



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: ADA Compliance 333, 345, 337, and 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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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

Handicapped Ramp & Entrance: -----	\$9,865.
Sprinklers-----	\$4,231.
Fire Alarm: -----	\$8,658.
Demolition Work: -----	\$8,658.
Plumbing: -----	\$3,700.
Electrical -----	\$11,160.
Mechanical: -----	\$1,673.
Interior Framing & Drywall: -----	\$4,587.
Floor Covering: -----	\$6,167.
Painting: -----	\$2,873.
Window & Doors -----	\$1,850.
Kitchen -----	\$1,750.
General Conditions -----	\$20,316.
Total: -----	\$85,484.

We agree to perform and complete the work in a workmanlike manner within scheduling time See Attached \$85,484.

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
Accessible Cost Break Down

Item	Work Description	Itemized Break Down	Contract Price	Percentage Comp. to Date	Amount Comp. To Date	Balance Remaining
1	Handicapped Ramp & Entrance:		\$ 9,865			
	Raise Entry Slab	\$ 2,348.00		100%	\$ 2,348	\$ -
	Handicapped Ramp	\$ 5,667.00		100%	\$ 5,667	\$ -
	Handicapped Railing (Allowance)	\$ 1,850.00		100%	\$ 1,850	\$ -
2	Sprinklers		\$ 4,231			
	Fire Sprinklers Accessible Rooms	\$ 4,231.00		100%	\$ 4,231	\$ -
3	Fire Alarm		\$ 8,658			
	Fire Alarm Including Accessible Strobes and Horn	\$ 4,783.00		100%	\$ 4,783	\$ -
	Sounder Base System	\$ 3,875.00		100%	\$ 3,875	\$ -
4	Demolition Work:		\$ 8,654			
	Demolition Lobby, Bathroom, Handicapped Rooms	\$ 8,654.00		100%	\$ 8,654	\$ -
5	Plumbing:		\$ 3,700			
	Handicapped Shower Pan	\$ 850.00		100%	\$ 850	\$ -
	Handicapped Backing & Bars	\$ 1,400.00		100%	\$ 1,400	\$ -
	Handicapped Tubs	\$ 1,450.00		100%	\$ 1,450	\$ -
6	Electrical		\$ 11,160			
	Replace all Outlets/Switches (Tamper Proof) Add	\$ 5,632.00		100%	\$ 5,632	\$ -
	Kitchen/Bathroom Accessible	\$ 3,678.00		100%	\$ 3,678	\$ -
	Rewire Handicapped units	\$ 1,850.00		100%	\$ 1,850	\$ -
7	Mechanical:		\$ 1,673			
	Handicapped Bathroom Exhaust Fan	\$ 1,673.00		100%	\$ 1,673	\$ -
8	Interior Framing & Drywall:		\$ 4,587			
	Handicapped Rooms Framing/Drywall	\$ 4,587.00		100%	\$ 4,587	\$ -
9	Floor Covering:		\$ 6,167			
	Tile Installation (Allowance)	\$ 3,682.00		100%	\$ 3,682	\$ -
	Bathroom/Mosaic Tile (Allowance)	\$ 1,532.00		100%	\$ 1,532	\$ -
	Floor Tile (allowance)	\$ 953.00		100%	\$ 953	\$ -
10	Painting:		\$ 2,873			
	Paint Interiors	\$ 2,873.00		100%	\$ 2,873	\$ -
12	Window & Doors		\$ 1,850			
	New Handicapped Units and Lobby Doors	\$ 1,850.00		100%	\$ 1,850	\$ -
13	Kitchen		\$ 1,750			
	Kitchen w Cooktop/Appliances Handicapped Rooms	\$ 1,750.00		100%	\$ 1,750	\$ -
14	General Conditions		\$ 20,316			
	Supervision	\$ 3,768.00		100%	\$ 3,768	\$ -
	Profit & Overhead	\$ 16,548.00		100%	\$ 16,548	\$ -
	Total Cost:	\$ 85,484	\$ 85,484		\$ 85,484	\$ -