

## PLAZA SOUTH CONDO- ESTIMATED QUANTITIES FROM SURVEY

**4280 Galt Ocean Dr, Fort Lauderdale, FL 33308**

**26-Jun-22**

Concrete & Painting Restoration of Condominium Towers and Garages- Walls, Balconies, Waterproofing ,& Specific Elements

**\*\*The Plaza South Condominium Association reserves the right to deduct any item or line item listed on the enclosed bid form at the dollar amount listed in the sub-total column.**

**\*\*\*All Contractors shall inspect the job-site and become familiar with existing conditions prior to submitting a bid.**

**NOTE-Layout of the project is the responsibility of the Contractor of Record**

- Items in this bid to conform to the specification package for this project
- Repairs to conform to standards of ICRI (International Concrete Repair Institute) guidelines
- The Association can exclude elements of the bids without penalty.
- Notice to Residents to be coordinated between the Association and the Contractor.
- Signage for traffic directional flow shall be provided by the Contractor
- Residents shall occupy the building during renovations
- 10% Retainage required through-out project
- Contractor required to provide As-Built drawings denoting repair areas being submitted for payment at each pay app submittal.

**ENGINEER'S NOTE! Concrete Quantities may change significantly once the renovations have begun.**

<u>ITEM</u>	<u>Estimated Qty</u>		<u>Unit Pricing</u>		<u>SUBTOTAL</u>
<u>ITEM 1 – VIDEO &amp; PRECONDITION SURVEY</u>					
1. The Contractor shall provide video & photographic documentation of existing conditions and items directly adjacent and surrounding the condominium tower. Identify and verify working condition of exist. shutters, windows, railings, landscaping, swimming pool, pool deck, doors, parking, paver walkways, and traffic surfaces.	Precondition Survey		Lump Sum ITEM #1		
ITEM #2A. – <u>MOBILIZATION</u> - CONTRACTOR TO PROVIDE SCAFFOLD STAGES, SWING STAGES, OR LADDERS- (Must provide access to Engineer for inspection & marking purposes). INCLUDES DUMPSTERS & HAULING & DISPOSING OF ALL DEBRIS, Etc.	Mobilization		Lump Sum ITEM #2		
2B. <u>GENERAL CONDITIONS</u>	General Conditions		Lump Sum		
ITEM 3 – <u>SHORING</u> - (If Necessary) Provide all necessary Shoring for balconies, walkways, eyebrows, and etc. thru-out project.	Shoring		Lump Sum ITEM #3		
ITEM #4. <u>TOWER REPAIR CONDOMINIUM WALLS, BALCONIES, ROOFS &amp; EXPOSED AREAS</u>					
4A. Overhead Ceiling Spall Repairs (Stucco Application inclusive of all Structural Repairs)	400	SF			\$ -
4B. Partial Depth Floor Repairs (includes removal of affected floor finishes- typ.)	2250	SF			\$ -

4C. Full Depth Floor Repairs	500	SF			\$ -
4D. Slab Edge Repairs back to 8"	420	LF			\$ -
4E. Concrete Column Repairs	850	CF			\$ -
4F. Concrete Beam Repairs	10	CF			\$ -
4G. Rust spot repairs (Chairs or bolts rusting in concrete)	1500	PER			\$ -
4H. <u>SHUTTERS</u> - Remove and discard exist. Shutters, includes top & bottom track & all fasteners. Cut out bolts & patch holes, Inject Tremco Dymonic 100 into holes.	50	LF			\$ -
4I. <u>SHUTTERS</u> - Remove and Reinstall Same Shutters. NOTE: Shutters can only be replaced if permitted after Sept. 1994	5000	LF			\$ -
4J. Crack Repair -Floor and Ceiling- Route & Seal with Caulk	200	LF			\$ -
4K. Crack Repair - Epoxy – Gravity Feed	200	LF			\$ -
4L. Crack Repair – OH- Epoxy Injection- (Lilly injection machine) Low to medium viscosity 2-part epoxy.	150	LF			\$ -
4M. Rout Cracks, Apply Sto RFP over all routed cracks, work horizontally or vertically in 4-inch wide strips. Use 4.5 oz mesh with RFP products. Embed Sto Mesh into the wet Sto RFP Match existing texture finish coat.	650	LF			\$ -
4N. #5 Galvanized Reinforcing bar replacement (or any size rebar)	900	LF			\$ -
4O. Dowel & Epoxy Reinforcing bar- min. 5" embed- typ.	200	PER			\$ -
4P. Surface Prep for Affected Balcony Waterproofing– remove existing membrane – CSP 3-5	40,000	SF			\$ -
4Q. Tile removal- separate from structural repairs	40,000	SF			\$ -
4R. Balcony Slabs- Detail All cracks, Sika 2c Sealant-cant beads, per Manufacturer requirements- balconies. Waterproof Coating-Urethane- Sika 710/715 w/ Unimen 15/30 or 20/40 broadcast. Apply 2 coats acrylic Color per Owner, caulk around each railing post.	40,000	SF			\$ -
4S. Window Sills- Chip and Repair- Minimum 4" Height, Back 4" Depth	500	LF			\$ -
4T. <u>EXTERIOR LOBBY LEVEL STAIRS (by fountains)</u> West elevation- Chip, Remove and Repour stair treads, includes railing removal and reinstallation.	125	CF			\$ -
4U. <u>EXTERIOR LOBBY LEVEL STAIRS (by fountains)</u> West elevation- Prep and apply Waterproof Coating-Urethane- Sika 710/715 w/ Unimen 15/30 or 20/40 broadcast on newly poured stairs. Spray protectoseal to underneath side of stairs for protection from fountain spray. Replace marble finishes to match existing stair and slab coverings.	1,000	SF			\$ -
4V. Electrical Allowance - Repairs			Lump Sum		\$ 20,000.00
			TOTAL- FEES FOR ABOVE (Section #4)		\$ 20,000.00
ITEM #5. <u>PARKING DECK RENOVATIONS</u> - Parking Areas in garages under building at lower garage and basement levels.					
5A. Portion off Areas of upper and lower garage with dust walls to allow Owner partial access- yet allow Contractor work portions. Contractor to submit schedule of work areas.	Work Portions of Deck		Lump Sum		
5B. Protect security cameras and piping in areas of restoration.			Lump Sum		
5C. Chip and remove South wall precast louvre panels- Replace with new precast panels	25	PER			\$ -

5D. Chip and remove South wall precast louvre column or posts- Replace with new precast posts.	10	PER			\$ -
5E. Concrete Columns & Shear walls- Chip and repair	30	CF			\$ -
5F. Concrete Full Depth Floor Spalls- Chip, Form, & Repair. (4" thick)	40	SF			\$ -
5G. Partial Depth Concrete Spall repairs	250	SF			\$ -
5H. Concrete Beam Spalls- Chip and repair (Includes Soffit & Pan Beams)	250	CF			\$ -
5I. Conc. OH spalls- chip & repairs 3-4" thickness.	130	SF			\$ -
5J. Rust spot repairs & old hangers' removal- Chip min. 1" depth & repair (remove old injection ports).	200	Per			\$ -
5K. Chip and remove CBS units for beam repairs on the East elevation wall, install new CBS units after repairs are complete.	100	PSF			\$ -
5L. Cut out and replace rusted Durawall in block walls	120	PLF			\$ -
5M. Grade 60 Reinforcing #5 bar replacement	200	LF			\$ -
5N. Dowel & 2-Part Epoxy Reinforcing bar-min. 5" embed typ. Wire brush holes, blow out typ.	30	PER			\$ -
5O. <u>STUCCO</u> - Delaminated Stucco Repairs at various locations - (separate from structural repairs)	500	SF			\$ -
			Total- FEES FOR ABOVE (Section #5)		\$ -
ITEM #6. <u>STUCCO OF WALLS</u> 6A. Remove Delaminated Stucco Repairs at marked locations on balcony surfaces- (separate from structural repairs); replace with new 3-part application- finish to match exist.	8000	SF			\$ -
ITEM #7. <u>PAINTING</u> - 7A. Touch up paint- Paint any areas of restoration or stucco replacement.	Painting Requirements		Lump Sum		\$
7B. <u>OPTION</u> - Hose Test- Water testing via hose test (AAMA 501.2) is required for random windows after caulking & Painting. Hose pressure for water to be min. 30 PSI.	Random Windows	Per 5 min test			OPTION- DO NOT FILL
			TOTAL- FEES FOR ABOVE (Sections #6 & #7)		\$ -
ITEM #8. <u>PERMITS</u> - Includes acquisition and fees, Bldg. Dept. may require Asbestos & Lead testing (Contractor to purchase, Association to reimburse Contractor for cost of permit(s)).			Permit Fees		
ITEM #9. 9A. <u>PEDESTRIAN COVERINGS AND TUNNEL</u> - Build temporary traffic tunnel for duration of project to allow pedestrian safe passage (if necessary or directed by Association).	200	LF	Lump Sum		\$
9B. <u>VEHICULAR COVERINGS AND TUNNEL</u> - Build temporary traffic tunnel for duration of project to allow vehicles safe passage (if necessary or directed by Association).	200	LF	Lump Sum		\$

9C. <u>OPTION- TRAFFIC TUNNEL REMOVAL &amp; REBUILD DUE TO HURRICANE</u> - Breakdown temporary traffic tunnel due to each hurricane event warning-rebuild after warnings are lifted. Price per occurrence	Lump Sum				OPTION- DO NOT FILL
CUMULATIVE TOTALS			TOTAL \$ FOR SECTIONS #1 THRU #9		#VALUE!
10. Dust walls- Install wood dust/weather walls as required to protect interior of unit at door or windows after removal, 3' inward of door or windows. Dust walls shall be 2" x 4" wood studs @ 2' o/c, w/ 5/8" plywood fastened in place, apply plastic over plywood. Secure to ceiling & floor. Remove dust walls after re-installation of door or windows.		PER			\$ -
11. <u>SAMPLE WARRANTIES</u> -Submit sample warranties of all items to be covered by warranty with length of coverage.	Concrete, stucco, caulking, painting, waterproofing, floor coatings, new roofing				
12. <u>Hourly Charges</u> Applied to Time (For Time & Material work, does not include the material costs).	Hourly				
NOTE! <u>CHANGE ORDERS</u> - The Association reserves the right for all Change Orders to be substantiated with competitive bids. The Contractor may apply 10% for General Conditions and 10% profit for change orders upon substantiated & signed C.O.					
NOTE! In the event of a HURRICANE warning, the Association requires that all swing stage equipment, cables, roof top tie backs, etc. be removed from the building and stored off site during ANY hurricane event. CLARIFY PRICE IF BREAKDOWN IS ON A WEEKEND!	Hurricane Event- Demobilization & Remobilization- Considered 1 Event		Cost Per Event		Contractor to identify any associated costs for breakdown and remobilization

CONTRACTOR NAME \_\_\_\_\_  
GENERAL CONTRACTOR'S CGC # \_\_\_\_\_

Final (estimated) completion of this project will be \_\_\_\_\_ working days (not including weekend or holidays) from the notice to proceed. (Typical month is 22 or 23 working days).

The date that the bid is due is **September 9th, 2022**. Send 1 copy of sealed bid package with Contractors brochure and references to Association's Office before 3pm.

**END OF SECTION**