

# HILLCREST #4 CONDOMINIUM ASSOCIATION

1000 HILLCREST CT HOLLYWOOD, FL 33021

CONCRETE RESTORATION REPAIRS,  
BALCONY WATERPROOFING  
PAINT & RAILINGS



BALCONY RISERS  
WALL RISERS  
STAIRCASES  
HALLWAYS

DATE

January 3, 2022

ITEM					
#	DESCRIPTION	Estimated Quantity	Unit	Unit Price	Subtotal
	<b>GENERAL</b>				
1	Mobilization	7.00%	LS		\$18,649.78
2	General Conditions (Swing stages, Storage, containers, trailer, Dumpster, Scaffolding, Barriers, Etc). Concerning Overhead protection. Contractor shall provide overhead protection by means of Scaffolding tunnel in all the access doors to the building, including in the vicinity of the Porte-cochere.	5.00%	LS		\$13,321.27
3	Permits (Estimated 2.3% at cost) Contractor shall not mark-up any permit fees, nor bill for permit running fees.	2.3%	Allow		\$6,127.78
4	Shoring – Additional (Installation & Equipment Rental - Allowance) Note that some of the column repairs on the east elevation may require the use of heavy duty shoring in order to perform the repairs safely, the exact locations will be determined by the Engineer at the site.	1	Allow		\$8,000.00
	<b>EXTERIOR ENVELOPE</b>				
5	Exterior wall / Wall Spall up to 8inches deep, / Repair will include the removal of stucco to expose the structural concrete and/or block, then contractor will chip out the face of the masonry block wall cell from top to bottom, insert a #4 rebar vertically into the masonry block cell, drill and epoxy rebar at top and bottom and pour with 5,000 Psi grout, then replace stucco finish and paint	141	SF	\$120	\$16,920.00
6	Exterior wall / Column Spall Repair / Repair may require the use of shoring in order to perform the repair safely, the exact location and extent will be determined by the Engineer at the site. Note this repair shall be measured by Cubic foot	16	CF	\$275	\$4,400.00
7	Exterior wall / Beam Spall Repair / Repair may require the use of shoring in order to perform the repair safely, the exact location and extent will be determined by the Engineer at the site. Note this repair shall be measured by Cubic foot	16	CF	\$275	\$4,400.00
8	Exterior wall / De-bonded Stucco repair / Contractor shall expose the substrate by completely removing the stucco layers, and shall apply bonding agent prior to replacing the stucco, finishes to match existing. Note, repair shall include up to 2 Inch thick.	1526	SF	\$18	\$27,468.00
9	Exterior wall / Crack Repair Non-Structural / (V-Rout Chase & Elastomeric seal) / This item will be measured by linear foot.	153	LF	\$15	\$2,289.00
10	Exterior wall / Window sill repair (Inclusive of removing entire existing precast window sill, cutting exterior face of Block wall, inserting 2 # 4 Steel bars from one end to the other, and pouring back a 8in x 6in window sill with 5,000 Psi mix, then applying a sloped stucco finish to drain water away from the window sill. Note concerning the sealant between the bottom of the window and the window seal, the contractor shall remove and replace the primary seal by new with an elastomeric sealant and backer-rod.  Note: interior finishes such as drywall, taping, mudding, priming, painting not included	134	LF	\$160	\$21,360.00
11	Balcony / De-bonded Stucco repair / Contractor shall expose the substrate by completely removing the stucco layers, and shall apply bonding agent prior to replacing the stucco, finishes to match existing.	445	SF	\$18	\$8,010.00

12	Balcony, Hallways & stairs / Edge Spall (up to 8 inches) / Repair will include the first 8 inches of the balcony Edge, after which the repair shall be considered as a full depth slab, this repair shall include the replacement of any damaged reinforcing rebars (in-kind) at no extra cost. This item will be measured by linear foot.	183	LF	\$100	\$18,300.00
13	Balcony / Deck Spall / Repair shall include up to 3 inches depth, beyond which the contractor shall perform full depth slab repair, This item will be measured by Square foot.	120	SF	\$90	\$10,800.00
14	Balcony / Full Depth Deck Spall / Repair shall include the removal of the full thickness of the concrete slab, also shall include the replacement of any damaged reinforcing rebars (in-kind) at no extra cost. This item will be measured by Square foot.	120	SF	\$108	\$12,960.00
15	Balcony / Remove & dispose of Floor covering to expose concrete slab (Tile, marble, carpet, stone, etc) – (Allowance).	3450	SF	\$4.0	\$13,800.00
16	Balcony / Apply New Waterproofing to be Slip Resistant, UV Resistant, pedestrian traffic ready and under tile ready. (By SIKA or approved equivalent), This item shall include any required surface preparation to make the Concrete surfaces "Waterproofing ready" at no extra cost –including removal of existing paint or coatings (Allowance)	3450	SF	\$10.0	\$34,500.00
<b>PAINT</b>					
17	Building Paint / Repaint building, inclusive of Exterior Envelope, Exterior walls, Roof fascia, exterior hallways, balconies and soffits. (minimum one coat of primer and two coats of paint) inclusive of surface preparation	42200	SF	\$1.6	\$67,520.00
<b>STORM SHUTTERS</b>					
18	Bahama Shutters / Remove complete shutter / Note: it is understood that the contractor will invoice for this item based on total horizontal Linear footage of Shutter removed only.	155.40	LF	\$18.00	\$2,797.20
19	Bahama Shutters / Reinstall complete shutter, provide new tracks (as needed), / Note: it is understood that the contractor will invoice for this item based on total horizontal Linear footage of Shutter reinstalled only.	155.40	LF	\$28.00	\$4,351.20
20	Balcony Roll Down Shutters / Remove complete shutter / Note: it is understood that the contractor will invoice for this item based on total horizontal Linear footage of Shutter removed only.	175.00	LF	\$18.00	\$3,150.00
21	Balcony Roll Down Shutters / Reinstall complete shutter, provide new tracks (as needed), / Note: it is understood that the contractor will invoice for this item based on total horizontal Linear footage of Shutter reinstalled only.	175.00	LF	\$40.00	\$7,000.00
<b>MISCELLANEOUS</b>					
22	Balcony Intrusion / Temporary wall - Contractor shall provide as a minimum the following: carpeting to protect flooring and soffit finishes, caulk seal all joints and must (Allowance)	50.00	LF	\$28.00	\$1,400.00
23	Electrical work -incidental to Concrete Repairs – Allowance	0.00	LS	\$22,000	\$5,000.00
24	Hourly Rate for Laborer	TBD	EA		
25	Hourly Rate for Roofer	TBD	EA		
26	Hourly Rate for Plumber	TBD	EA		
27	Hourly Rate for Electrician	TBD	EA		
<b>TOTAL CONCRETE RESTORATION WITH BALCONY WATERPROOFING &amp; PAINT</b>					<b>\$312,524</b>
<b>BALCONY &amp; STAIRCASE RAILINGS REMOVE / REPLACE BY NEW</b>					
28	Balcony Railings-Enclosure / Remove & Replace by new (Quote must include All Materials, storage, delivery, installation also Engineering, shop drawings and any specs required to obtain permit, contractor shall remove and dispose of existing Balcony Rail system and patch post pocket holes as needed to match existing finishes, New Rail system shall be designed to reduce Harmonics and shall comply with FBC 2020, and City or County requirements)	1032.00	LF	\$70.00	\$72,240.00

29	Hallway Balustrade Railings / Remove & Replace by new Aluminum picket Rails (Quote must include All Materials, storage, delivery, installation also Engineering, shop drawings and any specs required to obtain permit, contractor shall remove and dispose of existing Rail system and patch post pocket holes as needed to match existing finishes, New Rail system shall be designed to reduce Harmonics and shall comply with FBC 2020, and City or County requirements)	388.00	LF	\$70.00	\$27,160.00
30	Staircase Metal Railings / Remove & Replace by new Aluminum picket Rails (Quote must include All Materials, storage, delivery, installation also Engineering, shop drawings and any specs required to obtain permit, contractor shall remove and dispose of existing Balcony Rail system and patch post pocket holes as needed to match existing finishes, New Rail system shall be designed to reduce Harmonics and shall comply with FBC 2020, and City or County requirements)	135.00	LF	\$70.00	\$9,450.00
<b>TOTAL CONCRETE RESTORATION PROJECT WITH PAINT, WATERPROOFING &amp; BALCONY ALUMINUM PICKET RAIL REPLACEMENT</b>					<b>\$394,214</b>
	<b>NOTES</b>				
A	Quantities shown are for reference only and cannot be construed as a warranty. Quantities were estimated using visual and physical inspections only. Therefore Contractor shall Inspect and become familiar with the Project Site and shall be responsible for verifying site conditions as well as quantities prior to Bidding, ordering or purchasing materials, or Construction or fabrication, <u>Engineer not responsible.</u> <u>Also Engineer is not responsible for hidden or concealed conditions.</u>				
B	<p>Note about Rail removal &amp; replacement by New Aluminum Picket Rails</p> <ul style="list-style-type: none"> <li>-Contractor is responsible for removal and disposal of existing aluminum picket railing &amp; patching existing Post pocket holes as needed</li> <li>-All wall fastener holes to be patched up</li> <li>-Pricing to include material delivery, storage, handling and installation</li> <li>-Contractor responsible for protecting new rails with film or other suitable means until all concrete restoration, paint are completed</li> <li>-Contractor must provide rail replacements if broken during installation or defective</li> </ul>				
C	Contractor shall not substitute Line Items by Lump sum prices without written authorization by the Engineer				