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AQUARIUS CONDOMINIUM ASSOCIATION, INC. CONCRETE AND WATERPROOFING RESTORATION OF THE ENTRANCE RAMP, PARKING LOBBY AREA AND FIRST LEVEL GARAGE AREA

COMMERCIAL EXCEPTIONS

Structural Preservation Systems, LLC has based its bid on mutually agreeable modifications to the Contract Documents incorporating the following exceptions:

Structural Preservation Systems, LLC has based its bid on an unmodified AIA contract. Structural reserves the right to negotiate mutual agreeable terms and conditions.

1) Article 11 titled “**Insurance and Bonds**” is modified as follows:

A) Add §11.4.3 The Performance & Payment bond shall only cover the first year of any warranty term for defective workmanship and materials from the date of completion of Contractor's Work. The cost of the bonds are based upon the Contract Sum. If Change Orders increase the Contract Sum, Owner shall pay Contractor for additional premiums for the bonds to cover the increases. Contractor shall furnish bonds on standard unmodified AIA bond forms that comply with Florida Statute 713.245. Contractor can provide premiums for warranty coverage for warranties that exceed one (1) year upon Owner's request. The cost of the bonds is not included in the Base Bid price. The estimated cost of the bond is 2% of the contract value.

Scope Related Exceptions

1. Shoring, if required, is limited to Safway Standard DB350 post shores.
2. SPS shall be paid at a minimum of 1 sf or 1 lf per location for concrete repairs. In the event that concrete repair quantities vary +/- 25%, STRUCTURAL OR THE OWNER reserve the right to renegotiate unit pricing.
3. STRUCTURAL has included an allowance /budget for the new electronic gate. There are many options with different features that the Owner may want to consider for their security needs.
4. STRUCTURAL has included \$50,000 for lighting in its price for the Porte Cochere soffit. As of bid time we are still awaiting pricing for the lighting package from the distributor.



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Bid For: Structural Preservation Systems, LLC- March 4, 2015

BID FORM

AQUARIUS CONDOMINIUM ASSOCIATION
OPTION 2 (IN PHASES TO KEEP THE LOBBY ENTRANCE OPEN)

Item	Unit	Qty	Unit Price	Total
A. (Lump Sum Items)				
General Conditions				\$ 178,694.60
Permits				At Cost
A. SUBTOTAL				\$ 178,694.60
B. Ramp, Lobby and Parking Area				
Floor Prep (Paver Removal, Topping up to 4", Planter Removal, Fountain Removal (Include Grinding Prep for New Waterproofing))	LS	1		\$ 114,403.00
Edge Repair (9")	LF	650	\$ 68.00	\$ 44,200.00
Slab Repair, Full Deck	SF	8,750	\$ 40.00	\$ 350,000.00
Column, Beam and Wall Repair	CF	450	\$ 230.00	\$ 103,500.00
Stucco Repairs	SF	2,500	\$ 14.00	\$ 35,000.00
Expansion Joint	LF	250	\$ 95.00	\$ 23,750.00
Stone Wall Removal and Replacement with Stucco Finish	SF	3,000	\$ 12.00	\$ 36,000.00
Removal of Landscaping, Soil and Waterproofing Membrane	LS	1	\$ -	\$ 20,100.00
Planter Prep (Grinding Prep for New Waterproofing)	SF	3,500	\$ -	\$ 14,000.00
New Fountain (Per Landscape Architect Design Include New Equipment Installation) Allowance	LS	1	\$ 50,000.00	\$ 50,000.00
New Bi-level Zurn Drain (Z154,Bronze)	EA	45	\$ 1,320.00	\$ 59,400.00
New Pipping 4" with Stainless Steel Hangers (Down to Grade Level)	LF	4,500	\$ 42.00	\$ 189,000.00
10" x 4 " Curb Installation On Structural Slab On Areas Detailed by Landscape Architect	LF	400	\$ 35.00	\$ 14,000.00
10" x 12" Curb Installation On Grade On Areas Detailed by Landscape Architect	LF	200	\$ 60.00	\$ 12,000.00
Flash Patching up to 2 "	SF	12,500	\$ 8.90	\$ 111,250.00
Waterproofing Membrane Planters (Miraseal 20 year Warranty)	SF	3,500	\$ 12.00	\$ 42,000.00
Waterproofing Membrane (Miraseal 20 year Warranty)	SF	18,000	\$ 9.60	\$ 172,800.00
Waterproofing Membrane Heavy Traffic (Sika 10 Year Warranty, Include Parking Lanes)	SF	10,500	\$ 4.05	\$ 42,525.00
New Bumpers	EA	50	\$ 38.00	\$ 1,900.00
Pavers (Per Landscape Architect)	SF	20,200	\$ 9.95	\$ 200,990.00
Special Shoring (Column and Beam Repairs, Allowance)	LS	1	\$ 75,000.00	\$ 75,000.00
New Store Front for Vallet Area (Floor to Structural Beam (056.3 Psf,-86.9 Psf)	LS	1		\$ 4,500.00
B. Subtotal Ramp, Lobby and Parking Area				\$ 1,716,318.00
C. Garage Areas				
Column and Beam Repair	CF	600	\$ 230.00	\$ 138,000.00
New Automatic Controlled Gate Entrance with Pedestrian Door(Supported only from the ceiling)- <i>This is an budget -the Association will have to provide input as to which unit suites it's security nee ds.</i>	LS	1	\$ -	\$ 33,660.00
C. Subtotal Garage Areas				\$ 171,660.00
D. New Lobby Soffits at Existing Porte Cochere				
New Design Per Attached Plans- <i>This price includes a \$50,000 allowance for electrical/lighting- as of bid time we are awaiting fixture pricing from the distributor</i>	LS	1	\$ -	\$ 125,698.00
D. Subtotal New Lobby Soffits at Existing Porte Cochere				\$ 125,698.00
E. Painting				\$ 11,143.40
SUBTOTAL A + B + C + D + E				\$ 2,203,514.00
Performance Bond			1.0%	\$ 22,036.00
TOTAL CONSTRUCTION				\$ 2,225,550.00
NOTE:				
Stone Wall Removal and Replacement with New Stone Finish (Attached Specs)	SF	3,000	\$ 28.50	\$ 85,500.00



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Bid For: Structural Preservation Systems, LLC- March 4, 2015

BID FORM

AQUARIUS CONDOMINIUM ASSOCIATION
OPTION 1 (NO PHASES)

Item	Unit	Qty	Unit Price	Total
A. (Lump Sum Items)				
General Conditions				\$ 67,102.00
Permits				At Cost
A. SUBTOTAL				\$ 67,102.00
B. Ramp, Lobby and Parking Area				
Floor Prep (Paver Removal, Topping up to 4", Planter Removal, Fountain Removal (Include Grinding Prep for New Waterproofing))	LS	1	\$ -	\$108,903.60
Edge Repair (9")	LF	650	\$ 68.00	\$ 44,200.00
Slab Repair, Full Deck	SF	8,750	\$ 40.00	\$ 350,000.00
Column, Beam and Wall Repair	CF	450	\$ 230.00	\$ 103,500.00
Stucco Repairs	SF	2,500	\$ 14.00	\$ 35,000.00
Expansion Joint	LF	250	\$ 95.00	\$ 23,750.00
Stone Wall Removal and Replacement with Stucco Finish	SF	3,000	\$ 12.00	\$ 36,000.00
Removal of Landscaping, Soil and Waterproofing Membrane	LS	1	\$ -	\$ 20,100.00
Planter Prep (Grinding Prep for New Waterproofing)	LS	3,500	\$ 4.00	\$ 14,000.00
New Fountain (Per Landscape Architect Design Include New Equipment Installation) Allowance	LS	1	\$ 50,000.00	\$ 50,000.00
New Bi-level Zurn Drain (Z154, Bronze)	EA	45	\$ 1,320.00	\$ 59,400.00
New Pipping 4" with Stainless Steel Hangers (Down to Grade Level)	LF	4,500	\$ 42.00	\$ 189,000.00
10" x 4" Curb Installation On Structural Slab On Areas Detailed by Landscape Architect	LF	400	\$ 35.00	\$ 14,000.00
10" x 12" Curb Installation On Grade On Areas Detailed by Landscape Architect	LF	200	\$ 60.00	\$ 12,000.00
Flash Patching up to 2"	SF	12,500	\$ 8.90	\$ 111,250.00
Waterproofing Membrane (Miraseal 20 year Warranty)	SF	3,500	\$ 12.00	\$ 42,000.00
Waterproofing Membrane Planters (Miraseal 20 year Warranty)	SF	18,000	\$ 9.60	\$ 172,800.00
Waterproofing Membrane Heavy Traffic (Sika 10 Year Warranty, Include Parking Lanes)	SF	10,500	\$ 4.05	\$ 42,525.00
New Bumpers	EA	50	\$ 38.00	\$ 1,900.00
Pavers (Per Landscape Architect)	SF	20,200	\$ 8.95	\$ 180,790.00
Special Shoring (Column and Beam Repairs, Allowance)	LS	1	\$ 75,000.00	\$ 75,000.00
New Store Front for Vallet Area (Floor to Structural Beam (056.3 Psf,-86.9 Psf)	LS	1	\$ -	\$ 4,500.00
B. Subtotal Ramp, Lobby and Parking Area				\$1,690,618.60
C. Garage Areas				
Column and Beam Repair	CF	600	\$ 230.00	\$ 138,000.00
New Automatic Controlled Gate Entrance with Pedestrian Door(Supported only from the ceiling)- <i>This is an budget -the Association will have to provide imput as to which unit suites it's security nee ds.</i>	LS	1	\$ -	\$ 33,660.00
C. Subtotal Garage Areas				\$ 171,660.00
D. New Lobby Soffits at Existing Porte Cochere				
New Design Per Attached Plans- <i>This price includes a \$50,000 allowance for electrical/lighting- as of bid time we are awaiting fixture pricing from the distributor</i>	LS	1	\$ -	\$ 125,698.00
D. Subtotal New Lobby Soffits at Existing Porte Cochere				\$ 125,698.00
E. Painting				\$ 11,143.40
SUBTOTAL A + B + C + D + E				\$ 2,066,222.00
Performance Bond			1.0%	\$ 21,641.00
TOTAL CONSTRUCTION				\$ 2,087,863.00
NOTE:				
Stone Wall Removal and Replacement with New Stone Finish (Attached Specs)	SF	3,000	\$ 28.50	\$ 85,500.00



PERFORMANCE BOND 1% % \$ TDB

***NOTES:**

1. REPLACEMENT reinforcement steel to be included
2. REPAIRS INCLUDE STUCCO
3. Shutter, Railings & Glass sliding doors removed must be stored. Shutter refurbishment to be addressed upon shutter survey.

Labor Rates and, Overhead and Profit Percentage

Provide labor rate schedule for each type and category of worker. Provide overhead & profit percentage for additional work not specifically indicated:

- | | |
|---|----------------|
| 1. Labor Rates - Skilled (include all cost, i.e. overhead & profit) | <u>\$65.00</u> |
| 2. Labor Rates - Non-skilled (include all cost, i.e. overhead & profit) | <u>\$50.00</u> |
| 3. Overhead and Profit Percentage | <u>15%</u> % |

Contract amount will be based upon unit cost indicated for the actual amount of concrete repair performed.

Lump sum and units cost bids shall include all material, labor, equipment, shoring, scaffolding, clean-up, etc. as may be necessary to complete the work. In the event of a discrepancy between the amount shown in both words and in figures above the amount shown in words shall govern.

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

Submitted By: Structural Preservation Systems, LLC

Signed By:

Bidder


Title Branch Manager

State: FL Zip Code 33069

License Number: CGC1511798

Affix Seal if Bid is by a Corporation

Witness:



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BID FORM

NOTE: This document shall be reproduced on General Contractor's letterhead, in duplicate.

BID FOR THE CONSTRUCTION OF:

**Lower Garage Columns and Beams, Lobby Drive Way Area, Ramp and Parking underneath the West Pool Deck
Aquarius Condominium Association
2751 South Ocean Drive
Hollywood, FL 33019**

THE FOLLOWING PROPOSAL (BID) PROVIDES FOR COMPLETE EXECUTION OF THE WORK AS DEFINED BY THE CONTRACT DOCUMENTS WITHIN THE TERMS OF A FORMAL AGREEMENT ESTABLISHED UPON A STIPULATED COMPENSATORY SUM.

DATE: March 4, 2015

TO: **Aquarius Condominium Association
2751 South Ocean Drive
Hollywood, FL 33019 Bayshore**

Gentlemen:

Structural Preservation

The following includes the proposal from Systems, LLC, which is organized and existing under the laws of the State of Florida.

The undersigned, having familiarized (himself, themselves, itself) with the existing conditions of the project area affecting the cost of the work, and with the Project Specifications and drawings (as listed on the Engineer's Drawings Index) 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.

The undersigned agrees, if this Bid is accepted, to contract with the Owner in the AIA Standard form of Agreement enclosed as part of this project manual.

The undersigned further proposes to complete all work in accordance with the above listed documents within 180 consecutive calendar days after the issuance of the Notice to Proceed.

4064 NW 85th Dr., Cooper City, FL 33024 – Ph.: 954.778.5211 - Fax: 754.816.5664 - www.acg-eng.com - COA#29940