



# PROPOSAL

## Construction Restoration & Improvements 440 & 460 East 23<sup>rd</sup> Street

May 6, 2024

GOLDEN GATE CONDOMINIUM ASSOCIATION, INC.  
Board of Directors  
C/O Magalys Vazquez, President  
440 East 23 Street  
Hialeah, Fl 33013

**Work: *Concrete Restoration & Building Improvements***  
***Hialeah, Florida 33013***

Dear Ms. Vazquez:

Thank you for the opportunity to present you with a proposal for the GOLDEN GATE CONDOMINIUM buildings structural restoration & building improvements work in Hialeah. The following Proposal is for the concrete restoration and other construction services for the building as specified in this proposal.

This proposal includes everything you need to complete the scope of work, including all materials, labor and equipment required to satisfactorily obtain a "Certificate of Completion" or "Final Inspection" from the appropriate governmental agency or designated special inspector. Permit fees are excluded and will be paid at actual costs by the HOA when the fees are identified by the City at issuance of permit or reimbursed to Contractor with zero markup.

**CONSTRUCTION PLANS:**

**ACT FLORIDA**  
**Alejandro Pardo, PE**  
**Project # 23-0721**  
**Dated: 2/5/23**



**Time:** We estimate that the construction time to perform the work is 180 days upon commencement.

**GENERAL SCOPE OF WORK:**

- a) The Contractor must take measurements on its own and make the adjustments to the offer before the agreement is granted.
- b) All work is to comply with the local building regulations.
- c) Work is to be scheduled and done in Phases.
- d) The contractor shall supply all materials and labor to complete the project.
- e) The contractor is responsible for the removal and proper disposal of all debris and waste materials from the site.
- f) The site must always be kept clean and tidy.
- g) All work is to be carried out in a workmanship-like manner.
- h) All documentation regarding warranties, guarantees and instructional literature are to be handed to the HOA representative.
- i) The utmost care & effort must be exercised to safeguard against any damage to the property's irrigation systems, landscaping, foliage, and buildings.
- j) Upon completion of the project, the contractor is responsible for promptly addressing and repairing any damage that may have occurred to all affected areas.
- k) The contractor must always use proper OSHA safety procedures and his/her worker must be properly attired in the correct safety PPE.
- l) Any proposed changes must be formally priced and approved in writing by the Homeowners' Association (HOA) before commencing the work.



### **CONCRETE RESTORATION SCOPE OF WORK:**

- a) Concrete restoration in accord with the specifications in the permit drawings to include equipment, standard shoring not requiring specialized engineering drawings.
- b) All work and quantities as specified in the engineering drawings.
- c) Provide access to all portions of the building, including, but not limited to, custom openings on masonry perimeter walls and restoration of the same.
- d) Coordination of all inspections with EOR & City of Hialeah, as required.
- e) The HOA will be responsible for clearing all areas to be worked on including the removal of plants, furniture, obstacles or non-permitted improvements made to the premises.
- f) DNC will not be responsible for any damage that may occur to the screen or enclosure materials of balconies including any removal or restoration of tiled floors.

### **BUILDING EXTERIOR PAINTING SCOPE OF WORK:**

- a) All exterior walls shall be pressured cleaned to eliminate any fungus, mildew or dirt with 3000 psi water pressure. Sidewalks pertaining to the building in the work areas will also be washed.
- b) All cracks shall be filled with elastomeric patching as needed and windows and doors will be caulked.
- c) After all walls have been prepared, all stucco surfaces will be sealed and primed with one coat of SHERWIN-WILLIAMS LOXON Paint to treat and eliminate chalky conditions.
- d) After all stucco surfaces have been sealed/primed, they shall be painted with SHERWIN-WILLIAMS super paint flat finish, two (2) coats.
- e) All railings will be cleaned, prepped and painted on the common area hallways only.
- f) The owner will be responsible for clearing all areas to be worked on including the removal of plants, furniture, obstacles or non-permitted improvements made to the premises.

### **FLAT ROOF SCOPE OF WORK:**

- a) Remove existing roof to workable deck
- b) Provide and seal coat deck with roof primer
- c) Provide and Install Tapered Insulation with hot asphalt
- d) Provide and Install Strata vent eliminator base sheet





- e) Provide and Install cant strip around parapet wall with hot asphalt
- f) Provide and Install 1 layer of Ruberoid # 20 with hot asphalt
- g) Provide and Install pitch pans around penetrations requiring them
- h) Provide and Install lead soil stacks and all purposes vents
- i) Provide and Install 3 X 3 26 gauge galvanized metal eaves drip nailed 4" o.c.
- j) Provide and Install 26 gauge galvanized stucco stop with anchors, and sealed with caulking
- k) Provide and Install modified wall flashing with hot asphalt and terminator bar sealed with roof cement & membrane
- l) Provide and Install Mineral Cap Sheet with hot asphalt
- m) Clear all roof debris from premises.
- n) All other specifications shown on plans.

#### **GABLE ROOF SCOPE OF WORK:**

- a) Remove existing roof to workable deck.
- b) Replace up to 100 square feet of rotten or damaged wood, anything over will be charged additionally.
- c) Re-nail entire roof sheathing 6" oc to wood trusses with 8d ring shank nails.
- d) Provide and Install 2 #-30 felt, tin capped 6" on laps, 12" oc in the field.
- e) Provide and Install 3 X 3, 26-gauge galvanized metal eaves drip nailed 4" oc
- f) Provide and Install 4 X 5, 26-gauge galvanized wall flashing with fasteners, then sealed with roof cement and membrane.
- g) Provide and Install 26-gauge galvanized stucco stop with fasteners sealed with caulking.
- h) Final: Provide and Install Dimensional Fiberglass shingle. Fungus resistance.
- i) Clear all roof debris from premises.

#### **EXLCUSIONS:**

- a) Permit fees.
- b) Any work inside the units or not specified on the permit drawings.
- c) Restoration of any tile, flooring or water proofing in the balconies that require concrete structural repairs.
- d) Any electrical or mechanical work.
- e) New railings.



## **COSTS:**

**CONCRETE RESTORATION \$727,921.00**

**EXTERIOR PAINTING \$539,350.00**

**ROOFING FLAT \$1,585,000.00**

**ROOFING TILED GABLES \$253,000.00**

## **OPTIONS FOR ADDITIONAL IMPROVEMENTS:**

- 1) Sealcoat entire parking lot consisting of approximately 115,000 square feet including new striping for 328 parking spots, new numbering identifications and replacement of up to 10 concrete curb stops. All potholes in the parking lot will be repaired with new asphalt. **COST: 53,970.00**

**WORK REFERENCES:** The following are concrete restoration current or recent jobs:

**Project:** El Jardin De Hialeah Condominium

**Description:** Structural restoration of entire 4 story residential building including railings, new roof, pool restoration, building painting and parking lot seal & stripe.

**Address:** 30 E 39 Street, Hialeah, Florida 33013

**Contact:** Eduardo at 305-807-1226

**Project:** North Lake Condominium

**Description:** Structural restoration of entire 8 building complex residential building

**Address:** 790 NE 199 Street, Aventura, Florida

**Contact:** Veronica property manager at 305-807-1226

**Project:** Gonre Complex

**Description:** Structural restoration of entire building complex structural slab.

**Address:** 790 NE 199 Street, Aventura, Florida

**Contact:** Manuel 305-332-7337

*Additional references available upon request.*



Should our proposal be warmly accepted by you, we will then present you with the Standard Form of Agreement Between Owner and Contractor for the work. In closing, I want to thank you again for giving us the opportunity to offer you our services and for considering DN Construction Company. We are proud to say we have been in business serving a wide variety of customers and needs for over 50 years. Attached you will find our license and insurances for your use.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dario Navarro', is written over a faint, dotted horizontal line.

Dario Navarro, General Contractor  
DN Construction Company, Inc.

# CONCRETE RESTORATION

## REPAIR TABLE

### BUILDING 440 East 23rd

TYPE REPAIR	QUANTITY	UNIT OF MEASURE AREA / LENGHT	REMARKS
RT1: SLAB EDGE REPAIR	525	LF	REFER TO SHEETS S-18 & S-19 FOR REPAIR PROCEDURE AND DETAILS
RT7: STUCCO DELAMINATION	936	SF	
RT8: STUCCO CRACK REPAIR	386	LF	

### BUILDING 460 East 23rd

TYPE REPAIR	QUANTITY	UNIT OF MEASURE AREA / LENGHT	REMARKS
RT1: SLAB EDGE REPAIR	172	LF	REFER TO SHEETS S-18 & S-19 FOR REPAIR PROCEDURE AND DETAILS
RT7: STUCCO DELAMINATION	760	SF	
RT8: STUCCO CRACK REPAIR	565	LF	

# GOLDEN GATE CONDO

440-460 East 23rd, Hialeah



# Local Business Tax Receipt

Miami-Dade County, State of Florida

-THIS IS NOT A BILL - DO NOT PAY



7315832

**BUSINESS NAME/LOCATION**

DN CONSTRUCTION COMPANY INC  
1040 E 3RD ST  
HIALEAH FL 33010

**RECEIPT NO.**

RENEWAL  
7606665

**EXPIRES  
SEPTEMBER 30, 2024**

Must be displayed at place of business  
Pursuant to County Code  
Chapter 8A - Art. 9 & 10



**OWNER**

DN CONSTRUCTION COMPANY INC  
C/O DARIO NAVARRO QUALIFIER

**SEC. TYPE OF BUSINESS**

196 SPECIALTY PLUMBING CONTRACTOR  
CPC1459051

**PAYMENT RECEIVED  
BY TAX COLLECTOR**

\$45.00 07/17/2023  
INT-23-406380

Worker(s) 7

This Local Business Tax Receipt only confirms payment of the Local Business Tax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business.

The RECEIPT NO. above must be displayed on all commercial vehicles - Miami-Dade Code Sec 8a-276.

For more information, visit [www.miamidade.gov/taxcollector](http://www.miamidade.gov/taxcollector)

001941

# Local Business Tax Receipt

Miami-Dade County, State of Florida

-THIS IS NOT A BILL - DO NOT PAY



416263

**BUSINESS NAME/LOCATION**

D N CONSTRUCTION COMPANY INC  
1040 E 3RD ST  
HIALEAH FL 33010-5155

**RECEIPT NO.**

RENEWAL  
416263

**EXPIRES  
SEPTEMBER 30, 2024**

Must be displayed at place of business  
Pursuant to County Code  
Chapter 8A - Art. 9 & 10



**OWNER**

D N CONSTRUCTION COMPANY INC  
C/O DARIO NAVARRO PRES

**SEC. TYPE OF BUSINESS**

196 GENERAL BUILDING CONTRACTOR  
CGC058449

**PAYMENT RECEIVED  
BY TAX COLLECTOR**

\$45.00 07/17/2023  
INT-23-406380

Worker(s) 10

This Local Business Tax Receipt only confirms payment of the Local Business Tax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business.

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For more information, visit [www.miamidade.gov/taxcollector](http://www.miamidade.gov/taxcollector)





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/19/2024

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

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

<b>PRODUCER</b> Brown & Brown Insurance Services, Inc. 1201 W Cypress Creek Rd Suite 130 Fort Lauderdale FL 33309		<b>CONTACT NAME:</b> Angela Nervi-Saketkoo <b>PHONE (A/C, No, Ext):</b> (954) 776-2222 <b>E-MAIL ADDRESS:</b> angela.nervi@bbrown.com <b>FAX (A/C, No):</b> (954) 776-4446	
<b>INSURED</b> DN Construction Co., Inc. 1040 E 3rd Street Hialeah FL 33010		<b>INSURER(S) AFFORDING COVERAGE</b>	
		<b>INSURER A:</b> James River Insurance Company <b>INSURER B:</b> FCCI Commercial Insurance Company <b>INSURER C:</b> Hartford Fire Insurance Company <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>	<b>NAIC #</b> 12203 33472 19682


**COVERAGES**      **CERTIFICATE NUMBER:** 24-25 GL,BA,WC      **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	001158663	04/21/2024	04/21/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	<input checked="" type="checkbox"/> <b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY	Y		CA10006914402	04/20/2024	04/20/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 500,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ HIRED PD COMP \$
	<input type="checkbox"/> <b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <input type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED    RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
B	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WC010006914604	04/20/2024	04/20/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Equipment Floater			21MSBA2711	06/23/2023	06/23/2024	Leased/Rented Equip \$100,000

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

City of Hialeah is included as Additional Insured with respects to General Liability and Auto Liability

<b>CERTIFICATE HOLDER</b> City of Hialeah 501 Palm Ave., 2nd Floor Hialeah FL 33010	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**CONSTRUCTION INDUSTRY LICENSING BOARD**

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

**NAVARRO, DARIO ANGEL**

D. N. CONSTRUCTION COMPANY, INC.  
1040 E. 3RD STREET  
HIALEAH FL 33010

**LICENSE NUMBER: CGC058449**

**EXPIRATION DATE: AUGUST 31, 2024**

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



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**TYPICAL CONCRETE  
RESTORATION WORK  
RECENTLY COMPLETED**

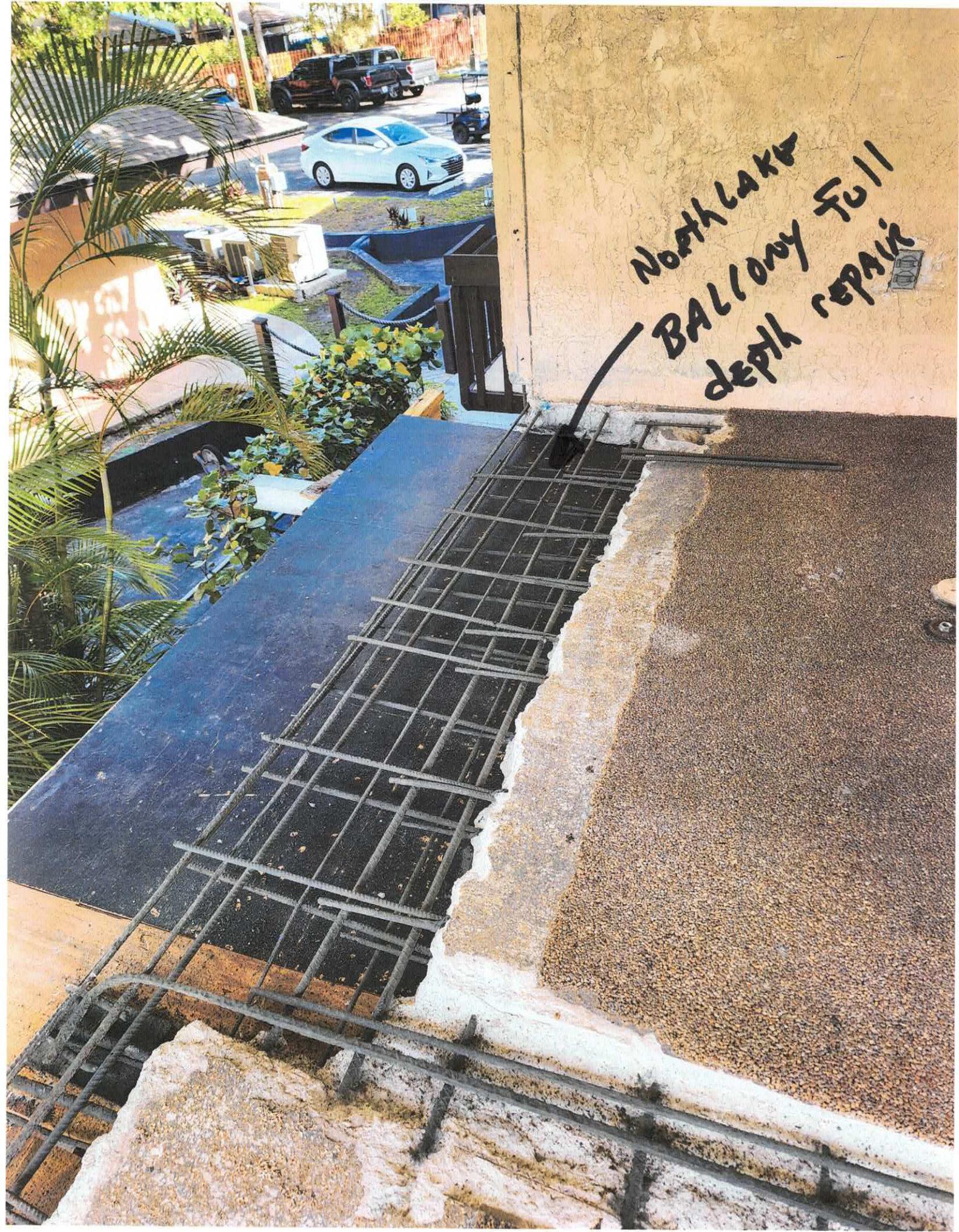
**NORTHLAKE CONDOMINIUM**

**&**

**EL JARDIN DE HIALEAH**



NORTH LAKE  
BALCONY Full  
depth repair

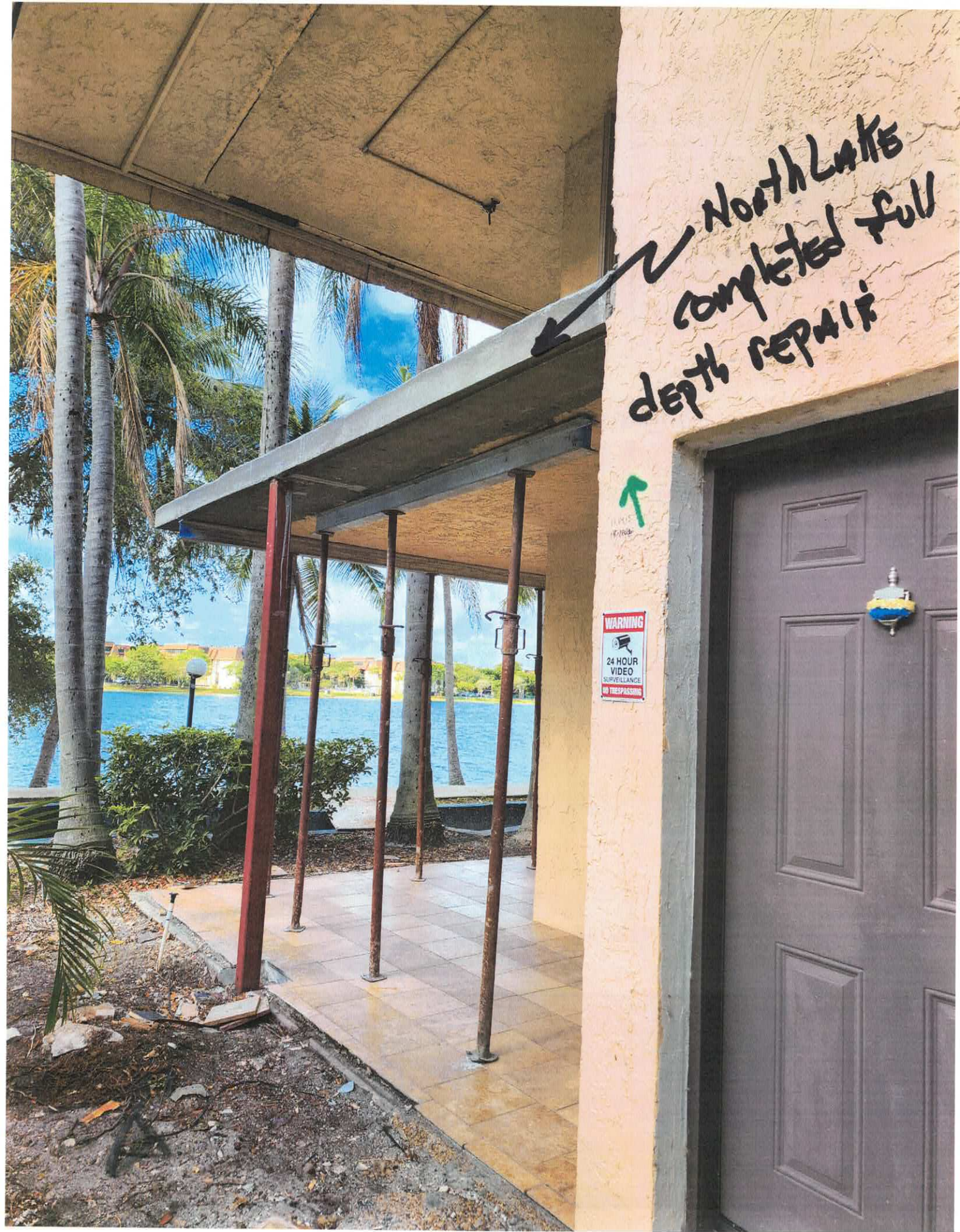




North Lakes  
completed full  
depth repair



WARNING  
24 HOUR  
VIDEO  
SURVEILLANCE  
NO TRESPASSING





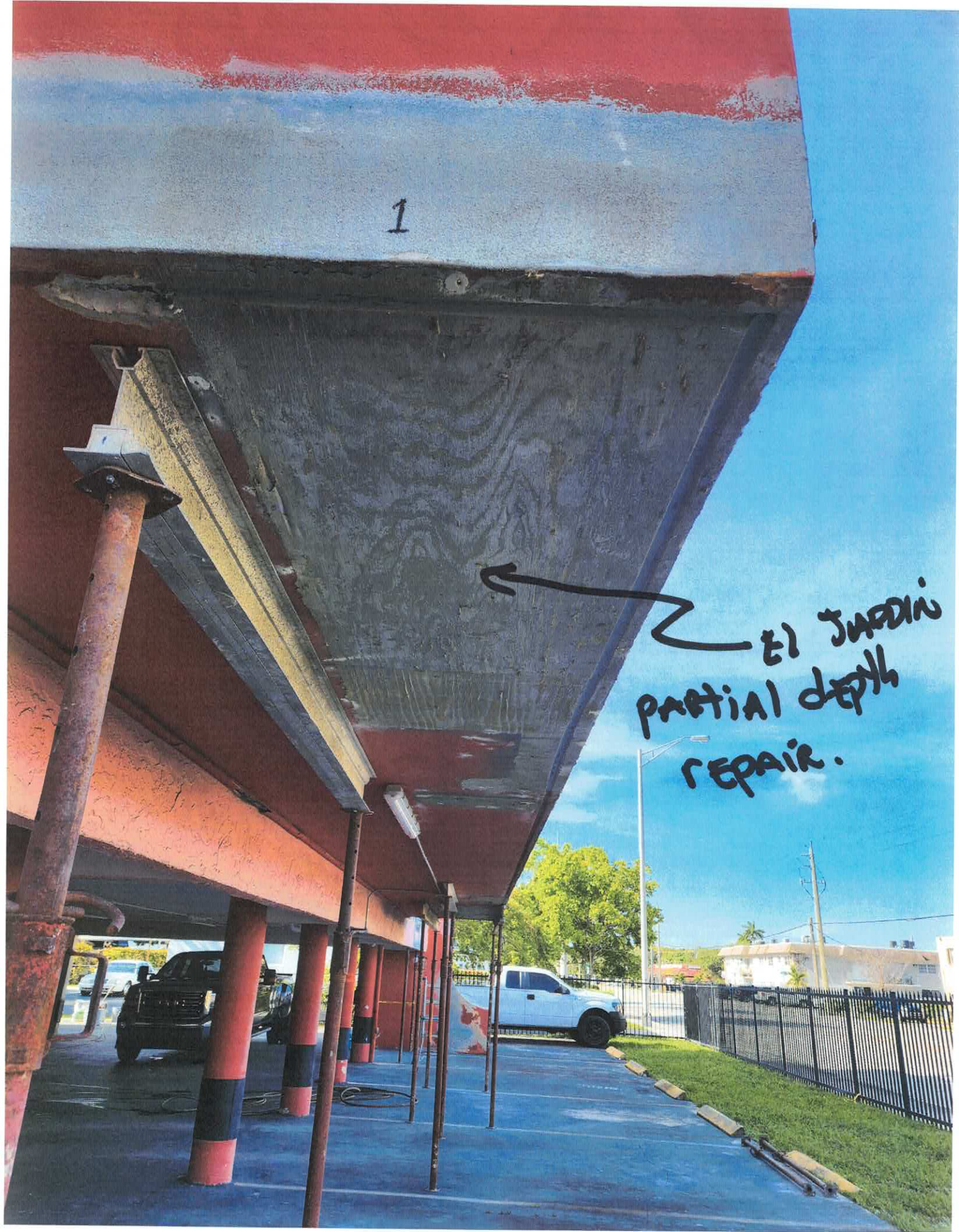
EL JARDIN  
WALKWAY  
REPAIR.





1

El JARDIN  
PARTIAL DEPTH  
REPAIR.





8 EL JARDIN.  
Bottom slab repair.





EL JARDIN  
CRACKS & STUCCO  
DELAMINATION  
REPAIRS

