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14030 NW US HWY 441
Alachua, Florida 32615



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5230 SW 91st Dr,
Gainesville, Florida

Our proposed scope includes careful removal and replacement of all affected beams back to original condition, comprehensive breezeway with column repairs per NV5 specifications, and resolution of any additional conditions encountered to ensure a complete and lasting repair.

We are fully prepared to provide a performance bond if requested.

Our team has a proven history of delivering exceptional results efficiently and responsibly. Most notably, we completed the Bernstein and Stoffer projects ahead of schedule and more than \$50,000 under budget. Additionally, the Bernstein project had remained unresolved for years before our involvement, and we were proud to successfully bring the project to completion.

We deeply value our long-standing relationship with Haile, built over many years of trust, communication, and performance. To date, we have successfully completed more than 110 projects within the community, including seven projects completed at no charge as a gesture of partnership and goodwill. Our completed work within Haile now exceeds \$500,000 in value.

Safety will remain our highest priority from day one. Our initial focus will be addressing all safety critical concerns immediately, followed by a structured transition into the full repair and restoration of all nine buildings.

Our projected timeline is approximately three to four weeks per building, with the first week dedicated to beam replacement, the second week focused on breezeway and column repairs, and the third week allocated for additional repairs and project completion. An additional contingency week per building has also been reserved to responsibly accommodate any unforeseen conditions discovered during construction.

Sincerely

Cutting Edge Renovation and Painting, LLC

Proposal Submission

VILLAGE AT HAILE CONDOMINIUM - REPAIR SPECIFICATIONS						
Item	Description of Work	Quantity	Unit	Unit Cost	Total Cost	Total Days
I	Structural Repairs					
A	Temporary shoring (2x6 framing @ 16" on center)	152	Per Bay	\$900.00	\$136,800.00	
B	Remove and replace wooden beams (4) 2x14	28	LF	\$941.00	\$26,348.00	
C	Remove and replace wooden beams (3) 2x14	425	LF	\$941.00	\$399,925.00	
D	Remove and replace wooden beams (2) 2x14	425	LF	\$941.00	\$399,925.00	
E	Remove and replace wooden columns 6x6	1,454	LF	\$110.73	\$161,000.00	
F	Remove and replace deteriorated wood framing	1206	LF	\$30.00	\$36,180.00	
II	Exterior Repairs					
A	Remove and replace stucco (as needed)	400	SF	\$25.00	\$10,000.00	
B	Replace removed stucco (from DT)	600	SF	\$25.00	\$15,000.00	
C	Remove and replace soffits (as needed) ¹	3240	SF	\$20.00	\$64,800.00	
D	Grout and seal all joint interfaces (doors, windows, sliding glass doors, slabs, walls, building perimeter, etc.) ²	1500	LF	\$0.65	\$975.00	
E	Install horizontal expansion joints	297	LF	\$12.00	\$3,564.00	
F	Install vertical expansion joints	486	LF	\$12.00	\$5,832.00	
G	Install expansion joint transitions	216	EA	\$45.00	\$9,720.00	
H	Remove and install EIFS trim	1200	SF	\$7.50	\$9,000.00	
I	Remove and replace architectural column casings (Square & Circle) ³	46	EACH	\$1,000.00	\$46,000.00	
J	Remove and replace exterior siding (as needed) ⁴	350	SF	\$25.00	\$8,750.00	

III	Painting & Waterproofing					
1	Paint					
A	Prime and Paint Exterior Stucco of Buildings A-J	56,400	SF	\$6.57	\$370,548.00	
2	Balconies					
A	Remove and reinstall all railing (to facilitate waterproofing)	1296	LF	\$30.00	\$38,880.00	
B	Remove Tile	100 ⁵	SF	\$15.00	\$7,500.00	
C	Re-slope balcony (only if not sloped away from the building)	3888	SF	\$25.00	\$97,200.00	
D	Surface prep and install waterproofing membrane compatible with pedestrian traffic	5,600	SF	\$12.00	\$67,200.00	
3	Breezeways					
A	Remove and reinstall all railing (to facilitate waterproofing)	1069	LF	\$30.00	\$32,070.00	
B	Re-slope breezeway (only if not sloped away from the building)	1800	SF	\$25.00	\$45,000.00	
C	Surface prep and install waterproofing membrane compatible with pedestrian traffic	6,710	SF	\$12.00	\$80,520.00	
TOTALS:					\$2,072,737.00	279 days

Superscript Clarification Notes:

1. Soffit panels will require removal to allow for temporary shoring and framing work. This line item shall include removal and reinstallation of soffit systems, as well as replacement of any soffit panels damaged or rendered unsalvageable during construction. Contractor shall include an appropriate replacement quantity in the Proposal.
2. If this line item is priced as a percentage of the Contractor's waterproofing operation, the quantity for this line item shall be entered as zero (0) and the cost included within the applicable waterproofing unit pricing.
3. Existing architectural columns shall be removed and replaced to match existing condition, profile, and finish (where feasible) following installation of the structural 6x6 column. This line item shall account for full replacement of architectural columns if salvage or reuse of existing components is not possible. Contractor is advised that column types vary and include both square and circular configurations.
4. This line item is intended to account for architectural finish work specific to Building J, more specifically the horizontal siding around the columns and beams.
5. The Board will provide information identifying which balconies include tile finishes. For bidding purposes, each tiled balcony may be assumed to be approximately 100 square feet. Contractor shall adjust quantities accordingly upon receipt of final information.

General Conditions					
Description of Work	Quantity	Unit	Unit Cost	Total	%
General Conditions Include overhead protection, additional lighting, and portable restroom facilities, as needed.	1	LS	\$14,000.00	\$14,000.00	
Mobilization and Demobilization	1	LS	\$4,000.00	\$4,000.00	
Shoring	1	LS	See Item 1A		
Permits (9 Buildings)	1	LS	\$3,031.57	\$3,031.57	
Performance and Payment Bonds	1	LS	N/A	N/A	
	Grand Total		\$2,093,768.57		
	Project Duration (Days)		279 days		

ADDITIONS TO REPAIR SPECIFICATIONS					
Item	Description of Work	Quantity	Unit	Unit Cost	Total Cost
Ad1					
Ad2					
Ad3					
Ad4					
Ad5					
Ad6					