

Village at Haile Condominium
Milestone Exterior Restoration Bid Package*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" oncenter)	152	Per Bay	\$ 922.85	\$ 140,273.00	TBD	
B	Remove and replace wooden beams(4) 2x14	28	LF	\$ 131.89	\$ 3,693.00	TBD	
C	Remove and replace wooden beams(3) 2x14	425	LF	\$ 100.06	\$ 42,526.00	TBD	
D	Remove and replace wooden beams(2) 2x14	425	LF	\$ 73.36	\$ 31,176.00	TBD	
E	Remove and replace wooden columns 6x6	1,454	LF	\$ 45.20	\$ 65,715.00	TBD	
F	Remove and replace deteriorated wood framing	TBD	LF		\$ 34.67	TBD	
II	Exterior Repairs						
A	Remove and replace stucco (as needed)	TBD	SF		\$ 36.00	TBD	
B	Replace removed stucco (from DT)	Allowance	SF	\$ 36.00	\$ 194,400.00	TBD	
C	Remove and replace soffits (as needed) ¹	TBD	SF		\$ 16.00	TBD	
D	Grout and seal all joint interfaces (doors, windows, sliding glass doors, slabs, walls,	Contractor to Verify	LF		\$ 227,103.00	TBD	
E	Install horizontal expansion joints	297	LF	\$ 227.00	\$ 67,418.00	TBD	
F	Install vertical expansion joints	486	LF	\$ 106.98	\$ 51,992.00	TBD	
G	Install expansion joint transitions	216	EA	\$ 676.92	\$ 146,215.00	TBD	
H	Remove and install EIFS trim	TBD	SF		\$ 46.67	TBD	
I	Remove and replace architectural column casings (Square &	46	EACH	\$ 1,829.87	\$ 84,174.00	TBD	
J	Remove and replace exterior siding (asneeded) ⁴	TBD	SF		\$ 33.33	TBD	

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III	Painting & Waterproofing						
1	Paint						
A	Prime and Paint Exterior Stucco of Buildings A-J	56,400	SF	\$ 3.99	\$ 225,188.00	TBD	
2	Balconies						
A	Remove and reinstall all railing (to facilitate waterproofing)	Contractor to Verify	LF		\$ 59,714.00	TBD	
B	Remove Tile	100 ⁵	SF	\$ 8.00	\$ 800.00	TBD	
C	Re-slope balcony (only if not sloped away from the building)	Contractor to Verify w/ EOR Approval	SF		\$ 34.00	TBD	
D	Surface prep and install waterproofing membrane compatible with pedestrian	5,600	SF	\$ 17.01	\$ 95,238.00	TBD	
3	Breezeways						
A	Remove and reinstall all railing (to facilitate waterproofing)	Contractor to Verify	LF		\$ 203,687.00	TBD	
B	Re-slope breezeway (only if not sloped away from the building)	Contractor to Verify w/ EOR Approval	SF		\$ 34.00	TBD	
C	Surface prep and install waterproofing membrane compatible with pedestrian traffic	6,710	SF	\$ 17.01	\$ 114,115.00	TBD	
	TOTALS:				\$ 1,753,427.00		

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 6×6 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.

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General Conditions						
Description of Work	Quantity	Unit			Total	%
General Conditions Include overhead protection, additional lighting, and portable restroom	1	LS		\$ 370,855.00		
Mobilization and Demobilization	1	LS		\$ 274,180.00		
Shoring	1	LS				
Permits (9 Buildings)	1	LS				
Performance and Payment Bonds	1	LS				
	Grand Total		\$.	\$ 2,398,462.00		
	Project Duration (Days).		*180			
ADDITIONS TO REPAIR SPECIFICATIONS						
Item	Description of Work	Quantity	Unit	Unit Cost	Total Cost	
Ad1						
Ad2						
Ad3						
Ad4						
Ad5						
Ad6						



Bid Exclusions or Clarifications:

1. This bid is based on CPS performing all the included tasks in the base bid, as one continuous project without interruptions to the schedule.
 2. This bid does not include removal or disposal of any hazardous or regulated materials.
 3. Electrical and water for this project, including connections, are to be supplied free of charge by the owner.
 4. Parking for CPS personnel & management, as well as staging area for equipment is to be supplied by the owner, free of charge to the contractor.
 5. All demobilization and remobilization costs required due to a named storm or severe inclement weather are excluded from this proposal. Specialized hurricane protection is not included in this bid.
 6. All furniture, and any other movable objects in the work areas are to be removed by the owner prior to us starting the work on each area. We will not be responsible for anything left in the work areas.
 7. CPS will not be responsible for embedded utilities unless clearly marked on drawings or details are provided prior to commencement.
 8. Builders Risk insurance is not included in this bid. A price for this can be obtained at the owner's request.
 9. Post-tension cable repairs are not included in this bid.
 10. Any scrap value is included in the base bid.
 11. No electrical, plumbing or mechanical work is included in this proposal. If any is required for this project, we can provide pricing at that time.
 12. Engineering or architectural costs required for permitting or for any other part of this project is not included in our bid.
 13. Work on pavers of any kind, is not included in our bid.
 14. All colors & materials are assumed to be standard (not special order), unless specifically noted in the supplied specifications.
 15. *
 16. Areas of severe rust, such as metal pipes, AC's, etc. will be prone to future rusting unless replaced. We can provide pricing for this work if necessary.
 17. All unit pricing is based on 1-foot (CF, SF, LF) minimum per location.
 18. Pricing is based on working five (5) days a week during normal business hours.
 19. We will request to work Saturdays, if allowed, to make up for rain or weather/high wind days that we are unable to perform our work.
 20. There are no rain or weather days included in the calendar/working days listed on the bid form.
 21. Permit costs will be at a direct cost to owner in the form of a change order including permit fees and project manager hourly costs for processing.
 22. Owner/Property Manager to notify residents and assist us with the vacating of the parking spaces below during different phases of work, if necessary.
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23. The pricing and schedule are based on RFIs having a response of two (2) business days and submittals having a response of five (5) business days.
 24. Environmental testing/monitoring is not included.
 25. Engineered shoring costs are not expected or included in our bid.
 26. Water collection is not included.
 27. It is assumed that there is adequate space for storage containers and dumpsters on the project site. For dumpsters, it is assumed there is adequate space to pick up and drop off in one (1) mobilization.
 28. Please be advised, that should any additional time or resources be required on the part of CPS to assist you, and any parties here related to this project regardless of whether we are awarded or not, in pursuit of legal action specifically unrelated to CPS' direct involvement with this project will be billed to your organization for any and all applicable charges pertaining to this pursuit.
 29. At the completion of project, an owner's representative must walk through the space with the Complete Property Services superintendent and sign-off on work completed, at which time the area is deemed completed in full.
 30. Costs for third-party inspections are excluded, unless otherwise detailed.
 31. The proposal is based on a *(6)-month construction schedule. Scheduled start date is based on the RFP. A maximum of one (1) phase is assumed. Should job be put on hold, any additional fees charged for the onsite equipment, dumpsters, fencing, etc., will be passed on to owner.
 32. Due to market fluctuation in material costs, material costs included in this proposal are subject to market escalation.
 33. If a bond is required, our bonding agency guidelines limit the bond warranty duration to not exceed one (1) year regardless of the terms of the contract.
 34. At building areas exposed to weather, where we are to paint ceilings or vertical slab edge faces, we recommend the areas above them to be properly waterproofed or the ceilings and vertical faces will be prone to paint blistering and debonding, due to the likely possibility of moisture getting in behind the coatings from above.
 35. We have assumed no delay in our work, if requested not to work, a charge of \$5,952.00 will be charged per day.
 36. CPS is not responsible for trimming of any landscaping touching the building in areas of direct work. for any damage that could occur from the process of protecting or working on/ around said landscape
 37. Our mobilization/demobilization bid lines are to be one hundred percent (100%) paid during mobilization, not demobilization.
 38. Our proposal is based on using high reach lifts and scaffolding as access equipment.
 39. This base bid proposal is based on provided quantities as well as estimated quantities, any change in quantities will continue as unit rate pricing.
 40. Our proposal does not include any repairs or painting in any interior or Air-conditioned space.
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41. Pricing assumes all quantities listed on the bid form will be installed. If the total quantities decrease by more than 20% in total volume, a charge of 20% of the total unrealized revenue will be assessed.
42. Pressure treated wood cannot be painted for approximately four to six (4-6) months after installation. We have excluded the painting of new pressure treated wood from this proposal.
43. A minimum of four (4) buildings must be accessed simultaneously in order to meet our timeframe.
44. Price excludes any incremental tariffs imposed by a government authority after contract execution.
45. This proposal is based on current, best value lodging costs. Should this project be subject to any high season, or high demand increases to lodging during any time of its progress, additional fees may apply.
46. Pricing in this proposal is valid for up to thirty (30) days from date listed in attached proposal.
47. We assume an average of twelve (12) CPS personnel for this project.
48. Painting overhead piping is not included in our bid.
49. Should a warranty claim arise and the value is in excess of \$10,000.00 review by the project's engineer of record is required.
50. All engineering documents or submittals that may require professional stamp and seal are excluded.
51. Payment and Performance bond costs are not included in this proposal. Pricing available upon request.
52. All alternate pricing options are based on being decided and beginning at the same time as the main project. If delayed additional general conditions costs will apply.
53. Every effort will be taken to ensure the existing railings are undamaged during the removal, storage, and reinstallation process. However, CPS will not be responsible for damages related to improper installation from previous work done, nor the potential for failure during the removal and reinstallation process of existing railings.* Will not be able to re-install railing out of code.
54. Our proposal includes some overhead protection for up to 4 buildings simultaneously. Additional costs may apply, if additional protection is required.

After your review, should you have any questions, please do not hesitate to contact me.

Best regards,
Carl Singleton
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