



SEALED BID ENCLOSED

**Owner: Winston Tower 100 Association, Inc.
Concrete Restoration of BLDG Parking Garage
250 174th St,
Sunny Isles, FL 33160**

**Engineer: Inspection Engineers, Inc.
6135 NW 167th Street, Suite E28
Hialeah, FL 33015**

—
Date Submitted:
08/19/22



BID/TENDER FORMS

BID FORMS

BID FOR THE CONCRETE RESTORATION OF:

Winston Tower 100 Association, Inc.
Concrete restoration of building parking garage
250 174th St,
Sunny Isles, FL, 33160

THE FOLLOWING PROPOSAL (BID) PROVIDES FOR THE COMPLETE EXECUTION OF THE WORK AS DEFINED BY THE CONTRACT DOCUMENTS WITHIN THE TERMS OF A FORMAL AGREEMENT ESTABLISHED UPON A STIPULATED COMPENSATORY SUM. A SEALED BID SHOULD BE DELIVERED TO PROPERTY MANAGER OF **Winston Tower 100 Association, Inc.**

DATE: August 19, 2022

TO: Winston Tower 100 Association, Inc.
C/O: Inspection Engineers, Inc.
Attn: Douglas H Mercado
Phone: 305-232-8691
Email: InspectionEngineersInc@gmail.com

Gentlemen/Ladies:

The following comprises the proposal of **Winston Tower 100 Association, Inc.** which is organized and exists under the laws of the State of Florida.

The undersigned, having familiarized (himself/herself, themselves, itself) with the existing conditions of the project area affecting the cost of the Work, and with the Project Specifications hereby proposes to furnish all supervision, technical personnel, labor, materials, machinery, tools, services, appurtenances, equipment, including site security of all items thereon, and all fees and permits, utility, and transportation services required to complete the Contract for the project.

[Type here]

The undersigned further proposes to complete all work in accordance with the above-listed documents Within 186 consecutive calendar days after the issuance of the Notice to Proceed.

A. Base Bid:

The scope of work to be performed under the terms of this contract includes the furnishing of all materials, labor, services, utilities, permit fees, supervision, tools, and equipment, required.
(See Attached Cost Spread Sheet)

****Contractor is to submit a Payment Schedule with the Base Bid**

****Contractor will be responsible for signing all Winston Tower 100 Association, Inc. required Contracts and must add here to all rules and regulations set forth by Winston Tower 100 Association, Inc.**

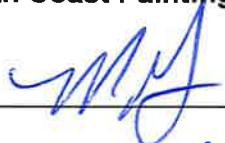
Return all personal items located therein back to **Winston Tower 100 Association, Inc.** in undamaged condition. All damage caused to **Winston Tower 100 Association, Inc.** property shall be repaired and/or replaced to original or better condition at no cost to the **Winston Tower 100 Association, Inc.**

The Undersigned agrees that in the event, he/she is notified of the acceptance of this Proposal, within ten (10) days after the date of this Proposal, he/she will execute a Contract form.

Submitted by **Reginaldo Teixeira**

Bidder: **South Coast Painting and Developing dba South Coast Restoration and Painting**

Signed By _____


on behalf of Reginaldo

Title: **Principal**

State: **Florida**

Zip Code: **33073**

License Number: **CGC1527478**

Affix Seal if Bid is by a Corporation

Witness: **Ina Paula Matos**

[Type here]

 initial

CONTRACTORS QUALIFICATION STATEMENT

Date: **August 19, 2022**

South Coast Painting and Developing dba South Coast Restoration and Painting.
Contractor Name/ Company Name

6601 Lyons Road Ste C2
Address

(954) 333-8440
Telephone Fax

Principal
Contact Person Title

Contractor's License No.: CGC1527478 (Attach a copy of license)

Name of License Qualifier: Anael I. Ramos - Neto

Qualifier's Ownership of the Company 0%

1. Attach a list of the Company's current workload, including projects under contract and projects the company has been selected for but, has not contracted. Include as a minimum for each project, the following:

- **SEE EXHIBIT B SCP**

Project Name:

Project Address:

Owner Contact and Telephone Number:

Description of Work:

Contract Amount and percent complete: N/A

Length of Contract:

Expected Completion Date:

Status of the project as related to the project schedule:

Project Superintendent: Julio Martinez

Size of the project crew: 10 man crew
[Type here]

2. Attach a list of concrete restoration projects with an Owner contact and telephone number, for all projects with a contract amount of \$100,000 or more, within the prior thirty-six-month period.

3. Describe the Company's proposed staffing of **Winston Tower 100 Association, Inc.** Identify as a minimum the following:

Name of Project Superintendent: Julio Martinez

Years of full-time employment with this company: 8 years

Years of full-time employment on Concrete Restoration projects: 25 years

Years of full-time employment on other Concrete Restoration Projects: 25 years

Proposed number of full crews for this project: 1 Crew

Number of personnel per crew: 10 per crew

Current total full-time field employees of the company: 280

Current total field personnel other than employees: 0

The additional number of personnel required for this project: 0
(Not currently a full-time employee)

4. Bonding, Indicate the following:

Current Bonding Limit: 20 Mil

Current Dollar Amount of Bonded Projects: 2.5 Mil

Bonding Company: Alter Surety Group

5. Financial, provide the following:

Current Financial Statement: Upon request

Local Bank and person of contact for reference: Sea Coast National Bank

[Type here]



South Coast Painting and Developing dba South Coast Restoration

Section III: Bid Form

BID FORM – UNIT PRICES

To: WINSTON TOWER 100 CONDOMINIUM ASSOCIATION
250 174TH ST, SUNNY ISLES BEACH, FL 33160

Project: concrete restoration of building parking garage - optional pool and pool deck

Date: 08/19/22

Submitted by: South Coast Painting and Developing dba South Coast Restoration and Painting
6601 Lyons Road. Suite C2. Coconut Creek, FL 33073

Having examined the Worksite and all matters referred to in the Instructions to Bidders and the Contract Documents prepared by the Engineer for the above referenced project we, the undersigned hereby offer to enter into a Contract to perform the Work for the Unit Prices listed in this Bid Form in lawful money of the United States of America.

All applicable Federal and State of Florida, Miami-Dade County taxes are included in the Unit Prices.

2. ACCEPTANCE

This offer shall be open to acceptance and it is irrevocable for ninety days from the bid closing date.

If this bid is accepted by the Owner within the time period stated above, we will:

- Execute the Agreement within seven days of receipt of acceptance of this bid.
- Furnish the required bonds (if any) within fourteen days of receipt of acceptance of this bid. Commence work to obtain Construction Permit within two weeks after written acceptance of this bid.

3. CONTRACT TIME

Complete the Work in **27** calendar weeks from commencement of Work.
Please provide an accurate frame for the completion of the work.

4. UNIT PRICES AND ESTIMATED QUANTITIES

Item	Description of Work	Unit	Qty	Unit \$	Sub total \$	Not Exceed
CONCRETE RESTORATION						
1	Concrete columns spall, partial-depth up to 4"	CF	180			
2	Concrete beam spall	CF	90			
3	Concrete columns spall - 2 to 3 full-depth	CF	320			
4	Honey combs in columns	SF	120			
5	Shoring and Safety Protection	LS	1			
CONCRETE SLAB						
6	Full depth concrete spall (slab 5 inch)	SF	1,010			
7	Partial depth up to 3 inches	SF	700			
8	Slab cracks, route and seal	LF	4,600			
9	Soffit cracks, route and seal	LF	340			
10	Concrete edge repair	LF	120			
11	Concrete joists repair (honeycomb and spall)	SF	340			
12	Expansion Joints remove and replace.	LF	300			
13	Concrete noising of Expansion Joint Repair	LF	210			
14	Construction joint repair (route and seal)	LF	1,200			
CONCRETE RAMPS						
15	Partial depth up to 3 inches	SF	96			
16	Slab cracks (structural)	LF	160			
17	Concrete columns spall, partial depth up to 4 inch	CF	6			
18	Concrete joists repair (honeycomb and spall)	SF	8			
PERIMETER WALLS						
19	Concrete wall spall	SF	28			
20	Repair loose stucco	SF	820			
21	Cracks on the wall, roue and seal	LF	180			
Sunken area, repair floor and wall (bike site area)						
22	Remove and pour new concrete beam	CF	18			
23	Remove and install new concrete block wall	SF	130			
24	Remove and fill with compacted soil	CF	50			
25	Pour new asphalt	SF	120			
26	Mobilization	LS	1			
27	General Conditions	LS	1			
28	Payment & performance bond (%)					
				Total Estimate		
Optional Work - Pool, Pool Deck & Planters						
	Removal pavers	SF	54,000			
	Removal original waterproofing membrane	SF	54,000			
	Applying new waterproofing membrane	SF	54,000			
	Repair concrete damaged	UC				
	Remove and fill soil	CF	1,300			
	Waterproofing inside of planters	SF	3,200			
	Epoxy filling hairline cracks prior to waterproofing	LF	500			
	Zurn drains	EA				

See attached



	Replace cast Iron Pipe with PVC	EA				
	New Planters	EA			See attached	
	Paint on Walls and piping	EA				
	Restroom Remodeling and Code updated	EA				
	New Electrical lights on Pool Deck	EA				
	New BBQ station, gas piping	EA				
	Optional work Total					

Please provide Unit Prices and total prices for each task including labor and materials.

THE CONTRACTORS WILL BE PROVIDED WITH MICROSOFT EXCEL SHEETS WITH THE QUANTITIES SPECIFIED IN THE “ESTIMATE OF REQUIRED WORK” SHEETS THAT ARE ATTACHED AT THE END OF THIS BID PACKAGE. THIS WILL FACILITATE THEIR PROPOSAL PRESENTATION.

Contractor MUST visit the site, get familiar with the work. Most of the Restoration Concrete repairs are marked on the drawing. It is contractor responsibility to verify All visible cracks and damages, which are the part of the bid. Any repairs for NON visual damages will be treated as an extra or change order and have to be approved by Engineer and the Special Inspector. Any spider/hairline small cracks found on the pool deck, which required an epoxy injection, will be part of the job and no separate charge will be allowed.

Every indicated unit will be paid based on actual measurements certified by the Special Inspector. If non-specified units appear or the number of approved units increases, a change order will be prepared between the Contractor, the Engineer and the Special Inspector. No work can be started and will not be paid if not previously approved by the Owner.

5. APPENDICES **See attached**

The following information has to be included with the Bid submission:

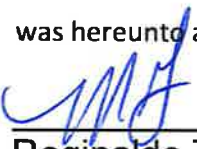
1. Copy of General Contractor license.
2. Certificates of insurance.
3. Workers Compensation Policy
4. List of three projects in which work similar to that specified herein was successfully completed.

5. Technical data sheets for products intended for use if different from those specified.

6. BID FORM SIGNATURE (S)

The Corporate Seal of
South Coast Painting and Developing dba South Coast Restoration and Painting

was hereunto affixed in the presence of:

on behalf 

 Reginaldo Teixeira

President

08/19/22

(Seal)

 (Authorized signing officer)

 (title)

Section IV: Supplementary General Conditions

Permits fees to be paid by the contractor and reimbursed by the Owner upon presentation of receipts. If additional Engineering Plans and Calculations are required by the Building Department for Construction Permit approval, these will be paid by the Contractor and reimbursed by the Owner.

If a Performance Bond is required by the Owner, the actual cost of such Bond will be reimbursed to the Contractor within 2 weeks of the actual bond payment by the Contractor.

The cost of ANY swing stage shall be clearly specified under General Conditions and the Contractor is obligated to inform the Engineer or the Special Inspector when a swing stage is required and for how long it will be required. The invoice for the swing stage use has to be verified and accepted by the Special Inspector before it is presented to the Owner.



EXHIBIT B – SCP

NAME: Winston Tower 100 Association, Inc.

Concrete Restoration of BLDG Parking Garage

BID SHEET AS OF JUNE 6.2022

REFERENCES

	<u>JOB NAME</u>	<u>LOCATION</u>	<u>SCOPE OF WORK</u>	<u>CONTRACT AMOUNT</u>	<u>CONTACT NAME & PHONE</u>
1	Bal Harbour 101 Condominium 18-Story 172 Units	10155 Collins Avenue Bal Harbour, FL 33154 <u>Repeat Customer</u>	<u>Complete Envelope Restoration & Paint</u> <u>Complete Garage Restoration & Paint</u> <u>Waterproofing Decks</u>	4.5M	Mike Morgulis 954-842-8205
2	La Mer Estates Condominium (2) 22-Story, (1) 18-Story 443 Units (IN - PROCESS)	1890 S. Ocean Blvd. Hallandale Beach, FL 33009	<u>Remove & Reinstall pavers, repair & waterproof decks, install new pavers.</u> <u>Railing replace with glass.</u> <u>Remove tile. Waterproof PVC planters, rebuild common façade. Complete concrete restoration buildings and garage. Repaint</u>	7.5M	Keith Brodsky, LCAM Atlantic & Pacific Mgmt. 954-439-2596 (Cell)
3	Royal Point Condominium (4) Apartment Buildings (UNDER CONTRACT)	3600 /3700 NW 21 st Street Lauderdale Lakes, FL 33311 <u>Repeat Customer</u>	<u>Complete Restoration, Waterproofing, Painting & Stairway Restoration.</u>	2M	Yousef Ismail, President sondosinc@yahoo.com
4	Sunrise Harbour (2) 17-Story 338 Units & 6-Story Retail Buildings	Sunrise Blvd & Intracoastal <u>Repeat Customer</u>	<u>Complete Painting & Waterproofing.</u> <u>Misc. Restoration</u>	850K	James Ortiz, Mgr. 954-667-6700 (Office)
5	YMP Park Towers 10-Story Apt Building	777 NW 155 th Lane Miami, FL 33169 <u>Repeat Customer</u>	<u>Concrete Restoration, Waterproofing & Painting</u>	800K	Ralph Godwin 225-939-1519

BIDDER: SOUTH COAST PAINTING and DEVELOPING dba SOUTH COAST RESTORATION and PAINTING

NAME: REGINALDO TEIXEIRA, PRINCIPAL

EXHIBIT - C

Active Jobs	Address	Contact	Description	Contract Amount	Length	Ending
Applied Card System - J's MVP Realty Boca I, LLC	5401 Broken Sound Blvd N.W. Boca Raton, FL 33487	Glenn Percival, Vice President (561) 995-8820 x52377 Email: glennpercivalrochcap.com	Terrace/Balcony	\$ 164,610.00	4 weeks	
Hotel Blue Moon	944 Collins Avenue Miami, FL 33139	Gerardo (Pepe) Carrillo 239-821-4437 (c) Email: gcarrillo@novahrc.com	Restoration and Painting	\$ 1,000,000.00	Ongoing	
La Mer Condominium	1904 S. Ocean Drive Hallandale Beach, FL 33009		Restoration and Painting	\$ 8,000,000.00	2.5 years	2024
Malaga Tower Condominium	1920 South Ocean Drive Hallandale Beach, FL 33009		Concrete / Railing	\$ 3,461,932.00	7 months	
Margate Village I and II	6501-6507 Winfield Blvd Margate, FL 33063	(954) 458-5559 x7124 Email: tingham@agflorida.com	Repairs	\$ 300,000.00	Ongoing	
Omega Condominium (9)	1701 NW 75th Avenue Plantation, FL 33313	Paul Shapiro Email: usaservices@gmail.com	Roofing Repair	\$ 215,000.00	Permitting pending	
Coastal Towers Condominium	400 Kings Point Drive Sunny Isles Beach, FL 33160	William Vega	Paint and Restoration	\$ 1,200,000.00	8 months	1/23
Cypresses of Boca Lago Condominium Assn, Inc. (The)	21547 Cypress Hammock Drive Boca Raton, FL 33428	Sheldon Weiner- (773) 459-4877 swboss46@gmail.com	Paint	\$ 214,778.00	Ongoing	2 months
Delkus Tower Condominium	6725 Harding Avenue Miami Beach, FL 33122	Maura Goodrum, Secretary (312) 718-2222 Email: mgoodman@preChicago.com	Painting/Restoration	\$ 278,000.00	Ongoing	6 months
Dorset House Condominium Assn.	2500 NE 135th Street North Miami, FL 33181	Tanya Hornleid, P.E. Email: tanya@optimusssd.com	Painting/Restoration	\$ 1,293,893.00	Ongoing	9 months
1501 Northpoint Investments Partnership, LP	1501 Northpoint Parkway West Palm Beach, FL 33407	Nancy Leach, RPA, CCIM, PM Precise Property Inc (561) 352-0994	Paint	\$ 68,535.00	Ongoing	1 week
Fairways Royale Assn, Inc	950 NE 14th Avenue Hallandale Beach, FL 33009	RAS Engineering P.A.	Restotation and Painting	\$ 1,432,000.00	Ongoing	4 months
Golfview Apartments	1777 Polk Street Hollywood, FL 33020	Bryan Grossman BG@bycorholdings.com	Restoration and Painting	\$ 60,540.00	Ongoing	2 weeks
Three Thousand South	3000 South Ocean Blvd. Boca Raton, FL 33432	Corey Hernandez, CA Lindman of South Florida, LLC (954) 448-5844 Email: chernandez@CALindman.com	Painting/Restoration	\$ 123,570.00	Ongoing	2 1/2 weeks
Village by the Sea A&B Condo Assn, Inc	1967 S. Ocean Blvd. Pompano Beach, FL 33062	Steve Kelly, President (440) 796-5549 Email: SKA5549@gmail.com	Painting /Railing	\$ 74,950.00	Permitting pending	
Villagewalk of Wellington Homeowners Assn, Inc.	2500 Villagewalk Circle Wellington, FL 33414	Jeff Feiock, Capital Realty Advisors (561) 596-9721 Email: Jfeiock@capitalrealtyadvisors.com	Paint	\$ 1,894,873.00	Ongoing	5 months





WARRANTY DRAFT

OWNER: Winston Tower 100 Association, Inc.

GENERAL CONTRACTOR: South Coast Painting and Developing dba South Coast Restoration and Painting.

PROJECT NAME: Winston Tower 100 Association, Inc.
Concrete Restoration of BLDG Parking Garage.

SUBCONTRACTOR: N/A

TRADE: Concrete Restoration of BLDG Parking Garage.

WARRANTY PERIOD: SAMPLE 5 Years Warranty – AS PER GENERAL CONTRACTOR

We hereby guarantee and warrant that we have performed the work included in our contract in accordance with the Drawings, Specifications, and all other Contract Documents. We guarantee workmanship installed by us for a period of sample (5) years. Should any defects develop within the guarantee period in workmanship furnished by us, we will make all repairs or replacements and do all necessary work to correct the defect to the Owner's, Architect's and Consultant's satisfaction performed without cost. Repairs and corrective work, not to include damaged work by others. All such work shall be done promptly upon written notice from the Owner.

Agreed to and accepted: **South Coast Painting and Developing dba South Coast Restoration and Painting.**

By: _____

UPON COMPLETION

SCP, Principal

Date _____

State of **Florida**
County of **Broward**

Sworn and subscribe the above appeared before me this _____ day of _____ 22.

SAMPLE DRAFT WARRANTY (5 YEAR) WORKMANSHIP

Notary

SEAL:




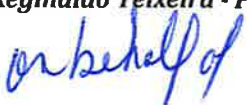
4. UNIT PRICES AND ESTIMATED QUANTITIES

Item	Description of Work	Unit	Qty	Unit \$	Sub total \$
CONCRETE RESTORATION					
1	Concrete columns spall, partial-depth up to 4"	CF	180	\$ 300.00	\$ 54,000.00
2	Concrete beam spall	CF	90	\$ 300.00	\$ 27,000.00
3	Concrete columns spall - 2 to 3 full-depth	CF	320	\$ 310.00	\$ 99,200.00
4	Honey combs in columns	SF	120	\$ 98.00	\$ 11,760.00
5	Shoring and Safety Protection	LS	1	\$ 72,000.00	\$ 72,000.00
CONCRETE SLAB					
6	Full depth concrete spall (slab 5 inch)	SF	1,010	\$ 116.00	\$ 117,160.00
7	Partial depth up to 3 inches	SF	700	\$ 98.00	\$ 68,600.00
8	Slab cracks, route and seal	LF	4,600	\$ 12.00	\$ 55,200.00
9	Soffit cracks, route and seal	LF	340	\$ 14.00	\$ 4,760.00
10	Concrete edge repair	LF	120	\$ 100.00	\$ 12,000.00
11	Concrete joists repair (honeycomb and spall)	SF	340	\$ 98.00	\$ 33,320.00
12	Expansion Joints remove and replace.	LF	300	\$ 27.00	\$ 8,100.00
13	Concrete noising of Expansion Joist Repair	LF	210	\$ 65.00	\$ 13,650.00
14	Construction joint repair (route and seal)	LF	1,200	\$ 14.00	\$ 16,800.00
CONCRETE RAMPS					
15	Partial depth up to 3 inches	SF	96	\$ 98.00	\$ 9,408.00
16	Slab cracks (structural)	LF	160	\$ 44.00	\$ 7,040.00
17	Concrete columns spall, partial depth up to 4 inch	CF	6	\$ 300.00	\$ 1,800.00
18	Concrete joists repair (honeycomb and spall)	SF	8	\$ 98.00	\$ 784.00
PERIMETER WALLS					
19	Concrete wall spall	SF	28	\$ 98.00	\$ 2,744.00
20	Repair loose stucco	SF	820	\$ 20.00	\$ 16,400.00
21	Cracks on the wall, roue and seal	LF	180	\$ 12.00	\$ 2,160.00
SUNKEN AREA , REPAIR FLOOR AND WALL (BIKE SITE AREA)					
22	Remove and pour new concrete beam	CF	18	\$ 350.00	\$ 6,300.00
23	Remove and install new concrete block wall	SF	130	\$ 95.00	\$ 12,350.00
24	Remove and fill with compacted soil	CF	50	\$ 22.00	\$ 1,100.00
25	Pour new asphalt	SF	120	\$ 10.00	\$ 1,200.00
26	Mobilization - Estimate based on Base Bid only	LS	1	2%	\$ 11,657.20
27	General Conditions - Estimate based on Base Bid only	LS	1	7%	\$ 40,800.20
28	Payment & performance bond (%) - Estimate based on Base Bid		1	2%	\$ 12,706.35
POOL					
29	Full removal of concrete (wall and bottom pool slab incl'rebar)**	LS	1	\$ 50,000.00	\$ 50,000.00
30	Concrete pour (entire shell done in 1 continuous pour)**	LS	1	\$ 80,000.00	\$ 80,000.00
Total Estimate					\$ 849,999.75
OPTIONAL WORK - POOL , POOL DECK & PLANTERS					
31	Applying new waterproofing membrane	SF	54,000	\$ 10.00	\$ 540,000.00
32	Repair damaged concrete	UC			
33	Pool Shell waterproofing - Basecrete			\$ 41,000.00	\$ 41,000.00

md

34	Remove and fill soil	CF	1,300	\$ 22.00	\$ 28,600.00
35	Waterproofing inside of planters	SF	3,200	\$ 12.00	\$ 38,400.00
36	Epoxy filling hairline cracks prior to waterproofing	LF	500	\$ 15.00	\$ 7,500.00
37	Zurn drains	EA	1	\$ 1,200.00	\$ 1,200.00
38	Replace cast Iron Pipe with PVC	EA	1	\$ 1,200.00	\$ 1,200.00
39	New Planters	EA	N/A		
40	Paint on walls and piping	EA	1	\$ 21,180.00	\$ 21,180.00
41	Restroom Remodeling and Code updated	EA	1	\$ 17,600.00	\$ 17,600.00
42	New Electrical lights on Pool Deck	EA	1	\$ 450.00	\$ 450.00
43	New BBQ station, gas, piping	EA	1	\$ 15,700.00	\$ 15,700.00
44	Demo and reinstall Trellis	EA	N/A		
45	Landscaping	EA	N/A		
46	Pool Finishing	EA	1	\$ 92,000.00	\$ 92,000.00
47	Pool Equipment	EA	1	\$ 48,000.00	\$ 48,000.00
48	Beautification	LS	N/A		
Optional Work Total					\$ 852,830.00
Total With Options					\$ 1,702,829.75



Reginaldo Teixeira - President


8/19/2022
Revision 3 / Date