



Infinite Engineering

VIA EMAIL: angeldelguercio@gmail.com

July 1, 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 the final phase of the contractor bidding process for the subject project.

The purpose of this document is to summarize the contractor interview process, evaluate the revised bid submissions, and provide Infinite Engineering's final recommendation regarding contractor selection. The opinions contained herein are based upon our engineering judgment, review of the revised bid documents, contractor interviews, and prior experience administering similar structural restoration projects. Although Infinite Engineering provides its professional recommendation, the final contractor selection remains solely at the discretion of the Client.

Infinite Engineering's review is limited to the information contained within the revised bid submissions 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.

In the original *Bid Analysis*, Infinite Engineering recommended conducting contractor interviews with CA Lindman, Restore Construction Group, and Structurally Sound Contractors. Following further discussions, the Client elected to interview AG Contractors Corp. (AG), Restore Construction Group (Restore), and Structurally Sound Contractors (Structurally Sound).

The following contractor interviews were conducted in the Surfside Palms management office:

1. AG – June 8, 2026
2. Restore – June 3, 2026
3. Structurally Sound – June 5, 2026



Following completion of the contractor interviews, Infinite Engineering issued a revised bid form incorporating the scope modifications discussed during the interviews. Contractors were requested to submit final revised pricing on or before June 26, 2026. The revised bid form primarily modified previously identified alternate items, including the following:

- Conversion from a two-tone exterior paint scheme to a single uniform color.
- Replacement of the proposed tile finish at the amenity deck with a decorative spray deck system.
- Addition of the swimming pool and hot tub restoration scope of work.
- Addition of a Performance and Payment Bond requirement.

The following contractors submitted bids on or before June 26, 2026:

1. AG
2. Restore
3. Structurally Sound

The attached document, titled *Bid Analysis – After Interviews*, summarizes the final bid submissions received from each contractor together with the supplemental information required by the revised bid form. The analysis includes revised pricing, unit costs, project schedules, labor rates, material markups, alternate pricing, and Infinite Engineering's observations regarding bid consistency and completeness. Line items highlighted in yellow are considered lower than current market pricing or substantially lower than competing bids. Line items highlighted in orange are considered higher than current market pricing or competing bids. Line items highlighted in red identify mathematical discrepancies, incomplete information, or apparent misunderstandings of the project scope.

AG

AG attended the interview with three representatives, including the company owner, a project manager, and a former Surfside Palms Board member currently affiliated with the company. The interview primarily consisted of a general discussion of the project and did not include a formal presentation, detailed construction sequencing plan, or comprehensive logistics strategy. When asked to describe the proposed construction approach, AG indicated that project logistics would be finalized prior to construction and generally anticipated utilizing six swing stages with a twelve-person field crew.

Overall, AG demonstrated a less developed project approach than the other interviewed contractors and provided fewer project-specific details regarding construction logistics, sequencing, and execution.

AG's revised bid submission continues to present several concerns. The proposal contains approximately eight line items identified as either significantly higher or lower than the competing bids, indicating greater pricing variability than the other proposals received. AG also submitted the lowest overall contract amount, approximately \$150,000 below the next lowest



bidder, while proposing a project duration of approximately 160 calendar days, which is approximately 260 days shorter than the next shortest schedule.

Based upon Infinite Engineering's experience administering structural restoration projects of similar size and complexity, this proposed construction duration is not considered reasonably achievable. In addition, AG submitted the highest Performance and Payment Bond cost of the three finalists, resulting in the highest overall bond cost among the interviewed contractors.

Based upon the contractor interview, pricing variability, proposed project schedule, and overall bid review, Infinite Engineering believes AG's proposal presents the greatest overall risk among the three final proposals. Accordingly, the Client may wish to remove AG from further consideration.

Restore

Restore attended the interview with company principals Juan Castro and Norge Arnaiz, Jr. Restore delivered a professional and well-organized PowerPoint presentation highlighting comparable condominium restoration projects, company resources, relevant experience, and overall project capabilities. Restore also presented a logical construction sequencing plan that proposed beginning work at the pool area before progressing through the adjacent interior building elevations.

Overall, Restore demonstrated a well-developed understanding of the project, presented a logical construction approach, and exhibited the organizational resources expected of a large, experienced structural restoration contractor.

Restore's revised bid submission was comprehensive, professionally prepared, and responsive to the revised bid requirements. However, Restore submitted the highest revised contract amount of the three finalists at approximately \$2.67 million, together with the longest proposed construction duration of 480 calendar days. Restore is one of the larger and more established structural restoration contractors operating within the South Florida condominium market and clearly possesses the personnel, financial resources, and technical experience necessary to successfully complete a project of this magnitude.

Structurally Sound

Structurally Sound attended the interview with company owner Rigo Perez and the firm's head of estimating. Their presentation combined printed project information with drone video footage of recently completed restoration projects. Infinite Engineering found the drone footage particularly beneficial because it demonstrated successful completion of occupied condominium plaza deck and pool restoration projects utilizing waterproofing systems substantially similar to those specified for Surfside Palms.

Overall, Structurally Sound demonstrated a strong understanding of the project, relevant technical experience, and a practical approach to project execution.



Structurally Sound's revised proposal was thorough, well organized, and demonstrated good overall pricing consistency. The contractor submitted a proposed construction duration of 420 calendar days together with a revised contract amount of approximately \$2.63 million, both of which fall between the proposals submitted by Restore and AG. Compared with the other finalists, Structurally Sound's proposal contained the fewest pricing anomalies identified during Infinite Engineering's review, suggesting a balanced and well-developed estimate.

Recommendation

Based upon the contractor interviews, revised bid submissions, pricing consistency, schedule feasibility, relevant project experience, and overall project risk, Infinite Engineering believes both Restore Construction Group and Structurally Sound Contractors are qualified and capable of successfully completing the Surfside Palms Structural Restoration Project.

Restore distinguishes itself through its extensive corporate resources, demonstrated experience, and exceptionally professional presentation. Structurally Sound, however, demonstrated particularly relevant experience with occupied condominium plaza deck and pool restoration projects utilizing waterproofing systems substantially similar to those specified for this project. Additionally, Structurally Sound submitted a proposal that is lower in cost and shorter in duration than Restore while maintaining one of the most balanced and internally consistent bid submissions reviewed by Infinite Engineering.

Accordingly, Infinite Engineering believes either Restore Construction Group or Structurally Sound Contractors is capable of successfully completing the Surfside Palms Structural Restoration Project. However, based upon the contractor interviews, revised bid submissions, pricing consistency, schedule feasibility, project-specific experience, and overall value, Infinite Engineering concludes that Structurally Sound offers the strongest overall combination of qualifications for the specific needs of this project. Therefore, Infinite Engineering recommends that the Association enter into contract negotiations with Structurally Sound Contractors.

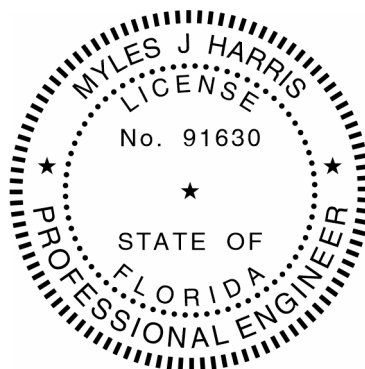
If you have any questions, comments, or concerns regarding this bid analysis, please feel free to contact Infinite Engineering directly.

Sincerely,

Infinite Engineering Group, LLC

Myles J Harris
Digitally signed
by Myles J Harris
Date:
2026.07.01
17:49:34 -04'00'

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



Attachment: Bid Analysis – After Interviews



Bid Analysis - After Interviews

Base Bid				AG		Restore		Structurally Sound	
Item No.	Item description	Quantity	Unit	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	\$	200,000.00	\$	295,218.23	\$	398,500.00
2	Permitting Fees - paid by owner (no mark-up)	1	NA	At Cost	\$ -	At Cost	\$ -	At Cost	\$ -
3	Mobilization	1	LS	\$	100,000.00	\$	79,481.83	\$	100,000.00
4	Temporary debris protection	1	LS	\$	10,000.00	\$	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	\$	-	\$	-	\$	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	\$ 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	\$	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	\$ 8.50	\$ 85,000.00	\$ 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	\$ 380.00	\$ 152,000.00	\$ 375.00	\$ 150,000.00	\$ 400.00	\$ 160,000.00
10	030130 - Vertical concrete repair, as directed by a structural engineer and as per ICRI guidelines	75	CF	\$ 400.00	\$ 30,000.00	\$ 450.00	\$ 33,750.00	\$ 400.00	\$ 30,000.00
11	030130 - Overhead concrete repair, as directed by a structural engineer and as per ICRI guidelines	100	CF	\$ 420.00	\$ 42,000.00	\$ 465.00	\$ 46,500.00	\$ 440.00	\$ 44,000.00
12	030130 - Slab edge concrete repair, as directed by a structural engineer and as per ICRI guidelines	150	LF	\$ 160.00	\$ 24,000.00	\$ 195.00	\$ 29,250.00	\$ 175.00	\$ 26,250.00
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	\$ 90.00	\$ 4,500.00	\$ 95.00	\$ 4,750.00	\$ 80.00	\$ 4,000.00
14	030130 - Concrete crack repair with epoxy injection.	500	LF	\$ 65.00	\$ 32,500.00	\$ 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	\$ 16.85	\$ 93,500.00	\$ 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	\$	47,550.00	\$	23,150.00
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	\$ 19.91	\$ 109,505.00	\$ 9.00	\$ 49,500.00
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 Vulchem EWS traffic waterproofing coating system under tile. A 20 year manufacturer's warranty is required.	10,000	SF	\$ 24.00	\$ 240,000.00	\$ 24.23	\$ 242,300.00	\$ 26.50	\$ 265,000.00
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	\$ 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	\$	3,500.00	\$	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	\$	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	\$ 9.00	\$ 2,250.00
Division 9 - Finishes									
23	092400 - Stucco repair, up to 7/8" in thickness. This includes all necessary accessories besides metal lath .	10,920	SF	\$ 26.00	\$ 283,920.00	\$ 25.00	\$ 273,000.00	\$ 29.40	\$ 321,048.00
24	092400 - Stucco repair, up to 7/8" in thickness. This includes all necessary accessories including metal lath .	10	SF	\$ 34.00	\$ 340.00	\$ 35.00	\$ 350.00	\$ 34.50	\$ 345.00

Bid Analysis - After Interviews

Base Bid				AG		Restore		Structurally Sound	
25	092400 - Excessive stucco repair, up to 1.5" in thickness. This includes all necessary accessories.	500	SF	\$ 38.00	\$ 19,000.00	\$ 45.00	\$ 22,500.00	\$ 43.50	\$ 21,750.00
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	\$ 27.50	\$ 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	\$ 460,000.00	\$ 491,276.60			\$ 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	\$2,800.00	\$ 50,400.00	\$2,128.56	\$ 38,314.08	\$3,400.00	\$ 61,200.00
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	\$ 17.30	\$ 173,000.00	\$ 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	\$ 50.00	\$ 5,000.00	\$ 46.67	\$ 4,667.00	\$ 125.00	\$ 12,500.00
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	\$ 7,500.00		\$ 5,000.00		\$ 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	\$ 20,000.00		\$ 20,000.00		\$ 15,000.00	
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	\$ 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	\$ 7,500.00		\$ 5,000.00		\$ 15,000.00	
46	Performance and Payment Bond	1	LS	\$ 72,054.30		\$ 49,863.43		\$ 51,615.90	
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		\$ 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	\$ 70,000.00		\$ 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		\$ 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	\$ 2,500.00		\$ 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	\$ 15,000.00		\$ 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	\$ 13,100.00		\$ 13,571.43		\$ 12,768.00	

Bid Analysis - After Interviews

Base Bid				AG		Restore		Structurally Sound	
Total Base Bid Cost				\$	2,475,864.30	\$	2,674,254.36	\$	2,632,410.90
Schedule									
Mobilization (calendar days)				10		30		15	
Completion of Base Bid (calendar days)				160		480		420	
Estimated Start				Based on Permit Issuance		TBD		ASAP	
Time and Material Work									
Project Manager (\$/hr)				\$ 120.00		\$ 115.00		\$ 100.00	
Project Supervisor (\$/hr)				\$ 100.00		\$ 105.00		\$ 85.00	
Skilled Labor (\$/hr)				\$ 68.00		\$ 75.00		\$ 75.00	
Unskilled Labor (\$/hr)				\$ 68.00		\$ 75.00		\$ 65.00	
Material Cost Markup (%)				20%		20%		25%	
Engineer's Recommendations of Project Budgeting									
Permit Allowance (5%)				\$ 74,215.93		\$ 80,227.63		\$ 78,972.33	
Project Management by Others (5%)				\$ 123,693.22		\$ 133,712.72		\$ 131,620.55	
Construction Contingency (20%)				\$ 494,772.86		\$ 534,850.87		\$ 526,482.18	
Construction Admin/Observation (10%)				\$ 247,386.43		\$ 267,425.44		\$ 263,241.09	
Total Cost				\$3,413,932.73		\$3,690,471.02		\$3,632,727.04	
Comments				Schedule of 160 days is not achievable.		Imperium Surfaces LLC for aquatic subcontractor		Contractor indicated verbally bond cost of 25% Andelson Construction for aquatic subcontractor	
				Summer Pools, Inc. listed for aquatic work.					
Options				AG		Restore		Structurally Sound	
Item No.	Item description	Quantity	Unit	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	\$ 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	\$ 20.91	\$ 115,005.00	\$ 9.10	\$ 50,050.00
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	\$ 4,000.00	\$ 4,000.00	\$ 3,900.00	\$ 3,900.00	\$ 6,752.00	\$ 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	\$ 19,500.00	\$ 19,500.00	\$ 16,250.00	\$ 16,250.00	\$ 30,385.00	\$ 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	\$ 30,000.00	\$ 30,000.00	\$ 29,166.67	\$ 29,166.67	\$ 52,715.00	\$ 52,715.00
Other									
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	\$ 10.00	\$ 59,973.50	\$ 59,973.50	\$ 8.00	\$ 8.00
48	Weather wall installation and removal	1	LF	\$ 55.00	\$ 55.00	\$ 85.00	\$ 85.00	\$ 150.00	\$ 150.00
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	\$ 490,000.00	\$ 634,104.00	\$ 634,104.00	\$ 405,500.00	\$ 405,500.00
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	\$ 10.00	\$ 100,000.00	\$ 17.86	\$ 178,600.00	\$ 11.50	\$ 115,000.00

Legend	
too low	
too high	
other issue	



Ivete Pasini <ivete.pasini@gmail.com>

Structurally Sound Contractors - Surfside Revised Bid Proposal

1 message

Rudy Silva <Rudy@sscflorida.com>

Fri, Jun 26, 2026 at 4:30 PM

To: Myles Harris <Myles@infiniteengineering.net>

Cc: "IVETE.PASINI" <IVETE.PASINI@gmail.com>, Angel Del Guercio <angeldelguercio@gmail.com>, Thomas Hudson <tomhdc@aol.com>, Rigo Perez <Rigo@sscflorida.com>

Good Afternoon Surfside Board Directors & Myles,

Thank you again for the opportunity to bid and revise our proposal with the changes. Please review the revised proposal at your convenience and contact us with any questions.

Regards,

Rudy Silva

Director of Business Development

Master Rollers Painting, INC. DBA**Structurally Sound Contractors**sscflorida.com<https://www.linkedin.com/in/rudyjsilva/>

(D) 786-218-7076

(O) 305-507-9994

**STRUCTURALLY SOUND**
CONTRACTORS***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*

 [Book time to meet with me](#)

From: Myles Harris <Myles@infiniteengineering.net>

Sent: Tuesday, June 23, 2026 1:44 PM

To: Norge Arnaiz <norgea@rcg-us.com>; Norge Arnaiz JR <narnaiz@rcg-us.com>; Alain Espinosa <aespinosa@rcg-us.com>; Rudy Silva <Rudy@sscflorida.com>; Rigo Perez <Rigo@sscflorida.com>; Armando Sera <director@agcontractorscorp.com>; Oneisy Leiva <agcontractors3@gmail.com>

Cc: IVETE.PASINI <IVETE.PASINI@GMAIL.COM>; Angel Del Guercio <angeldelguercio@gmail.com>; Thomas Hudson <tomhdc@aol.com>

Subject: Surfside Palms - Extension For Remaining Bidders to June 26

All,

To clarify, all revised bids associated with the revised bid form shall be submitted via email no later than **5:00 PM on June 26, 2026**.

Please submit your revised bid to me and the three Board members copied on this email.

Thank you, and please let me know if you have any questions.

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

2 attachments



SSC_REV.06.23.2026- Surfside Palms - Restoration.pdf
272K



SSC_REV.06.23.2026- Surfside Palms - Restoration.xlsx
31K

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	\$ 398,500.00		
2	Permitting Fees - paid by owner (no mark-up)	1	NA			
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	\$ 400.00	\$ 160,000.00	
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	\$ 440.00	\$ 44,000.00
12	030130 - Slab edge concrete repair, as directed by a structural engineer and as per ICRI guidelines	150	LF	\$ 175.00	\$ 26,250.00
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	\$ 80.00	\$ 4,000.00
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	\$	23,150.00
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	\$ 9.00	\$ 49,500.00
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	\$ 26.50	\$ 265,000.00

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	\$ 9.00	\$ 2,250.00
Division 9 - Finishes					
23	092400 - Stucco repair, up to 7/8" in thickness. This includes all necessary accessories besides metal lath.	10,920	SF	\$ 29.40	\$ 321,048.00
24	092400 - Stucco repair, up to 7/8" in thickness. This includes all necessary accessories including metal lath.	10	SF	\$ 34.50	\$ 345.00
25	092400 - Excessive stucco repair, up to 1.5" in thickness. This includes all necessary accessories.	500	SF	\$ 43.50	\$ 21,750.00
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
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	
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	\$ 3,400.00	\$ 61,200.00
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
30	Pour/apply flowable fill in areas of undermining/excavation along and underneath the structure. Include basic forming to control overflow.	100	CF	\$ 125.00	\$ 12,500.00
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
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	\$	15,000.00
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	\$	15,000.00
46	Performance and Payment Bond	1	LS		
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
Total Base Bid Cost				\$	2,580,795.00

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	\$ 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	\$ 9.10	\$ 50,050.00
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					

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	\$ 150.00	
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	
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	\$ 11.50	\$ 115,000.00



Ivete Pasini <ivete.pasini@gmail.com>

Surfside Palms Revised Bid Only Forms (A.G. Contractors Corp) (2 of 2)

3 messages

Armando Sera <director@agcontractorscorp.com>

Fri, Jun 26, 2026 at 3:49 PM

To: Myles Harris <Myles@infiniteengineering.net>

Cc: "IVETE.PASINI" <IVETE.PASINI@gmail.com>, Angel Del Guercio <angeldelguercio@gmail.com>, Thomas Hudson <tomhdc@aol.com>, "Oneisy Leiva (AG)" <agcontractors3@gmail.com>, Brenda Lemus <agcontractors5@gmail.com>

Hi Myles,

Attached, please find A.G.'s revised bid document only without other attachments.

Regards,

ARMANDO SERA

DIRECTOR,

A.G. CONTRACTORS CORP

From: Myles Harris <Myles@infiniteengineering.net>**Sent:** Tuesday, June 23, 2026 1:44 PM**To:** Norge Arnaiz <norgea@rcg-us.com>; Norge Arnaiz JR <narnaiz@rcg-us.com>; Alain Espinosa <aespinosa@rcg-us.com>; Rudy Silva <rudy@sscflorida.com>; Rigo Perez <rigo@sscflorida.com>; Armando Sera <director@agcontractorscorp.com>; Oneisy Leiva <agcontractors3@gmail.com>**Cc:** IVETE.PASINI <IVETE.PASINI@GMAIL.COM>; Angel Del Guercio <angeldelguercio@gmail.com>; Thomas Hudson <tomhdc@aol.com>**Subject:** Surfside Palms - Extension For Remaining Bidders to June 26

All,

To clarify, all revised bids associated with the revised bid form shall be submitted via email no later than **5:00 PM on June 26, 2026**.

Please submit your revised bid to me and the three Board members copied on this email.

Thank you, and please let me know if you have any questions.

Best Regards,

Myles J. Harris, PE, SI Limited**President**

915 Middle River Drive, Suite 314

Fort Lauderdale, FL 33304

C: 904-654-8802

**Infinite Engineering**www.infiniteengineering.net**Surfside Palms Condominium Association Revised Bid Forms Only (A.G. Contractors Corp).pdf**

6616K

Armando Sera <director@agcontractorscorp.com>

Mon, Jul 13, 2026 at 2:49 PM

To: Myles Harris <myles@infiniteengineering.net>

Cc: "IVETE.PASINI" <ivete.pasini@gmail.com>, Angel Del Guercio <angeldelguercio@gmail.com>, Thomas Hudson <tomhdc@aol.com>, "Oneisy Leiva (AG)" <agcontractors3@gmail.com>, Brenda Lemus <agcontractors5@gmail.com>

Hi Myles,

Just following up...has any decision being made?

Regards,

ARMANDO SERA

DIRECTOR,

A.G. CONTRATORS CORP

From: Armando Sera <director@agcontractorscorp.com>**Sent:** Friday, June 26, 2026 3:49 PM**To:** Myles Harris <Myles@infiniteengineering.net>**Cc:** IVETE.PASINI <IVETE.PASINI@GMAIL.COM>; Angel Del Guercio <angeldelguercio@gmail.com>; Thomas Hudson <tomhdc@aol.com>; Oneisy Leiva (AG) <agcontractors3@gmail.com>; Brenda Lemus <agcontractors5@gmail.com>**Subject:** Surfside Palms Revised Bid Only Forms (A.G. Contractors Corp) (2 of 2)

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**Surfside Palms Condominium Association Revised Bid Forms Only (A.G. Contractors Corp).pdf**

6616K

Myles Harris <Myles@infiniteengineering.net>

Mon, Jul 13, 2026 at 2:52 PM

To: Armando Sera <director@agcontractorscorp.com>

Cc: "IVETE.PASINI" <IVETE.PASINI@gmail.com>, Angel Del Guercio <angeldelguercio@gmail.com>, Thomas Hudson <tomhdc@aol.com>, "Oneisy Leiva (AG)" <agcontractors3@gmail.com>, Brenda Lemus <agcontractors5@gmail.com>

Armando,

The Client has not officially awarded the contract to anyone at this time.

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: Armando Sera <director@agcontractorscorp.com>

Date: Monday, July 13, 2026 at 2:50 PM

To: Myles Harris <Myles@infiniteengineering.net>

Cc: IVETE.PASINI <IVETE.PASINI@GMAIL.COM>, Angel Del Guercio <angeldelguercio@gmail.com>, Thomas Hudson <tomhdc@aol.com>, Oneisy Leiva (AG) <agcontractors3@gmail.com>, Brenda Lemus <agcontractors5@gmail.com>

Subject: Fw: Surfside Palms Revised Bid Only Forms (A.G. Contractors Corp) (2 of 2)

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

[Quoted text hidden]

SECTION 004100 – BID FORMS

PART 1 – GENERAL

1.1 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

1.2 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	\$200,000.00	
2	Permitting Fees - paid by owner (no mark-up)	1	NA	AT COST	
3	Mobilization	1	LS	\$100,000.00	
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	0.00	
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	\$8.00	\$44,000.00
7	Remove and dispose of existing planter toppings, finishes, waterproofing and associated materials in the area of work down to the structural slab and stucco/concrete vertical surfaces. Allow engineers 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	\$8.50	\$85,000.00
Division 3 - Concrete					
9	030130 - Horizontal concrete repair, as directed by a structural engineer and as per ICRI guidelines	400	CF	\$380.00	\$152,000.00
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	\$420.00	\$42,000.00
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	50	EA	\$90.00	\$4,500.00

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

Division 0 Specifications

	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.				
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	\$17.00	\$93,500.00
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	10,000	SF	\$24.00	\$240,000.00

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

Division 0 Specifications

	railing locations (if applicable). Utilize the Vulkem EWS traffic waterproofing coating system under tile. A 20 year manufacturer's warranty is required.				
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	\$3,500.00	
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	\$26.00	\$283,920.00
24	092400 - Stucco repair, up to 7/8" in thickness. This includes all necessary accessories including metal lath .	10	SF	\$34.00	\$340.00
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	210	SF	\$30.00	\$6,300.00

BID FORMS

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

Division 0 Specifications

	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).				
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	\$460,000.00	
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	\$2,800.00	\$50,400.00
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	\$17.30	\$173,000.00

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

Division 0 Specifications

30	Pour/apply flowable fills in areas of undermining/excavation along and underneath the structure. Include basic forming to control overflow.	100	CF	\$50.00	\$5,000.00
31	Shoring plans/designs. Provide signed and sealed drawings and calculations. Allow engineers 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	\$7,500.00	
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 mockup 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	1	LS	\$7,500.00	

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

Division 0 Specifications

	methods, anchors, and engineering calculations that prove compliance with FBC 2023.			
46	Performance and Payment Bond	1	LS	\$ 72,054.30
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	\$70,000.00
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	\$2,500.000
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	\$15,000.00
42	Hot Tub - Replace the existing pool	1	LS	\$13,100.00

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

Division 0 Specifications

	coping, tiles, and all other finishes to match the existing configuration. All lights, ladders, and other components to be repaired as needed.			
Total Base Bid Cost				\$ 2,473,864.00

1.3 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	\$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	5,500	SF	\$16.00	88,000.00

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

Division 0 Specifications

	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.				
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	\$4,000.00	
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	\$19,500.00	
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	\$30,000.00	
Other					
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	\$55.00	
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	

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	\$10.00	\$100,000.00
Total Base Bid Cost (Optional Tabulation):				\$ 819,510.00	

1.4 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 160 calendar days.
- C. The contractor's projected start date is based upon permit issuance.

1.5 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 \$ 120.00 per hour
 2. Project Supervisor \$ 100.00 per hour
 3. Skilled Labor \$ 68.00 per hour
 4. Unskilled Labor \$ 68.00 per hour
 5. Material Cost Markup 20 %

1.6 Subcontractors

- A. The following subcontractors will be utilized by Bidder:
 1. Subcontractor 1: summer pools, inc.

BID FORMS

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004100-10

2. Subcontractor 2:
3. Subcontractor 3:
 - a. Note: Please include legal entity name, address, and contact number for each subcontractor.

1.7 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.

1.8 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.

1.9 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

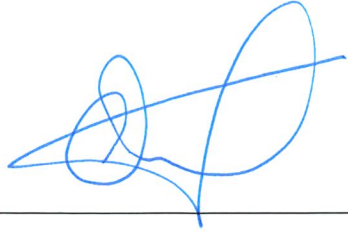
- A. Contractor will provide any and all clarifications and/or qualifications attached to the bid forms.

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 / A.G. CONTRACTORS CORP

Job Title

CHESTER ROSAS GUYON

Legal Name of Contractor

CGC1504445

General Contractor License Number

06/26/2026

Date of Execution

END OF SECTION



Ivete Pasini <ivete.pasini@gmail.com>

FW: Proposal SurfSide Palms

1 message

Myles Harris <Myles@infiniteengineering.net>
To: "IVETE.PASINI" <IVETE.PASINI@gmail.com>

Wed, Jul 1, 2026 at 12:17 PM

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: Ethan Aguero <ethan@rcg-us.com>
Date: Friday, June 26, 2026 at 3:44 PM
To: Myles Harris <Myles@infiniteengineering.net>, angeldelguercio@gmail.com <angeldelguercio@gmail.com>
Cc: Alain Espinosa <aespinosa@rcg-us.com>, Norge Arnaiz <norgea@rcg-us.com>
Subject: RE: Proposal SurfSide Palms

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

Good afternoon,

I hope you're doing well.

Please find our proposal attached for your review. If you have any questions or need any additional information, please let us know.

Thank you for your time and consideration! We look forward to hearing from you.

Best regards,

Ethan Aguero – Jr. Estimator

Restore Construction Group, Inc.

6801 NW 15th Way | Fort Lauderdale, FL 33309

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

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



High Rise Specialists



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 **Proposal Final 26-021.pdf**
1108K



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June 26, 2026- R1

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.

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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.



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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.

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. Any required engineering design, certifications, or other professional services shall be provided by a design professional retained by the Owner. Contractor may rely upon such services and shall not be responsible for errors or omissions in plans or specifications prepared by others. 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. If applicable, any pricing provided for Payment and Performance Bonds shall be for conditional bonds. 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.



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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 Contactor'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. Finishes installed in submerged applications over a waterproofing membrane (e.g., pools, spas, and water features) are nonwarrantable. 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.

Note: For clarification, "small repairs" and "incidental repairs" are defined as repairs that do not constitute a full system or manufacturer-recommended scope of work. As such, these repairs are not eligible for warranty coverage, as manufacturers typically only warrant installations that meet their full application or replacement guidelines. Restore Construction Group, Inc. follows these manufacturer standards; therefore, similar limited-scope repairs (e.g., partial expansion joint replacement, localized waterproofing repairs, or spot painting) will not be warranted.

TIME TO COMPLETE

We propose to be substantially complete within **FOUR HUNDRED & EIGHTY (480)** and achieve final completion **THIRTY (30) CALENDAR DAYS** later. Please note if the quantities outlined in the scope of work increase or if unforeseen conditions beyond the Contractor's control are encountered, then additional time and general conditions will be required to complete the project.

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



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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.

SurfSide Palms Condo Assoc. Inc

Signature

Signature

Print Name, Title

Print Name, Title

Date

Date

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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. Finishes installed in submerged applications over a waterproofing membrane (e.g., pools, spas, and water features) are nonwarrantable. 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. This Warranty does not apply to small repairs or incidental repairs, which are defined as repairs that do not constitute a full system or manufacturer-recommended scope of work.

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.



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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.

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CGC1515037

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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		\$ 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.	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.	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
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.	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).	210	SF	\$ 27.50	\$ 5,775.00
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	\$ 491,276.60	\$ 491,276.60
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	\$ 2,128.56	\$ 38,314.08
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
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.	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
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
43	Performance and Payment Bond	1.90%	LS	\$ 2,624,390.93	\$ 49,863.43
Total Base Bid Cost					\$ 2,674,254.36

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.	5,500	SF	\$ 20.91	\$ 115,005.00
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	\$ 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					
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
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
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