based on our Qualifications, and acceptance of our bid by OWNER is conditioned upon our qualifications. These qualifications shall control over the project agreement, bid form, specifications, drawings, and addendums.
2. This Bid/Proposal is based on plans/specs by Infinite Engineering dated addendum revision #1 – **03.02.2026 – Project #24-50.**
3. No weekend, afterhours, or holiday labor rates are included in our proposal.
4. This proposal excludes maintaining or directing traffic for the OWNER outside of any areas under SSC control while work is being performed.
5. Permits and/or MOT will be a pass-through cost to the owner upon city cost is presented.
6. All unit prices in measurements of (LF, SF, and CF) will be qualified at a minimum of 1 unit per repair area. For CF will be qualified at .25, .5, .75 & 1. Any additional quantities over the estimated quantities provided will not be repaired unless approved and signed by the OWNER & Engineer of record. Any additional quantities over the estimated quantities provided will not be repaired unless approved and signed by the OWNER & Engineer of record.
7. The OWNER is responsible for providing parking and a staging area for containers, dumpsters, portable restrooms, and adequate power sources to operate all the swing stages needed to complete the project in the contracted time frame. SSC includes standard installation of pigtailed to power our stages.
8. All concrete repairs exclude any mechanical, electrical, and plumbing work in which it is required to perform work inside a unit that may be required to complete concrete work.
9. SSC is not responsible for removing any items left in our work areas after scheduled work commences on each drop/stack/work area.
10. The removal and replacement of any interior finishes is excluded from this proposal as is the protection of any interior units, if required to complete repairs. The association is responsible for notifying unit owners to protect any items that may be damaged from vibrations caused by the demolition of concrete. SSC will not be responsible for any damage caused by vibrations and the association will indemnify SSC against any claims related to damage from vibrations to any units located on property.
11. All project-related communications shall be coordinated through the property manager and the Client's designated representatives. The property manager shall appoint one (1) individual to serve as the primary liaison between the property manager and the Owner's Representative. The Client shall designate no more than **one (1)** individuals to act as the primary points of communication between the Client and the Owner's Representative, provided that such designation does not constitute a quorum of the board.

While these appointees may facilitate ongoing communication, it is required that the Client ensure the full board, or the number of board members necessary to meet a quorum as defined in the association's governing documents, be present at a minimum of **one (1) meeting per month**. This is to ensure that all necessary project-related decisions, reviews, and approvals are formally addressed and executed in a timely manner.

Designated points of communication may be updated by the property manager, Client, or Owner's Representative as needed, without affecting the validity of this Agreement.

12. If required, the installation of weather walls or dust walls are excluded from this proposal.
13. Weather walls and dust walls are temporary structures, and it is possible some water intrusion may occur during extreme weather events. Owner waives the right to hold SSC responsible of any and all claims against water intrusion due to any extreme weather events or any other event not in SSC's direct control.



14. Landscaping trimming is not included in this bid. OWNERS must have landscaping trimmed back prior to commencement of work. Landscaping in our work areas, staging areas, and landing areas may be damaged due to the nature of work. Replacement of these landscaping are excluded in this bid.
15. SSC price for stucco removal and replacement is not to exceed 3/4" as per specifications. If stucco removal and replacement exceed more than 3/4", it will be billed at different rates as per the following thickness (3/4"-1", 1"- 1 1/2", 1 1/2"- 2").
 - a. Stucco removal and replacement up to 3/4": \$28.5/SF
 - b. Stucco removal and replacement (3/4 – 1 1/2"): \$35/SF
 - c. Stucco removal and replacement (1 1/2" - 2 1/2"): \$44/SF
 - d. Stucco removal and replacement (2 1/2" – 3 1/2"): \$55/SF
 - e. Stucco removal and replacement (3 1/2" – 4 1/2"): \$65/SF
16. The minimum daily epoxy injection billed of 60 LF and maximum of 3 gallons of epoxy, any lesser amounts will be charged at a daily rate of \$3,250.00.
17. **SSC will provide \$10,000 allowance for standard shoring installation as per bid allowance and corresponding drawings provided by the Engineer of Record (E.O.R.).** If conditions exceed this standard allowance—such as the need for simultaneous or multiple post shores to complete larger concrete repair areas—SSC reserves the right to bill for the additional labor, equipment, and materials required. The unit rate for standard shoring (installation, removal, and rental) is **\$85 per standard shoring. Please note: This allowance excludes the installation of specialized structural shoring or engineered shoring systems, which may be required for unforeseen, extensive structural concrete repairs. Such items, if necessary, will be billed separately**
18. SSC provided an allowance cost for the E.O.R. inspections of the required **four (4) phases (sounding/markings; open, close, & final inspection) in line item#5 of bid-form.** In the event allowance hours are exceeded, SSC will invoice association at labor rate of \$65 /HR for each swing stage operator for all required swing stage engineer inspections during qualified inspections with E.O.R. SSC will not deduct and/or bill the \$65/HR per swing operator from the allowance set if failed inspections are deemed by the E.O.R. **(Infinite Engineering).** The set allowance hours as per the qualified areas to be inspected are 816 hours. **The hours will be tracked and quantified alongside Infinite Engineering qualified inspections on a swing stage.**
19. For line item 20, SSC will provide a daily time/labor sheet to have an authorized representative "property manager or board of director" and the EOR sign daily digitally and/or on-site.
20. For line item 21, SCC will submit weekly invoices/timesheets for the time/labor and material hours completed on the project, reflecting the number of days completed and payments should be made within 15 days of approved payment application.

LUMP SUMS & LINE ITEMS

21. The painting process/scope for the previously painted exterior shear stucco wall surfaces of the buildings balcony walls, balcony ceilings, and roof elevated stucco surfaces (only parapet walls on one (1) side involve pressure cleaning, one spot prime coat of Sherwin-Williams Hot Stucco Primer on repair areas only, one full prime coat Sherwin-Williams Conditioner primer on previously painted surfaces and one finish coat of Sherwin-Williams Latitude Flat.
22. The painting process of previously painted service/metal doors and frames consists of: surface preparation of SSPC-SP1 (solvent cleaning) cleaning surface of railings to be painted to remove any contaminants/salt exposure, hand-tool/power tool clean as per (SSPC-SP2-SP3) to remove loose paint only, create surface

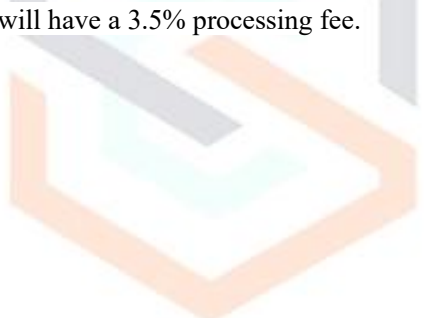


profile to promote adhesion of new coating system. Application of one full prime coat Sherwin-Williams Pro-Cryl and one finish coat of Sherwin-Williams Pre-Catalyzed Urethane. SSC price excludes the cost for potential for the full removal of the existing coatings, in cases of inter-coat adhesion failure and excessive chalk residue caused by deterioration of existing paint. If such removal is required, it will be invoiced separately due to the additional labor required.

23. Color selection shall be made by an appointed representative. Client shall sign draw down color cards indicating approved colors to be ordered, and to state that this is the authorized scheme. If a change in color necessitates an additional coat to achieve complete hide, SSC will bill client for additional labor and material required if SSC was not notified of color selection prior to submitting bid, or if a color sample was not applied on the wall for bidding purposes prior to submitting bid.
24. SSC paint bid for stucco surfaces consists of spot prime coat on repaired areas only, one prime coat and one finish coat w/faux coat as per base bid. A mock-up will be presented with the final stucco finish & coating system prior to project commencement to obtain finish approval of the association.
25. SSC price excludes the painting of metal structures at roof, painting of the railings, painting of sliding glass door frames, ladders, and mechanical equipment in the proposal.
26. SSC price for A#2 Caulking of stucco to metal perimeter of windows, doors & envelope penetrations exclude any sealant thickness greater than 1" and any required backer rod installation. Price also excludes the necessary removal/reinstallation of shutters where it may impede the installation of caulking/sealant beauty bead at joints. SSC will assess accordingly and work closely with the association and E.O.R. to determine a price for any area which requires access to the window joint.
27. SSC price for Line item#6 includes removal of tile, standard mortar and waterproofing. It excludes any additional topping or overburden beyond the inclusion on first sentence.
28. SSC price for Line item #8 excludes price for the removal of topping slab at the deck.
29. SSC price for line item#8 includes removal of hot applied waterproofing & cold applied waterproofing.
30. SSC price for line item #9, #10 & #11 includes concrete repairs for up to 4" max depth for partial depth repairs. SSC price includes up to 6" only for full depth repairs.
31. SSC price for line item #20 includes beauty sealant around decorative moldings only.
32. SSC's price for Line Item #29 includes labor and standard setting materials for the installation of tile up to a maximum size of 24" x 24" only. Larger format tiles and natural stone tiles (e.g., marble) are excluded. The cost of tile materials is excluded and will be selected and purchased directly by the client/association.
33. SSC price for Line items # 31, # 32, & 34 are allowances based Lump Sums cost. Price will be determined and only billed upon requirements of the project. SSC will provide actual prices provided by E.O.R. to provide drawings/plans as a pass-through cost plus 20%.
34. SSC price on line item #33 includes per every 2LF of balustrade.
35. SSC's price for Pool Refinishing, Hot Tub Refinishing, and Fountain Refinishing includes an allowance for Waterline Tile material up to \$14 per linear foot and \$11 per mud cap. If the client/association selects tile finishes that exceed the specified allowance, the client/association will be responsible for paying the cost difference
36. All additional work outside the E.O.R. scope of work, specifications, and drawings will be billed at the cost plus an additional 20%.
37. Unforeseen conditions such concrete repairs extending to the interior of the building/units will be billed at Time/Labor at \$85 per concrete-tech plus material.
38. All material invoices will be presented to the association and billed at material cost plus 20% handling & delivery. Material costs may increase if the scope of work increases due to unforeseen repairs and conditions.



39. SSC will provide a daily time/labor sheet to have an authorized representative “property manager or board of director” sign daily digitally and/or on-site.
40. SCC will submit weekly invoices for the time and labor expended on the project, reflecting the number of days completed.
41. Please note that in the event of unforeseen conditions arising, resulting in stucco and concrete repairs exceeding the specified quantities outlined by the Engineer of Record (EOR), it will require additional time to complete these additional repairs. In such cases, SSC is entitled to an additional 15% of General Conditions.
42. Please note that unforeseen circumstances such as inclement weather, including rainy days, have the potential to extend the project timeline.
43. Pricing is valid for 60 days, due to extreme volatility in the material marketplace. Any notice of a material price increase from manufacturers/suppliers/etc. will be passed on to the client.
44. Pricing for this proposal is valid for 60 days from the date of submittal.
45. 100% of the deposit of mobilization cost & 20% deposit on the following line items #6; #8; #17; #18 & #27 is required prior to mobilization. Progressive payments will be billed upon approved completion phases throughout the project. Final payments shall be made within 30 days of completion. Any outstanding balances past due 30 days will have a late payment assessment of \$150.00 for every 30 days past due. Credit Card payments will have a 3.5% processing fee.



STRUCTURALLY SOUND
CONTRACTORS



Ivete Pasini <ivete.pasini@gmail.com>

FW: Surfside Palms Bid Form

1 message

Myles Harris <Myles@infiniteengineering.net>

Wed, Mar 11, 2026 at 5:56 PM

To: Angel Del Guercio <angeldelguercio@gmail.com>, "IVETE.PASINI" <IVETE.PASINI@gmail.com>, Thomas Hudson <tomhdc@aol.com>

All,

Please see Bengoa's bid.

Best Regards,

Myles J. Harris, PE, SI Limited

President

915 Middle River Drive, Suite 314

Fort Lauderdale, FL 33304

C: 904-654-8802



www.infiniteengineering.net

From: Gabriela Rosales <Gabriela@bengoaconstruction.com>

Date: Wednesday, March 11, 2026 at 4:28 PM

To: angeldelguercio@gmail.com <angeldelguercio@gmail.com>

Cc: Myles Harris <Myles@infiniteengineering.net>, Julius Hader <julius@bengoaconstruction.com>, Sofia Urdaneta <Sofia@bengoaconstruction.com>, Valentina Rincon <Valentina@bengoaconstruction.com>

Subject: Surfside Palms Bid Form

CAUTION: This email is from outside your organization. Do not click links or open attachments unless you recognize the sender.

Good afternoon, Angel,

Hope everything is going well; attached is our Bid Form.

Please don't hesitate to contact us if you have any questions.

Kind regards,

Gabriela Rosales

Senior Estimator



Bengoa Construction Inc.

CGC#1518553

CCC#1330235

[2200 N. Dixie Hwy.](#)

[Hollywood, FL 33020](#)

[\(954\) 589-0541](#) (Office)

(754) 400-5841 (Direct)

(786) 450-1880 (Mobile)

www.Bengoa.us



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 **Bid Form Surfside Palms.pdf**
8684K



Surfside Palms Condominium Restoration Project



2200 N. Dixie Hwy.
Hollywood, FL 33020
Phone: 954-589-0541
Fax: 954-589-0543
www.bengoaconstruction.com

Bid Qualifications for Surfside Palms Condominium	
1	Warranties Bengoa supplies (5) Years on concrete repairs (1) Year on all other work.
2	All Manufacture warranties are stand alone.
3	Bengoa Construction does not do joint warranties with manufactures.
4	UNIT PRICING: When a repair is required and the measurement falls under the defined unit measure, Bengoa will charge the equivalent of one full unit. This ensures that even minor repairs, which still require significant resources and effort, are adequately compensated.
5	CF PRICING: If the repair requires less than 1 CF, it will be charged at the rate of 1 CF. This simplifies billing for smaller repairs and ensures that minimal work is still financially viable. If the repair exceeds 1 CF, the charge will be based on the actual cubic feet needed, measured accordingly. This ensures that larger repairs are billed proportionately to the resources utilized.
6	If Contract goes over the base price, General Conditions will be charged on extra work.
7	Permits will be billed at cost, plus expeditor fees.
8	This Bid is valid for One (01) month only.
9	Stucco price is based on up to 5/8" thick.
10	All metal paint warranty is only for one (01) year.
11	Owners to supply all utilities and water.
12	Payment and Performance Bond maintenance period is for one (01) year.
13	25% of General Conditions to be paid at time of signing contract.
14	Mobilization to be paid when permit is issued.
15	General conditions not included on unit prices, when exceed quantity provided 20 % will be added.
16	Optional or Alternate items does not include general conditions. General conditions will be applied at 20% once option or alternate is selected.
17	Mob/demob due to storm or owners request will be billed at T&M at \$79/hr.
18	Federal holidays are planned. Any other day will be charged at \$2,500/day if not allowed to work due to owners request.
19	Saturdays are planned as make up days.
20	No watertest on any area that is not over occupied space with exception of planters.
21	All site furnishings (benches, planter pots, furniture, etc.) shall be removed by the Owner/Association prior to the contractor commencing work and reinstalled after the contractor has completed the work.
Division 0 and 1 - Contracting and General Requirements	
22	Item 2 - Permits will be billed at cost, plus expeditor fees.
Division 2 - Existing Conditions	
23	Item 6 - Price does not include removal of balcony toppings.
24	Item 7 - Price based on the removal of 658 SF of finishes and waterproofing. As per Sheet S-4 detail section 1 planter does not have any topping slab. Price does not include removal of soil. Existing planters are empty.

Bid Qualifications for Surfside Palms Condominium	
25	Item 8 - Price does not include removal of topping slab. Sheet A-11 & S-14, S-15 does not show topping slab.
	Division 3 - Concrete
26	Item 12 - Price based on up to 12" back from edge and 5" slab depth.
27	Item 15 - Price based on up to 1" thick.
	Division 7 - Thermal and Moisture Protection
28	Item 16 - Price based on 658 SF.
29	Item 17 - Price based on Tremco Vulkem 350/351 waterproofing system, and Increte as a decorative overlay / knockdown finish.
30	Item 20 - Price based on 508 LF.
31	Item 21 - Price based on 7,694 LF. Price based on the SikaHY150 sealant.
	Division 9 - Finishes
32	Item 27 - Price is based on 117,572 SF of stucco surfaces, 22,039 SF of metal surfaces and 86 doors. Paint for concrete balustrades systems is based on one (01) coat of LX03-100 and two (02) coats of K60, as per answers on RFI #1, using same system as in stucco surfaces. Paint does not include painting of scuppers, drip caps, electrical boxes, decorative corner accents, corbels, miscellaneous doodads, conduits, rails/grab rails, vents, exhaust fans, louvers, grilles, light fixtures, floors, windows and sliding glass door frames, and any other type of metal, aluminum and/or wood surface. Price does not include floors. Price for painting doors is exterior side only. Metal painting is SSPC-SP3 only. This quote does not include taking paint down to bare metal except where it is already peeled off. No patching or fillers are included in the price to paint metal. If paint is deteriorated so far that a good adhesion cannot be achieved, there will be a charge for additional prep.
	Additional Work
33	Item 28 - Price based on a cast iron drain.
34	Item 29 - Price does not include mud set. Price does not include tile material, tiles will be supplied by owner.
35	Item 30 - Price based on flowable fill excavatable 100 PSI.
36	Item 33 - This price is based on removal and installation of new pins to match as existing. Price is based on removing an existing precast balustrade pin to make a mold to match, if we cannot get an existing balustrade, we would need to charge additionally for the handmade mold.
	OPTIONS
	Balcony Finishes
37	Item 35 - Price based on Tremco Vulkem 350/351 waterproofing system, and Increte as a decorative overlay / tile-like finish.
38	Item 36 - Price based on Tremco Vulkem 350/351 waterproofing system, and Increte as a decorative overlay / smooth finish.
	Pool Refinishing
39	Item 37 - Price based on 925 SF. Price is for removal of finishes and waterproofing.

Bid Qualifications for Surfside Palms Condominium	
40	Item 38 - Price based on 925 SF. The space required for plaster material is 3/8"-1/2". If there is excessive space to fill due to rectifying the pool for tile installation, the cost of the additional material needed shall be approved prior to application. This price includes new Pebble Tec Commercial White pool plaster finish.
41	Item 39 - Price based on 92 LF of pool coping. This price includes: Installation of new swimming pool pre-cast coping to match existing, new 6" waterline tile to match existing, new dark and contrasting mud cap tiles to step riser, new drain cover, inlet covers and vacuum line cover. Ladders, handrails, and light to remain existing. Water will be filtered thru resin tank for fill up. Owner to provide water. Pool water will be balanced to appropriate operational conditions. Routine spa care and water treatment will be the responsibility of the Owner after balancing is completed. Pool Water for fill up not included. All material prices are subject to change based on market conditions. All prices subject to change pending EOR specs.
Hot Tub Refinishing	
42	Item 40 - Price based on 117 SF. Price is for removal of finishes and waterproofing.
43	Item 41 - Price based on 117 SF. The space required for plaster material is 3/8"-1/2". If there is excessive space to fill due to rectifying the pool for tile installation, the cost of the additional material needed shall be approved prior to application. This price includes new Pebble Tec Commercial White pool plaster finish.
44	Item 42 - Installation of new hot tub pre-cast coping to match existing, new 6" waterline tile to match existing, new dark and contrasting mud cap tiles to step riser, new drain cover, inlet covers and vacuum line cover. Ladders, handrails, and light to remain existing. Water will be filtered thru resin tank for fill up. Owner to provide water. Pool water will be balanced to appropriate operational conditions. Routine spa care and water treatment will be the responsibility of the Owner after balancing is completed. Pool Water for fill up not included. All material prices are subject to change based on market conditions. All prices subject to change pending EOR specs.
Fountain Refinishing	
45	Item 43 - Price based on 485 SF. Price is for removal of finishes and waterproofing.
46	Item 44 - Price based on 485 SF.
47	Item 45 - This price includes: Installation of new tile to existing tiled locations. Tiles to match existing. Laticrete 254 will be used for all tile setting material. Laticrete Permacolor Select to be used for grout. Any precast work in fountain area to remain existing.
Other	
48	Item 46 - Price is for the base bid only, at 3% rate.
49	Item 47 - Price based on 500 LF

Bid Qualifications for Surfside Palms Condominium

50

Item 27A - Price is based on 117,572 SF of stucco surfaces, 22,039 SF of metal surfaces and 86 doors. Paint for concrete balustrades systems is based on one (01) coat of LX03-100 and two (02) coats of K60, as per answers on RFI #1, using same system as in stucco surfaces. Paint does not include painting of scuppers, drip caps, electrical boxes, decorative corner accents, corbels, miscellaneous doodads, conduits, rails/grab rails, vents, exhaust fans, louvers, grilles, light fixtures, floors, windows and sliding glass door frames, and any other type of metal, aluminum and/or wood surface. Price does not include floors. Price for painting doors is exterior side only. Metal painting is SSPC-SP3 only. This quote does not include taking paint down to bare metal except where it is already peeled off. No patching or fillers are included in the price to paint metal. If paint is deteriorated so far that a good adhesion cannot be achieved, there will be a charge for additional prep.



SECTION 004100 – BID FORMS

PART 1 – GENERAL

1.01 General Notes

- A. The following bid is furnished for complete execution of the scope of work as defined in the Project Manual. By signing this document, Bidder acknowledges that they have reviewed and understands the requirements of the Project Manual, specifications, and drawings, familiarized themselves with the existing conditions of the site, the Bidder is qualified to meet the requirements of the Project Manual, specifications, and drawings, and proposes to provide all labor, materials, equipment, necessary supervision, personnel, services, transportation services, and all other necessary labor or materials required to complete the scope of work. It is the Bidder's responsibility to verify all field measurements, takeoffs, and existing conditions on site (to the extent reasonably possible).

- B. Project:

Surfside Palms Condominium Association, Inc.
Restoration Project
8888 Collins Avenue
Surfside, Florida 33154

1.02 Base Bid Tabulation

Base Bid					
Item No.	Item description	Quantity	Unit	Unit Price	Total
Division 0 and 1 - Contracting and General Requirements					
1	General Conditions - all work not specifically referenced required to complete the scope of work.	1	LS	\$300,000.00	
2	Permitting Fees - paid by owner (no mark-up)	1	NA	See qualifications attached	
3	Mobilization	1	LS	\$40,000.00	
4	Temporary debris protection	1	LS	\$12,500.00	
5	Sound and mark horizontal, vertical, and overhead concrete or stucco locations in the area(s) of work. Allow engineer to review.	1	LS	\$33,076.00	
Division 2 - Existing Conditions					

Surfside Palms Condominium Association, Inc. – Restoration Project – Revised

Division 0 Specifications

6	Remove and dispose of balcony toppings, finishes, waterproofings , and associated materials in the areas of work down to the structural slab. Allow engineer to review.	5,500	SF	\$11.00	\$60,500.00
7	Remove and dispose of existing planter toppings, finishes, waterproofings and associated materials in the area of work down to the structural slab and stucco/concrete vertical surfaces. Allow engineer to review.	1	LS	\$2,303.00	
8	Remove and dispose of existing plaza and pool deck toppings, finishes, waterproofings and associated materials in the area of work down to the structural slab and stucco/concrete vertical surfaces. Allow engineer to review.	10,000	SF	\$11.50	\$115,000.00
Division 3 - Concrete					
9	030130 - Horizontal concrete repair, as directed by a structural engineer and as per ICRI guidelines	400	CF	\$250.00	\$100,000.00
10	030130 - Vertical concrete repair, as directed by a structural engineer and as per ICRI guidelines	75	CF	\$295.00	\$22,125.00
11	030130 - Overhead concrete repair, as directed by a structural engineer and as per ICRI guidelines	100	CF	\$350.00	\$35,000.00
12	030130 - Slab edge concrete repair, as directed by a structural engineer and as per ICRI guidelines	150	LF	\$150.00	\$22,500.00

Surfside Palms Condominium Association, Inc. – Restoration Project – Revised

Division 0 Specifications

13	030130 - Post pocket replacement/repair, as directed by a structural engineer and as per ICRI guidelines. The current amount of post pockets is based off the existing railings.	50	EA	\$70.00	\$3,500.00
14	030130 - Concrete crack repair with epoxy injection.	500	LF	\$45.00	\$22,500.00
15	030130 - Install flash patching, before waterproofing or coating applications begin, to promote positive drainage to drains and free edges. Do not flash patch to a feather edge.	5,550	SF	\$29.25	\$162,337.50
Division 7 - Thermal and Moisture Protection					
16	071416 - Apply a cold fluid-applied waterproofing membrane to planter horizontal and vertical surfaces. Include additional detailing at architectural cap finishes and railing locations (if applicable). A 20 year manufacturer's warranty is required.	1	LS	\$17,049.10	
17	071813 - Apply a pedestrian traffic waterproofing membrane to balcony top surfaces. Include additional detailing at sliding glass door, shutter, and railing locations (if applicable). Utilize the any system with a decorative overlay. A 5 year manufacturer's warranty is required. The desired finish is a knockdown finish.	5,500	SF	\$20.01	\$110,055.00

Surfside Palms Condominium Association, Inc. – Restoration Project – Revised

Division 0 Specifications

18	071800 - Apply a traffic waterproofing coating membrane to plaza and pool deck top surfaces. Include additional detailing at sliding glass door, shutter, and railing locations (if applicable). Utilize the Vulkem EWS traffic waterproofing coating system under tile. A 20 year manufacturer's warranty is required.	10,000	SF	\$25.29	\$252,900.00
19	079200 - Prepare existing hairline crack in existing concrete slabs and then route and seal with a joint sealant.	500	LF	\$6.55	\$3,275.00
20	079200 - Remove, replace, and install joint sealants to all of the perimeter joints to the cast stone moldings.	1	LS	\$3,581.40	
21	079200 - Remove, replace, and install joint sealants to all of the sliding glass doors, windows, storefronts, and screen enclosure/rail interfaces: stucco/concrete to metal.	1	LS	\$46,164.00	
22	079200 - Provide sealant to all unsealed building envelope penetrations, joints, or other locations necessary in the areas of work.	250	LF	\$6.00	\$1,500.00
Division 9 - Finishes					
23	092400 - Stucco repair, up to 7/8" in thickness. This includes all necessary accessories besides metal lath.	10,920	SF	\$28.00	\$305,760.00

Surfside Palms Condominium Association, Inc. – Restoration Project – Revised

Division 0 Specifications

24	092400 - Stucco repair, up to 7/8" in thickness. This includes all necessary accessories including metal lath.	10	SF	\$55.00	\$550.00
25	092400 - Excessive stucco repair, up to 1.5" in thickness. This includes all necessary accessories.	500	SF	\$75.00	\$37,500.00
26	099600 - Install a high-performance coating to the interstitial space top surfaces and limited vertical surfaces (turn up). Include additional details at plumbing equipment, drains, mechanical equipment, electrical equipment, and penetration locations (if applicable).	210	SF	\$30.00	\$6,300.00
27	Prime and paint as per Sherwin Williams specifications. Provide a new paint finish to match the existing color scheme including the existing two-tone paint system.	1	LS	\$1,226,508.85	
Additional Work					
28	Plaza and Pool Deck - Remove, discard, and replace the existing drains and associated piping up to a coupling point within 12". New drains to be the same diameter as previously existing. Verify existing drain diameters in the field. Provide coupling at existing plumbing system. All work to be in compliance with FBC 2023.	18	EA	\$1,850.00	\$33,300.00

Surfside Palms Condominium Association, Inc. – Restoration Project – Revised

Division 0 Specifications

29	Install a minimum 12" x 12" x 1/4" thick ceramic tile in thinset. Thinset as per NOA 23-0614.04 Table 2. Thinset to be MULTIMAX LITE by Laticrete. Grout to be SPECTRALOCK 1 PRE-MIXED GROUT by Laticrete. Grout joints shall be a minimum of 1/16" and must comply with the TCNA Handbook and ANSI 108.02. The tile material shall be slip resistant when wet by having a dynamic coefficient of friction of at least 0.42. Tile material to be supplied by the Owner.	10,000	SF	\$20.00	\$200,000.00
30	Pour/apply flowable fill in areas of undermining/excavation along and underneath the structure. Include basic forming to control overflow.	100	CF	\$235.00	\$23,500.00
31	Shoring plans/designs. Provide signed and sealed drawings and calculations. Allow engineer to review the drawings and calculations. Shoring designs will be required for repairs to balcony concrete slabs, garage concrete beams, garage concrete slabs, garage concrete joists, and garage concrete columns.	1	LS	\$5,000.00	

Surfside Palms Condominium Association, Inc. – Restoration Project – Revised

Division 0 Specifications

32	Installation of necessary shoring for repairs to balcony concrete slabs, garage concrete beams, garage concrete slabs, garage concrete joists, and garage concrete columns. This includes all shoring accessories/materials such as plywood, wood, stringers, fasteners, plates, etc.	1	LS	\$8,500.00	
33	Demolish and/or remove, dispose, and replace damaged precast balustrade. Provide onsite mock up of balustrade installation. Color and texture to be approved by Owner. Installation shall be in accordance with shop drawings.	10	EA	\$2,500.00	\$25,000.00
34	Shop drawings and submittals prepared and signed and sealed by a licensed professional engineer in the state of Florida. Shop drawings and submittals to include material data, manufacturer's shop details including profiles, cross-sections, reinforcement, exposed facets, arrangement of joints, anchoring methods, anchors, and engineering calculations that prove compliance with FBC 2023.	1	LS	\$5,000.00	
Total Base Bid Cost				\$3,242,784.85	

1.03 Optional Tabulation

Options

Item No.	Item description	Quantity	Unit	Unit Price	Total
Balcony Finishes					
35	071813 - Apply a pedestrian traffic waterproofing membrane to balcony top surfaces. Include additional detailing at sliding glass door, shutter, and railing locations (if applicable). Utilize the any system with a decorative overlay. A 5 year manufacturer's warranty is required. The desired finish is a tile-like finish.	5,500	SF	\$23.52	\$129,360.00
36	071813 - Apply a pedestrian traffic waterproofing membrane to balcony top surfaces. Include additional detailing at sliding glass door, shutter, and railing locations (if applicable). Utilize the any system with a decorative overlay. A 5 year manufacturer's warranty is required. The desired finish is a smooth finish.	5,500	SF	\$20.77	\$114,235.00
Pool Refinishing					
37	Pool - Remove and dispose of pool toppings, finishes, waterproofings , and associated materials in the areas of work down to the structural slab. Allow engineer to review.	1	LS	\$11,100.00	
38	Pool - Apply a VULKEM EWS waterproofing as per the optional attachments to the horizontal and vertical pool surfaces. Install a bond coat and Pebbletech.	1	LS	\$74,636.00	

Surfside Palms Condominium Association, Inc. – Restoration Project – Revised

Division 0 Specifications

39	Pool - Replace the existing pool coping, tiles, and all other finishes to match the existing configuration. All lights, ladders, and other components to be repaired as needed.	1	LS	\$36,696.00
Hot Tub Refinishing				
40	Hot Tub - Remove and dispose of pool toppings, finishes, waterproofings , and associated materials in the areas of work down to the structural slab. Allow engineer to review.	1	LS	\$1,755.00
41	Hot Tub - Apply a VULKEM EWS waterproofing as per the optional attachments to the horizontal and vertical pool surfaces. Install a bond coat and Pebbletech.	1	LS	\$13,664.00
42	Hot Tub - Replace the existing pool coping, tiles, and all other finishes to match the existing configuration. All lights, ladders, and other components to be repaired as needed.	1	LS	\$12,374.81
Fountain Refinishing				
43	Fountain - Remove and dispose of fountain toppings, finishes, waterproofings , and associated materials in the areas of work down to the structural slab. Allow engineer to review.	1	LS	\$4,122.50
44	Fountain - Apply a VULKEM EWS waterproofing as per the optional attachments to the horizontal and vertical fountain surfaces. Install a bond coat.	1	LS	\$10,670.00

Surfside Palms Condominium Association, Inc. – Restoration Project – Revised

Division 0 Specifications

45	Fountain - Replace the existing coping, tiles, and all other finishes to match the existing configuration. All lights, ladders, and other components to be repaired as needed.	1	LS	\$36,968.00	
Other					
46	Performance and Payment Bond	1	LS	\$97,283.06	
47	079200 - Remove, replace, and install joint sealants to all of the sliding glass doors, windows, storefronts, and screen enclosure/rail interfaces: metal to metal.	1	LS	\$4,500.00	
48	Weather wall installation and removal	1	LF	\$175.00	
27A	Alternative to Line Item 27: Prime and paint as per Sherwin Williams specifications. Provide a new paint finish to match the existing color scheme; however, replace the two-tone paint system with a single uniform color.	1	LS	\$1,226,508.85	
29A	Alternative to Line Item 29: Install a cementitious decorative overlay system, such as Increte Single Component Spray-Deck by Euclid. The decorative overlay system shall honor all existing control joints, expansion joints, and construction joints in the substrate. The finished material shall be slip resistant when wet by having a dynamic coefficient of friction of at least 0.42.	10,000	SF	\$9.00	\$90,000.00

1.04 Schedule

Two (02) weeks after
permit is issued

- A. After the permit issuance date, the contractor will mobilize (perform mobilization) for the base bid work within calendar days.
- B. After mobilization has been completed, the contractor will be substantially completed with the base bid work within 548 calendar days.
- C. The contractor's projected start date is TBD.

1.05 Time and Material Work

- A. Only when authorized in writing by both Owner and Engineer, Time and Material Work will be performed and based on the following unit rates for work added:
 1. Project Manager \$ 150.00 per hour
 2. Project Supervisor \$ 110.00 per hour
 3. Skilled Labor \$ 85.00 per hour
 4. Unskilled Labor \$ 79.00 per hour
 5. Material Cost Markup 20 %

1.06 Subcontractors

- A. The following subcontractors will be utilized by Bidder:
 1. Subcontractor 1: TBD
 2. Subcontractor 2: TBD
 3. Subcontractor 3: TBD
 - a. Note: Please include legal entity name, address, and contact number for each subcontractor.

1.07 References

- A. Provide at least three reference projects with similar scope(s) of work and size of project. Provide all client, property, or contractor contact information, the address of the project, and further information illustrating the work performed.

1.08 Certificate of Insurance

- A. Provide copies and/or sample certificates of general liability and worker's compensation insurances and Owner added as additional insured where applicable/required.

1.09 Pre-Conditions

- A. Contractor shall videotape or photograph and document all site conditions such as roofing conditions, exterior wall conditions, landscaping conditions, electrical connection

conditions, interior surfaces, vehicle traffic areas, etc. that might be interpreted as having been damaged by Contractor.

1.10 Warranty

- A. Provide a 5-year warranty against workmanship of the Contractor. Contractor shall furnish Certificates of Warranty stating all work and materials have been applied in accordance with the applicable manufacturer's publications, instructions, and data sheets.
- B. As indicated in each individual specification or as indicated in the base bid tabulation, contractor shall provide manufacturer warranties for the required durations.

1.11 Clarifications and Qualifications

- A. Contractor will provide any and all clarifications and/or qualifications attached to the bid forms.

1.12 Other Requirements or Provisions

- A. The Owner has indicated the requested contractual start date for mobilization to be ASAP.
- B. The Owner has requested a draft contract be submitted with each bid.



1.13 Signatures

Signature of Bidder

Julius Hader

Printed Name

Vice President of Business Development

Job Title

Bengoa Construction, Inc.

Legal Name of Contractor

CGC1518553

General Contractor License Number

03-11-2026

Date of Execution

END OF SECTION

Labor Rates

Employee Type	Hourly Rate
Project Manager	\$ 150.00
General Superintendent	\$ 150.00
Superintendent	\$ 110.00
Foreman	\$ 96.00
Skilled Laborer	\$ 85.00
Laborer	\$ 79.00



ATTACHEMENT "A" – GENERAL CONDITIONS

1. Beginning Work

Bengoa Construction Inc. ("Bengoa") shall be allowed reasonable time for delivery of materials and labor for required performance. Client shall use its best efforts to assure work area is accessible and appropriate for Bengoa's work.

2. Bonds and Insurance:

- a. The cost of bonds is not included. If Performance and Payment bonds are required. Client is responsible for all associated premiums and will satisfy Bengoa's bonding company underwriting requirements including confirmation of funding and use of standard AIA A312 bond forms
- b. Bengoa will provide evidence of insurance which will include the Client as Certificate Holder with coverage and corresponding limits as follows: Workers' Compensation \$500k- General Liability \$1M- Auto Liability \$1M. Any other insurance required will be furnished at Client's sole cost, if available.

3. Payment:

- a. Payment is a material issue. Payment by client for Bengoa's performance is not subject to any contingencies or conditions. If payment is not made within thirty (30) days, Bengoa may stop work with three (3) days written notice to client without prejudice to any other remedy it may have including the right to file a lien, claim, or notice on its behalf. No back charges or claims shall be valid unless agreed to in writing by Bengoa. Retainage shall not exceed 5% for the duration of the project.
- b. Client cannot withhold payments due to a third party general liability claims if the liability for such claim(s) has been accepted by Bengoa's insurer

4. Delays:

- a. Bengoa is entitled to extensions of time for weather delays and is not responsible for delays out of its control. In additions Bengoa can stop work if they consider the jobsite conditions are unsafe or if another Contractor working around Bengoa is unsafe.
- b. Bengoa's liability for delay damages is limited to liquidated damages in an amount mutually agreed upon by Bengoa and Client. In no event will Bengoa be liable for actual, punitive, indirect or consequential damages of any kind. Conversely, should Bengoa be delayed in any manner by acts, errors, or omissions of the Client, Engineer, or by an employee of either of them, then, in addition to any applicable extension of time, Bengoa shall be entitled to receive from them compensation for any reasonable damages caused by the delay.

5. Warranty:

- a. Bengoa warrants to the Client that the work described herein will be free from defects in material and workmanship. If within one (1) year form date of Substantial completion of Bengoa's work, or as otherwise mutually agreed upon in writing between Bengoa and Client, Bengoa receives from the client prompt written notice that the material or workmanship does not meet such warranties, Bengoa will cure, within a reasonable amount of time each such defects including nonconformance with the specifications, weather-permitting. There are no other remedies, liabilities or warranties, express or implied including but not limited to any warranties or merchantability or fitness for a particular purpose applicable to the material and/or services. Bengoa's sole responsibility and Client's exclusive remedy is limited of repair or replacement as above provided
- b. Bengoa does not provide a warranty for chemical grouting work.

6. Liability:

- a. Bengoa shall not be liable to any party for claims of any kind related to asbestos, lead paint, EIFS or mold or any other hazardous materials.
- b. Liability or damages associated with water leakage shall be the responsibility of the client unless caused by Bengoa's sole negligence.
- c. Client shall be responsible for any and all property damages and/or bodily injuries that result from damages to interior and/or exterior underground/overhead/surface mounted/embedded utilities or structures unless caused by Bengoa's sole negligence.
- d. Bengoas responsibilities for any claims, damages, losses or liabilities arising out of or related to its performance of this contract, including but not limited to any corrections of defects under the Warranty, shall not exceed the contract price. In no event shall Bengoa be liable for any special, indirect, incidental, consequential, or punitive damages or any character including but not limited to damages claimed for loss or use of productive facilities or equipment, lost profits, governmental fines or penalties, lost production, or non-operation or increased expenses or operation

7. Indemnification:

- a. To the fullest extent permitted by law, Bengoa shall indemnify and hold harmless the client, Engineer and employees of either of them from and against claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from performance of the work, provided that such claim, damage, loss or expense is attributable to bodily injury sickness, disease or death, or to injury to or destruction of tangible property (Other than the work itself), but only to the extent caused by negligent acts or omissions of Bengoa, a subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable.

8. Dispute Resolution & Governing Law:

- a. All claims, disputes and other matters and questions arising out of, or relating to this Contract or any breach which cannot be resolved through negotiation, may be submitted to mediation before the American Arbitrations Association. If the dispute is not resolved through mediation, the parties may elect to proceed to binding arbitrations before the American Arbitration Associations in accordance with the Construction Industry Arbitration Rules then in effect. The prevailing party shall be entitled to recover all cost and reasonable attorney's fees incurred (whether pre-litigation at mediation arbitrations or trial level and in any appeals.)
- b. This contract shall be governed by the law of the State of Florida

9. Price Escalation:

- a. All pricing given on the Bid Form and elsewhere in this proposal represents current market prices for labor and materials. Increased cost due to changes in material prices and labor rates at the time of delivery of during performance will be brought to the owner's attention with the understanding that equitable adjustments to the contract price will be made

10. Mock-ups (If applicable)

- a. Bengoa will prepare a mock-up based on the specified work scope for each repair item to set the quality and aesthetics standards for repair. Should the desired results not be achieved further investigation and continued work may necessitate additional cost for the specified repairs. If the client does not approve the mock-up, Bengoa reserves the right to terminate the contract and recover all actual, incurred costs in completing the mock-up.



5 PROJECT REFERENCES

- **2800 Williams Island Deck and Pool Restoration**
2800 E Island Blvd. Aventura, FL 33160
Billy Sauls (Owner's Rep) 954-599-6925
\$4,138,517.00
Engineer: Jack Erdozain (Erdozain Consulting Engineers, Inc.)
- **Yacht Harbour Concrete Repairs and Waterproofing**
2901 S Bayshore Dr. Coconut Groove, FL 33133
Scott Parker (Property Manager) 305-776-6361
\$1,613,772.00
Engineer: Dean Carlson (GCI Consultants, LLC)
- **Villa Regina Deck Upper Plaza Level and Façade Painting, Remediation and Restoration**
1581 Brickell Avenue. Miami, FL 33129
John Fernandez (General Manager) 305-854-1581
\$4,812,165.00
Engineer: Maria Moral (Consultant: Miami Curtain Wall)
- **One Bal Harbour Pool Deck, Stucco and Paint Towers**
10295 Collins Avenue. Bal Harbour, FL 33154
Russell Smith (General Manager) 305-455-5415
\$7,013,106.49
Engineer: Pistorino & Alam, Inc.
- **Mid-Block Waterproofing of Deck & Miscellaneous Concrete Repairs**
3250 NE 1st Avenue. Miami, FL 33137
Pierre Melhado 305-740-0554 (Beztak's Regional Manager)
\$2,297,033.00
Engineer: John R. Medina & Associates



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

BENGOCHEA, JOSE

BENGOA CONSTRUCTION INC
2200 N DIXIE HIGHWAY
HOLLYWOOD FL 33020

LICENSE NUMBER: CGC1518553

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at [MyFloridaLicense.com](https://myfloridalicense.com)

ISSUED: 06/14/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.





Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE ROOFING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

BENGOCHEA, JOSE

BENGOA CONSTRUCTION, INC.
2200 N DIXIE HIGHWAY
HOLLYWOOD FL 33020

LICENSE NUMBER: CCC1330235

EXPIRATION DATE: AUGUST 31, 2026

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ISSUED: 06/14/2024

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CERTIFICATE OF LIABILITY INSURANCE

3/1/2027

DATE (MM/DD/YYYY)

2/27/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies, LLC DBA Lockton Insurance Brokers, LLC in CA CA license #0F15767 3280 Peachtree Rd. NE, Ste. 1000 Atlanta GA 30305 (404) 460-3600	CONTACT NAME:	
	PHONE (A/C, No, Ext): FAX (A/C, No):	
INSURED 1511618 Bengoa Construction Inc. 2200 N. Dixie Highway Hollywood FL 33020	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A : MS Transverse Specialty Insurance Company	
	INSURER B : AGCS Marine Insurance Company	
	INSURER C :	
	INSURER D :	
INSURER E :		
INSURER F :		

COVERAGES **CERTIFICATE NUMBER:** 18342454 **REVISION NUMBER:** XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVO	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Ded: BI/PD \$10,000 GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:	N	N	TSLBEX-0000663-00	3/1/2026	6/1/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ XXXXXXXX PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			NOT APPLICABLE			COMBINED SINGLE LIMIT (Ea accident) \$ XXXXXXXX BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
A	☐ UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$ \$0	N	N	TSLBEX-0000663-00	3/1/2026	6/1/2027	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$ XXXXXXXX
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	NOT APPLICABLE			PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ XXXXXXXX E.L. DISEASE - EA EMPLOYEE \$ XXXXXXXX E.L. DISEASE - POLICY LIMIT \$ XXXXXXXX
B	Contractors Equipment	N	N	SML 93063703	3/1/2026	3/1/2027	Rented/Leased Equip: \$100,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

18342454
Evidence of Coverage

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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BENGO-1

OP ID: DC

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/07/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Workers Compensation Group P O Box 410 Boca Raton, FL 33429-0410 InSource Inc.	561-392-3300	CONTACT NAME: Workers' Compensation Group PHONE (A/C, No, Ext): 561-392-3300 E-MAIL ADDRESS: certs@workerscompgroup.com FAX (A/C, No): 561-361-1132
INSURED Bengoa Construction, Inc & Bengoa Painting LLC 2200 N. Dixie Hwy. Hollywood, FL 33020		INSURER(S) AFFORDING COVERAGE INSURER A: Bridgefield Employers Ins INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
		NAIC # 10701

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	830-53742	06/04/2025	06/04/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

PROOF OF

Proof of Insurance Only

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



Exceeding Expectations through Quality and Safety



Areas Of Expertise

Carbon Fiber Reinforcing
Caulking
Cementitious Overlays
Chemical Grouting
Coatings
Concrete Pavers
Concrete Restoration
Corrosion Control
Epoxy Injections
Epoxy Toppings
Expansion Joints
Hydro Demolition
Hydraulic Pumping
Masonry Restoration
Post-Tensioning
Pre-Stressed Cables
Railings
Seawalls
Shotcrete
Slab Jacking
Spalls
Structural Strengthening
Waterproofing



Ivete Pasini <ivete.pasini@gmail.com>

Surfside Palms - Bid

1 message

wilmer@northstarcontractors.net <wilmer@northstarcontractors.net>

Thu, Mar 12, 2026 at 3:02 PM

To: Myles Harris <Myles@infiniteengineering.net>

Cc: Angel Del Guercio <angeldelguercio@gmail.com>, "IVETE.PASINI" <IVETE.PASINI@gmail.com>, Building Trade <buildingtradesales@gmail.com>

Good afternoon all,

Please see attached our bid for Surfside Palms Project. Thank you for the opportunity. We look forward to the process.

Regards,

Wilmer Trana, CGC

General Manager

North Star Contractors

1940 SE 2nd ST

Pompano Beach, FL 33060

wilmer@northstarcontractors.net

Cell: 954-955-4997

Phone: 954-979-7185

Fax: 954-979-9439

www.northstarcontractors.net



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2 attachments

 **NSC Qualifications.pdf**
216K

 **Bid Form - Surfside Palms - Restoration.pdf**
214K

Base Bid					
Item No.	Item description	Quantity	Unit	Unit Price	Total
Division 0 and 1 - Contracting and General Requirements					
1	General Conditions - all work not specifically referenced required to complete the scope of work.	1	LS	\$	248,100.00
2	Permitting Fees - paid by owner (no mark-up)	1	NA		
3	Mobilization	1	LS	\$	95,000.00
4	Temporary debris protection	1	LS	\$	32,000.00
5	Sound and mark horizontal, vertical, and overhead concrete or stucco locations in the area(s) of work. Allow engineer to review.	1	LS	\$	-
Division 2 - Existing Conditions					
6	Remove and dispose of balcony toppings, finishes, waterproofings , and associated materials in the areas of work down to the structural slab. Allow engineer to review.	5,500	SF	\$ 4.00	\$ 22,000.00
7	Remove and dispose of existing planter toppings, finishes, waterproofings and associated materials in the area of work down to the structural slab and stucco/concrete vertical surfaces. Allow engineer to review.	1	LS	\$	3,900.00
8	Remove and dispose of existing plaza and pool deck toppings, finishes, waterproofings and associated materials in the area of work down to the structural slab and stucco/concrete vertical surfaces. Allow engineer to review.	10,000	SF	\$ 8.00	\$ 80,000.00
Division 3 - Concrete					
9	030130 - Horizontal concrete repair, as directed by a structural engineer and as per ICRI guidelines	400	CF	\$ 390.00	\$ 156,000.00
10	030130 - Vertical concrete repair, as directed by a structural engineer and as per ICRI guidelines	75	CF	\$ 400.00	\$ 30,000.00
11	030130 - Overhead concrete repair, as directed by a structural engineer and as per ICRI guidelines	100	CF	\$ 410.00	\$ 41,000.00
12	030130 - Slab edge concrete repair, as directed by a structural engineer and as per ICRI guidelines	150	LF	\$ 135.00	\$ 20,250.00

13	030130 - Post pocket replacement/repair, as directed by a structural engineer and as per ICRI guidelines. The current amount of post pockets is based off the existing railings.	50	EA	\$ 45.00	\$ 2,250.00
14	030130 - Concrete crack repair with epoxy injection.	500	LF	\$ 75.00	\$ 37,500.00
15	030130 - Install flash patching, before waterproofing or coating applications begin, to promote positive drainage to drains and free edges. Do not flash patch to a feather edge.	5,550	SF	\$ 20.00	\$ 111,000.00
Division 7 - Thermal and Moisture Protection					
16	071416 - Apply a cold fluid-applied waterproofing membrane to planter horizontal and vertical surfaces. Include additional detailing at architectural cap finishes and railing locations (if applicable). A 20 year manufacturer's warranty is required.	1	LS	\$	174,460.00
17	071813 - Apply a pedestrian traffic waterproofing membrane to balcony top surfaces. Include additional detailing at sliding glass door, shutter, and railing locations (if applicable). Utilize the any system with a decorative overlay. A 5 year manufacturer's warranty is required. The desired finish is a knockdown finish.	5,500	SF	\$ 19.00	\$ 104,500.00
18	071800 - Apply a traffic waterproofing coating membrane to plaza and pool deck top surfaces. Include additional detailing at sliding glass door, shutter, and railing locations (if applicable). Utilize the Vulkem EWS traffic waterproofing coating system under tile. A 20 year manufacturer's warranty is required.	10,000	SF	\$ 25.00	\$ 250,000.00
19	079200 - Prepare existing hairline crack in existing concrete slabs and then route and seal with a joint sealant.	500	LF	\$ 20.00	\$ 10,000.00
20	079200 - Remove, replace, and install joint sealants to all of the perimeter joints to the cast stone moldings.	1	LS	\$	3,000.00
21	079200 - Remove, replace, and install joint sealants to all of the sliding glass doors, windows, storefronts, and screen enclosure/rail interfaces: stucco/concrete to metal.	1	LS	\$	41,800.00

22	079200 - Provide sealant to all unsealed building envelope penetrations, joints, or other locations necessary in the areas of work.	250	LF	\$ 10.00	\$ 2,500.00
Division 9 - Finishes					
23	092400 - Stucco repair, up to 7/8" in thickness. This includes all necessary accessories besides metal lath.	10,920	SF	\$ 28.00	\$ 305,760.00
24	092400 - Stucco repair, up to 7/8" in thickness. This includes all necessary accessories including metal lath.	10	SF	\$ 38.00	\$ 380.00
25	092400 - Excessive stucco repair, up to 1.5" in thickness. This includes all necessary accessories.	500	SF	\$ 50.00	\$ 25,000.00
26	099600 - Install a high-performance coating to the interstitial space top surfaces and limited vertical surfaces (turn up). Include additional details at plumbing equipment, drains, mechanical equipment, electrical equipments, and penetration locations (if applicable).	210	SF	\$ 30.00	\$ 6,300.00
27	Prime and paint as per Sherwin Williams specifications. Provide a new paint finish to match the existing color scheme including the existing two-tone paint system.	1	LS	\$	195,550.00
Additional Work					
28	Plaza and Pool Deck - Remove, discard, and replace the existing drains and associated piping up to a coupling point within 12". New drains to be the same diameter as previously existing. Verify existing drain diameters in the field. Provide coupling at existing plumbing system. All work to be in compliance with FBC 2023.	18	EA	\$ 4,100.00	\$ 73,800.00
29	Install a minimum 12" x 12" x 1/4" thick ceramic tile in thinset. Thinset as per NOA 23-0614.04 Table 2. Thinset to be MULTIMAX LITE by Laticrete. Grout to be SPECTRALOCK 1 PRE-MIXED GROUT by Laticrete. Grout joints shall be a minimum of 1/16" and must comply with the TCNA Handbook and ANSI 108.02. The tile material shall be slip resistant when wet by having a dynamic coefficient of friction of at least 0.42. Tile material to be supplied by the Owner.	10,000	SF	\$ 19.00	\$ 190,000.00

30	Pour/apply flowable fill in areas of undermining/excavation along and underneath the structure. Include basic forming to control overflow.	100	CF	\$ 35.00	\$ 3,500.00
31	Shoring plans/designs. Provide signed and sealed drawings and calculations. Allow engineer to review the drawings and calculations. Shoring designs will be required for repairs to balcony concrete slabs, garage concrete beams, garage concrete slabs, garage concrete joists, and garage concrete columns.	1	LS	\$ 10,000.00	
32	Installation of necessary shoring for repairs to balcony concrete slabs, garage concrete beams, garage concrete slabs, garage concrete joists, and garage concrete columns. This includes all shoring accessories/materials such as plywood, wood, stringers, fasteners, plates, etc.	1	LS	\$ 25,000.00	
33	Demolish and/or remove, dispose, and replace damaged precast balustrade. Provide onsite mock up of balustrade installation. Color and texture to be approved by Owner. Installation shall be in accordance with shop drawings.	10	EA	\$ 200.00	\$ 2,000.00
34	Shop drawings and submittals prepared and signed and sealed by a licensed professional engineer in the state of Florida. Shop drawings and submittals to include material data, manufacturer's shop details including profiles, cross-sections, reinforcement, exposed facets, arrangement of joints, anchoring methods, anchors, and engineering calculations that prove compliance with FBC 2023.	1	LS	\$ 7,500.00	
Total Base Bid Cost				\$	2,310,050.00

Options

Item No.	Item description	Quantity	Unit	Unit Price	Total
Balcony Finishes					
35	071813 - Apply a pedestrian traffic waterproofing membrane to balcony top surfaces. Include additional detailing at sliding glass door, shutter, and railing locations (if applicable). Utilize the any system with a decorative overlay. A 5 year manufacturer's warranty is required. The desired finish is a tile-like finish.	5,500	SF	\$ 20.00	\$ 110,000.00
36	071813 - Apply a pedestrian traffic waterproofing membrane to balcony top surfaces. Include additional detailing at sliding glass door, shutter, and railing locations (if applicable). Utilize the any system with a decorative overlay. A 5 year manufacturer's warranty is required. The desired finish is a smooth finish.	5,500	SF	\$ 20.00	\$ 110,000.00
Pool Refinishing					
37	Pool - Remove and dispose of pool toppings, finishes, waterproofings , and associated materials in the areas of work down to the structural slab. Allow engineer to review.	1	LS	\$	13,725.00
38	Pool - Apply a VULKEM EWS waterproofing as per the optional attachments to the horizontal and vertical pool surfaces. Install a bond coat and Pebbletech.	1	LS	\$	85,890.00
39	Pool - Replace the existing pool coping, tiles, and all other finishes to match the existing configuration. All lights, ladders, and other components to be repaired as needed.	1	LS	\$	73,860.00
Hot Tub Refinishing					
40	Hot Tub - Remove and dispose of pool toppings, finishes, waterproofings , and associated materials in the areas of work down to the structural slab. Allow engineer to review.	1	LS	\$	2,890.00
41	Hot Tub - Apply a VULKEM EWS waterproofing as per the optional attachments to the horizontal and vertical pool surfaces. Install a bond coat and Pebbletech.	1	LS	\$	19,310.00
42	Hot Tub - Replace the existing pool coping, tiles, and all other finishes to match the existing configuration. All lights, ladders, and other components to be repaired as needed.	1	LS	\$	13,136.00

Fountain Refinishing					
43	Fountain - Remove and dispose of fountain toppings, finishes, waterproofings , and associated materials in the areas of work down to the structural slab. Allow engineer to review.	1	LS	\$ 6,237.00	
44	Fountain - Apply a VULKEM EWS waterproofing as per the optional attachments to the horizontal and vertical fountain surfaces. Install a bond coat.	1	LS	\$ 48,033.00	
45	Fountain - Replace the existing coping, tiles, and all other finishes to match the existing configuration. All lights, ladders, and other components to be repaired as needed.	1	LS	\$ 58,531.00	
Other					
46	Performance and Payment Bond	1	LS	\$ 42,735.93	
47	079200 - Remove, replace, and install joint sealants to all of the sliding glass doors, windows, storefronts, and screen enclosure/rail interfaces: metal to metal.	1	LF	\$ 10.00	
48	Weather wall installation and removal	1	LF	\$ 65.00	
27A	Alternative to Line Item 27: Prime and paint as per Sherwin Williams specifications. Provide a new paint finish to match the existing color scheme; however, replace the two-tone paint system with a single uniform color.	1	LS	\$ 161,550.00	
29A	Alternative to Line Item 29: Install a cementitious decorative overlay system, such as Increte Single Component Spray-Deck by Euclid. The decorative overlay system shall honor all existing control joints, expansion joints, and construction joints in the substrate. The finished material shall be slip resistant when wet by having a dynamic coefficient of friction of at least 0.42.	10,000	SF	\$ 10.00	\$ 100,000.00



Clarifications and Qualifications

1. The proposal is based upon NSC full access to work areas and the ability to restrict non-project persons or vehicles from work areas. Public access through work areas is NOT included unless specifically identified in the project scope.
2. For façade repair projects, if applicable, all parked vehicles below work areas must be removed and vehicle/pedestrian traffic below the work areas must be restricted for a safe distance out from the base of the building. Where necessary, NSC will erect perimeter barriers to maintain grade level safety zone.
3. When scaffolding is/are in place in front of terraces or balcony tier(s), for safety reasons all guest access onto all terraces and balconies in the affected tiers must be restricted for the entire time scaffolding are in place.
4. The proposal is based on NSC use of building water and electricity utilities at no cost to NSC.
5. The proposal does NOT include removal or re-routing of drains, sprinkler lines, electrical conduit or other utility lines which interfere with work. If any such cases occur, cost for rerouting would be at an additional cost and may require additional time added to the contract schedule which may need to be performed on a time and material basis at an additional cost.
6. This proposal does not include replacement of any grass or landscaping affected as part of this project, unless due to gross negligence by NSC. NSC will work with property management prior to start of project to identify any trees or landscaping which may need to be trimmed or removed to allow access to perform work. Concrete dust may be harmful to landscaping, so Owners' landscape contractor should be tasked with maintenance and if necessary cleaning/washing of all existing plants while this project is being performed. If access to work areas involves repair crews walking on property grass, sod may need to be placed in affected areas at completion of project. NSC BID DOES NOT carry any \$ Money for such lawn or landscaping restoration. Areas 15 feet from building under swing stages will be damaged. NSC has not charged in the bid for repair of these areas.
7. Hazardous waste removal and/or asbestos surveys are excluded from the proposal.
8. This Bid/ Proposal is based on plans and project manual provided by Infinite Engineering
9. Permit fee or MOT fee are not included in this proposal.
10. The Owner is responsible for providing parking and a staging area for a container, dumpster, portable restrooms, and adequate power source to operate all the tools needed to complete the project in the contract time.
11. Painting of building is defined by all previously painted stucco surfaces and only repaired areas. No property perimeter walls or complete building walls are included.
12. Tile installation is not included in this proposal only where specified on bid docs
13. Work is estimated at 17 months to complete
14. Access to units balcony may be disturbed during restoration of walkways
15. Railing signoff will be required before order is placed.
16. Access to balconies/terraces to be thru exterior only unless interior work is necessary



17. Interior and miscellaneous time and material work rate is \$75 per man hour and 20% mark-up on material
18. 50 Post shores included in this proposal are 6' to 11' height and 350 load capacity. If additional shoring or larger load shoring is needed, it will be at additional cost.
19. No shoring design or sealed drawings are included in this proposal.
20. Hurricane demobilization and remobilization will be billed at hourly rate. (see hurricane preparedness plan)
21. Balcony surfaces will be waterproofed and left overlay or tile ready.
22. This bid cost is good for 90 days



Ivete Pasini <ivete.pasini@gmail.com>

FW: Proposal F260309 Surfside palms

1 message

Myles Harris <Myles@infiniteengineering.net>

Tue, Mar 17, 2026 at 7:59 AM

To: Angel Del Guercio <angeldelguercio@gmail.com>, "IVETE.PASINI" <IVETE.PASINI@gmail.com>, Thomas Hudson <tomhdc@aol.com>

All,

Sorry for the delay, I've just returned from a short trip.

Please see below and the attached documents. I received CA Lindman's bid on 3/12/26.

Best Regards,

Myles J. Harris, PE, SI Limited

President

915 Middle River Drive, Suite 314

Fort Lauderdale, FL 33304

C: 904-654-8802



www.infiniteengineering.net

From: Jim Cox <JimCox@calindman.com>
Date: Thursday, March 12, 2026 at 3:18 PM
To: Myles Harris <Myles@infiniteengineering.net>
Subject: Proposal F260309 Surfside palms

CAUTION: This email is from outside your organization. Do not click links or open attachments unless you recognize the sender.

Good afternoon Myles,

Thank you for your patience and understanding.

Attached please find the proposal for the Surfside Palms project. If you have any questions or concerns, please do not hesitate to let me know. I would be happy to review the scope with you.

All the best,

Jim Cox

Senior Estimator

C.A. _____

LINDMAN

of South Florida LLC

1411 SW 31st Ave

Pompano Beach, FL 33069

Office Direct (954) 971-3220 ext 2304

Cell (954) 444-3646

2 attachments

 **Proposal F260309 Surfside Palms.pdf**
6348K

7/24/26, 12:22 AM

Gmail - FW: Proposal F260309 Surfside palms



Bid Form - Surfside Palms - Restoration CAL.xlsx

33K

Surfside Palms Condominium Association, Inc. – Restoration Project – Revised
 Division 0 Specifications

1.04 Schedule

- A. After the permit issuance date, the contractor will mobilize (perform mobilization) for the base bid work within 21 calendar days.
- B. After mobilization has been completed, the contractor will be substantially completed with the base bid work within 395 calendar days.
- C. The contractor's projected start date is 2026.

1.05 Time and Material Work

- A. Only when authorized in writing by both Owner and Engineer, Time and Material Work will be performed and based on the following unit rates for work added:
 - 1. Project Manager \$ 145.00 per hour
 - 2. Project Supervisor \$ 140.00 per hour
 - 3. Skilled Labor \$ 135.00 per hour
 - 4. Unskilled Labor \$ 95.00 per hour
 - 5. Material Cost Markup 20 %

1.06 Subcontractors

- A. The following subcontractors will be utilized by Bidder:
 - 1. Subcontractor 1:
 - 2. Subcontractor 2:
 - 3. Subcontractor 3:
 - a. Note: Please include legal entity name, address, and contact number for each subcontractor.

1.07 References

- A. Provide at least three reference projects with similar scope(s) of work and size of project. Provide all client, property, or contractor contact information, the address of the project, and further information illustrating the work performed.

1.08 Certificate of Insurance

- A. Provide copies and/or sample certificates of general liability and worker's compensation insurances and Owner added as additional insured where applicable/required.

1.09 Pre-Conditions

- A. Contractor shall videotape or photograph and document all site conditions such as roofing conditions, exterior wall conditions, landscaping conditions, electrical connection

conditions, interior surfaces, vehicle traffic areas, etc. that might be interpreted as having been damaged by Contractor.

1.10 Warranty

- A. Provide a 5-year warranty against workmanship of the Contractor. Contractor shall furnish Certificates of Warranty stating all work and materials have been applied in accordance with the applicable manufacturer's publications, instructions, and data sheets.
- B. As indicated in each individual specification or as indicated in the base bid tabulation, contractor shall provide manufacturer warranties for the required durations.

1.11 Clarifications and Qualifications

- A. Contractor will provide any and all clarifications and/or qualifications attached to the bid forms.

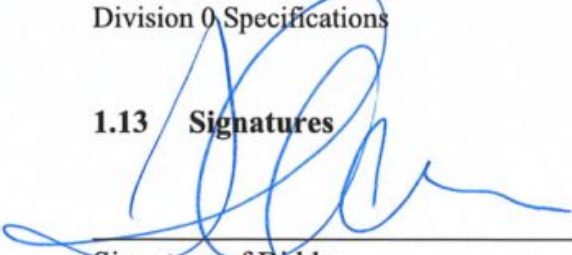
1.12 Other Requirements or Provisions

- A. The Owner has indicated the requested contractual start date for mobilization to be ASAP.
- B. The Owner has requested a draft contract be submitted with each bid.

Surfside Palms Condominium Association, Inc. – Restoration Project – Revised

Division 0 Specifications

1.13 Signatures



Signature of Bidder

Tonya Keller VP

Printed Name

VP

Job Title

CA Lindman of South Florida LLC

Legal Name of Contractor

CGC151724

General Contractor License Number

3/12/2026

Date of Execution

END OF SECTION

Base Bid					
Item No.	Item description	Quantity	Unit	Unit Price	Total
Division 0 and 1 - Contracting and General Requirements					
1	General Conditions - all work not specifically referenced required to complete the scope of work.	1	LS	\$ 243,000.00	
2	Permitting Fees - paid by owner (no mark-up)	1	NA	\$ 3.00	\$ 97,151.00
3	Mobilization	1	LS	\$ 182,500.00	
4	Temporary debris protection	1	LS	\$ 65,000.00	
5	Sound and mark horizontal, vertical, and overhead concrete or stucco locations in the area(s) of work. Allow engineer to review.	1	LS	\$ 48,000.00	
Division 2 - Existing Conditions					
6	Remove and dispose of balcony toppings, finishes, waterproofings , and associated materials in the areas of work down to the structural slab. Allow engineer to review.	5,500	SF	\$ 6.00	\$ 33,000.00
7	Remove and dispose of existing planter toppings, finishes, waterproofings and associated materials in the area of work down to the structural slab and stucco/concrete vertical surfaces. Allow engineer to review.	1	LS	\$ 3,250.00	
8	Remove and dispose of existing plaza and pool deck toppings, finishes, waterproofings and associated materials in the area of work down to the structural slab and stucco/concrete vertical surfaces. Allow engineer to review.	10,000	SF	\$ 6.00	\$ 60,000.00
Division 3 - Concrete					

9	030130 - Horizontal concrete repair, as directed by a structural engineer and as per ICRI guidelines	400	CF	\$ 240.00	\$ 96,000.00
10	030130 - Vertical concrete repair, as directed by a structural engineer and as per ICRI guidelines	75	CF	\$ 350.00	\$ 26,250.00
11	030130 - Overhead concrete repair, as directed by a structural engineer and as per ICRI guidelines	100	CF	\$ 395.00	\$ 39,500.00
12	030130 - Slab edge concrete repair, as directed by a structural engineer and as per ICRI guidelines	150	LF	\$ 225.00	\$ 33,750.00
13	030130 - Post pocket replacement/repair, as directed by a structural engineer and as per ICRI guidelines. The current amount of post pockets is based off the existing railings.	50	EA	\$ 65.00	\$ 3,250.00
14	030130 - Concrete crack repair with epoxy injection.	500	LF	\$ 75.00	\$ 37,500.00
15	030130 - Install flash patching, before waterproofing or coating applications begin, to promote positive drainage to drains and free edges. Do not flash patch to a feather edge.	5,550	SF	\$ 18.00	\$ 99,900.00
Division 7 - Thermal and Moisture Protection					
16	071416 - Apply a cold fluid-applied waterproofing membrane to planter horizontal and vertical surfaces. Include additional detailing at architectural cap finishes and railing locations (if applicable). A 20 year manufacturer's warranty is required.	1	LS	\$	13,600.00

17	071813 - Apply a pedestrian traffic waterproofing membrane to balcony top surfaces. Include additional detailing at sliding glass door, shutter, and railing locations (if applicable). Utilize the any system with a decorative overlay. A 5 year manufacturer's warranty is required. The desired finish is a knockdown finish.	5,500	SF	\$ 12.50	\$ 68,750.00
18	071800 - Apply a traffic waterproofing coating membrane to plaza and pool deck top surfaces. Include additional detailing at sliding glass door, shutter, and railing locations (if applicable). Utilize the Vulkem EWS traffic waterproofing coating system under tile. A 20 year manufacturer's warranty is required.	10,000	SF	\$ 31.00	\$ 310,000.00
19	079200 - Prepare existing hairline crack in existing concrete slabs and then route and seal with a joint sealant.	500	LF	\$ 12.00	\$ 6,000.00
20	079200 - Remove, replace, and install joint sealants to all of the perimeter joints to the cast stone moldings.	1	LS	\$ 12,000.00	
21	079200 - Remove, replace, and install joint sealants to all of the sliding glass doors, windows, storefronts, and screen enclosure/rail interfaces: stucco/concrete to metal.	1	LS	\$ 20,000.00	
22	079200 - Provide sealant to all unsealed building envelope penetrations, joints, or other locations necessary in the areas of work.	250	LF	\$ 8.00	\$ 2,000.00

Division 9 - Finishes					
23	092400 - Stucco repair, up to 7/8" in thickness. This includes all necessary accessories besides metal lath.	10,920	SF	\$ 27.00	\$ 262,080.00
24	092400 - Stucco repair, up to 7/8" in thickness. This includes all necessary accessories including metal lath.	10	SF	\$ 35.00	\$ 350.00
25	092400 - Excessive stucco repair, up to 1.5" in thickness. This includes all necessary accessories.	500	SF	\$ 45.00	\$ 22,500.00
26	099600 - Install a high-performance coating to the interstitial space top surfaces and limited vertical surfaces (turn up). Include additional details at plumbing equipment, drains, mechanical equipment, electrical equipments, and penetration locations (if applicable).	210	SF	\$ 10.00	\$ 2,100.00
27	Prime and paint as per Sherwin Williams specifications. Provide a new paint finish to match the existing color scheme including the existing two-tone paint system.	1	LS	\$	570,746.00
Additional Work					
28	Plaza and Pool Deck - Remove, discard, and replace the existing drains and associated piping up to a coupling point within 12". New drains to be the same diameter as previously existing. Verify existing drain diameters in the field. Provide coupling at existing plumbing system. All work to be in compliance with FBC 2023.	18	EA	\$ 2,900.00	\$ 52,200.00

29	Install a minimum 12" x 12" x 1/4" thick ceramic tile in thinset. Thinset as per NOA 23-0614.04 Table 2. Thinset to be MULTIMAX LITE by Laticrete. Grout to be SPECTRALOCK 1 PRE-MIXED GROUT by Laticrete. Grout joints shall be a minimum of 1/16" and must comply with the TCNA Handbook and ANSI 108.02. The tile material shall be slip resistant when wet by having a dynamic coefficient of friction of at least 0.42. Tile material to be supplied by the Owner.	10,000	SF	\$ 32.00	\$ 320,000.00
30	Pour/apply flowable fill in areas of undermining/excavation along and underneath the structure. Include basic forming to control overflow. Allowance	100	CF	\$ 100.00	\$ 10,000.00
31	Shoring plans/designs. Provide signed and sealed drawings and calculations. Allow engineer to review the drawings and calculations. Shoring designs will be required for repairs to balcony concrete slabs, garage concrete beams, garage concrete slabs, garage concrete joists, and garage concrete columns.	1	LS	\$	20,000.00
32	Installation of necessary shoring for repairs to balcony concrete slabs, garage concrete beams, garage concrete slabs, garage concrete joists, and garage concrete columns. This includes all shoring accessories/materials such as plywood, wood, stringers, fasteners, plates, etc.	1	LS	\$	20,000.00

33	Demolish and/or remove, dispose, and replace damaged precast balustrade. Provide onsite mock up of balustrade installation. Color and texture to be approved by Owner. Installation shall be in accordance with shop drawings.	10	EA	\$ 325.00	\$ 3,250.00
34	Shop drawings and submittals prepared and signed and sealed by a licensed professional engineer in the state of Florida. Shop drawings and submittals to include material data, manufacturer's shop details including profiles, cross-sections, reinforcement, exposed facets, arrangement of joints, anchoring methods, anchors, and engineering calculations that prove compliance with FBC 2023.	1	LS	\$ 5,169.00	
Total Base Bid Cost				\$	2,789,046.50

Options

Item No.	Item description	Quantity	Unit	Unit Price	Total
Balcony Finishes					
35	071813 - Apply a pedestrian traffic waterproofing membrane to balcony top surfaces. Include additional detailing at sliding glass door, shutter, and railing locations (if applicable). Utilize the any system with a decorative overlay. A 5 year manufacturer's warranty is required. The desired finish is a tile-like finish.	5,500	SF	\$ 16.00	\$ 88,000.00

36	071813 - Apply a pedestrian traffic waterproofing membrane to balcony top surfaces. Include additional detailing at sliding glass door, shutter, and railing locations (if applicable). Utilize the any system with a decorative overlay. A 5 year manufacturer's warranty is required. The desired finish is a smooth finish.	5,500	SF	\$ 12.50	\$ 68,750.00
Pool Refinishing					
37	Pool - Remove and dispose of pool toppings, finishes, waterproofings , and associated materials in the areas of work down to the structural slab. Allow engineer to review.	1	LS	\$	14,355.00
38	Pool - Apply a VULKEM EWS waterproofing as per the optional attachments to the horizontal and vertical pool surfaces. Install a bond coat and Pebbletech.	1	LS	\$	89,899.00
39	Pool - Replace the existing pool coping, tiles, and all other finishes to match the existing configuration. All lights, ladders, and other components to be repaired as needed.	1	LS	\$	77,272.00
Hot Tub Refinishing					
40	Hot Tub - Remove and dispose of pool toppings, finishes, waterproofings , and associated materials in the areas of work down to the structural slab. Allow engineer to review.	1	LS	\$	3,020.00

41	Hot Tub - Apply a VULKEM EWS waterproofing as per the optional attachments to the horizontal and vertical pool surfaces. Install a bond coat and Pebbletech.	1	LS	\$	20,209.00
42	Hot Tub - Replace the existing pool coping, tiles, and all other finishes to match the existing configuration. All lights, ladders, and other components to be repaired as needed.	1	LS	\$	13,745.00
Fountain Refinishing					
43	Fountain - Remove and dispose of fountain toppings, finishes, waterproofings , and associated materials in the areas of work down to the structural slab. Allow engineer to review.	1	LS	\$	6,525.00
44	Fountain - Apply a VULKEM EWS waterproofing as per the optional attachments to the horizontal and vertical fountain surfaces. Install a bond coat.	1	LS	\$	59,520.00
45	Fountain - Replace the existing coping, tiles, and all other finishes to match the existing configuration. All lights, ladders, and other components to be repaired as needed.	1	LS	\$	72,334.00
Other					
46	Performance and Payment Bond	1	LS	\$	115,250.00
47	079200 - Remove, replace, and install joint sealants to all of the sliding glass doors, windows, storefronts, and screen enclosure/rail interfaces: metal to metal.	1	LF	\$	45,600.00
48	Weather wall installation and removal	1	LF	\$	75.00

27A	Alternative to Line Item 27: Prime and paint as per Sherwin Williams specifications. Provide a new paint finish to match the existing color scheme; however, replace the two-tone paint system with a single uniform color.	1	LS	\$ 375,000.00	
29A	Alternative to Line Item 29: Install a cementitious decorative overlay system, such as Increte Single Component Spray-Deck by Euclid. The decorative overlay system shall honor all existing control joints, expansion joints, and construction joints in the substrate. The finished material shall be slip resistant when wet by having a dynamic coefficient of friction of at least 0.42.	10,000	SF	\$ 29.00	\$ 290,000.00

Clarifications and Qualifications

CA Lindman of South Florida LLC

1. Due to changes in the raw materials market and the supply chain challenges, C.A. Lindman can only hold its material price from the date of this proposal for a maximum of 30 days. C.A. Lindman must be under contract within 30 days with the goal that materials will be purchased at the quoted prices and stored onsite pending use on the project within no later than 45 days of contract. The Owner should be prepared to pay for all stored material at the beginning of the project. For materials that cannot be purchased or stored, changes in raw material and supply chain challenges will remain a risk to the Owner and be subject to a change order.
2. Unless otherwise indicated, this proposal is based on performing all work during regular working hours of working days.
3. The proposal is based upon C.A. Lindman's (CAL's) full access to work areas and the ability to restrict non-project persons or vehicles from work areas. Public access through work areas is NOT included unless specifically identified in the project scope.
4. The proposal is based on CAL's use of building water and electricity utilities at no cost to CAL.
5. The proposal is based on CAL being able to receive payment for large-cost items (rails, windows/sliding glass doors, etc.) delivered and stored on site or off site (CA Lindman insurance does cover materials stored off site).
6. Detail planning of project logistics is not performed until after a project is contracted. In some instances, impact to adjacent property(ies) may be necessary for egress, equipment set up or safety precautions. CA Lindman will not negotiate with adjacent property owners. Any necessary impact to adjacent properties to the benefit of the project in question must be arranged between client property's Owner(s) and/or management.
7. The proposal does NOT include removal or re-routing of drains, sprinkler lines, electrical conduit or other utility lines which interfere with work. If any such cases occur, cost for rerouting would be at an additional cost and may require additional time added to the contract schedule which may need to be performed on a time and material basis at an additional cost.
8. Work tasks identified on project bid form to be Lump Sum will be billed incrementally as work is performed, but eventually will be billed and must be paid at the full amount stated on bid form.
9. In the event of a hurricane or other severe weather event during performance of this project, C.A. Lindman's standard hurricane policy would be in force. All costs to demobilize/remobilize or otherwise protect and secure the work site from adverse effects of a hurricane or other severe weather event would be at ADD to the contract at CAL's standard Time and Material rates. Project duration would also be extended by equal number of days by which project progress is lost due to demobilization/storm/remobilization.
10. Hazardous waste removal and/or asbestos surveys are excluded from the proposal.
11. Material warranties are as provided by specified material manufacturers.
12. C.A. Lindman's standard labor/workmanship warranty of 5 year is included and commences after the earlier of Substantial Completion or Beneficial Use.

13. Cost for any type of security for the building or management is NOT included.
14. Permit fees are a direct cost to Owner, and will include the cost of a permit expeditor.
15. In the event that the actual repair quantities exceed the allowance repair quantities and result in an increase in the total repair value of more than ten percent (10%) of the original contract allowance (e.g., an increase from \$1,000,000 to \$1,100,000), the Contractor shall be entitled to apply **General Conditions costs at twenty percent (20%)** to the value of the additional change order amount exceeding the allowance. This twenty percent (20%) General Conditions charge shall apply solely to the value of the overrun beyond the original allowance amount.
16. Unless identified as a Unit cost, repair of damaged/failed post-tension reinforcement is an additional cost on a time and material basis and may result in additional time added to the contract schedule. If performed as a unit cost Post tension repair pricing assumes standard uniform cables that are free of impingement allowing cable to freely move through the sleeves, any additional lock offs (bundled cables) interior work including finishes will be billed at a time and material basis.
17. C.A. Lindman's proposal is based upon the use of a CAL standard proposal format or standard AIA A104 (2017) format contract. Review and/or use of an alternate contract format may result in an additional cost. Some administrative or procedural activities stipulated by project manual may be subject to review, discussion and possible modification as part of any mutually-agreeable contract.
18. For projects involving furnishing/installation of new balcony, walkway or plaza rails, warranty of rail paint finish, including paint applicator's requirements for washing/maintenance of rails to maintain warranty, is a direct pass-through from rail manufacturer to Owner. C.A. Lindman will not be responsible for rail paint finish beyond its 1 year new-installation warranty. With regard to the rails, in the event of any conflict between warranty requirements of the project specification and rail manufacturer's offered warranty, rail manufacturer's offered warranty shall take precedence.
19. This proposal is based on C.A. Lindman's standard insurance coverage. See sample Cert for Insurance for included coverages.
20. If performance and payment bonds are required, this proposal is based on providing CA Lindman standard bond language. Specific to Payment Bond, CA Lindman will provide a Conditional Payment Bond in conformance with Florida Statute 713.245 (see samples attached). Should the Owner require alternative language or terms which modifies C.A. Lindman's surety's standard language or Florida statute 713.245, CA Lindman would need approval/agreement with our long time insurer and/or bonding company, verification of project funding from Owners and additional cost will be required. Performance and Payment bonds will remain in effect for one year after project Substantial Completion. Any need for bond coverage beyond one year would require Owners to purchase Maintenance bond(s) at additional cost.
21. This bid is based on issuance of CA Lindman standard warranty form and on standard warranty forms of subcontractors and/or specified/approved material suppliers. CA Lindman does not assume any obligation to sign any other warranty form proposed by Owner/Owner's attorney. All warranties are expressly conditioned upon Owner's payment in full of all money owed for the project and no warranty would be in effect until CAL's receipt of final payment in full. Warranty

duration would start from date of project Substantial Completion or Beneficial Use regardless of date of final payment.

22. For waterproofing, if finish removal results in large pitted or honey combing, additional cost may apply if manufacturing rep requires epoxy fill prior to application of waterproofing.
23. An allowance is a sum of money set aside as a place holder to approximate the cost of an item which cost may not be fully known or quantified at the time of the Contract. If the cost of item exceeds the allowance, then a change order will be provided to increase the Contract amount to cover the difference of the final cost more than the allowance. Conversely, if the cost of item is less than the allowance, then a change order will be provided to reduce the Contract amount of the difference of the allowance less the final cost.
24. For façade repair projects, all vehicles must be removed a minimum of 40 feet from the base of work area.
25. When swing stage(s) is/are in place in front of terraces or balcony tier(s), for safety reasons all resident access onto all terraces and balconies in the affected tiers must be restricted for the entire time swing stages are in place.
26. This proposal does not include replacement of any grass or landscaping affected as part of this project, unless due to gross negligence by CAL. CAL will work with property management prior to start of project to identify any trees or landscaping which may need to be trimmed or removed to allow access to perform work. Concrete dust may be harmful to landscaping, so Owners' landscape contractor should be tasked with maintenance and if necessary cleaning/washing of all existing plants while this project is being performed. If access to work areas involves repair crews walking on property grass, sod may need to be placed in affected areas at completion of project. We do NOT carry any \$ for such lawn or landscaping restoration.
27. For projects with expansion joint work, C.A. Lindman's proposal does not include modifications of existing joint edge conditions or slab edge configuration to suit new joint system unless expressly identified in CAL's proposal, even if specified or noted on drawings.
28. Concrete repair pricing does not include stucco put back and will be billed as a separate unit price.
29. All repair pricing is based on minimum charge per repair location of one (1) unit for work measured as Per SF or Per LF, and for minimum ¼ CuFt for that work tasks measured per Cu Ft. Payment based on measurement of less than 1 full unit is not acceptable.
30. Pool or spa work retainage must be paid at Beneficial use.