



GOD • HONOR • HONESTY

A&E DEVELOPMENT PLUS, INC.

7766 NW 46 St. | Doral, Florida 33166 | P: (305) 783-7710

www.aedevelopmentplus.com | eespinosa@aedevelopmentplus.com

CCC1330595 | CGC1536305

PROPOSAL & CONTRACT

"This document serves as a Proposal until fully executed by both parties, at which point it becomes a Binding Agreement/Contract"

DATE: _____

JOB: LAS VISTAS OF INVERRARY CONDOMINIUM ASSOCIATION, INC.: 3541 (Building G) and 3521 (Building J) Inverrary Drive, Lauderhill, FL 33319

APPLICABLE AREAS: Buildings G and J only. Concrete repairs and waterproofing are limited to walkways, staircases, and associated landings. Painting and miscellaneous work are limited to the items expressly listed in the building quantity and price schedules.

SUBMITTED TO:

1. Mr. Harvey Anderson, P: (954) 731-8484, C: 954-235-4473,
harveyanderson1@yahoo.com; accounting@lasvistascondo.com
2. Mr. Jatin Handa, P.E., PMP, MS
Vice-President, S & D Engineering & Construction, Inc.
1031 NW 31st Avenue, Pompano Beach, FL 33069
Cell: 602-328-0724 | Office: 954-775-0143

AGREEMENT

IN CONSIDERATION OF the covenants and conditions hereafter expressed, this agreement is made on this _____ day of _____ 2026, by and between:

THE OWNER: LAS VISTAS OF INVERRARY CONDOMINIUM ASSOCIATION, INC.

THE CONTRACTOR: A&E DEVELOPMENT PLUS, INC.

ENDURYS E. ESPINOSA, LIC: CCC1330595, and CGC1536305
7766 NW 46 St., Doral, Florida 33166

PROJECT: Concrete repairs, surface preparation, waterproofing, caulking, painting, and related work at Buildings G and J, as defined in the Specific Scope of Work and the attached building quantity and price schedules.

ARTICLE 1

SPECIFIC SCOPE OF WORK

1. General Requirements

1a The Contractor shall furnish all labor, materials, equipment, supervision, and subcontractors necessary to perform the work described herein in accordance with applicable codes, manufacturer specifications, and industry standards.

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LAS VISTAS OF INVERRARY CONDOMINIUM ASSOCIATION 3541 (Building G) and 3521 (Building J) Inverrary Drive, Lauderhill, FL

Client initials: _____

Contractor Initials _____

Witness Initials: _____

EE



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1b The Contractor shall obtain all required governmental permits necessary for performance of the Work. Building Department permitting fees are excluded from the Contract Price and shall be paid by the Owner at cost, as listed in the building schedules.

1c Contractor will supervise the entire Project, and all work shall be completed in a workmanlike manner and in compliance with all Building Codes and other applicable laws.

1d To the extent work is required by law, all work shall be performed by individuals fully licensed and authorized by law to perform said work.

1e Where required by laws, ordinances, rules and regulations, the Contractor shall request inspection of the Work at the appropriate time with the appropriate Authority having Jurisdiction.

1f Subcontracts shall be signed, authorized, and supervised by the Contractor.

2. Scope Limitation and Contract Documents

Concrete repairs and waterproofing under this Contract are limited to walkways, staircases, and associated landings at Buildings G and J. Painting of the building fronts, walkway railings, front mansards, ADA ramps, and sidewalks is included as expressly listed in each building schedule. Repairs to ADA ramps and sidewalks and other exterior or balcony repairs are excluded.

The attached Building G and Building J quantity and price schedules are incorporated into this Contract. The scheduled repair items shall be performed in accordance with the applicable S & D Engineering drawings and specifications referenced in those schedules. The building schedules govern building-specific quantities, unit prices, listed coating systems, and inclusions and exclusions; this Contract governs the remaining terms. Each schedule shall be finalized and accepted by both parties before execution.

3. Included Concrete Repairs and Surface Preparation

The Contractor shall perform the following scheduled work at the specified quantities and locations:

- Column repairs, slab edge repairs, partial-depth and full-depth slab repairs, overhead slab repairs, rust spot repairs, stucco repairs with hot primer, and slab crack repairs using V-groove preparation and epoxy, per the applicable S & D Engineering drawings and specifications.
- Building G: beam repairs. Building J: block wall repairs with mesh and stucco.
- Expansion joint replacement and staircase post pocket repairs.
- Flash patching to eliminate indentations in limited areas and walkway floor slab scarification.

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**LAS VISTAS OF INVERRARY CONDOMINIUM ASSOCIATION 3541 (Building G) and 3521
(Building J) Inverrary Drive, Lauderdale, FL**

Client initials: _____

Contractor Initials _____

Witness Initials: _____

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- Pressure washing and other preparation required for the specified coatings, including protection of adjacent windows, doors, and surfaces.
- Miscellaneous caulking using Sika products, in the scheduled allowance quantities.

4. Waterproofing Systems

Waterproofing systems shall be applied at the scheduled locations in accordance with the applicable specifications and manufacturer requirements:

- Ground-floor walkways: breathable waterproofing system as listed in each building schedule.
- Second- and fourth-floor walkways: Sika M200/TC225 at the scheduled unit price of \$12.50 per square foot. Third-floor walkway waterproofing is excluded.
- Staircases and landings: Sika M200/TC225.

5. Painting and Coating Systems

The Contractor shall prepare and paint the following surfaces in accordance with the Benjamin Moore specifications referenced in the building schedules:

All previously painted surfaces on the entire front of each building.

Walkway railings on all floors.

Mansard on the front of each building.

ADA ramps and sidewalks. Repairs to these surfaces are excluded.

6. Miscellaneous Included Work

- Contractor mobilization and general conditions for the construction duration; safety and overhead protection as required by regulating agencies; shoring as required; and miscellaneous electrical repairs in the scheduled man-hour allowance.
- Coordination of work sequencing to ensure proper curing, surface protection, and finish quality.



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7. Excluded Work and Optional Additional Services

The following items are excluded from the Base Contract Price:

Building Department permitting fees, payable by the Owner at cost; repairs beyond the locations and quantities included in the accepted building schedules; other exterior and balcony repairs; and repairs to ADA ramps and sidewalks.

- Handrail removal and reinstallation is not included at a positive quantity in either schedule and requires written authorization and agreed pricing if needed.
- Hurricane mobilization and demobilization for Categories I and II, and Categories III and IV, are optional items at the prices listed in each building schedule.
- A performance bond is optional at the price listed in each building schedule.
- Optional services and additional work require the Owner's written authorization and an approved written change order before commencement, in accordance with Article 5.

BREAKDOWN AND SCHEDULE OF VALUES:

3541 Building G

Concrete repairs, preparation, waterproofing, and caulking: \$424,613.50
Miscellaneous included work and painting: \$237,675.00
Building G Base Contract Price: \$662,288.50

3521 Building J

Concrete repairs, preparation, waterproofing, and caulking: \$562,836.25
Miscellaneous included work and painting: \$237,675.00
Building J Base Contract Price: \$800,511.25

Includes:

- Labor, materials, equipment, supervision, and the scheduled base work
- All debris and trash removal
- Taxes

Excludes:

- Building Department permitting fees at cost and the excluded and optional items identified in Section 7 and Article 2
-



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Article 2. Exclusions

The following items are excluded from the Contract Price and shall be provided or paid for by the Owner, if required for this project:

- a) Building Department permitting fees at cost, impact fees, utility connection and contractor fees, and FPL fees.
- b) Work outside the scope and locations expressly included in Article 1 and the accepted building schedules.
- c) Special inspectors, if required.
- d) Builder's Risk Insurance by Owner.
- e) Testing and laboratories.
- f) Engineering fees.

Article 3. Time of Completion

- a) The Work to be performed under this contract shall commence within one (1) month of building permit acquisition and shall be substantially completed within fourteen to sixteen weeks (3½ to 4 months), per building, after starting each job. All buildings can possibly be started simultaneously.
- b) Contractor shall not be liable for any delay due to circumstances beyond its control, including but not limited to Acts of God, strikes, casualty or general unavailability of materials and/or equipment, as well as neglect or default of the Owner, Owner's agent, any contractor employed by Owner, or any material supplier acting for the Owner.
- c) Neither the Owner nor the Contractor shall be penalized in any monetary amount for delays beyond the Contractor's control, and construction time of completion shall be extended as required.
- d) If the Contractor experiences an excusable delay, Contractor shall notify Owner in writing within seven (7) days of the date Contractor knew or reasonably should have known of the delay. The notice shall include Contractor's reasonable determination of the delay period and request for time extension. Any approved time extension shall be documented in writing by the parties.



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Article 4. Contract Price and Progress Payments

EXHIBIT A: Contract Price and Progress Payments

The total Base Contract Price for Buildings G and J is \$1,462,799.75, consisting of \$662,288.50 for Building G and \$800,511.25 for Building J. Owner-paid permit fees and optional items are excluded.

Payment Schedule (per building)

1. \$10 upon signing this contract (as good and valuable consideration).
2. 30% (less \$10) upon mobilization and commencement of pressure washing and other prep work.
3. 40% upon commencement of concrete repairs, sealing, and painting.
4. 20% when work is complete, subject to final review and inspections by Contractor.
5. 10% when the job is 100% complete and fully demobilized.

NOTE: If the Association is pursuing financing for this project, work may commence prior to receipt of initial payment, subject to Contractor's prior written approval, provided that a loan application has been submitted and approval is reasonably anticipated. All payments shall be disbursed in accordance with the Payment Schedule above upon funding of the loan.

Payment Terms:

The balance shall be paid pursuant to the Payment Schedule set forth above. Contractor shall submit invoices as work progresses, and Owner shall make payment within three (3) days of receipt of each invoice.

- a) **Non-Payment:** If Owner fails to make payment as required, Contractor may suspend work in accordance with the notice and timing requirements of Article 9.
- b) **Interest on Late Payments:** Owner agrees to pay interest at the rate of 1.5% per month (18% per annum) on all past due amounts.
- c) **Attorney's Fees and Costs:** If Contractor is required to retain legal counsel to enforce payment under this Agreement, Owner agrees to pay all reasonable attorney's fees

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**LAS VISTAS OF INVERRARY CONDOMINIUM ASSOCIATION 3541 (Building G) and 3521
(Building J) Inverrary Drive, Lauderhill, FL**

Client initials: _____

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(including appellate fees) and court costs incurred by Contractor, even if the matter is settled before final judgment.

d) **Lien Rights:** All payments shall be designated and processed in accordance with the Florida Construction Lien Law, Florida Statutes §§ 713.001 et seq. Contractor reserves all rights under Florida Construction Lien Law.

Article 5. Change Orders

The Contract Price is a fixed price for the scope and quantities set forth in Article 1 and the accepted building schedules. Contractor has conducted a pre-contract inspection of the premises and assumes responsibility for completing that included work. Additional quantities or work outside the accepted schedules require a written change order approved by Owner before commencement. The unforeseeable conditions exception below remains applicable.

No change orders will be issued except as follows:

- a) **Owner-Authorized Changes:** Change orders shall be issued for additional quantities or work authorized in writing by Owner or Owner's official designated representative that is outside the accepted scope or quantities, constitutes an upgrade or enhancement, or reflects a change in Owner's specifications after execution.
- b) **Pricing:** Additional quantities of scheduled items shall be priced at the accepted schedule unit prices. Listed optional items shall be priced at their accepted schedule prices. Other Owner-requested additions shall be billed at cost plus 15%, unless otherwise agreed in the written change order.
- c) **Approval Required:** All change orders must be approved in writing by Owner prior to Contractor commencing work on the change.
- d) **Unforeseeable Conditions Exception:** Notwithstanding the above, Contractor shall not be responsible for additional costs arising from truly unforeseeable conditions that: (i) could not have been discovered through reasonable pre-contract inspection, including destructive testing; (ii) are not typical for buildings of this age and type in South Florida; and (iii) constitute a material change in conditions. Examples include subsurface environmental contamination, hidden structural failure not visible or detectable during reasonable inspection, or concealed conditions requiring destruction of property to discover prior to contract execution. Any such claim by Contractor must be documented with photographic evidence and submitted to Owner within forty-eight (48) hours of discovery for Owner's review and approval.

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Article 6. Contractor's Insurance

a) The Contractor represents that it has purchased and agrees that it will keep in force for the duration of the performance of the work, or for such longer term as may be required by this Agreement, insurance from a company or companies lawfully authorized to do business in the State of Florida. Such insurance will protect from claims for loss or injury which might arise out of or result from the Contractor's operations under this project, whether such operations be by the Contractor or by a Subcontractor engaged directly by the Contractor.

b) General Liability Insurance in the amount no less than \$1,000,000.00 per occurrence and \$2,000,000.00 aggregate.

Article 7. Owner's Builder's Risk Insurance

Prior to commencement of the Work, the Owner shall secure the insurance, and provide evidence of the coverage, required under this Article and, upon the Contractor's request, provide a copy of the property insurance policy or policies. The copy of the policy or policies provided shall contain all applicable conditions, definitions, exclusions, and endorsements.

a) **Liability Insurance:** The Owner shall be responsible for purchasing and maintaining the Owner's usual general liability insurance.

b) **Required Property Insurance:** The Owner shall purchase and maintain, from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located, property insurance written on a builder's risk "all-risk" completed value or equivalent policy form and sufficient to cover the total value of the entire Project on a replacement cost basis. The Owner's property insurance coverage shall be no less than the amount of the initial Contract Sum, plus the value of subsequent modifications and labor performed and materials or equipment supplied by others. The property insurance shall be maintained until Substantial Completion, unless otherwise provided in the Contract Documents or otherwise agreed in writing by the parties to this Agreement. This insurance shall include the interests of the Owner, Contractor, Subcontractors, and Sub-subcontractors in the Project as insureds. This insurance shall include the interest of mortgagees as loss payees.

c) **Causes of Loss:** The insurance required by this Article shall provide coverage for direct physical loss or damage, and shall not exclude the risks of fire, explosion, theft, vandalism, malicious mischief, collapse, earthquake, flood, or windstorm. The insurance shall also provide coverage for ensuing loss or resulting damage from error, omission, or deficiency in

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construction methods, design, specifications, workmanship, or materials, subject to applicable sub-limits, if any.

d) **Specific Required Coverages:** The insurance required by this Article shall provide coverage for loss or damage to falsework and other temporary structures used for the Work. The insurance shall also cover debris removal, including demolition occasioned by enforcement of applicable legal requirements, and reasonable compensation for the Architect's and Contractor's services and expenses required because of such insured loss, including claim preparation expenses, subject to applicable sub-limits, if any.

e) The Owner shall continue the insurance required by this Article or, if necessary, replace the insurance policy with property insurance written for the total value of the Project that shall remain in effect until expiration of the period for correction of the work.

f) **Deductibles and Self-Insured Retentions:** If the insurance required by this Article is subject to deductibles or self-insured retentions, the Owner shall be responsible for all loss not covered because of such deductibles or retentions.

Article 8. Work Stoppage

If the Work is stopped for a period of 30 consecutive days through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, or their agents or employees or any other persons or entities performing portions of the Work, because the Owner has repeatedly failed to fulfill the Owner's obligations under the Contract Documents with respect to matters important to the progress of the Work and the payment schedule, the Contractor may, upon seven additional days' written notice to the Owner, terminate the Contract and recover payment for all work satisfactorily completed to the date of termination, based on the Contract's Schedule of Values, plus any documented demobilization costs.

Article 9. Failure of Payment

If the Owner does not pay the Contractor within seven days after the date established in the Contract Documents, then the Contractor may, upon seven additional days' written notice, stop the Work until payment of the amount owing has been received. In the event the Contractor elects to stop Work under this Article, upon recommencing the Work, the Contractor may seek a Change Order to assert a claim for adjustment of the Contract Time and the Contract Sum by the amount of the Contractor's reasonable costs of shutdown, delay and start-up, plus interest as provided for in the Contract Documents.

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LAS VISTAS OF INVERRARY CONDOMINIUM ASSOCIATION 3541 (Building G) and 3521 (Building J) Inverrary Drive, Lauderhill, FL

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Article 10. Indemnification

a) To the fullest extent permitted by law, the Contractor shall indemnify, defend and hold harmless the Owner and the Owner's agents and employees, from and against claims, damages, losses and expenses arising out of or resulting from performance of the work or providing materials or equipment to the extent caused in whole or in part by negligent or wrongful acts or omissions of, or a breach of this Agreement by, the Contractor, a Subcontractor, anyone directly employed by them or anyone whose acts they are legally responsible for.

b) To the fullest extent permitted by law, the Owner shall indemnify, defend and hold harmless the Contractor and the Contractor's agents and employees, from and against claims, damages, losses and expenses arising out of or resulting from performance of the work or providing materials or equipment to the extent caused in whole or in part by negligent or wrongful acts or omissions of, or breach of this Agreement by, the Owner, anyone directly employed by the Owner, or anyone whose acts the Owner is legally responsible for.

Article 11. Warranty

The Contractor shall provide the Owner with the applicable manufacturer warranty documents for the specified coating and waterproofing products. The Contractor warrants that the work performed under this contract conforms to the contract document requirements and is free of any defect of equipment, material, design furnished, or workmanship performed for a period of one (1) year from the date of substantial completion of the project. At the end of the job, the Contractor will provide the Owner with all manuals, warranties, and product catalogs. The Contractor will provide a warranty for one (1) year through a third-party insurance company. Any separately required premium for that insured warranty is TBD and shall be agreed in writing before execution; an unpriced premium is not included in the stated Base Contract Price.

Article 12. Mediation

All parties agree to attempt to resolve any dispute through good faith negotiation as a condition precedent to commencing litigation, except where commencing litigation is necessary to preserve lien or other similar rights. If negotiation is not successful, then before beginning any legal proceeding, other than to enforce this Article, the parties agree to engage in non-binding mediation conducted by a mediator selected by them. Any mediation proceeding shall

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(Building J) Inverrary Drive, Lauderhill, FL**

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occur with a Certified Mediator in Miami-Dade County, Florida. Either party may give written notice to the other party requesting mediation, and the mediation shall commence within thirty (30) days of the notice. The parties will share the fees and costs of the mediation equally. The mediation notice and mediation process are not a condition to satisfy the notice requirements identified in Article 9 of this contract or the recording of a Mechanics Lien.

Article 13. General

- a) If any clause or provision of this contract shall be held to be invalid, then the remaining clauses and provisions shall nevertheless be and remain in full force and effect.

- b) The contract documents contain the entire agreement between the parties with respect to the construction of the project. All other agreements, oral or written, are hereby merged into and superseded by this contract. The Owner acknowledges that the Contractor has made no guarantees, warranties, understandings, nor representations (nor have any been made by any representatives of the Contractor) that are not included in the contract documents. No amendment hereto shall be binding unless the terms thereof are in writing and signed by both parties. No verbal or other agreements modify or affect this contract.

- c) This contract shall be binding upon the parties hereto, and their heirs, successors, executors, administrators, and assigns.

- d) The Owner shall not assign or transfer this contract or any rights hereunder without the prior written consent of the Contractor. Said consent may be withheld at Contractor's sole discretion.

- e) Upon completion, the parties shall conduct a walk-through of the premises and create a punch list if needed. Punch list items shall be completed within a 30-day period.



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SIGNATURES

IN WITNESS WHEREOF, the parties hereto executed this Agreement this ____ day of _____, 2026

Contractor:

A&E DEVELOPMENT PLUS, INC.

Signature

Witness

Owner:

Signature

Witness

Witness

Client initials: _____

Contractor Initials _____

Witness Initials: _____

EE

Las Vistas Condominium
3521 Inverrary Dr (Bldg. J)
Lauderhill, FL 33319

Walkways & Staircases					
Description	Unit	Quantity	Unit Price	Total	Comments
Column Repairs	C.F.	10	\$460.00	\$4,600.00	See S&D Drawings & Specs
Block Wall Repairs with Mesh & Stucco	S.F.	60	\$18.00	\$1,080.00	See S&D Drawings & Specs
Slab Edge Repairs 10"	L.F.	18	\$300.00	\$5,400.00	See S&D Drawings & Specs
Slab Repairs (Partial Depth (4"))	S.F.	325	\$220.00	\$71,500.00	See S&D Drawings & Specs
Slab Repairs (Full Depth)	S.F.	22	\$220.00	\$4,840.00	See S&D Drawings & Specs
Slab Overhead Repairs	S.F.	20	\$520.00	\$10,400.00	See S&D Drawings & Specs
Rust Spot Repairs	Each	190	\$200.00	\$38,000.00	See S&D Drawings & Specs
Stucco With Hot Primer	S.F.	360	\$120.00	\$42,000.00	See S&D Drawings & Specs
Handrail Removal & Reinstallation	L.F.	0	\$0.00	\$0.00	See S&D Drawings & Specs
Slab Crack Repairs (V Groove & Epoxy)	L.F.	1040	\$140.00	\$145,600.00	See S&D Drawings & Specs
Expansion Joint Replacement	L.F.	55	\$200.00	\$11,000.00	See S&D Drawings & Specs
Staircase Post Pocket Repairs	Each	25	\$400.00	\$10,000.00	See S&D Drawings & Specs
Flash Patch to Eliminate Indentions	S.F.	235	\$220.00	\$51,700.00	Limited Area
Walkway Floor Slab Scarification	S.F.	7075	\$7.75	\$54,831.25	Ground Floor, 2nd, 3rd & 4th Floor
Walkway Ground Floor Waterproofing (Breathable Waterproofing)	S.F.	1650	\$9.90	\$16,335.00	Sika Waterproofing
Walkway 2nd & 4th Floor Waterproofing (Sika M200/TC225)	S.F.	6000	\$12.50	\$75,000.00	Sika Waterproofing
Staircase & Landing Waterproofing (Sika M200/TC225)	S.F.	900	\$12.50	\$11,250.00	Sika Waterproofing
Misc. Caulking (Sika)	L.F.	1200	\$7.75	\$9,300.00	Allowance
Total				\$562,836.25	

Only Walkways & Staircase Repairs are Included

Misc. Items					
Description	Unit	Quantity	Unit Price	Cost	Comments
Contractor Mobilization & General Condition	Lump Sum	1	\$15,000.00	\$15,000.00	For Entire Construction Duration
Safety & Overhead Protection During Construction	Lump Sum	1	\$65,500.00	\$65,500.00	As Per Regulating Agencies
Building Department Permitting Fee	Lump Sum	1	At Cost	At Cost	To Be Paid By The Client
Shoring During Construction	Lump Sum	1	\$27,900.00	\$27,900.00	As Required
Painting of the Entire Front of the Building (All Previously Painted Surfaces)	Lump Sum	1	\$55,700.00	\$55,700.00	Benjamin Moore Specs
Painting of Walkway Railings (All Floors)	Lump Sum	1	\$40,000.00	\$40,000.00	Benjamin Moore Specs
Painting of Mansard on Front of The Building	Lump Sum	1	\$20,500.00	\$20,500.00	Benjamin Moore Specs
Painting of ADA Ramps & Sidewalks	Lump Sum	1	\$12,700.00	\$12,700.00	Benjamin Moore Specs
Misc. Electrical Repairs	Man Hours	5	\$75.00	\$375.00	Allowance
Misc. Items Cost				\$237,675.00	

Any other Repairs to Exterior & Balconies are not Included
 ADA Ramps & Sidewalk Repairs are not Included

Total Project Cost \$800,511.25

Optional Repairs					
Description	Unit	Quantity	Unit Price	Cost	Comments
Hurricane Mobilization & Demobilization Category I & II	Lump Sum	1	\$15,000.00	\$15,000.00	If Required
Hurricane Mobilization & Demobilization Category III & IV	Lump Sum	1	\$30,000.00	\$30,000.00	If Required
Performance Bond	Lump Sum	1	\$20,000.00	\$20,000.00	If Required

Estimated repair quantities were based on visual observation and topping of the accessible areas of concrete surface. S&D will not be responsible and deemed liable for any missed required and/or recommended additional repairs, including but not limited increased repair quantities, any foreseen conditions, or errors and/or omissions. The repair quantity sheet has a shelf life of 180 days

Las Vistas Condominium
3541 Inverrary Dr (Bldg. G)
Lauderhill, FL 33319

Walkways & Staircases					
Description	Unit	Quantity	Unit Price	Total	Comments
Column Repairs	C.F.	8	\$460.00	\$3,680.00	See S&D Drawings & Specs
Beam Repairs	C.F.	5	\$460.00	\$2,300.00	See S&D Drawings & Specs
Slab Edge Repairs 10"	L.F.	13	\$300.00	\$3,900.00	See S&D Drawings & Specs
Slab Repairs Partial Depth (4")	S.F.	245	\$220.00	\$53,900.00	See S&D Drawings & Specs
Slab Repairs (Full Depth)	S.F.	16	\$220.00	\$3,520.00	See S&D Drawings & Specs
Slab Overhead Repairs	S.F.	15	\$520.00	\$7,800.00	See S&D Drawings & Specs
Rust Spot Repairs	Each	140	\$200.00	\$28,000.00	See S&D Drawings & Specs
Stucco With Hot Primer	S.F.	265	\$120.00	\$31,800.00	See S&D Drawings & Specs
Handrail Removal & Reinstallation	L.F.	0	\$0.00	\$0.00	See S&D Drawings & Specs
Slab Crack Repairs (V Groove & Epoxy)	L.F.	780	\$140.00	\$109,200.00	See S&D Drawings & Specs
Expansion Joint Replacement	L.F.	45	\$200.00	\$9,000.00	See S&D Drawings & Specs
Staircase Post Pocket Repairs	Each	20	\$400.00	\$8,000.00	See S&D Drawings & Specs
Flash Patch to Eliminate Indentations	S.F.	175	\$220.00	\$38,500.00	Limited Area
Walkway Floor Slab Scarification	S.F.	5300	\$7.75	\$41,075.00	Ground Floor, 2nd, 3rd & 4th Floor
Walkway Ground Floor Waterproofing (Breathable Waterproofing)	S.F.	1240	\$9.90	\$12,276.00	Sika Waterproofing
Walkway 2nd & 4th Floor Waterproofing (Sika M200/TC225)	S.F.	4500	\$12.50	\$56,250.00	Sika Waterproofing
Staircase & Landing Waterproofing (Sika M200/TC225)	S.F.	675	\$12.50	\$8,437.50	Sika Waterproofing
Misc. Caulking (Sika)	L.F.	900	\$7.75	\$6,975.00	Allowance
Only Walkways & Staircase Repairs are Included			Total	\$424,613.50	

Misc. Items					
Description	Unit	Quantity	Unit Price	Cost	Comments
Contractor Mobilization & General Condition	Lump Sum	1	\$15,000.00	\$15,000.00	For Entire Construction Duration
Safety & Overhead Protection During Construction	Lump Sum	1	\$65,500.00	\$65,500.00	As Per Regulating Agencies
Building Department Permitting Fee	Lump Sum	1	At Cost	At Cost	To Be Paid By The Client
Shoring During Construction	Lump Sum	1	\$27,900.00	\$27,900.00	As Required
Painting of the Entire Front of the Building (All Previously Painted Surfaces)	Lump Sum	1	\$55,700.00	\$55,700.00	Benjamin Moore Specs
Painting of Walkway Railings (All Floors)	Lump Sum	1	\$40,000.00	\$40,000.00	Benjamin Moore Specs
Painting of Mansard on Front of The Building	Lump Sum	1	\$20,500.00	\$20,500.00	Benjamin Moore Specs
Painting of ADA Ramps & Sidewalks	Lump Sum	1	\$12,700.00	\$12,700.00	Benjamin Moore Specs
Misc. Electrical Repairs	Man Hours	5	\$75.00	\$375.00	Allowance
			Misc. Items Cost	\$237,675.00	
Any other Repairs to Exterior & Balconies are not Included					
ADA Ramps & Sidewalk Repairs are not Included					
			Total Project Cost	\$662,288.50	

Optional Repairs					
Description	Unit	Quantity	Unit Price	Cost	Comments
Hurricane Mobilization & Demobilization Category I & II	Lump Sum	1	\$15,000.00	\$15,000.00	If Required
Hurricane Mobilization & Demobilization Category III & IV	Lump Sum	1	\$30,000.00	\$30,000.00	If Required
Performance Bond	Lump Sum	1	\$16,550.00	\$16,550.00	If Required

Estimated repair quantities were based on visual observation and tapping of the accessible areas of concrete surface. S&D will not be responsible and deemed liable for any missed required and/or recommended additional repairs, including but not limited increased repair quantities, any foreseen conditions, or errors and/or omissions. The repair quantity sheet has a shelf life of 180 days

