

UNIVERSAL ENGINEERING AND CONSTRUCTION SERVICES, LLC

Certified General Contractor, State of Florida GCG#1530834

Date: May 5, 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"):

\$ 2,986,700.29 – Two Million, Nine Hundred Eighty-Six Thousand, Seven Hundred Dollars.

SCOPE / INCLUSIONS:

- See attached Section 8: Estimate of Work with units and quantities

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

GANEM CONSULTING ENGINEERING

C.A. 31187

15805 BISCAYNE BLVD STE 105
North Miami Beach– Florida 33160
Phone (786) 916-6546
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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	138.00	2,380.50
SPALL COLUMN PARTIAL DEPTH - up to 3 inch.	S.F.	109.25	109.25	284.00	31,027.00
CONCRETE PATCH COLUMN REPAIR	S.F.	20.70	20.70	263.00	5,444.10
HONEYCOMBS ON COLUMNS	S.F.	6.00	6.00	267.00	1,602.00
					----- \$40,453.60 "A"

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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	116.00	72,969.80
SLABS HAIRLINE CONCRETE CRACKS, OVERHEAD - ROUTE AND SEAL	L.F.	165.60	165.60	132.00	21,859.20
CRACKS ON SLABS, FULL DEPTH REPAIR	C.F.	808.06	808.06	90.00	72,725.40
SPALL CONCRETE SLAB - FULL DEPTH	C.F.	1983.75	1983.75	77.00	152,748.75
POST SHORING	L.S.	1.00	1.00		144,000.00
SPALL CONCRETE SLAB - PARTIAL DEPTH BOTTOM up to 3 inch	S.F.	125.35	125.35	276.00	34,596.60
SPALL CONCRETE SLAB - PARTIAL DEPTH OVERHEAD up to 3 inch	S.F.	257.60	257.60	300.00	77,280.00
EDGE REPAIR	L.F.	111.55	111.55	180.00	20,079.00
JOIST REPAIR	L.F.	310.50	310.50	152.00	47,196.00
BEAM REPAIR OVERHEAD SPALL CONCRETE up to 3 inch	S.F.	80.50	80.50	185.00	14,892.50
CONSTRUCTION JOINT REPAIR - up to 2 inch	L.F.	1471.43	1471.43	75.00	110,357.25
EXPANTION JOINT REPAIR - up to 2 inch	L.F.	300.00	300.00	55.00	16,500.00
					\$785,204.50

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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	70.00	141,680.00
SPALL CONCRETE FULL DEPTH REPAIR ON WALL 8" Add Rebar on Calcs	C.F.	1254.89	1254.89	76.00	95,371.64
					\$237,051.64

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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	160.00	1,104.00
STUCCO	S.F.	621.00	621.00	55.00	34,155.00
CRACKS ON WALLS	L.F.	101.20	101.20	50.00	5,060.00
					\$40,319.00

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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	345.00	18,053.85
RAMP SPALL CONCRETE JOIST REPAIR	C.F.	2.42	2.42	400.00	968.00
RAMP SPALLED CONCRETE BOTTOM PARTIAL PARTIAL	S.F.	93.15	93.15	375.00	34,931.25
RAMP SPALLED CONCRETE BEAM REPAIR	S.F.	9.20	9.20	375.00	3,450.00
					\$57,403.10

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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	S.F.	53918.00	53918.00	2.25	121,315.00
SLOPING - INSTALLATION OF TOPPING SLAB up to 4 inch thick - Pitched to existing drain	S.F.	71331.00	71331.00	6.00	427,986.00
					\$549,301.00

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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	\$40,453.60 "A"
SLABS	\$785,222.50 "B"
POOL	\$237,051.64 "C"
WALLS	\$40,319.00 "D"
RAMP	\$57,403.10 "E"
WATERPROOFING	\$549,301.00 "F"
OPTIONAL WORKS	\$857,775.10 "G"
% MOBILIZATION	10%
GENERAL CONDITIONS	\$419,174.35
% DEMOBILIZACION	0%
	\$2,986,700.29

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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	6.50	350,467.00
DECK PAVERS REMOVAL	S.F.	53918.00	53918.00	2.50	134,795.00
ZURN DRAIN	E.A.		80.00	1,950.00	156,000.00
DRAINAGE CAST IRON PIPES REPLACEMENT TO PVC	L.S.		1.00		188,000.00
INSTALATION NEW PLANTERS	L.S.	1.00	1.00		INCLUDED
PAINT ON WALLS AND PIPING	S.F.	12870.80	12870.80	N/A	
RESTROOMS REMODELING	L.S.	1.00	1.00	N/A	
NEW ELECTRICAL LIGHTS ON POOL DECK	L.S.	1.00	1.00	N/A	
INSTALL NEW BBQ STATION AND WET BAR	L.S.	1.00	1.00	N/A	
DEMOLITION AND INSTALATION OF TRELLIS	L.S.	1.00	1.00	N/A	
LANDSCAPING	L.S.	1.00	1.00	N/A	
FENCING REMOVAL AND INSTALL NEW FENCING	L.S.	1.00	1.00	N/A	
SAUNA ROOM REMODELING	L.S.	1.00	1.00	N/A	
POOL FINISHING	L.S.	1.00	1.00	N/A	
POOL EQUIPMENT	L.S.	1.00	1.00	N/A	
NEW 8" CMU PLANTERS 2' HIGH	L.F.	770	770	37.03	28,513.10
					\$857,775.10

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