

# **SIZ Construction... Corp\***

**1121 NE 178<sup>th</sup> Terrace  
North Miami Beach, Florida 33162  
CGC 057406**

**\* SIZ Construction, Development, and Project Management Corporation  
305-652-2905**

Dade County Bar Association  
123 NW 1<sup>st</sup> Ave  
Miami, Florida  
33162

April 8, 2020

We are pleased to submit our "Design Build" proposal for construction work, including all labor, materials, equipment, and supervision for your project as per future plans by Architect One, Wayne Ferrell, Architect, with proposed layouts on pages TS-1, A-2.2, A-2.3, A-2.4, A-2.5, A-2.6 and a rendering of the potential facade.

Budget Price – \$ 1,845,719.51

Scope of Work – see attached breakdown

Terms -

- 10 % draw upon acceptance to develop full permit set plans which includes (two) client comment revisions, permit processing, reimbursable permit costs, completion of final budget numbers, construction schedule and implementation plan.
- Payment based on attached breakdown, on a monthly basis, and paid within 7 days of the request.
- All draws required by sub-contractors will be part of our draws.
- Allowances- tax in

Project Notes -

1. the premises will be given to the contractor broom cleaned.
2. Certain items are shown in our presentation materials that are optional and not included in the preliminary budget.

General Notes -

1. The contractor shall not be liable to the owner for errors, inconsistencies or omissions in the plans.
2. It is not the contractor's responsibility to ascertain that the plans are in accordance with applicable laws, statutes, ordinances, or building codes. We shall execute our work based on current buildings codes and we shall inform the Architect of any deviations required from the drawings based on site conditions, and if any additional costs are necessary prior to executing such work.

3. Typographical errors are subject to correction.
4. The owner shall sign a notice of commencement for recording.
5. During the performance of this contract should there be any changes in government regulations, taxes, codes, city inspector requirements, acts of G-D, etc., then any increase in costs shall be borne by the owner including, any escalation in material, labor, and subcontractors costs in excess of 5% from the date of this bid to master permit issuance.
6. SIZ will get a final from the City of any permits obtained by us, but it is the Owner's responsibility if they were to provide owner supplied items, trades, revisions that pose a problem for SIZ to close out their permits, and will reimburse us should bonds held by the City be delayed beyond our control within 30 days of being notified and will pay any reprocessing and extensions.
7. SIZ Construction shall be furnished free of charge with water and power. SIZ may store materials on site.
8. SIZ Construction shall not be subject to penalties or claims for liquidated damages.
9. Client must notify Contractor of any materials/equipment to be keep or reused that are not specified in plans prior to demolition after which the Client forfeits their right of salvage.
10. All work shall be warranted by SIZ Construction for a period of one year from the date of substantial completion, and during this time will repair any defects, provided all payments have been received. Breach of warranties is limited to the obligation to correct the deficiency. This warranty does not replace warranties on materials and/or equipment by manufactures. Certain non-warrantable items are nail-pops, cracking of lumber due to drying out; natural materials, hairline cracks in cement, which does not affect the structural integrity of the building.
11. Any alteration or deviation from the plans or specifications involving extra costs and additional required time will be executed only upon written change orders and will be at projected cost of items + 5% supervision, + 5% overhead and + 10% profit. Administrative staff, carpentry and labor rates shall be based on standard SIZ Construction rate schedule.
12. Contractor may erect a sign on the property.
13. The architect will verify and approve within a reasonable time so as not to delay the schedule all shop drawings, submittals, RFI's, etc. and at no cost to contractor.
14. All finishes to be chosen shall be of standard color choices.
15. Owner to pay all costs for muck removal (if required), water meters, permits, asphalt paving, parking meters, impact fees and bonds.
16. Should any dispute arise it will be resolved thru mediation first, if unsuccessful, then thru binding arbitration under Construction Industry Protocols. For any unpaid balances, it shall bear interest at 1.5% per month
17. All work will be done during normal working hours.

This proposal valid for 30 days.

Thank You,

I Remain,

*Myron Rosner*

Myron Rosner, President

Acceptance - \_\_\_\_\_

Date - \_\_\_\_\_

DCBA BID FORM

DCBA  
BID FORM

April 8 2020

Design Fee	75,000.00
Permitting	6,600.00
Construction Administration	261,597.51
Contingency	20,000.00
Total Construction Cost	

Breakdown:

Division	1	General Requirements	96,040.00
	2	Existing Conditions	78,330.00
	3	Concrete	41,000.00
	4	Masonry	
	5	Metals	
	6	Wood, Plastics, Composites	21,250.00
	7	Thermal and Moisture Protection	8,800.00
	8	Openings	212,000.00
	9	Finishes	325,282.00
	10	Specialties	29,700.00
	11	Equipment	
	12	Furnishings	
	13	Special Construction	
	14	Conveying Equipment	
	21	Fire Suppression	55,500.00
	22	Plumbing	56,200.00
	23	Heating, Ventilation, and Air Conditioning (HVAC)	225,220.00
	26	Electrical	169,200.00
	27	Communications	25,000.00
	28	Electronic Safety and Security	41,000.00
	31	Earthwork	
	32	Exterior Improvements	98,000.00
	33	Utilities	

TOTAL BID AMOUNT	1,845,719.51
------------------	--------------

Please see our attached full breakdown and comments

**8. ACCEPTANCE OF BID CONDITIONS**

By signing below the contactor accepts the above conditions and guidelines and acknowledges that this document will be incorporated as part of the final Construction Agreement.

Signature: \_\_\_\_\_

Date: April 8, 2020

Name: Alfonso Rosas

Title: Pres.

Company: SIZ Construction, Inc. Corp.

SIZ CONSTRUCTION		DATE - April 8 2020	KEY	
PRICE BREAKDOWN			All	= Allowances ( tax in )
PROJECT	DCBA BUDGET		SBO	= Supplied By Owner
Estimated timeframe after all permit approvals*		months	SBOCI	= Supplied By Owner, Contractor Installed
Approx. SQ' 21800			CSBTO	= Contractor Supplied and Billed to Owner
			NI	= Not Included (including blanks)
Cat #	Description	Budget	KEY	Comments
<b>Division 1 - General Requirements</b>				
01050	Architects	75000		
01055	Engineers			in Architects fees
01060	Surveyors		SBO	
01065	Pile Log Engineer			
01500	Toilet	1800		
01505	Trailer			
01510	Telephone			
01515	Temporary Power		SBO	
01600	Equipment Rental	38000		
01605	Scaffolding			in equipment
01610	Crane			in HVAC
01615	Dozer/Backhoe			
01620	Insurance			we suggest Client to purchase builders risk
01625	Appraisals			
01628	Financing			
01630	Supervision	60000		
01632	Preconstruction Services	30000		
01635	General Labour	14000		
01640	Taxes			
01645	Building Permits (including subs)*1		CSBTO	
01650	Permit Processing	6000		
01655	Courier Services *2	600		
01660	Bid/Performance Bonds			please add 85000 for payment/performance bond or letter of credit
01665	Impact Fees		SBO	possibly for retail area
01670	Printing	240		
01675	Adver. & Signs			
01680	Construction Clean Up	4000		
01685	Miscellaneous/General Conditions	58000		
<b>Division 2 - Sitework</b>				
02010	Soil Tests			
02020	Asbestos Survey		SBO	no asbestos remediation included if discovered
02060	Demolition	48000		
02100	Site Prep			
02102	Clearing and Grubbing			
02222	Excavation			
02223	Backfilling			
02226	Compaction			
02227	Waste Removal	24480		
02281	Termite Control	350		
02350	Piles			
02500	Site Drainage			
02510	Ash/Concrete Paving			
02515	Stripes			
02518	Interlocking Pavers			
02550	Site Utilities		CSBTO	use existing where possible, upgrades only if required
02620	Sidewalk/Curbs/Gutters			
02710	Fences & Gates			
02720	Temporary Fence	5500		
02740	Fountains			
02800	Landscaping			
02811	Landscaping Irrigation			
02920	Boat Facilities			
02932	Seawalls			
<b>Division 3 - Concrete</b>				
03000	Formwork			
03210	Reinforcing Steel & Wire			
03230	Stressing Tendons			
03310	Concrete			
03346	Concrete Floor Finishing			
03348	Concrete Pumping			
03349	Concrete Tests			
03350	Precast Joists			
03400	Precast Concrete			



Cat #	Description	Budget	KEY	Comments
03402	Foam			
03505	Leveling Floor			
03780	Shell	41000		wish list 5th floor accessible ramp
Division 4 - Masonary				
04150	Masonry Accessories			
04155	Masons Sand			
04220	Blocks/Bricks			
04270	Glass Blocks			
04550	Fireplace			
Division 5 - Metals				
05120	Structural Steel/Façade Decorative			Wish list
05510	Metal Stairs			
05520	Handrails & Railings			Wish list for 5th floor
05999	Miscellaneous Metals			wish list elevator reinforcing of slab opening add 5,000
Division 6 - Wood & Plastic				
06110	Lumber	6000		
06115	Rough Hardware			
06130	Trusses			
06190	Wood Joists			
06200	Carpentry	8250		
06210	Kitchen/Vanities	7000	All	for 2nd floor only, on wish list for 5th floor
06220	Millwork/Finishing			
06430	Wood Stairs			
06431	Wood Railings			
Division 7 - Thermal & Moisture Protection				
07000	Waterproofing			
07200	Insulation	3800		
07270	Firestopping	2000		
07320	Roofing	3000	All	
07461	Aluminum/Siding			
07631	Gutters/Downspouts			
07724	Roof Hatches			
07810	Skylights			
Division 8 - Doors & Windows				
08100	Interior Doors & Frames	17000		new hardware on staircase doors
08305	Access Doors			
08360	Garage Doors/Remotes			
08391	Exterior Windows/Doors	145,000		includes 15 new 4' x 6' fire rated impact windows
08395	Façade	98000		includes 2 new 4' x 6' impact windows and door 5th floor
08700	Finish Hardware			Parlex wood system only
08730	Weaterstripping			in doors
08810	Interior glass partitions	50000		with glass doors and hardware
08830	Mirrors			
Division 9 - Finishes				
09100	Drywall & Framing	127000		on wish list 5th floor
09150	Stucco	27000		façade, minor repairs on 3 sides, bands around new window openings
09300	Tile/Marble/Soundproofing	36000		bathrooms floors and wall to 9' tile all 2.5/sq'
09400	Terrazzo/Stained Concrete	44620		on wish list for 5th floor
09510	Acoustical Ceilings	18000		
09550	Wood Flooring			
09680	Carpeting/VCT/Base	2862		Vinyl Base
09840	Fire Resistant Coatings			
09850	Sandblasting			
09860	Pressure Cleaning			in
09900	Painting	69000		
09950	Wall Covering/FRP	800		FRP only
Division 10 - Specialities				
10160	Toilet Compartments	21000		3 floors
10170	Shower/Bath Doors			
10211	Louvers			
10440	Signs		SBO	
10522	Fire Extinguishers	1500		
10536	Awnings			on Wish List 5th floor
10670	Closet Shelving		SBO	

Cat #	Description	Budget	KEY	Comments
10800	Bath Accessories	7200		3 floors
10850	Pharmacies			
<b>Division 11 - Equipment</b>				
11051	Central Vacuum			
11060	Appliances		SBO	
11080	Appliance Installation			
<b>Division 12 - Furnishing</b>				
12500	Window Treatments		SBO	
12600	Furniture		SBO	
<b>Division 13 - Special Construction</b>				
13052	Saunas			
13095	X-Ray Protection			
13152	Swimming Pools/Spa			
13160	Pool Screen			
13170	Pool Deck			
<b>Division 14 - Conveying Systems</b>				
14100	Dumbwaiters			removed
14200	Elevators/Lift Systems			existing no work, new single storey separate unit add 30,000
<b>Division 15 - Mechanical</b>				
15325	Sprinklers	55,500		assumes reuse of existing entry under staircase.
15360	Septic Tank			
15365	Fire Suppression			
15400	Plumbing	43700		In CPVC
15440	Plumbing Fixtures	12500	All	
15614	Gas Piping			none
15618	Exhaust/Hood Fan			
15784	HVAC/Bathroom Fans	225220		wish list 5th floor
<b>Division 16 - Electrical</b>				
16010	Electrical	169200		
16050	Temporary Electrical			in
16100	Electrical Fixtures/lighting controls		SBOCI	
16720	Alarm/cameras	25000	All	
16721	Fire Alarm	41000		
16741	Telephone/Cable		SBOCI	conduits and pull cords by electrical sub
16760	Intercom			
<b>Sub-Total</b>		\$1,674,122.00		
+	<b>overhead</b>	5 %		\$83,706.10
+	<b>profit</b>	5 %		\$87,891.41
<b>Contract Total</b>		\$1,845,719.51		
* Estimated completion times are based on timeframes after all permits have been obtained.				
*1 SIZ always use expedited services, when available. *2 used as needed				
Notes: This Breakdown is only for approximate fund allocation and Contractor may pull funds in any category not used or reallocate as required.				
No cost contingencies for unforeseen conditions.				
Items left blank have not been included in our costs.				