

AVANTE BUILDERS, INC

411 NW 136 AV
Miami, FL 33182



State Certified #CCC1330997

PROPOSAL • CONTRACT

Golden Gate Condos

440/460 Ne 23 st Hialeah Fl 33013

Index

As Per Plan

And Roof Report

1- Roof Proposal :\$1,120,000.00

2- Structural Repair Proposal :\$879,900.00

3- Buildings Paint Proposal :\$570,999.00

4 - Asphalt Resurfacing Proposal :\$312,750.00

**SCOPE OF WORK - to be performed by Avante Builders, Inc - at 440/460 Ne 23 st
Hialeah Fl 33013**

1.- Replace flat roof cover 5 stories Building

- Remove existing roof cover and all metals
- Replace all rotten sheathing under flat roofs
- Replace rotten plywood under all decorative metal roofs
- Install new 30lb tin capped anchor sheet

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- Install GAF 20 base sheet hot mopped
- Re-Install drip edge. Install new led plumbing vents and metal exhausts
- Install New GAF 75 cap sheet
- Re instal Scuppers
- Paparapets
- Provide and Install Tapered Insulation with hot asphalt

Notes:

- Contractor to coordinate all required work.
- All debris removal and dump-fees are included in this Contract
- Warranty: 8 years
- Pricing includes labor and materials
- Offer valid for 60 days

JOB/PROJECT ADDRESS: Above Mentioned

COMMUNICATION: The Owner, and/or Owner's Representative will be available to promptly answer any questions during the entire time-frame of the work.

Change orders: Change orders due to discovery of previously unknown facts or changes requested by owner shall be agreed upon in writing before proceeding.

START DATE: One week after permit issuance, weather permitting.

END DATE: 30 days after starting, weather permitting, excluding holydays.

WARRANTY: 8 years labor and workmanship. All work shall meet or exceed all current local, state and Building Codes (such as most current Florida Building Code, and all current revisions).

PAYMENT SCHEDULE: Total Amount of Contract: \$1,12000.00
both building

- Payment 1: Due at permit approval \$300,000.00

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- Payments 2: Due at starting building \$300,000.00
- Payment 3: Due at Half completion building \$300,000.00
- Payment 5: Due at Final inspection approval roofing debris removed \$300,000.00

2- Structural Repair Proposal as per Plan 440/460

REPAIR PROCEDURES

Scope

1. Marking Identify:

Areas of unsound concrete and deteriorated reinforcing shall be identified and marked by Contractor. Where possible, removal areas shall be rectangular in shape in plan/elevation view. It is in the interest of the Owner to repair all concrete facade defects within the work limits shown regardless of whether or not all defects are indicated on the contract documents and/or identified by the Contractor.

2. Shoring:

Temporarily shore all existing concrete slabs, beams, walls and columns which are damaged prior to performing the necessary repairs. Shoring shall be designed by a registered professional engineer retained by the Contractor. Shoring shall be designed for all superimposed loads during construction in addition to self-weight of structure. Shoring engineer shall be responsible for all required sequencing and re-shoring as required. Shoring plans and calculations shall be submitted to the Engineer-Of-Record for review.

3. Concrete Cutting & Removal:

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Saw cut remove all unsound concrete and square cut the edges. Selective demolition unless otherwise approved. Do not hammer around rebar with larger than 15 pound hammers. 4. Concrete Screws:

Where exposed portions of the existing reinforcing are not soundly bonded to the remaining concrete, or if more than 1/2 of the rebar diameter/thickness is exposed, the Contractor shall remove concrete around and under the reinforcing. All freely exposed reinforcing shall be no closer than 3/4" to existing concrete. When existing reinforcing is not properly exposed (or no rebar is present) the Contractor shall install 1/4" Ø concrete screws L: 1-3/4" at 6" on center each way

(1" minimum embedment into sound concrete) unless otherwise shown in details or directed in field.

5 Concrete Surface Preparation: Remove all dirt, grease, oil, laitance and curing compounds from existing concrete surfaces and substrates by sandblasting or mechanical roughening. Provide manufacturer-required CRSI concrete surface profile (CSP) for each repair product to be used. 6. Rebar Replacement:

Add new rebar to replace any rusted or defective existing reinforcing as directed by engineer. Provide proper reinforcing lap splices as required. See specifications for further information.

7. Prior To Pour:

Presoak all existing horizontal and vertical concrete surfaces to receive repair concrete to achieve a saturated surface dry (SSD) condition before applying cementitious repair concrete/mortar. Install proprietary concrete repair material per manufacturer's requirements and recommendations. Apply "scrub", "slurry", or "peanut butter" coat on SSD concrete if recommended by manufacturer's written data sheet.

8. Repair Material Type For Applications Up To 2" (Mortar): Horizontal surfaces: up to 2": SIKATOP 122. for applications greater than 1" a depth, extend with 3/8" aggregate.

Vertical surfaces: up to 2": SIKAQUICK VOH. c- overhead surfaces: up to 2": SIKAQUICK VOH. Note: apply SIKA ARMATEC 110 to all concrete surfaces and exposed reinforcing steel prior to pour.

9. Repair Material Type For Applications Deeper Than 2" (Concrete): Horizontal surfaces - 2" to 8": SIKACRETE 211 SCC plus.

Vertical surfaces - min 2"/ max 6" - formed & poured: SIKACRETE 211 SCC plus. Full depth - up to 8": SIKACRETE 211 SCC plus.

Apply SIKA ARMATEC 110 to all concrete surfaces and exposed reinforcing steel prior to pour.

10. Protecting Coating:

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After all concrete repair patches have fully cured, and if required by the bid form, all surfaces shall be coated with a acrylic concrete coating with color to match existing. Pressure wash and prepare existing surfaces to receive coating per manufacturer's requirements and recommendations.

Sub Total

\$879,900.00

Equipment Included

3- Painting Proposal 440/460

Propose BM/ SW /Lanco Paint

Exterior Walls and Columns Painting Service:

- 2.1. Pressure cleaning walls and columns
- 2.2 Minor repairs: Minor scratches (patches) Walls & Ceiling
- 2.3 Scrape moisture damaged areas of the exterior walls. stucco and waterproof paint.
- 2.4. Benjamin Moore or SW painting or lanco P.
- 2.5. Fascias boards, soffits, gutters, walls and columns painting service. Damaged fascias replacement not included.

Sub total :\$570,999.00

4- Asphalt Resurfacing

Parking Lot 440/460

139,000 sqft

Remove 1" of existing Cracked asphalt

Re fill in even areas and fill it with suitable material and compact

Apply Tack Bondi for proper adding

Install new RS-3 asphalt 1"

Striping Approves DOT included

Sub Total :\$312,750.00

OWNER RESPONSIBILITIES:

- Owner must maintain a working area free of cars, equipment or personal property that could be damaged.

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- Owner grants adequate access to Contractor as required by the Contractor to perform Work herein including necessary utilities, such as water and electricity services.
- Owner shall promptly pay according to schedule, no later than one week after payment request is presented and work is completed per schedule for the requested payment.

CONTRACTOR RESPONSIBILITIES:

Contractor shall diligently pursue and substantially complete all work to be performed under this Contract within a reasonable amount of time, taking into consideration delays that are beyond control of the Contractor, including but not limited to; inclement weather conditions, delay in selection or delivery of roof materials, and/or Change Orders requested by the Owner.

At all times, Contractor shall be responsible for maintaining a clean, safe Work Area, free of debris and waste products.

All roof debris/waste products shall be removed from Project area by Contractor, and fees for which to be included in this Contract.

NOTICE

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS [713.001-713.37](#), FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

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Owner or Representative

Date

Pedro J Martinez
Avante Builders, Inc.

Date 05/08/2024