



LICENSED & INSURED CG-CO45199/CCC1329110  
Certified Green Advantage Builder  
Certified Home Inspector  
Certified CBE and SBE Business

## **\* PROPOSAL \***

**DATE: JULY 18, 2013**

**TO: ASSOCIATION SERVICES OF FLORIDA (ATTN: GREGORY RIBON)  
IN CARE OF VILLAS DE VIZCAYA HOA**

**RE: VILLAS DE VIZCAYA  
2745 BRICKELL COURT, MIAMI, FL. 33129**

WE PROPOSE TO FURNISH THE LABOR, MATERIALS, AND EQUIPMENT NECESSARY FOR THE FOLLOWING WORK AT THE ABOVE DESCRIBED PROPERTY:

### **SCOPE OF WORK: Repair 1, 3 and 4**

1. Remove 4" thick city sidewalk
2. Protect pool deck where needed
3. Remove damaged concrete block wall
4. Remove original wall footing
5. Shore pool deck
6. Excavate and prep for form work
7. Form new 2'6" x 1'4" footing
8. Place steel for new footing per detail D/S-4
9. Inspect new footing
10. Pour concrete footer
11. Strip forms from new concrete footing
12. Place CMU block with "Dur-O-Wall" reinforcement ladder metal every second course below grade to pool deck height
13. Backfill between pool wall and newly placed concrete block
14. Lay remaining CMU block with "Dur-O-Wall" reinforcement ladder metal every second course to finish elevation
15. Install finish wall cap course of concrete
16. Install #5 rebar in new CMU wall per detail D/S-4
17. Drill and epoxy #5 rebar into existing footing with 4" min. embedment at new and old concrete wall connections per detail C/S-4
18. Inspect beam and wall steel
19. Pour concrete cells and cap
20. Strip beam
21. Grade for sidewalk preparation
22. Form new city sidewalk
23. Inspect sidewalk
24. Pour and finish city sidewalk
25. Strip city walk forms
26. Stucco newly placed wall sections
27. Paint new stucco on repaired and replaced wall sections (some variation can be expected in matching existing paint)



*LICENSED & INSURED CG-CO45199/CCC1329110  
Certified Green Advantage Builder  
Certified Home Inspector  
Certified CBE and SBE Business*

**SCOPE OF WORK: Repair 2**

1. Protect pool deck
2. Pool needs to be drained prior to commencement of work
3. Remove 4" thick city sidewalk
4. Remove damaged concrete block wall
5. Remove original wall footing
6. Shore pool deck
7. Excavate and prep for form work
8. Form new 2'6" x 1'4" footing
9. Place steel for new footing per detail D/S-4
10. Inspect new footing
11. Pour concrete footer
12. Strip forms from new concrete footing
13. Place CMU block with "Dur-O-Wal" reinforcement ladder metal every second course below grade to pool deck height
14. Backfill between pool wall and newly placed concrete block
15. Lay remaining CMU block with "Dur-O-Wal" reinforcement ladder metal every second course to finish elevation
16. Install finish wall cap course of concrete
17. Install #5 rebar in new CMU wall per detail D/S-4
18. Drill and epoxy #5 rebar into existing footing with 4" min. embedment at new and old concrete wall connections detail C/S-4
19. Remove and replace existing 2' x 2' concrete column per detail 1/S-4
20. Inspect beam and wall steel
21. Pour concrete cells and cap
22. Strip beam
23. Grade for sidewalk preparation
24. Form new city sidewalk
25. Inspect sidewalk
26. Pour and finish city sidewalk
27. Strip city walk forms
28. Stucco newly placed wall sections
29. Paint new stucco on repaired and replaced wall sections (some variation can be expected in matching existing paint)

**SCOPE OF WORK: Repair 5**

1. Protect city side walk
2. Remove wall cap
3. Prepare where crack lines in concrete wall cavities are to be filled per B S/4
4. Pour concrete cells and cap
5. Strip beam
6. Stucco newly placed wall sections
7. Paint new stucco on repaired and replaced wall sections (some variation can be expected in matching existing paint)
8. Reinstall wall cap



*LICENSED & INSURED CG-CO45199/CCC1329110  
Certified Green Advantage Builder  
Certified Home Inspector  
Certified CBE and SBE Business*

**SCOPE OF WORK: Repair 6 and 7**

1. Remove damaged concrete block wall
2. Remove original wall footing
3. Excavate and prep for formwork
4. Form new 2'6" x 1'4" footing
5. Place steel for new footing per detail D/S-4
6. Inspect new footing
7. Pour concrete footer
8. Strip forms from new concrete footing
9. Place CMU block with "Dur-O-Wal" reinforcement ladder metal every second course below grade to to finish elevation
10. Install #5 rebar in new CMU wall per detail D/S-4
11. Drill and epoxy #5 rebar into existing footing with 4" min. embedment at new and old concrete wall connections detail C S-4
12. Inspect beam and wall steel
13. Pour concrete cells and cap
14. Strip beam
15. Grade for sidewalk preparation
16. Stucco newly placed wall sections
17. Paint new stucco on repaired and replaced wall sections (some variation can be expected in matching existing paint)

**Exclusions:**

1. Permit Fees, Permit Preparation Fees, and engineering fees
2. Removal, replacement and relocation landscaping
3. Removal or replacement of pool deck material
4. Emptying or refilling of any pools
5. Removal and installation of any trellises
6. Cost of traffic plan along Federal Highway for work access
7. The disconnection of any utility, electric, telephone, cable, gas, water, steam or other lines in the repair areas is not included. In the event that any lines are unable to be disconnected and require excavation by hand it will be at the labor rates included in the contract.
8. Acquiring any approvals for any encroachments into adjoining properties if needed to complete scope of work



LICENSED & INSURED CG-CO45199/CCC1329110  
Certified Green Advantage Builder  
Certified Home Inspector  
Certified CBE and SBE Business

PRICE IS BASED UPON ARCHITECTURAL AND STRUCTURAL DRAWINGS (A & S PAGES) BID ACCORDING TO REGULATION AND LAWS OF THE BUILDINGS DEPARTMENT AND CURRENT BUILDING CODES. NEED TO REVIEW FINAL APPROVED BLUEPRINT BEFORE SIGNING CONTRACT.

PROVIDE LOCATION FOR ANY EXISTING UNDERGROUND UTILITIES. PROVIDE US WITH EASY ACCESS TO NEW WORK AREA, PARKING FOR WORKERS, WASTE RECEPTICLE, PLUS AREA TO RECEIVE AND STORE MATERIALS SUCH AS STEEL, LUMBER, BLOCK, ETC. IF REQUIRED, ALL TRAFFIC CONTROL, POLICE, BARRICADES, PERMITS (INCLUDING PERMITS FOR BRIDGES WITH WEIGHT RESTRICTIONS) IS ALL BY OTHERS.

ANY DELAY DUE TO IMPROPER ACCOMODATIONS FOR DELIVERY AND STORAGE ARE NOT G.C.L. CONSTRUCTION'S RESPONSIBILITY, NOW ARE ANY EXTRA COSTS OCCURING FOR THAT SAME REASON.

\*ANY WORK REQUIRED IN ADDITION TO THE ENCLOSED SCOPE OF WORK SHALL BE COMPLETED AT A RATE OF \$75.00/HR FOR SUPERINTENDANT, \$55.00/HR FOR CARPENTER, \$55.00/HR FOR STUCCO TRADESMAN, \$45.00 FOR GENERAL LABOR, PLUS THE MATERIALS.

REMARKS: PLEASE DO NOT HESITATE TO CALL WITH ANY QUESTION. THANK YOU.

ABOVE PRICE INCLUDES SALES TAX.

THIS PROPOSAL IS BASED ON ACCEPTANCE WITHIN 30 DAYS.

**CONTRACT PRICE:** (one hundred four thousand two hundred) **\$ 104,200.00**

**PAYMENT SCHEDULE:**

50% Due Upon Signing of Contract.....	\$	52,100.00
25% Due Upon Inspection.....	\$	26,050.00
20% Due Upon Inspection.....	\$	20,840.00
5% Due Upon Completion.....	\$	5,210.00

\*\*\* We accept all major credit cards at a 5% charge per transaction.

**WARRANTY:** (1) YEAR MATERIALS AND LABOR



LICENSED & INSURED CG-CO45199/CCC1329110  
Certified Green Advantage Builder  
Certified Home Inspector  
Certified CBE and SBE Business

ALL INVOICES THAT BECOME PAST 30 DAYS DUE WILL BE SUBJECT TO A 1 ½ % PER MONTH FINANCE CHARGE. THIS PROPOSAL IS ISSUED ON THE BASIS THAT ALL INVOICES ARE PAYABLE WITHIN THE TERMS EXPRESSED IN THIS PROPOSAL AND CLAUSES SUCH AS "PAY WHEN PAID BY OWNER" ARE NOT ACCEPTABLE AND ANY LEGAL DOCUMENT OR DOCUMENTS CONTAINING SUCH A CLAUSE WILL NOT BE ENTERTAINED AND REJECTED BY GCL. PERMIT FEES, PERMIT PREPARATION FEES, AND ENGINEERING FEES ARE NOT INCLUDED IN CONTRACT PRICE (unless otherwise noted).

GCL CONSTRUCTION INC. AS A CONTRACTOR, AGREES TO CARRY WORKMANS COMPENSATION AND GENERAL LIABILITY INSURANCE. TO PAY ALL SALES TAXES AND OTHER TAXES UPON MATERIAL AND LABOR FURNISHED UNDER THIS PROPOSAL AS REQUIRED BY THE U.S. GOVERNMENT AND THE STATE OF FLORIDA.

FIRE AND EXTENDED COVERAGE INCLUDING ALL RISK BUILDERS INSURANCE WILL BE MAINTAINED BY THE OWNER, AND WILL COVER MATERIALS ON THE SITE AS WELL AS COMPLETED CONSTRUCTION.

ANY ALTERATION OR DEVIATION INVOLVING EXTRA COST OF MATERIAL OR LABOR WILL BECOME AN EXTRA CHARGE OR CHANGE ORDER OVER THE SUM MENTIONED IN THIS PROPOSAL. G.C.L. OFFICE MUST BE NOTIFIED IN WRITING OF ANY CHANGES AND BOTH PARTIES MUST APPROVE THEM BEFORE WORK WILL BE DONE.

GCL RESERVES THE RIGHT TO ADJUST AND/OR INCREASE MATERIAL PRICING IN ACCORDANCE WITH MANUFACTURERS MATERIAL PRICE INCREASES FOR DURATION OF PROJECT. THIS RIGHT WILL BE ADDITIONALLY EXERCISED IF PROJECT IN PROGRESS IS DELAYED DUE TO UNFORSEEN SITE CONDITIONS, BUILDING CODE REQUIREMENTS, AND CHANGES IN CONTRACTED SCOPES OF WORK.

ANY DELAYS CAUSED BY OTHER CONTRACTORS/TRADES OR BY WEATHER/FORCES OF NATURE SHALL NOT BE THE RESPONSIBILITY OF GCL CONSTRUCTION INC. FULFILLMENT OF THIS CONTRACT IS CONTINGENT UPON FIRES, STRIKES, ACCIDENTS, DAMAGE DONE BY THE ELEMENTS AND ANY AND ALL OTHER DELAYS BEYOND OUR CONTROL, INCLUDING DELIVERY OF MATERIAL TO US. WE DO NOT UNDERTAKE THE RESPONSIBILITY FOR DAMAGE TO WORK COMPLETED OR PARTIALLY COMPLETED BY US WHEN CAUSED BY ACTS OR OMISSIONS OF THIRD PARTIES, OR BY THE ELEMENTS.

IN THE EVENT THAT IT BECOMES NECESSARY TO REPORT TO LITIGATION TO COLLECT ANY OF THE AMOUNTS DUE UNDER THIS CONTRACT THE ACCEPTOR AGREES TO PAY ALL COSTS THEREOF INCLUDING A REASONABLE ATTORNEY FEES.

IF CUSTOMER ISSUES OWN CONTRACT FORM, GCL REQUIRES THAT THIS PROPOSAL BE INCLUDED AS AN EXHIBIT OF FINAL AGREEMENT.

Date       /       / 2013

Signed \_\_\_\_\_  
GCL CONSTRUCTION, INC.

Date       /       / 2013

Authorized Signature \_\_\_\_\_

-G.C.L. EMPLOYEES ARE TO BE PAID DIRECTLY BY G.C.L. CONSTRUCTION AND NOT BY GENERAL CONTRACTOR OR OWNER AT ANY TIME.