



PROPOSAL
WINSTON TOWERS 100



REFERENCES

PROJECTS RECENTLY PERFORMED BY BEACH CONTRACTING.
MANY MORE REFERENCES AVAILABLE UPON REQUEST.

PROJECT NAME: **WINSTON TOWERS 500 CONDOMINIUM**
301 174TH STREET
SUNNY ISLES BEACH, FL 33160

CONTACTS: **DANIEL COLLOT**, PROPERTY MANAGER
305.931.2628
DAN-PM@WT500.ORG

CRAIN ATLANTIS, INC. PROJECT ENGINEER



WORK PERFORMED

- CONCRETE RESTORATION OF ENTIRE BUILDING AND ALL BALCONIES
- NEW BALCONY RAILINGS THROUGHOUT BUILDING
- PAINTING OF BUILDING
- BALCONY WATERPROOFING MEMBRANE THROUGHOUT

PROJECT NAME: **PRESIDENTIAL CONDOMINIUM**
401 OCEAN DRIVE
MIAMI BEACH, FL 33139

CONTACTS: **MONICA GARDIENNE**, PROPERTY MANAGER
305.673.4965
INFO@PRESIDENTIALSOUTHBEACH.COM

LINDA RINGLER, BOARD PRESIDENT
LINDAGBGR@AOL.COM

BP TAURINSKI PE PA, PROJECT ENGINEER



WORK PERFORMED

- CONCRETE RESTORATION AND PAINTING OF ENTIRE BUILDING
- INSTALLATION OF BRAND NEW HURRICANE IMPACT WINDOWS AND DOORS THROUGHOUT ENTIRE BUILDING
- COMPLETE STRUCTURAL RESTORATION OF GARAGE AND POOL DECK

PROJECT NAME: **EXECUTIVE CONDOMINIUM**
4925 COLLINS AVE
MIAMI BEACH, FL 33140

CONTACTS: **ANGELA ARRANGO**, PROPERTY MANAGER
305.532.7352
THEEXECUTIVE@ATLANTICBB.NET

ROGER LEIFER, BOARD VICE PRESIDENT
ROGERLEIFER@GMAIL.COM



FELIX TONG & ASSOCIATES, PROJECT ENGINEER

WORK PERFORMED

- CONCRETE RESTORATION AND PAINTING OF ENTIRE BUILDING WITH BENJAMIN MOORE ULTRA SPEC
- INSTALLATION OF BRAND NEW HURRICANE IMPACT WINDOWS THROUGHOUT ENTIRE BUILDING
- COMPLETE STRUCTURAL RESTORATION OF GARAGE AND POOL DECK

PROJECT NAME: **TERRA BEACHSIDE VILLAS**
6000 COLLINS AVENUE
MIAMI BEACH, FL 33140

CONTACTS: **OSCAR ROMAN**, PROPERTY MANAGER
305.602.0908
TERRAMGR@APMANAGEMENT.NET



HILLMAN ENGINEERING INC. PROJECT ENGINEER

WORK PERFORMED

- STUCCO REPAIR THROUGHOUT PROPERTY
- CONCRETE RESTORATION OF ALL 8 BUILDINGS
- EXTERIOR PAINTING OF PROPERTY

PROJECT NAME: **GOLDEN HORN CONDOMINIUM**
437 GOLDEN ISLES DRIVE
HALLANDALE BEACH, FL 33009

CONTACT: **MAGGIE IVANOVSKI**, PROPERTY MANAGER
PHONE: 954.646.2573
GOLDENHORN437@ATT.NET

BP TAURINSKI STRUCTURAL ENGINEERS
PROJECT ENGINEER



WORK PERFORMED:

- CONCRETE RESTORATION OF ENTIRE BUILDING
- NEW WATERPROOFING AT POOL DECK AND SUN DECK
- EXTERIOR PAINTING OF ENTIRE PROPERTY

PROJECT NAME: **VENDOME PLACE**
4301 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33140

CONTACTS: **CAROLINA OSEGUERRA**, MANAGER
305.531.3705
INFO@VENDOMEPLACE.US

HERB FISHMAN, BOARD PRESIDENT
HERBERT@PRESTIGEPOLYBAGS.COM

J BELLIVEAU & ASSOCIATES, INC., PROJECT ENGINEER



WORK PERFORMED

- CONCRETE RESTORATION OF ENTIRE BUILDING INCLUDING BALCONIES, COLUMNS, AND BEAMS
- PAINTING OF ENTIRE BUILDING WITH BENJAMIN MOORE AURA
- POST TENSION CABLE REPLACEMENT, REPAIR AND SPLICING THROUGHOUT BUILDING
- RESTORATION OF ALL CONCRETE MASONRY OPENINGS FOR BRAND NEW IMPACT WINDOWS THROUGHOUT BUILDING

PROJECT NAME: **MAISON GROVE**
3229 MARY STREET
MIAMI, FL 33133

CONTACT: **AARON HOLLUB**
AARON.HOLLUB@GMAIL.COM



US STRUCTURES INC., PROJECT ENGINEER

WORK PERFORMED:

- CONCRETE RESTORATION AT ENTIRE PLAZA DECK
- INSTALLATION OF BRAND NEW SIKA WATERPROOFING SYSTEM AT DECK

PROJECT NAME: **CASA MARINA**
1500 REYNOLDS STREET
KEY WEST, FL 33040

CONTACT: **CLINT RONEY**, PROJECT MANAGER
615.806.9942
CRONEY@SIGNALRESTORATION.COM

TONG GROUP, INC.
PROJECT ENGINEER



WORK PERFORMED:

- INSTALLATION OF EMERGENCY SHORING TO ENTIRE BASEMENT OF RESORT
- STRUCTURAL RESTORATION OF ALL DETERIORATED SUPPORT COLUMNS THROUGHOUT BASEMENT

PROJECT NAME: **OCEAN VILLAS**
3700-3710 COLLINS AVENUE
MIAMI BEACH, FL 33140

CONTACT: **DAVID SWILLEY**, PROPERTY MANAGER
PHONE: 813.990.9381
DAVID.E.SWILLEY@GMAIL.COM

YH CONSULTING ENGINEERS
PROJECT ENGINEER



WORK PERFORMED:

- CONCRETE RESTORATION THROUGHOUT TWO BUILDINGS
- PLANTER RESTORATION WITH NEW STUCCO
- EXTERIOR PAINTING

PROJECT NAME: **ARCADIA CONDOMINIUM**
1205-1215 MERIDIAN AVENUE
MIAMI BEACH, FLORIDA 33139

CONTACTS: **BIRGIT C. SHELTON**, BOARD PRESIDENT
305.877.1505
BCGSHELTON@GMAIL.COM

DOUGLAS WOOD AND ASSOCIATES,
PROJECT ENGINEER



WORK PERFORMED:

- CONCRETE RESTORATION OF ENTIRE BUILDING
- COMPLETE REBUILDING OF 8 NEW BALCONIES
- STUCCO REPLACEMENT

PROJECT NAME: **1618 MICHIGAN**
1618 MICHIGAN AVENUE
MIAMI BEACH, FLORIDA 33139

CONTACTS: **GREG ULTO**, BOARD PRESIDENT
917.428.9292
GREGULTO@HOTMAIL.COM



DOUGLAS WOOD AND ASSOCIATES,
PROJECT ENGINEER

WORK PERFORMED:

- CONCRETE RESTORATION OF ENTIRE BUILDING
- COMPLETE REPLACEMENT OF ALL STRUCTURAL BEAMS THROUGHOUT
- INSTALLATION OF NEW IMPACT WINDOWS THROUGHOUT BUILDING
- STUCCO REPLACEMENT
- PAINTING OF ENTIRE BUILDING, INTERIOR AND EXTERIOR

PROJECT NAME: **COSTA BRAVA CONDOMINIUM**
11 ISLAND AVENUE
MIAMI BEACH, FLORIDA 33139

CONTACTS: **RUDY LLOREDO**, PROPERTY MANAGER
305.532.6397
MANAGER@COSTABRAVACONDO.COM



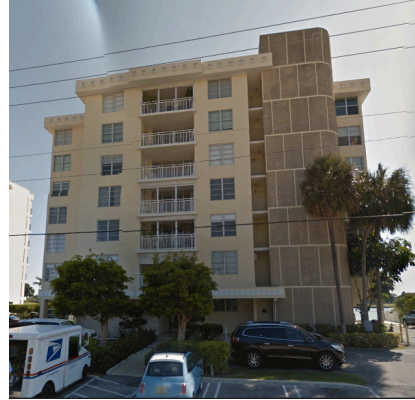
M2E CONSULTING ENGINEERS,
PROJECT ENGINEER

WORK PERFORMED:

- CONCRETE RESTORATION OF VARIOUS BALCONIES THROUGHOUT BUILDING AS WELL AS ROOFTOP COOLING TOWER STRUCTURE
- REMOVAL AND REPLACEMENT OF PAVERS FROM ENTIRE FRONT DRIVEWAY AND TOP PARKING DECK
- INSTALLATION OF NEW BI-LEVEL DRAINS AT TOP PARKING DECK
- WATERPROOFING OF NEW DECK AND REINSTALLATION OF SAND AND PAVERS
- DEMOLITION AND INSTALLATION OF NEW REINFORCED CONCRETE FOOTINGS, COLUMNS, WALL AND BEAM ACROSS ENTIRE BACK OF PROPERTY TO SUPPORT EXISTING DECORATIVE ROCK SEAWALL

PROJECT NAME: **COLONY BAY HARBOUR**
9250 W. BAY HARBOR DRIVE
BAY HARBOR, FLORIDA 33154

CONTACTS: **ALEXANDRA PETERS RUTTEN**
786.282.5290
ARUTTEN@ME.COM



ACG ENGINEERING, PROJECT ENGINEER

WORK PERFORMED:

- CONCRETE RESTORATION AND STUCCO REPAIR THROUGHOUT BUILDING
- PAINTING OF ENTIRE EXTERIOR OF BUILDING
- INSTALLATION OF BRAND NEW RAILINGS THROUGHOUT ALL BUILDING BALCONIES

PROJECT NAME: **THE BATH CLUB**
5937 COLLINS AVENUE
MIAMI BEACH, FL 33140

CONTACTS: **LORENA ROSARIO, GENERAL MANAGER**
305.866.8799
EMAIL: MANAGER@BATHCLUBRESIDENCES.COM



M2E CONSULTING ENGINEERS
PROJECT ENGINEER

WORK PERFORMED:

- STUCCO REPAIR THROUGHOUT BUILDING
- CONCRETE RESTORATION
- EXTERIOR PAINTING OF ENTIRE HISTORIC BATH CLUB BUILDING

PROJECT NAME: **GRAND VENETIAN**
10 VENETIAN WAY
MIAMI BEACH, FL 33139



CONTACT: **STEVONNIE BROWN**, PROPERTY MANAGER
305.672.0966
GVMANAGEMENT@GRANDVENETIANMB.COM

WORK PERFORMED:

- MASONRY CRACK REPAIR AND STUCCO REPAIR
- EXTERIOR PAINTING OF ENTIRE GARAGE STRUCTURE

PROJECT NAME: **VAN DYKE CAFÉ / LULULEMON**
846 LINCOLN ROAD
MIAMI BEACH, FL 33140



CONTACTS: **DONOVAN TERRELONGR, PM**
305.751.1692
DONOVAN@STOBS.COM

BOB STOBS, GENERAL CONTRACTOR
BOB@STOBS.COM

SIERRA ENGINEERING, PROJECT ENGINEER

WORK PERFORMED:

CONCRETE RESTORATION OF ALL STRUCTURAL BEAMS AND COLUMNS IN PREPARATION FOR A COMPLETE BUILD OUT TO TURN THE LOCATION INTO A RETAIL SPACE.

PROJECT NAME: **HARBOR CLUB VILLAS**
1530 NE 105TH STREET
MIAMI SHORES, FL 33138

CONTACT: **BOB STOBS**, BOARD PRESIDENT
305.751.1692
BOB@STOBS.COM

SIERRA ENGINEERING, PROJECT ENGINEER



WORK PERFORMED:

CONCRETE RESTORATION AT VARIOUS LOCATIONS THROUGHOUT PROPERTY

PROJECT NAME: **STERLING CONDOMINIUM**
6767 COLLINS AVENUE
MIAMI BEACH, FL 33141

CONTACTS: **ROSA LARUE**, BOARD MEMBER
ROSA@CANYONCONSTRUCTION.NET

ACG ENGINEERING, PROJECT ENGINEER



WORK PERFORMED

- POOL DECK RESTORATION WITH NEW WATERPROOFING AND PAVERS
- PORTE COCHERE DRIVEWAY RESTORATION WITH NEW PAVERS
- INSTALLATION OF NEW STORE FRONT WINDOWS AROUND THE PROPERTY

PROJECT NAME: **PINE ISLAND RIDGE COUNTRY CLUB**
9400 PINE RIDGE DRIVE
DAVIE, FL 33324

CONTACTS: **ART SMITH, PROPERTY MANAGER**
954.472.7600
ARTSMITH2627@COMCAST.NET



WORK PERFORMED

- STRUCTURAL RESTORATION OF GARAGE AND KITCHEN BUILDING
- NEW WATERPROOFING AND FLOORING FOR COMMERCIAL KITCHEN

PROJECT NAME: **PONCE PLAZA NURSING & REHABILITATION**
335 SW 12 AVENUE
MIAMI, FL 33130

CONTACTS: **DANIEL GALBUT, CEO**
305.545.6695
DGALBUT@PLAZAHEALTHNETWORK.ORG

HELLAS ENGINEERING, PROJECT ENGINEER



WORK PERFORMED

- CONCRETE RESTORATION AND PAINTING OF PROPERTY

PROJECT NAME: **ANTIGUA TOWNHOMES**
1221 NW 160 TERRACE
PEMBROKE PINES, FLORIDA 33028



CONTACTS: **ANGELA ARRANGO, ASSOCIATION PRESIDENT**
MANAGER@EXECUTIVEMIAMIBEACH.COM

WORK PERFORMED

STUCCO REPAIR AND PAINTING OF 240 HOMES IN THE COMPLEX

PROJECT NAME: **ONE TEQUESTA POINT CONDOMINIUM**
888 BRICKELL KEY DRIVE
MIAMI, FL 33131

CONTACTS: **LIZ CARNOT, PROPERTY MANAGER**
305.358.8850
LIZCARNOT@ONETEQUESTAPOINT.COM

M2E CONSULTING ENGINEERS,
PROJECT ENGINEER

WORK PERFORMED

- PLAZA DECK RESTORATION (20,000 SF)
- HOT APPLIED WATERPROOFING MEMBRANE
- PLANTER WATERPROOFING
- NEW PAVERS ON DECK



PROJECT NAME: **TEQUESTA POINT AT BRICKELL KEY**
808 BRICKELL KEY DRIVE
MIAMI, FL 33131

CONTACTS: MONICA VELASCO,
COMMUNITY ASSOCIATION MANAGER
305.755.9565
MGR@TWOTEQUESTA.COM

M2E CONSULTING ENGINEERS,
PROJECT ENGINEER

WORK PERFORMED

- PLAZA DECK RESTORATION
- HOT APPLIED WATERPROOFING MEMBRANE
- PLANTER WATERPROOFING
- NEW PAVERS ON DECK



GANEM CONSULTING ENGINEERING

C.A. 31187

15805 BISCAYNE BLVD STE 105
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info@ganemce.com



SECTION 8: Estimate of Work with units and quantities

CONCRETE RESTORATION AND GENERAL REPAIRS					
WINSTON TOWER 100					
GENERAL ESTIMATE OF WORK REQUIRED COLUMNS					
250 174TH ST, SUNNY ISLES BEACH 33160, FLORIDA					
ITEMS	UNIT	ESTIMATED WORK	QNTY	Unit Price	Total
HAIRLINE CONCRETE CRACKS ON COLUMNS ROUTE AND SEAL	L.F.	17.25	17.25	9.00	155.25
SPALL COLUMN PARTIAL DEPTH - up to 3 inch.	S.F.	109.25	109.25	85.00	9,286.25
CONCRETE PATCH COLUMN REPAIR	S.F.	20.70	20.70	85.00	1,759.50
HONEYCOMBS ON COLUMNS	S.F.	6.00	6.00	22.00	132.00
					11,333.00

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CONCRETE RESTORATION AND GENERAL REPAIRS WINSTON TOWER 100 GENERAL ESTIMATE OF WORK REQUIRED SLABS 250 174TH ST, SUNNY ISLES BEACH 33160, FLORIDA					
ITEMS	UNIT	ESTIMATED WORK	QTNY	Unit Price	Total
SLABS HAIRLINE CONCRETE CRACKS, BOTTOM - ROUTE AND SEAL	L.F.	629.05	629.05	9.00	5,661.45
SLABS HAIRLINE CONCRETE CRACKS, OVERHEAD - ROUTE AND SEAL	L.F.	165.60	165.60	9.00	1,490.40
CRACKS ON SLABS, FULL DEPTH REPAIR	C.F.	808.06	808.06	190.00	153,531.40
SPALL CONCRETE SLAB FULL DEPTH	C.F.	1983.75	1983.75	190.00	376,912.50
POST SHORING	L.S.	1.00	1.00	187,500.00	187,500.00
SPALL CONCRETE SLAB - PARTIAL DEPTH BOTTOM up to 3 inch	S.F.	125.35	125.35	85.00	10,654.75
SPALL CONCRETE SLAB - PARTIAL DEPTH OVERHEAD up to 3 inch	S.F.	257.60	257.60	105.00	27,048.00
EDGE REPAIR	L.F.	111.55	111.55	159.00	17,736.45
JOIST REPAIR	L.F.	310.50	310.50	75.00	23,287.50
BEAM REPAIR OVERHEAD SPALL CONCRETE up to 3 inch	S.F.	80.50	80.50	105.00	8,452.50
CONSTRUCTION JOINT REPAIR - up to 2 inch	L.F.	1471.43	1471.43	28.00	41,200.04
EXPANTION JOINT REPAIR - up to 2 inch	L.F.	300.00	300.00	165.00	49,500.00
					902,974.99

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CONCRETE RESTORATION AND GENERAL REPAIRS					
WINSTON TOWER 100					
GENERAL ESTIMATE OF WORK REQUIRED POOL AREA					
250 174TH ST, SUNNY ISLES BEACH 33160, FLORIDA					
ITEMS	UNIT	ESTIMATED WORK	QTNY	Unit Price	Total
SPALL CONCRETE FULL DEPTH REPAIR ON SLAB 10" Add Rebar on calcs	C.F.	2024.00	2024.00	190.00	384,560.00
SPALL CONCRETE FULL DEPTH REPAIR ON WALL 8" Add Rebar on Calcs	C.F.	1254.89	1254.89	190.00	238,429.10
					622,989.10

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CONCRETE RESTORATION AND GENERAL REPAIRS WINSTON TOWER 100 GENERAL ESTIMATE OF WORK REQUIRED WALLS 250 174TH ST, SUNNY ISLES BEACH 33160, FLORIDA					
ITEMS	UNIT	ESTIMATED WORK	QTNY	Unit Price	Total
SPALL CONCRETE SLAB - PARTIAL DEPTH up to 3 inch	S.F.	6.90	6.90	85.00	586.50
STUCCO	S.F.	621.00	621.00	13.00	8,073.00
CRACKS ON WALLS	L.F.	101.20	101.20	9.00	910.80
					9,570.30

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CONCRETE RESTORATION AND GENERAL REPAIRS					
WINSTON TOWER 100					
GENERAL ESTIMATE OF WORK REQUIRED RAMP					
250 174TH ST, SUNNY ISLES BEACH 33160, FLORIDA					
ITEMS	UNIT	ESTIMATED WORK	QNTY	Unit Price	Total
RAMP HAIRLINE CONCRETE CRACKS FULL DEPTH	C.F.	52.33	52.33	190.00	9,942.70
RAMP SPALL CONCRETE JOIST REPAIR	C.F.	2.42	2.42	500.00	1,210.00
RAMP SPALLED CONCRETE BOTTOM PARTIAL PARTIAL	S.F.	93.15	93.15	85.00	7,917.75
RAMP SPALLED CONCRETE BEAM REPAIR	S.F.	9.20	9.20	85.00	782.00
					19,852.45

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CONCRETE RESTORATION AND GENERAL REPAIRS

WINSTON TOWER 100

GENERAL ESTIMATE OF WORK REQUIRED WATERPROOFING AND DRAINAGE

250 174TH ST, SUNNY ISLES BEACH 33160, FLORIDA

ITEMS	UNIT	S.F.	QNTY	Unit Price	Total
SLOPING - REMOVAL OF WATERPROOFING	S.F.	53918.00	53918.00	9.45	509,525.10
SLOPING - INSTALLATION OF TOPPING SLAB up to 4 inch thick - Pitched to existing drain	S.F.	71331.00	71331.00	8.95	638,412.75
					1,147,937.85

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CONCRETE RESTORATION AND GENERAL REPAIRS WINSTON TOWER 100 GENERAL ESTIMATE OF WORK REQUIRED PARKING 250 174TH ST, SUNNY ISLES BEACH 33160, FLORIDA	
ITEMS	Total
COLUMNS	
SLABS	
POOL	
WALLS	
RAMP	
WATERPROOFING	POOL - \$58,166.00
OPTIONAL WORKS	
% MOBILIZATION	8.5
GENERAL CONDITIONS	5.5 MONTHS X \$68,940.00
% DEMOBILIZACION	1.5
	\$0.00

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CONCRETE RESTORATION AND GENERAL REPAIRS
WINSTON TOWER 100
GENERAL ESTIMATE OF OPTIONAL WORKS
250 174TH ST, SUNNY ISLES BEACH 33160, FLORIDA

ITEMS	UNIT	ESTIMATED WORK	QNTY	Unit Price	Total
WATERPROOFING MEMBRANE - SIKALASTIC, base Coat Sika 710. Top Coat Sika 735, Clear Coat Sika 748	S.F.	53918.00	53918.00	8.25	444,823.50
DECK PAVERS REMOVAL	S.F.	53918.00	53918.00	5.00	269,590.00
ZURN DRAIN	E.A.		80.00	1,450	116,000.00
DRAINAGE CAST IRON PIPES REPLACEMENT TO PVC	L.S.		1.00	ALLOWANCE	95,000
INSTALATION NEW PLANTERS	L.S.	1.00	1.00	ALLOWANCE	76,218.00
PAINT ON WALLS AND PIPING	S.F.	12870.80	12870.80	3.75	48,265.50
RESTROOMS REMODELING	L.S.	1.00	1.00	ALLOWANCE	25,000.00
NEW ELECTRICAL LIGHTS ON POOL DECK	L.S.	1.00	1.00	ALLOWANCE	37,000.00
INSTALL NEW BBQ STATION AND WET BAR	L.S.	1.00	1.00	ALLOWANCE	35,000.00
DEMOLITION AND INSTALATION OF TRELLIS	L.S.	1.00	1.00	ALLOWANCE	18,000.00
LANDSCAPING	L.S.	1.00	1.00	ALLOWANCE	18,000.00
FENCING REMOVAL AND INSTALL NEW FENCING	L.S.	1.00	1.00	ALLOWANCE	78,000.00
SAUNA ROOM REMODELING	L.S.	1.00	1.00	ALLOWANCE	15,000.00
POOL FINISHING	L.S.	1.00	1.00		101,656.00*
POOL EQUIPMENT	L.S.	1.00	1.00		37,313.00
NEW 8" CMU PLANTERS 2' HIGH	L.F.	770	770	75.00	57,750.00
					1,472,615.50

ALIOSKAR GANEM P.E. FL. LIC 74745- 15805 BISCAYNE BLVD STE 105 North Miami Beach- Florida 33160
 PHONE (786) 487-4401 - info@ganemce.com

*COPING-\$35,000, DIAMOND BRITE-\$29,625,RAIL & LADDER-\$6,709, TILE-\$29,537,RAIL & LADDER-\$6,709, LIGHT-\$785