

Bromley • Cook | ENGINEERING
 STRUCTURAL ENGINEERING SERVICES

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 Allington Towers South Condominium
RESTORATION TECHNOLOGY, INC.

 Allington Towers South Condominium Bid Form
Estimated Quantities from Survey
 1600 South Ocean Drive
 Hollywood, FL

April 26, 2012

Concrete Restoration of Condominium- (Balconies, Exterior Walls, Railings, and Painting)

****The Allington Towers 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
- Contractor shall review drawings, sketches, on site conditions, etc. attached to spec. package and the site.
- The Association can exclude elements of the bids without penalty.

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

<u>ITEM</u>	<u>Estimated Qty</u>	<u>Estimated Unit Pricing</u>	<u>SUBTOTAL</u>
<u>ITEM 1 – VIDEO & 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, railings, pool deck, roof, landscaping, and traffic & paver		Lump Sum	Included



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surfaces.			
<u>ITEM</u>	<u>Estimated Qty</u>	<u>Estimated Unit Pricing</u>	<u>SUBTOTAL</u>
ITEM 2 – MOBILIZATION- 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	18 Stories 187 Balconies & Conc. Eyebrows	Lump Sum	\$58,500.00
ITEM 3 – SHORING: Provide all necessary Shoring for balcony renovations thru-out project. Post shores shall extend minimum 2 balcony slabs below. The Contractor is responsible to provide signed & sealed (FL. P.E.) shoring drawings.	Balconies & Eyebrows- Penthouse-cont. slabs east & west elevations	Lump Sum	Included
Item #4. <u>CONDOMINIUM BALCONIES</u> <u>Typical Balcony- 78 S.F.</u> <u>Typical Eyebrow- 18 S.F.</u> <u>Dbl. Eyebrow – 39 S.F.</u>			
4A. Overhead Ceiling Spall Repairs (stucco replacement inclusive in all structural repairs-typical) <u>Includes</u> removal of all lights, conduit, & capping electric wires @ beam	300 S.F.	\$75.00 SF	\$22,500.00
4B. Partial Depth Floor Repairs (includes removal of affected floor finishes- typ.)	850 S.F.	\$58.00 SF	\$49,300.00
4C. Full Depth Floor Repairs	750 S.F.	\$73.00 SF	\$54,750.00
4D. Full Depth-<u>Entire</u> Balcony Slab Removal & Replacement	10 Balconies (78 SF PER BAL. includes stucco)	\$ 5,300.00 Cost per Balcony	\$53,000.00



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4E. Slab Edge Repairs back to 8"	980 L.F.	\$ 85.00 LF	\$83,300.00
4F. Concrete Column Repairs	150 C.F.	\$265.00 CF	\$39,750.00
4G. Concrete Balcony Beam Repairs	15 C.F.	\$265.00 CF	\$ 3,975.00
4H. Conc. Spall Repairs- Outer wall- Full depth	500 S.F.	\$ 65.00 SF	\$32,500.00
4I. Delaminated Stucco Repairs	1500 S.F.	\$ 6.50 SF	\$9,750.00
4J. Remove and Replace Shutters NOTE: Shutters can only be replaced if permitted after Sept. 1994 (See note #1)	300 L.F.	\$ 30.00 LF	\$ 9,000.00
4K. Bottom Track (or top) (Shutter) Removal & Reinstall	300 L.F.	\$15.00 LF	\$ 4,500.00
4L. Rust spot repairs (Chairs rusting on concrete)	100	\$15.00 PER	\$ 1,500.00
4M. Window sill repairs (below windows)	150 C.F.	\$275.00 CF	\$41,250.00
4N. Sliding Glass Door sill repairs (below doors) includes D&E and rebars.	390 L.F.	\$ 25.00 LF	\$ 9,750.00
4O. Install & Remove Dust Wall	890 L.F.	\$ 45.00 LF	\$40,050.00
4P. Tile Removal (separate from structural repairs)	7680 S.F.	\$ 2.00 SF	\$15,360.00
4Q. Balcony Slabs- ICRI- CSP- 3	8,500 S.F.	\$.50 SF	\$ 4,250.00
4R. Balcony Slabs- Watertight Coating Neogard Fast Cure TS w/ Unimen 15/30 or 20/40 broadcast to refusal. Color per Owner, caulk around each railing post	8,500 S.F.	\$3.75 SF	\$31,875.00
4S. Galv. Reinforcing bar replacement (up to #5 rebar)	900 L.F.	\$1.00 LF	\$ 900.00
4T. Dowel & Epoxy Reinforcing bar- min. 6" embed- typ.	400	\$25.00 Per Dowel	\$10,000.00
4U. Post Pockets-@ railing posts- Chip corner and intermediate locations of post pockets (1' x 1') D & E #4 (2) galv. hook bars. Fill pockets with Sonopost	400 Locations	\$88.00 Per PP	\$35,200.00
4V. Sliding Glass Door Removal & (possibly) Reinstall (Reinstall upon approval of Engineer only)	1000 L.F.	\$35.00 LF	\$35,000.00



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		TOTALS FEE FOR ABOVE (Section #4)	\$587,460.00
Item #5. <u>BALCONY RAILINGS-</u>			
5A. Remove exist. railings each side of balcony & PH, replace with new picket railings. New Picket Rail- 3-line aluminum railings. Include core pockets, anchor posts, all kynar finish, Pickets to be 1" x 1" x .125-min; w/ signed & sealed (Fla. PE) shop drawings; all embedded posts to be coated w/ 2-part epoxy-typ.	2660 L.F. of Railing Removal	\$ 5.00 LF	\$ 13,300.00
	2660 L.F. of New Railing Installation	\$53.00 LF	\$140,980.00
5B. <u>OPTION:</u> Remove exist. reinforced, poured-in-place conc. wall at outer end of balcony, replace with new picket railings. New Picket Rail- 3-line aluminum railings. Include core pockets, anchor posts, all kynar finish, Pickets to be 1" x 1" x .125-min; w/ signed & sealed (Fla. PE) shop drawings; all embedded posts to be coated w/ 2-part epoxy-typ.	2275 L.F. of Conc. Wall Removal	\$25.00 LF	DO NOT FILL THIS BOX
	2275 L.F. of new picket railings	\$53.00 LF	
5C. <u>OPTION:</u> Remove exist. reinforced, poured-in-place conc. wall at outer of balcony, replace with new glass railings. Glass Railings- anchor posts, all kynar finish, min. 9/16" glass w/ laminated glass interlayer. FBC 2010; w/ signed & sealed (Fla. PE) shop drawings; all embedded posts to be coated w/ 2-part epoxy-typ.	2275 L.F. of Conc. Wall Removal	\$261,625.00 Lump Sum	DO NOT FILL THIS BOX
	2275 L.F. of new glass railings		
5D. <u>OPTION:</u> Remove exist. railings each side of balcony & PH, replace	2660 L.F. of Railing Removal	\$5.00 LF	DO NOT FILL



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with new glass railings. Glass Railings- anchor posts, all kynar finish, min. 9/16" glass w/ laminated glass interlayer. FBC 2010; w/ signed & sealed (Fla. PE) shop drawings; all embedded posts to be coated w/ 2-part epoxy-typ.	2660 L.F. of New Railing Installation	\$90.00 LF	THIS BOX DO NOT FILL THIS BOX
5E. Additional reinforcing around post pockets for glass railings Excludes edge repairs	1300 L.F. Edge w #4 T&B	\$5.00	DO NOT FILL THIS BOX
		TOTALS FEE FOR ABOVE (Section #5)	\$ 154,280.00
6. <u>PAINTING- Entire Building- Includes pressure cleaning, priming, & painting Exterior walls, balconies, edges, roof structures, PH, & parking garage</u>			
A - Paint identified Condominium Tower Surfaces w/ Benjamin Moore UltraSpec Paint (Satin finish) w/ Primer Coat to be Pigmented Sealer for all masonry surfaces- See Benjamin Moore Paint Specification <u>INCLUDE ITEMS A-F (listed below) IN THIS TOTAL</u>	All designated areas (Lump sum) Takeoff measurements by Contractor		INCLUDE IN TOTALS FOR ITEM #6 BELOW
ITEM B. Pressure Cleaning (3500 psi) Condominium Tower @ all open balcony stacks only	All designated wall, ceiling, & edge surfaces-		INCLUDE IN TOTALS FOR ITEM #6 BELOW
ITEM C. Caulking-Using Sonneborn Sonolastic 150.	All windows & SG doors (metal to masonry), where damaged or loose caulk, cut out poor exist.		INCLUDE IN TOTALS FOR ITEM #6 BELOW
ITEM D. Primer Coating – (1) full coat	All designated		INCLUDE IN



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of pigmented primer over all described masonry surfaces. (Any areas of restoration must be coated with block filler and 2 top coats). (1) finish coat of SuperSpec paint	areas		TOTALS FOR ITEM #6 BELOW
ITEM E. Concrete Eyebrows-Coating & Painting	Prime Coat-Horizontal Areas w/ BM Tex Crete-Paint over w/ Finish coat		INCLUDE IN TOTALS FOR ITEM #6 BELOW
ITEM F. <u>OPTION</u> - Prepare w/ hand tools, wire brush, and sanding to SP-2 & SP-3 and spot prime, full prime, 1 finish coat.	20 Doors	\$275.00 Per Door	DO NOT FILL THIS BOX
		FEE TOTAL FOR SECTION #6 (SEE ITEMS ABOVE)	\$125,000.00
<u>Item #7. BALCONY- SLIDING GLASS DOOR- REPLACEMENT</u>			
7A. Install new WinDoor Series 8000 Sliding Glass Doors, large and small missile impact rated, (matching configuration)-provide signed and sealed shop drawings from Fla. PE. Install new conc. curbs/aluminum sill pans at each door above new waterproofing; locks, handles, all accessories (See note #2)	80 Openings (30 XO @ 72") (20 XO @ 108") (30 XO @ 144")	\$460,225.00	\$460,225.00
7B. Water test all new SGD's with hose pressure test- (40 psf for min. 15 minutes) each.	80 Openings	Lump Sum	Included
7C. Pressurized Field Water test-Conform to ASTM E1105 (15% of design pressure) for new SGD's	4 Openings	\$ Per Opening	Included
		TOTALS FEE FOR ABOVE	\$460,225.00



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		(Section #7)	
8. <u>PERMITS</u> - Includes acquisition and fees (See note #3)	ALLOWANCE	TOTAL \$ FOR SECTION #8	\$ 27,500.00
CUMULATIVE TOTALS		TOTAL \$ FOR SECTIONS #1 THRU #8	\$1,413,465.00
9A. <u>PEDESTRIAN TUNNEL</u> - Build temporary traffic tunnel for duration of project to allow pedestrian safe passage (if necessary or directed by Association).	75 LF	\$15.00 LF	\$ 1,125.00
9B. <u>TRAFFIC TUNNEL REMOVAL & REBUILD DUE TO HURRICANE</u> - Breakdown temporary traffic tunnel due to hurricane warning-rebuild after warnings are lifted.		Lump Sum \$1,125.00	DO NOT FILL THIS BOX
9C. <u>SAFETY BARRIERS</u> - Create Safety Barriers, Fencing, Cordoning devises, etc., -for safe traffic & pedestrian flow during renovations.	Around South Tower	Lump Sum	Included
		TOTAL \$ FOR ABOVE SECTION #9	\$ 1,125.00
10. <u>PROTECTIVE NETTING</u> from Penthouse to Garage Deck/Pool Deck/ Seawall/Mezzanine floor	11 Drops	\$275.00 Per 18-Story Drop	\$3,025.00
		TOTAL \$ FOR ABOVE SECTION #10	\$3,025.00



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11. PERFORMANCE BOND (If reqd. by Owner- to completion of renovation project-South Tower)	2.65% of contract price	TOTAL \$ FOR SECTION #11	\$ 37,500.00
12. <u>SYSTEMS</u> – Electrical, Drainage, Gutters, Cable TV Cables, Water Systems – Protect and Re-route as required	Electrical Lights & Conduit- \$		Will be negotiated upon discovery
<u>SAMPLE WARRANTIES</u> -Submit sample warranties of all items to be covered by warranty with length of coverage. The listed (5) warranties to be inclusive- <u>Labor & Material</u> - Describe exclusions in warranties			Concrete, stucco, railing painting, waterproofing, knock down finish
Hourly Charges Applied to Time (For Time & Material work does not include the material costs).			\$48.50 Labor
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.			

CONTRACTOR NAME (place in header above as well) - RESTORATION TECHNOLOGY, INC.
GENERAL CONTRACTOR'S # CGCA004473



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Final (estimated) completion of this project will be 276 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 April 27, 2012 Send 1 copy of bid package to Condominium Association and 1 basic bid copy for Engineer (in computerized format).

NOTES:

- (1) Shutter removal and re-installation – The unit price for this line item is based on the removal of non-electric shutters. It is recommended that the owner be responsible for removal of their electric roll down shutters.
- (2) Sliding Glass Door Replacement – The lump sum total is based on small missile. For large missile add the following:
 - SGD XO 72" x 96" = \$140.00 per door
 - SGD XOX 108" x 96" = \$224.00 per door
 - SGD XOX 144" x 96" = \$309.00 per door

Extruded SGD Screens – Add \$35,943.00
- (3) Permit – The permit fee is an allowance. Owner will only pay actual cost.

RAILINGS – For blue colored glass add \$11.75 per linear foot.

