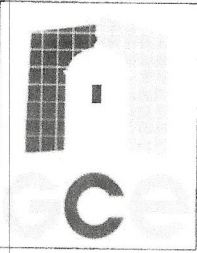


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C.A. 31187

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North Miami Beach— Florida 33160
Phone (786) 916-6546
info@ganemce.com



Bidding and Contract Requirements

Section I: Invitation to Bid

INVITATION TO BID

Owner: Winston Tower 100
Condominium Association
250 174th St, Sunny Isles Beach FL 33160

Engineer: Ganem Consulting Engineering
15805 Biscayne BLVD Ste 105
North Miami Beach, FL 33160

Your firm is invited to submit an offer under seal to the attention of Winston Tower 100 condo Association located at the above indicated address. The bid must be delivered before January 28th, 2022 for the following project.

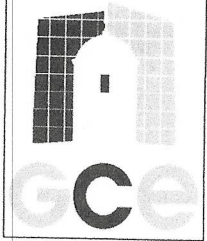
Description: Concrete Restoration required for the parking building at 250 174th St, Sunny Isles Beach, FL 33160

Bid documents may be obtained from the Engineering Company at the above address free of charge for one set. Documents can only be obtained by the General Contractor. Refer to other bidding requirements described in Instruction to Bidders on the package. Submit your offer on the Bid Form provided with the package. Bidders are required to complete the Bid Form as required. Bidders may supplement this form as appropriate. Your offer will be required to be submitted under a condition of irrevocability for a period of 90 days after submission. The Owner reserves the right to accept or reject all offers.

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Section II: Instructions to Bidders

RELATED DOCUMENTS

- A. Repair Specifications prepared by Ganem Consulting Engineering.
- B. Bid Form – Unit Prices
- C. Supplementary Conditions
 - 1. Insurance requirements.
 - 2. Bond types and values (if required).

2.1 SITE EXAMINATION

- A. Examine the project site before submitting a bid.
- B. The bidder is required to contact the Engineer at the following phone number or via email in order to arrange a date and time to visit the project site: Attn: Ganem Consulting Engineering, Alioskar Ganem P.E.
Ph: (786) 916 6546
info@ganemce.com

2.2 PREBID CONFERENCE

- A. A Bidders' conference has been scheduled for **10 AM** on January 17th, 2022 at the Condominium on reference. Your Company is invited.
- C. Representatives of the Owner and Engineer will be in attendance.
- D. Those that are invited and do not attend the conference will not be allowed to present a Bid.

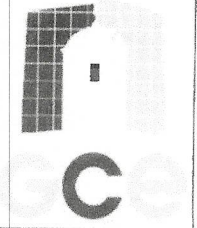
2.3 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others. Contractor shall perform all other work that is reasonably inferable therefrom as being necessary to accomplish the intent of the scope of work set forth in the Contract Documents, and as required by all applicable laws, ordinances and rules and regulations of any governing authority including but not limited to the current edition of the Florida Building Code and any local amendments Building Restoration Scopes per EXHIBITS A – E Contractor shall leave the Project site in a broom clean condition upon completion of the Work.

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2.4 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

The date of commencement of the Work shall be the date of this Agreement unless a different date is stated below or provision is made for the date to be fixed in a notice to proceed issued by the Owner. *(Insert the date of commencement if it differs from the date of this Agreement or, if applicable, state that the date will be fixed in a notice to proceed.)*

Contractor shall apply for permits with the City of Sunny Isles Beach Building Department within five (5) business days after execution of this Agreement and diligently pursue their issuance. The Work shall commence no later than fifteen (15) calendar days after issuance of the permit or a written Notice to Proceed issued by the Association's Representative, whichever occurs later (the "Commencement Date").

2.5 The Contract Time shall be measured from the date of commencement.

2.6 The Contractor shall achieve Substantial Completion of the entire Work not later than two hundred seventy days (270) days from the date of commencement as set forth in Article 3.1 (for purposes of illustration, working days do not include weekends, Federally recognized holidays, days of extreme weather, building or common area closure days, or any other day that Contractor is prevented from working on the Project for any reason that is not expressly attributable to Contractor's actions or inactions.)

Minimum amount of workers, 10.

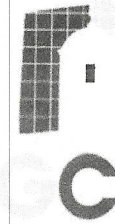
The following days shall be excluded from total days of completion 1. Rain Days (for work to be performed on the roof level only), However, no extensions shall be given for rain days for work necessary to complete for the garage project 2. Federal Holidays 3. Weekends (Sat-Sun). Additional days will be added if new scopes or quantities are added to contract. All Rain days and delay shall be documented on daily occurrence. A 5 Day Work Week shall be in effect. Due to the rain, anything less than 4 hours of work will be considered as a rainy day, anything 4 hours or more will be considered a full day.

(Insert number of calendar days. Alternatively, a calendar date may be used when coordinated with the date of commencement. If appropriate, insert requirements for earlier Substantial Completion of certain portions of the Work.)

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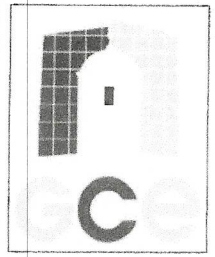


2.7 Liquidated Damages. It is mutually agreed between the parties that time is of the essence of this Contract, and in the event the project is not completed within the time and in the manner specified in this Contract (hurricane or storm delays notwithstanding or other reasonable delays such as additional work or inability to obtain materials or other reasons beyond the control of Contractor), it is agreed that from the compensation otherwise to be paid to the Contractor, the Owner may retain the sum of Five Hundred Dollars (\$500.00) per day for each day thereafter, that the work remains uncompleted and the Owner is denied full benefit of completion of the project, which sum Owner and Contractor agree represents the damages the Owner will have sustained per day for the failure of the Contractor to complete the project within the time stipulated. Requests for extensions due delays must be made in writing within seven days from incurring the delay indicating the reason for such delay and shall indicate the number of days lost due to such delay. The parties agree that this sum is not a penalty.

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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 required for the parking building at 250 174th St, Sunny Isles Beach, FL 33160

Date: February 17, 2022

Submitted by: South Coast Restoration and Painting (Full name)

Address: 6601 Lyons Road Ste C2
Coconut Creek, FL 33073

1. OFFER

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:

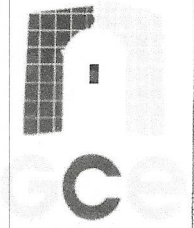
- Execute the Agreement within seven days of receipt of acceptance of this bid.

RF

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- 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 (39) calendar weeks from commencement of Work. Please provide an accurate time frame for the completion of the work.

4. UNIT PRICES AND ESTIMATED QUANTITIES

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 QUANTITY SHEETS THAT ARE ATTACHED AT THE END OF THIS BID PACKAGE. THIS WILL FACILITATE THEIR PROPOSAL PRESENTATION.

See Quantity Sheets within Bid Package.

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.

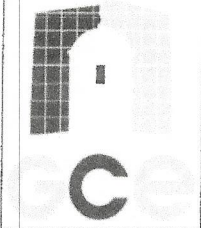
Every indicated unit will be paid based on actual measurements certified by the Special Inspector. If non-specified units appear or the number of approved units increases, a change order will be prepared between the Contractor, the Engineer and the Special Inspector. No work can be started and will not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

RT

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SECTION 8: Estimate of Work with units and quantities

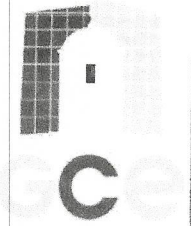
**CONCRETE RESTORATION AND GENERAL REPAIRS
WINSTON TOWER 100
GENERAL ESTIMATE OF WORK REQUIRED COLUMNS
250 174TH ST, SUNNY ISLES BEACH 33160, FLORIDA**

ITEMS	UNIT	ESTIMATED WORK	QTNY	Unit Price	Total
HAIRLINE CONCRETE CRACKS ON COLUMNS - ROUTE AND SEAL	L.F.	17.25	17.25	12.00	207.00
SPALL COLUMN PARTIAL DEPTH - up to 3 inch.	S.F.	109.25	109.25	97.00	10,597.25
CONCRETE PATCH COLUMN REPAIR	S.F.	20.70	20.70	90.00	1,863.00
HONEYCOMBS ON COLUMNS	S.F.	6.00	6.00	28.00	168.00
					\$12,835.25

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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	12.00	7,548.60
SLABS HAIRLINE CONCRETE CRACKS, OVERHEAD - ROUTE AND SEAL	L.F.	165.60	165.60	12.00	1,987.20
CRACKS ON SLABS, FULL DEPTH REPAIR	C.F.	808.06	808.06	295.00	238,377.70
SPALL CONCRETE SLAB - FULL DEPTH	C.F.	1983.75	1983.75	295.00	585,206.25
POST SHORING	L.S.	1.00	1.00	12.00	12.00
SPALL CONCRETE SLAB - PARTIAL DEPTH BOTTOM up to 3 inch	S.F.	125.35	125.35	95.00	11,908.25
SPALL CONCRETE SLAB - PARTIAL DEPTH OVERHEAD up to 3 inch	S.F.	257.60	257.60	98.00	25,244.80
EDGE REPAIR	L.F.	111.55	111.55	95.00	10,597.25
JOIST REPAIR	L.F.	310.50	310.50	90.00	27,945.00
BEAM REPAIR OVERHEAD SPALL CONCRETE up to 3 inch	S.F.	80.50	80.50	100.00	8,050.00
CONSTRUCTION JOINT REPAIR - up to 2 inch	L.F.	1471.43	1471.43	30.00	44,142.90
EXPANTION JOINT REPAIR - up to 2 inch	L.F.	300.00	300.00	26.00	7,800.00
					\$968,819.95

RT

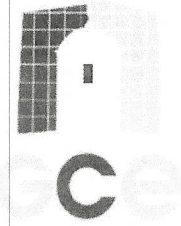
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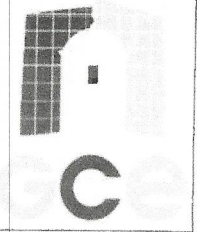
CONCRETE RESTORATION AND GENERAL REPAIRS					
WINSTON TOWER 100					
GENERAL ESTIMATE OF WORK REQUIRED POOL AREA					
250 174TH ST, SUNNY ISLES BEACH 33160, FLORIDA					
ITEMS	UNIT	ESTIMATED WORK	QTNY	Unit Price	Total
SPALL CONCRETE FULL DEPTH REPAIR ON SLAB 10" Add Rebar on calcs	C.F.	2024.00	2024.00	300.00	607,200.00
SPALL CONCRETE FULL DEPTH REPAIR ON WALL 8" Add Rebar on Calcs	C.F.	1254.89	1254.89	290.00	363,918.10
					\$971,118.10

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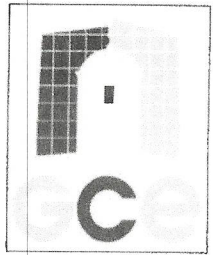
CONCRETE RESTORATION AND GENERAL REPAIRS					
WINSTON TOWER 100					
GENERAL ESTIMATE OF WORK REQUIRED WALLS					
250 174TH ST, SUNNY ISLES BEACH 33160, FLORIDA					
ITEMS	UNIT	ESTIMATED WORK	QTNY	Unit Price	Total
SPALL CONCRETE SLAB - PARTIAL DEPTH up to 3 inch	S.F.	6.90	6.90	95.00	655.50
STUCCO	S.F.	621.00	621.00	20.00	12,400.00
CRACKS ON WALLS	L.F.	101.20	101.20	8.00	809.00
					\$13,885.10

RJ

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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

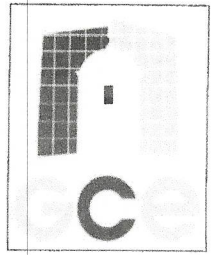
ITEMS	UNIT	ESTIMATED WORK	QTNY	Unit Price	Total
RAMP HAIRLINE CONCRETE CRACKS FULL DEPTH	C.F.	52.33	52.33	295.00	15,437.35
RAMP SPALL CONCRETE JOIST REPAIR	C.F.	2.42	2.42	240.00	580.80
RAMP SPALLED CONCRETE BOTTOM PARTIAL PARTIAL	S.F.	93.15	93.15	95.00	8,849.25
RAMP SPALLED CONCRETE BEAM REPAIR	S.F.	9.20	9.20	98.00	901.60
					\$25,769.00

Rt

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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

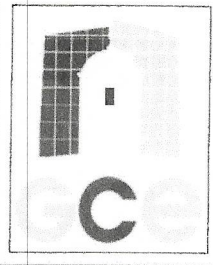
ITEMS	UNIT	S.F.	QTNY	Unit Price	Total
Sloping- Removal of Waterproofing and Topping Slab (up to 4" thick)	S.F.	53918.00	53918.00	12.00	647,016.00
SLOPING - INSTALLATION OF TOPPING SLAB up to 4 inch thick - Pitched to existing drain	S.F.	71331.00	71331.00	25.00	1,783,275.00
					\$2,430,291.00

RF

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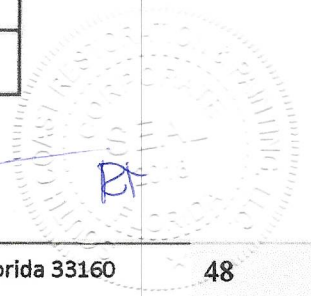
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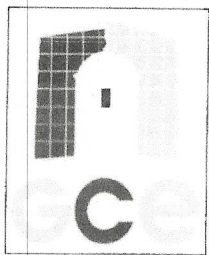
CONCRETE RESTORATION AND GENERAL REPAIRS WINSTON TOWER 100 GENERAL ESTIMATE OF WORK REQUIRED PARKING 250 174TH ST, SUNNY ISLES BEACH 33160, FLORIDA	
ITEMS	Total
COLUMNS	NA
SLABS	NA
POOL	NA
WALLS	NA
RAMP	NA
WATERPROOFING	NA
OPTIONAL WORKS	NA
% MOBILIZATION	132,681.55
GENERAL CONDITIONS	132,681.55
% DEMOBILIZACION	44,227.18
	\$4,732,308.69

Optional Work Not Included



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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 - SIKA COLUOR FLAKES, PRIMER Sikalastic, base Coat Sika 710. Top Coat Sika 735, Clear Coat Sika 748	S.F.	53918.00	53918.00	16.00	862,688.00
DECK PAVERS REMOVAL	S.F.	53918.00	53918.00	3.00	161,754.00
ZURN DRAIN	E.A.		80.00	400.00	32,000.00
DRAINAGE CAST IRON PIPES REPLACEMENT TO PVC	L.S.		1.00	8,100.00	8,100.00
INSTALATION NEW PLANTERS	L.S.	1.00	1.00	NA	
PAINT ON WALLS AND PIPING	S.F.	12870.80	12870.80	0.70	9,009.56
RESTROOMS REMODELING	L.S.	1.00	1.00	32,000.00	32,000.00
NEW ELECTRICAL LIGHTS ON POOL DECK	L.S.	1.00	1.00	4,800.00	4,800.00
INSTALL NEW BBQ STATION AND WET BAR	L.S.	1.00	1.00	7,800.00	7,800.00
DEMOLITION AND INSTALATION OF TRELLIS	L.S.	1.00	1.00	12,000.00	12,000.00
LANDSCAPING	L.S.	1.00	1.00	NA	
FENCING REMOVAL AND INSTALL NEW FENCING	L.S.	1.00	1.00	12,700.00	12,700.00
SAUNA ROOM REMODELING	L.S.	1.00	1.00	NA	
POOL FINISHING	L.S.	1.00	1.00	92,600.00	92,600.00
POOL EQUIPMENT	L.S.	1.00	1.00	72,000.00	72,000.00
NEW 8" CMU PLANTERS 2' HIGH	L.F.	770	770	60.00	46,200.00
					\$1,353,651.56

Concrete Restoration and General Repairs

Winston Tower 100

Quantities 2022

South Coast Restoration & Painting

2/17/2022

17.25	12	207.00
109.25	97	10,597.25
20.7	90	1,863.00
6	28	168.00
		\$ 12,835.25
629.05	12	7,548.60
165.6	12	1,987.20
808.06	295	238,377.70
1983.75	295	585,206.25
1	12	12.00
125.35	95	11,908.25
257.6	98	25,244.80
111.55	95	10,597.25
310.5	90	27,945.00
80.5	100	8,050.00
1471.43	30	44,142.90
300	26	7,800.00
		\$ 968,819.95
2024	300	607200.00
1254.89	290	363918.10
		\$ 971,118.10
6.9	95	655.50
621	20	12,420.00
101.2	8	809.60
		\$ 13,885.10
52.33	295	15437.35
2.42	240	580.80
93.15	95	8849.25
9.2	98	901.60
		\$ 25,769.00
53918	12	647016.00
71331	25	1783275.00
		\$ 2,430,291.00
0.03	4422718	\$ 132,681.55
0.03	4422718	\$ 132,681.55

BT

0.01 4422718 \$ 44,227.18
\$ 309,590.29
\$ 4,732,308.69

53918	16	862,688.00
53918	3	161,754.00
80	400	32,000.00
1	8100	8,100.00
1	0	-
12870.8	0.7	9,009.56
1	32000	32,000.00
1	4800	4,800.00
1	7800	7,800.00
1	12000	12,000.00
1	0	-
1	12700	12,700.00
1	0	-
1	92600	92,600.00
1	72000	72,000.00
770	60	46,200.00

\$ 1,353,651.56

Total BID \$ 6,085,960.25

