

UNIVERSAL ENGINEERING AND CONSTRUCTION SERVICES, LLC

Certified General Contractor, State of Florida GCG#1530834

Date: March 18, 2022

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

Owner's Rep: Solo Consulting Services, LLC
Tri-Polv International, Inc.
3243 NE 166th Street
North Miami Beach, FL 33160

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

Drawings: By Ganem Consulting Engineering, Alioskar Ganem, P.E. drawn 08-15-2021.
S-1, S-2, S-3, S-4, S-5, S-6, S-7, S-8, S-9, S-10, S-11, S-12, S-13, S-14, S-15, S-16, S-16-2, S-17,
S-17-1, S-17-2 and S-17-3.

Structural

Engineering Report: By Ganem Consulting Engineering, Alioskar Ganem, P.E dated November 17, 2021.

Universal Engineering and Construction Services, LLC ("UES") is pleased to submit the following Lump Sum construction proposal to you ("Owner"):

\$ 2,682,834.00 – Two Million, Six Hundred Eighty-Two Thousand, Eight Hundred Thirty-Four Dollars.

SCOPE / INCLUSIONS:

-)] Provide labor, materials and necessary tools, equipment, and services to complete the work as required by the estimated quantities.
-)] Perform all work as specified and / or directed as required by the conditions indicated on the estimates.
-)] Furnish all material and labor, materials, and necessary tools and equipment to repair, restore and waterproof deteriorated concrete of all parking areas, ramps, columns, and beams of the parking garage building.
-)] Install shoring as directed and / or required to perform the restoration work and as shown on the drawings. Coordination with the special inspector prior to install.
-)] In accordance with the general estimate of work required slabs and details indicated in the Ganem Consulting Engineering Report dated November 17, 2021.

Included Scope in accordance with quantitative estimates are as follow:

-)] Hairline concrete cracks at columns – Route and Seal.

-) Spalling of concrete column – Partial depth up to 3 inches.
-) Concrete patch – column repair.
-) Honeycombing on columns.
-) Slabs – hairline concrete cracks, bottom – Route and Seal.
-) Slabs – hairline concrete cracks, overhead - Route and Seal.
-) Cracks on slab, full depth repair.
-) Spalling of concrete slab – Full depth.
-) Post shoring as required and as shown on drawing.
-) Spall concrete slab full depth – Partial depth up to 3 inches.
-) Edge repair as shown.
-) Joist repair.
-) Beam repair overhead spall concrete up to 3 inches.
-) Construction joint repair up to 2 inches.
-) Expansion joint repair up to 2 inches.
-) Spall concrete full depth repair on 10” slab (Rebar replacement included).
-) Spall concrete slab – partial depth up to 3 inches.
-) Repair stucco as shown and as viewed in field for repair.
-) Horizontal and vertical cracks on walls.
-) Ramp hairline concrete cracks full depth.
-) Ramp spalling – concrete joist repair.
-) Ramp spalled concrete – bottom partial.
-) Ramp spalled concrete beam repair.
-) Removal of waterproofing.
-) Installation of topping slab up to 4 inches thick – pitched to drains; drains will be replaced in accordance with the specifications and drawings.
-) Waterproofing membrane; 4-part system; Sika Sikalastic Primer, Sika 710, Sika 735 clear coat Sika 748.
-) Full removal and discard of pavers throughout pool deck. Carting fees included.
-) (80) eighty Zurn drains replaced and re-set to proper elevation.
-) Furnish and install horizontal cast iron pipes and repair to PVC.
-) (1) one swing stage set-up and removal. (2) two mobilizations only.
-) Manufacturer’s warranty included.

EXCLUSIONS:

All work, other than what has been specifically described in the above scope, is excluded, including but not limited to overtime unless directed in writing by Owner Change Order, payment and performance bonds, liquidated damages, warranties beyond manufacturer’s warranty, demolition of pool, import fill, export fill, metal decking, structural steel, wood framing, post installed anchors, grouting, shims, surveys, permits and fees, special inspections including but not limited to rebar inspections, concrete testing or design mix, higher strength concrete than shown on drawings, clearing, crane services for other trades, architectural finishes- inclusive of sheetrock, millwork, wood stairs, door frames, self-leveling for carpet or tile, interior framing, masonry caulking, stucco, debris containers, painting, rock removal, dewatering, erosion control, sanitary facilities, galvanized rebar, supply of roof trusses, water, plantings, utilities, plumbing, mechanical, electrical, axis lines and benchmarks, as-builts, site work, landscape sitework and asphalt.

QUALIFICATIONS:

1. UES shall have full control of the release and delivery of material.

2. All materials are to be placed from approved shop drawings (form drawings, re-shore plan, rebar shops)
3. Any "extras" to this Proposal shall be mutually agreed in writing upon before the commencement of any such work.
4. It is understood that there will be sufficient work for UES employees and the work in this contract has been priced according to a continuous operation with no stoppages or delays.

Owner shall provide at no cost to UES:

1. Truck access to the job site.
2. Suitable workspace including working platform when required.
3. Storage area, Make-up yard, and sanitary facilities.
4. Potable water, lighting, power.
5. Special inspections and Special testing.

PAYMENT & REQUISITION SCHEDULE:

-) 10% Mobilization payment prior to start
-) Requisition billed on every 30th of the month.
-) 10% of this requisition released within 15 days of contract execution date.
-) Full payment to be made within 30 days of substantial completion notice to Client.
-) Prior to the 30th, Owner is required to provide authorized personnel to walk with UES and to agree on percentages complete prior to submittal to the bank. If bank inspector objects to any percentages, UES expects Owner to honor agreed-upon percentages between Owner and UES and make payment as agreed.

If this proposal meets your acceptance, please sign below. This proposal shall become an exhibit and rider to the contract.

Very truly yours,
 UNIVERSAL ENGINEERING AND CONSTRUCTION SERVICES, LLC
 A Florida Limited Liability Corporation



Michael R. Gianatasio, P.E.
 CEO

Acceptance and Acknowledgement to Scope and Pricing:

Owner

Date