



*We Construct the Best & Remodel the rest!*

**PROPOSAL**

Date: January 13, 2020

To: Nathan Cohen  
Modani Holdings, LLC  
2800 Biscayne Blvd,  
Miami, FL 33137-4538

Folio: 02-4203-009-5250

Property Address: 333, 345, 337, 343 Jefferson  
Ave Miami Beach, FL 33139

We propose to perform the work per approved plans for a Change of use from Apartment to Apartment/Hotel (RPS-2) at the address above. Work includes all approvals and specifications in the attached Construction Cost Break-Down. All work and approvals shall comply with the current Florida Building Code, and all applicable safety codes governing all the work. Workers skilled in each trade shall do all work. The Construction cost estimate is our observations combine with the pre- engineered plans approve by the City of Miami Beach. All dimensions are approximate.

This building is in the Ocean Beach Historic District all work will comply with board approval. All work will consist of interior renovation which currently complies with zoning code and will not be affected by this proposal. Any additional recommendations made by city inspectors or zoning officials beyond the scope of work as approved and presented to the City of Miami Beach will be subject to prior approval by the owners and its representatives.

The scope of work includes labor and material for the change of use from outline as follow and per approved construction plans by the City of Miami Beach and Attachments A.

**SUMMARY OF SPECIFICATIONS**

We propose to perform the work per approved plans for a

Change of use from Apartment to Apartment/Hotel (RPS-2) at the address above. Work includes all approvals and specifications in the attached Construction Cost Break-Down. All work and approvals shall comply with the current Florida Building Code, and all applicable safety codes governing all the work. Workers skilled in each trade shall do all work. The Construction cost estimate is our observations combine with the pre- engineered plans approve by the City of Miami Beach. All dimensions are approximate.

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The scope of work includes labor and material for the change of use from outline as follow and per approved construction plans by the City of Miami Beach and Attachments A.

## CONDITIONS

All agreements are contingent upon strikes, accidents or delays beyond our control. This proposal is subject to acceptance and void thereafter at the option of the undersigned. We agree to perform and complete the work in a workmanlike manner within a reasonable schedule worked out with the owner. We warrant the work for one-year. Manufacturers retain their own warranty.

### Items Not Part of This Contract:

- All Governmental Fees and Permit Fees by Owner
- All Governmental Fess Pending City Assessment Billed Separately

### Items Part of This Contract:

- Contractor Will Provide All Dumpsters and Debris Removal
- All permits by Universal Group
- Architectural Construction Plans by KeyTech Design Group, Corp.
- Engineering Construction Plans by KeyTech Design Group, Corp.
- Plans and Permit Processing by KeyTech Design Group, Corp.
- Compliance Letters & Inspection by KeyTech Design Group, Corp.
- Set-Up Cost & (Man & Equipment Direct Expenses) by KeyTech Design Group, Corp.

**COST BREAKDOWN**

Sprinklers-----	\$59,207.
Fire Alarm: -----	\$28,686.
Demolition Work: -----	\$34,426.
Plumbing: -----	\$58,505
Electrical -----	\$14,121
Interior Framing & Drywall: -----	\$7,974.
Floor Covering: -----	\$26,160.
Painting: -----	\$12,411.
Specialty Items -----	\$6,721.
Kitchen -----	\$36,707.
General Conditions -----	\$68,772.
Total: -----	\$353,690.

We agree to perform and complete the work in a workmanlike manner within scheduling time See Attached \$353,690.

\_\_\_\_\_  
Universal Group

Date

\_\_\_\_\_  
Modani Holdings, LLC

Date

Universal Group 1, Inc.  
 General Contractor  
 7228 NW 56 ST. Miami FL 33166  
 Phone: 305.785.3300  
 Email: lazicri@bellsouth.net

1/13/2020

**Jefferson Holding, LLC**  
 333/345 Jefferson Ave  
 Miami Beach, FL 33139  
**Cost Break Down**

Item	Work Description	Itemized Break Down	Contract Price	Percentage Comp. to Date	Amount Comp. To Date	Balance Remaining
1	<b>Sprinklers</b>		\$ 59,207			
	Fire Sprinklers	\$ 29,873.00		100%	\$ 29,873	\$ -
	Back Flow Preventer Sprinklers	\$ 8,500.00		100%	\$ 8,500	\$ -
	Fire Penetration Sprinklers	\$ 7,000.00		100%	\$ 7,000	\$ -
	Tap into City System	\$ 12,984.00		100%	\$ 12,984	\$ -
	Hydrant Testing	\$ 850.00		100%	\$ 850	\$ -
2	<b>Fire Alarm</b>		\$ 28,686			
	Fire Alarm	\$ 21,985.00		100%	\$ 21,985	\$ -
	Fire Penetration Alarm	\$ 6,701.00		100%	\$ 6,701	\$ -
3	<b>Demolition Work:</b>		\$ 34,426			
	Demolition Bathrooms & Kitchens	\$ 18,763.00		100%	\$ 18,763	\$ -
	Demolition Ceiling Access	\$ 12,874.00		100%	\$ 12,874	\$ -
	Demo Exterior Work	\$ 2,789.00		100%	\$ 2,789	\$ -
4	<b>Plumbing:</b>		\$ 58,505			
	Rough-in Bathroom & Kitchen Labor & Material	\$ 27,658.00		100%	\$ 27,658	\$ -
	Back Flow Preventer Plumbing	\$ 1,200.00		100%	\$ 1,200	\$ -
	Toilets (Allowance)	\$ 2,340.00		100%	\$ 2,340	\$ -
	Sink & Vanity Combo (Allowance)	\$ 4,050.00		100%	\$ 4,050	\$ -
	Mirror (Allowance)	\$ 3,900.00		100%	\$ 3,900	\$ -
	Towel Rack (Allowance)	\$ 810.00		100%	\$ 810	\$ -
	Showers Fixture (Allowance)	\$ 6,782.00		100%	\$ 6,782	\$ -
	Sink Kitchen (Allowance)	\$ 3,250.00		100%	\$ 3,250	\$ -
	Utility Sink in House Maintaining Room (allowance)	\$ 1,750.00		100%	\$ 1,750	\$ -
	Faucet (Allowance)	\$ 3,298.00		100%	\$ 3,298	\$ -
	Fire Proofing/Fill Crack opening Penetrations	\$ 3,467.00		100%	\$ 3,467	\$ -
5	<b>Electrical</b>		\$ 14,121			
	Replace all Outlets/Switches (Tamper Proof) Add	\$ 5,632.00		100%	\$ 5,632	\$ -
	Kitchen/Bathroom	\$ 3,678.00		100%	\$ 3,678	\$ -
	Outdoor Emergency Lights	\$ 1,250.00		100%	\$ 1,250	\$ -
	Outdoor Lighting	\$ 3,561.00		100%	\$ 3,561	\$ -
6	<b>Interior Framing &amp; Drywall:</b>		\$ 7,974			
	Lobby Drop Ceiling Framing/Drywall	\$ 3,987.00		100%	\$ 3,987	\$ -
	Hallway Drop Ceiling Framing/Drywall	\$ 3,987.00		100%	\$ 3,987	\$ -
7	<b>Floor Covering:</b>		\$ 26,160			
	Tile Installation (Allowance)	\$ 9,871.00		100%	\$ 9,871	\$ -
	Bathroom/Mosaic Tile (Allowance)	\$ 8,760.00		100%	\$ 8,760	\$ -
	Floor Tile (allowance)	\$ 3,850.00		100%	\$ 3,850	\$ -
	Underlayment Prep/Installation/Filled Cracks	\$ 3,679.00		100%	\$ 3,679	\$ -
8	<b>Painting:</b>		\$ 12,411			
	Paint Interiors	\$ 8,761.00		100%	\$ 8,761	\$ -
	Painting Labor Including Doors	\$ 3,650.00		100%	\$ 3,650	\$ -
9	<b>Specialty Items</b>		\$ 6,721			
	Railing Exterior Repairs & Match	\$ 6,721.00		100%	\$ 6,721	\$ -
10	<b>Kitchen</b>		\$ 36,707			
	Kitchen Cabinets & Countertop (Allowance)	\$ 24,987.00		100%	\$ 24,987	\$ -
	Appliances/ (Allowance)	\$ 11,720.00		100%	\$ 11,720	\$ -
11	<b>General Conditions</b>		\$ 68,772			
	Supervision	\$ 10,984.00		100%	\$ 10,984	\$ -
	Profit & Overhead	\$ 57,788.00		100%	\$ 57,788	\$ -
	<b>Total Cost:</b>	<b>\$ 353,690</b>	<b>\$ 353,690</b>		<b>\$ 353,690</b>	<b>\$ -</b>



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## PROPOSAL

Date: August 4, 2019

To: Nathan Cohen  
333 JEFFERSON HOLDINGS LLC  
2800 Biscayne Blvd,  
Miami, FL 33137-4538

Folio: 02-4203-009-5260

Property  
Address: 333 Jefferson Ave  
Miami Beach, FL 33139

We propose to perform the work per approved plans for Re-Roofing Building two at the aforementioned address. Work includes all approvals and specifications below. All work and approvals shall comply with the current Florida Building Code, and all applicable safety codes governing all the work. Workers skilled in each trade shall do all work. The Construction cost estimate is our observations combine with the permit Application approve by the City of Miami Beach. All dimensions are approximate.

The scope of work includes labor and material as follow and per approved permit by the City of Miami Beach.

## SUMMARY OF SPECIFICATIONS

### Re-Roof Roof:

- o Remove All Current Layers Of Roofing Material From Roof.
- o Haul Away All Roof Debris
- o Replace Facials Wood As Needed
- o Repair Sheathing As Needed.
- o Sweep to a Broom Finish.
- o Provide Base Coat And Tin Capped Per Permit Approved Specs
- o Top Coat Installed Per Permit Specs

### General Conditions:

- o Supervision

**CONDITIONS**

All agreements are contingent upon strikes, accidents or delays beyond our control. This proposal is subject to acceptance and void thereafter at the option of the undersigned. We agree to perform and complete the work in a workmanlike manner within a reasonable schedule worked out with the owner. We warrant the work for one-year. Manufacturers retain their own warranty.

Items Not Part of This Contract:

- o All Governmental Fees and Permit Fees by Owner
- o All Governmental Fess Pending City Assessment Billed Separately By Owner.
- o Walking Surface Not Part of this Contract.

Items Part of This Contract:

- o Contractor Will Provide All Dumpsters and Debris Removal
- o All permits by Universal Group
- o Safety Compliance Officer by Key-Tech Design-Build Group.

**COST BREAKDOWN**

- 1. Re-Roofing----- 21,000.
- 2. Structural Repairs to Roof per Plans -----\$28,000.
- Total -----\$49,000.

We agree to perform and complete the work in a workmanlike manner within scheduling time See above Cost Breakdown Total \$49,000.

\_\_\_\_\_  
Universal Group

Date

\_\_\_\_\_  
Modani Holdings, LLC.

Date



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To: Nathan Cohen  
333 JEFFERSON HOLDINGS LLC  
2800 Biscayne Blvd,  
Miami, FL 33137-4538

Folio: 02-4203-009-5260

Property  
Address: 333 Jefferson Ave  
Miami Beach, FL 33139

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We propose to perform the work per approved permits to replace all windows at the aforementioned address. Work includes all approvals and specifications below. All work and approvals shall comply with the current Florida Building Code, and all applicable safety codes governing all the work. Workers skilled in each trade shall do all work. The Construction cost estimate is our observations combine with the permit Application approve by the City of Miami Beach. All dimensions are approximate.

The scope of work includes labor and material as follow and per approved permit by the City of Miami Beach.

<b>SUMMARY OF SPECIFICATIONS</b>
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Window & Doors:

- o Replace all Window per plans
- o Window per Board Approval
- o Installation of Window.
- o Haul away all removed window and Clean area of all Debris.

General Conditions:

- o Supervision

**CONDITIONS**

All agreements are contingent upon strikes, accidents or delays beyond our control. This proposal is subject to acceptance and void thereafter at the option of the undersigned. We agree to perform and complete the work in a workmanlike manner within a reasonable schedule worked out with the owner. We warrant the work for one-year. Manufacturers retain their own warranty.

Items Not Part of This Contract:

- o All Governmental Fees and Permit Fees by Owner
- o All Governmental Fess Pending City Assessment Billed Separately By Owner.
- o Walking Surface Not Part of this Contract.

Items Part of This Contract:

- o Contractor Will Provide All Dumpsters and Debris Removal
- o All permits by Universal Group
- o Safety Compliance Officer by Key-Tech Design-Build Group.

**COST BREAKDOWN**

1. Total Price Window Cost Casement (130 Windows)  
\$80,156.30.

We agree to perform and complete the work in a workmanlike manner within scheduling time for a total of \$80,156.30.

\_\_\_\_\_  
Universal Group

Date

\_\_\_\_\_  
Modani Holdings, LLC.

Date