

## **FLORIDA MARINES AGENCY/ISLANDS SHIPPING LINES, INC.**

**Issue:** Vertical accessibility to the second floor containing offices.

**Analysis:** The applicant is requesting a waiver from providing vertical accessibility to the second floor offices of an office/warehouse building. The building is a pre-engineered facility used for warehouse and staff support space on the first level in a for cargo boats coming in and out of the Miami River. There are five offices and a conference room on the second floor and according to the applicant, these are only occupied by four employees. The project is a \$100,000 alteration and the project architect projects it will cost an additional \$81,000 to install an elevator. Estimates were submitted.

### **Project Progress:**

The project is completed.

### **Items to be Waived:**

Vertical accessibility to the second floor, as required by Section 553.509, Florida Statutes.

553.509 Vertical accessibility. Nothing in Sections 553.501-553.513 or the guidelines shall be construed to relieve the owner of any building, structure or facility governed by those sections from the duty to provide vertical accessibility to all levels above and below the occupiable grade level regardless of whether the guidelines require an elevator to be installed in such building, structure or facility, except for:

- (1) Elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks and automobile lubrication and maintenance pits and platforms;
- (2) Unoccupiable spaces, such as rooms, enclosed spaces and storage spaces that are not designed for human occupancy, for public accommodations or for work areas; and
- (3) Occupiable spaces and rooms that are not open to the public and that house no more than five persons, including, but not limited to equipment control rooms and projection booths.

**Waiver Criteria:** There is no specific guidance for a waiver of this requirement in the code. The Commission's current rule, authorized in Section 553.512, Florida Statutes, provides criteria for granting waivers and allows consideration of unnecessary or extreme hardship to the applicant if the specific requirements were imposed.

**REQUEST FOR WAIVER FROM ACCESSIBILITY REQUIREMENTS  
OF CHAPTER 553, PART V, FLORIDA STATUTES**

Your application will be reviewed by the Accessibility Advisory Council and its recommendations will be presented to the Florida Building Commission. You will have the opportunity to answer questions and/or make a short presentation, not to exceed 15 minutes, at each meeting. The Commission will consider all information presented and the Council's recommendation before voting on the waiver request.

**1. Name and address of project for which the waiver is requested.**

**Name:** Florida Marines Agency/Island Shipping Lines. Inc.

**Address:** 3795 NW South River Drive  
Miami, Florida 33142

**2. Name of Applicant. If other than the owner, please indicate relationship of applicant to owner and written authorization by owner in space provided:**

**Applicant's Name:** Juan Lopez

**Applicant's Address:** 3795 NW South River Dr., Miami, Florida 33142

**Applicant's Telephone:** 305-644-9121 **FAX:** 305-643-0510

**Applicant's E-mail Address:**

**Relationship to Owner:** Owner

**Owner's Name:** Juan Lopez

**Owner's Address:** 3795 NW South River Dr., Miami, Florida 33142

**Owner's Telephone:** 305-644-9121 **FAX:** 305-643-0510

**Owner's E-mail Address:**

**Signature of Owner:** X 

**Contact Person:** Mara Gonzalez – Proper Composition Inc.  
Anthony Alvarez Esq.

**Contact Person's Telephone:** 786-486-9910 **-mailAddress:** ProperComposition@hotmail.com



This application is available in alternate formats upon request.

Form No. 2001-01

**3. Please check one of the following:**

New construction.

Addition to a building or facility.

Alteration to an existing building or facility.

Historical preservation (addition).

Historical preservation (alteration).

**4. Type of facility.** Please describe the building (square footage, number of floors). Define the use of the building (i.e., restaurant, office, retail, recreation, hotel/motel, etc.)

The building is two stories, totaling 7,380 square feet – the second floor's use is limited to 4 staff members, which meet Monthly in the conference room, totaling 1,410 sq feet..

5,970 square foot of warehouse on the ground floor and supporting staff space for Cargo boats coming into and out of the Miami River. When client purchase this Property the second floor was part of this pre-engineered warehouse building.

**5. Project Construction Cost (Provide cost for new construction, the addition or the alteration):** See construction exhibit "A" & exhibit "B"

**6. Project Status:** Please check the phase of construction that best describes your project at the time of this application. Describe status.

Under Design  Under Construction\*

In Plan Review  Completed\*

\* Briefly explain why the request has now been referred to the Commission.

A 1,410 square foot, second floor addition was built prior to us purchasing the property 10 years ago. We had no idea that the second floor was not approved.

Now we are faced with having to spend money on items on the second floor & improve

The pre-engineered metal skin of the building.

Causing us a Incredible financial hardship, we do not have this kind of money

If we have to we can intend and permitted for storage, in the process of construction I realized, the need for incidental office space for my business.

Vertical access costs would make it possible for us to continue on this building.

We request a waiver, even if you limit square footage or use on the existing second floor.

7. **Requirements requested to be waived.** Please reference the applicable section of Florida law. Only Florida-specific accessibility requirements may be waived.

**Issue**

1: Vertical accessibility to the second floor

8. **Reason(s) for Waiver Request:** The Florida Building Commission may grant waivers of Florida-specific accessibility requirements upon a determination of unnecessary, unreasonable or extreme hardship. Please describe how this project meets the following hardship criteria. Explain all that would apply for consideration of granting the waiver.

The hardship is caused by a condition or set of conditions affecting the owner which does not affect owners in general.

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Substantial financial costs will be incurred by the owner if the waiver is denied.

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The owner has made a **diligent investigation** into the costs of compliance with the code, but cannot find an efficient mode of compliance. Provide detailed cost estimates and, where appropriate, photographs. Cost estimates must include bids and quotes.

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9. **Provide documented cost estimates for each portion of the waiver request and identify any additional supporting data which may affect the cost estimates.** For example, for vertical accessibility, the lowest documented cost of an elevator, ramp, lift or other method of providing vertical accessibility should be provided, documented by quotations or bids from at least two vendors or contractors.

- a. Cost "A" from one elevator company attached
- b. Cost "B" from one elevator company attached

10. **Licensed Design Professional:** Where a licensed design professional has designed the project, his or her comments **MUST** be included and certified by signature and affixing of his or her professional seal. The comments must include the reason(s) why the waiver is necessary.

The requirement for which the owner is seeking a waiver, are those in section 553.509, Fla. Stat. (2002), which states that the owner shall provide vertical accessibility to all levels above and below the occupiable grade level.

I believe, that the literal application of these requirements to this project would constitute unreasonable hardship because of the technical infeasibility of providing vertical accessibility due to the building configuration and the cost to provide vertical accessibility to the second floor of the building, would exceed 20% of the cost of alterations to the primary function areas. The building has undergone additions and renovations costing \$100,000, and the projected cost to install an elevator is \$81,500. Based on this information, I am requesting that the commission grant this waiver.



Roman M. Garcia – Registered Architect

Signature

Printed Name

Phone number: 305 644-9121 Office

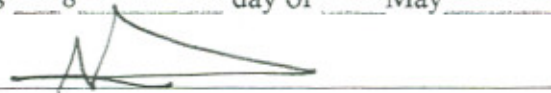
(SEAL)



**CERTIFICATION OF APPLICANT:**

I hereby swear or affirm that the applicable documents in support of this Request for Waiver are attached for review by the Florida Building Commission and that all statements made in this application are to the best of my knowledge true and correct.

Dated this 8 day of May, 2005



Signature

Juan Lopez  
Printed Name

By signing this application, the applicant represents that the information in it is true, accurate and complete. If the applicant misrepresents or omits any material information, the Commission may revoke any order and will notify the building official of the permitting jurisdiction. Providing false information to the Commission is punishable as a misdemeanor under Section 775.083, Florida Statutes.

**REVIEW AND RECOMMENDATION BY LOCAL BUILDING DEPARTMENT.**

Please state why the issue is being referred to the Florida Building Commission as well as a recommendation for disposition. The Building Official or his or her designee should review the application and indicate that to the best of his or her knowledge, all information stipulated herein is true and accurate. Further, if this project is complete, explain why it is being referred to the Commission. The Building Official or his or her designee should sign a copy of the plans accompanying this application as certification that such plans are the same as those submitted for building department review. Please reference the applicable section of the Accessibility Code.

a. This is being submitted for a PRE-VIEW, once it is review and recommendations are made by the Florida Building Commission we will submit it to the necessary building authorities for their recommendations. Finally the necessary plans will then be submitted For Building Department approval. (Cost is a real issue here – hardship to client)

b. \_\_\_\_\_

c. \_\_\_\_\_

Has there been any permitted construction activity on this building during the past three years? If so, what was the cost of construction?

Yes  No Cost of Construction \_\_\_\_\_

**Comments/Recommendation** \_\_\_\_\_

\_\_\_\_\_

Jurisdiction \_\_\_\_\_

Building Official or Designee \_\_\_\_\_

Signature

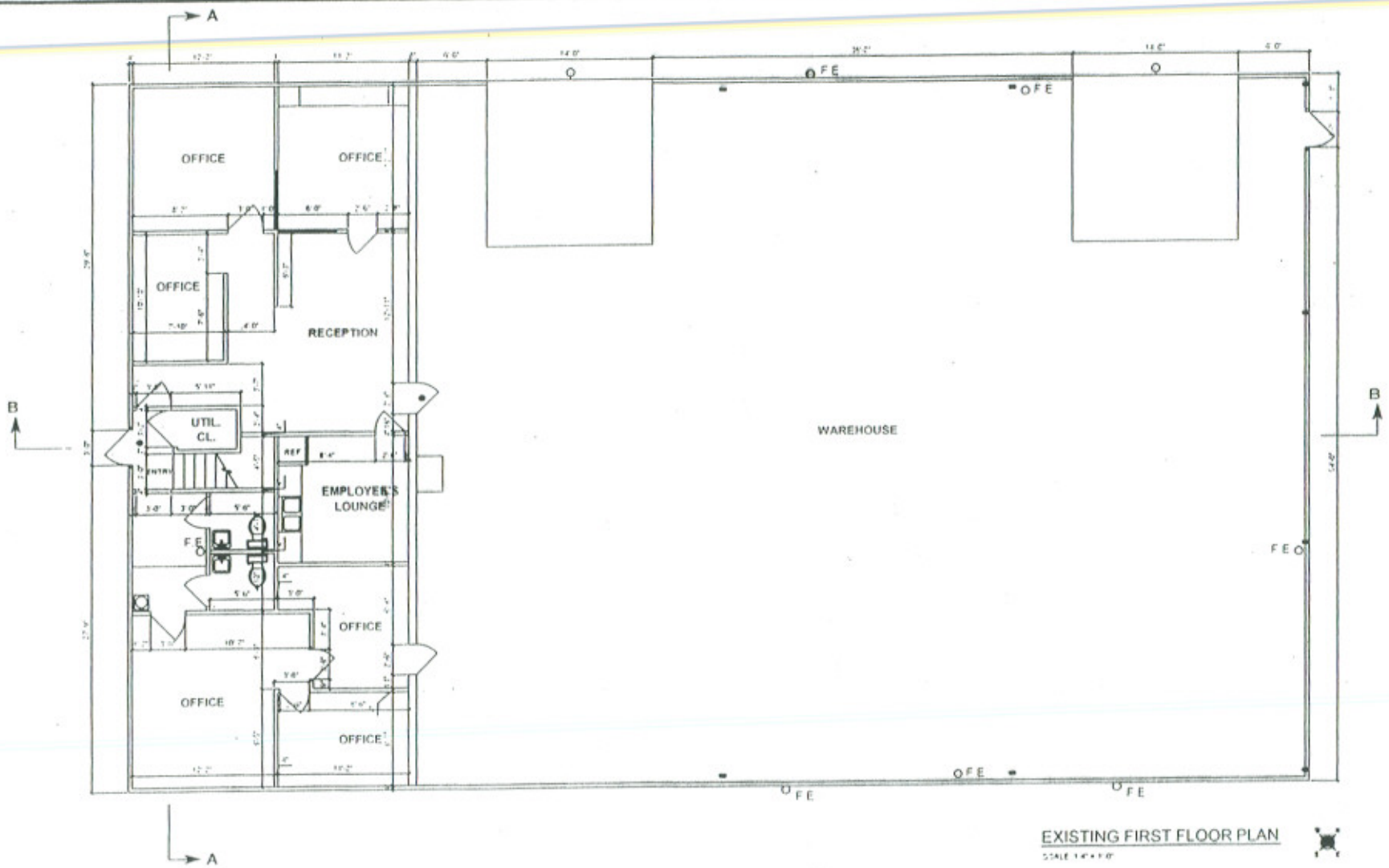
Printed Name \_\_\_\_\_

Certification Number \_\_\_\_\_

Telephone/FAX \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_



EXISTING WAREHOUSE FACILITY FOR  
**ISLAND SHIPPING LINE, INC.**  
 3795 N.W. SOUTH RIVER DRIVE  
 MIAMI, FL 33142

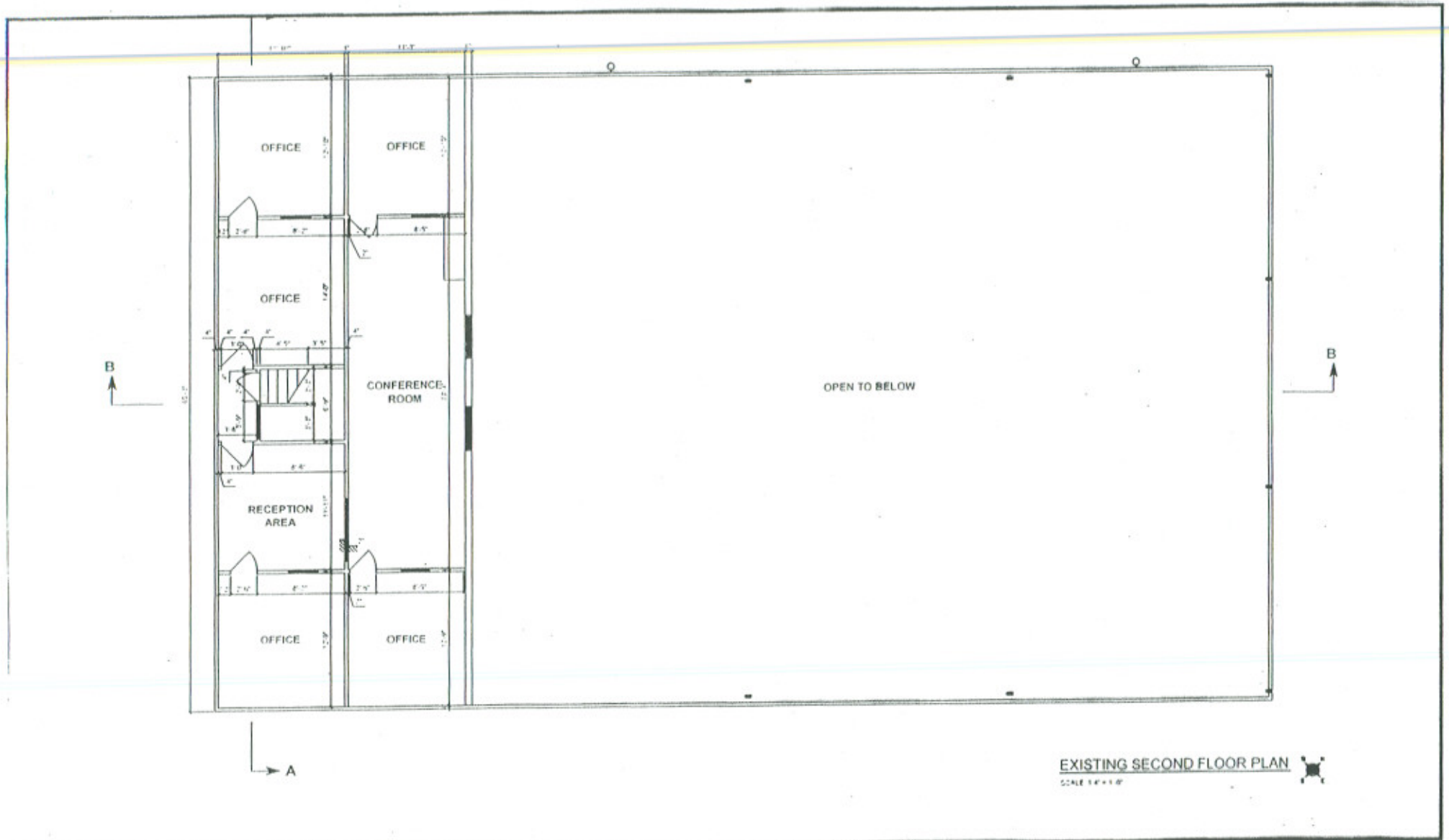
**EXISTING FIRST FLOOR PLAN**  
 SCALE 1/4" = 1'-0"

LEGAL DESCRIPTION: LOT 9 THRU 15 BLOCK 4  
 PORTLAND MARITIME TERMINAL ACCORDING TO  
 THE PLAN THEREOF AS RECORDED IN PLAT  
 8824-121-47 PAGE 18 OF THE PUBLIC RECORDS  
 OF MIAMI-DADE COUNTY, FLORIDA  
 POLY NUMBER: W 3174-0019

REVISIONS	DATE

A-1





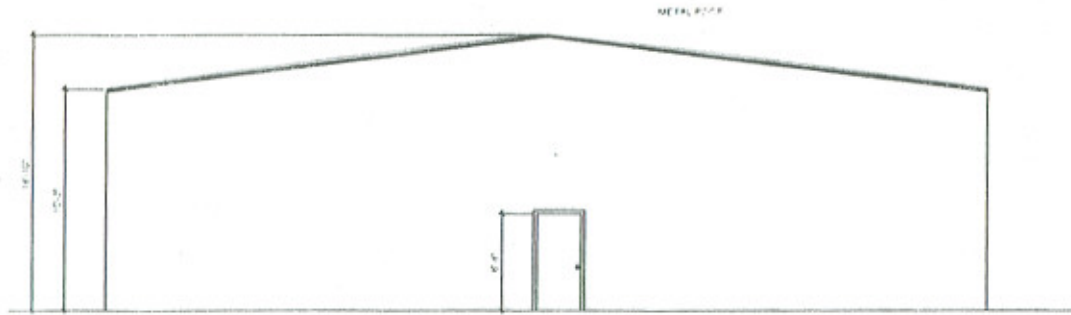
EXISTING SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"

EXISTING WAREHOUSE FACILITY FOR  
**ISLAND SHIPPING LINE, INC.**  
 3795 N.W. SOUTH RIVER DRIVE  
 MIAMI, FL 33142

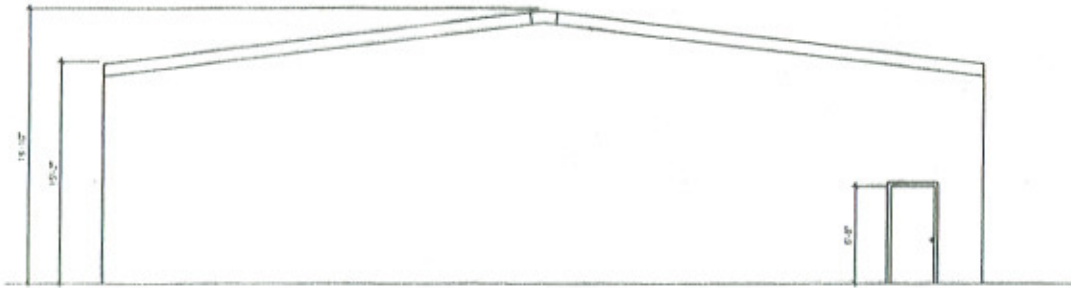
LEGAL DESCRIPTION: LOTS 7 THRU 13 B/C 1A  
 "CAPITAL MARINE TERMINAL" ACCORDING TO  
 THE PLAT THEREOF AS RECORDED IN PLAT  
 BOOK 121 AT PAGE 3177 OF THE PUBLIC RECORDS  
 OF MIAMI-DADE COUNTY, FLORIDA  
 PLOT NUMBER 30 112400010

REVISIONS	DATE

A-2



**SOUTHWEST ELEVATION**  
SCALE 1/4" = 1'-0"



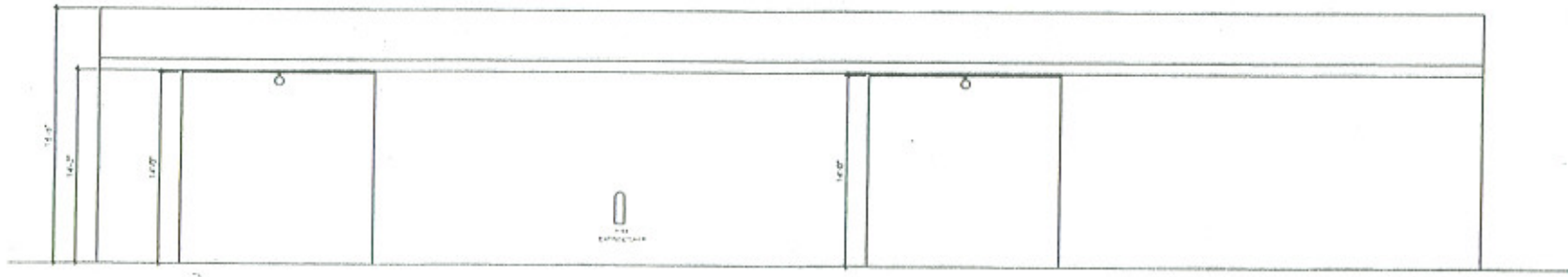
**NORTHEAST ELEVATION**  
SCALE 1/4" = 1'-0"

EXISTING WAREHOUSE FACILITY FOR  
**ISLAND SHIPPING LINE, INC.**  
3795 N.W. SOUTH RIVER DRIVE  
MIAMI, FL 33142

LEGAL DESCRIPTION: LOTS 7 THRU 13 BLOCK 1  
"CAPITAL MARITIME TERMINAL" ACCORDING TO  
THE PLAT THEREOF AS RECORDED IN PLAT  
8074-121 AT PAGE 31 OF THE PUBLIC RECORDS  
OF DADE COUNTY, FLORIDA  
FILE NUMBER W 3114-020-010

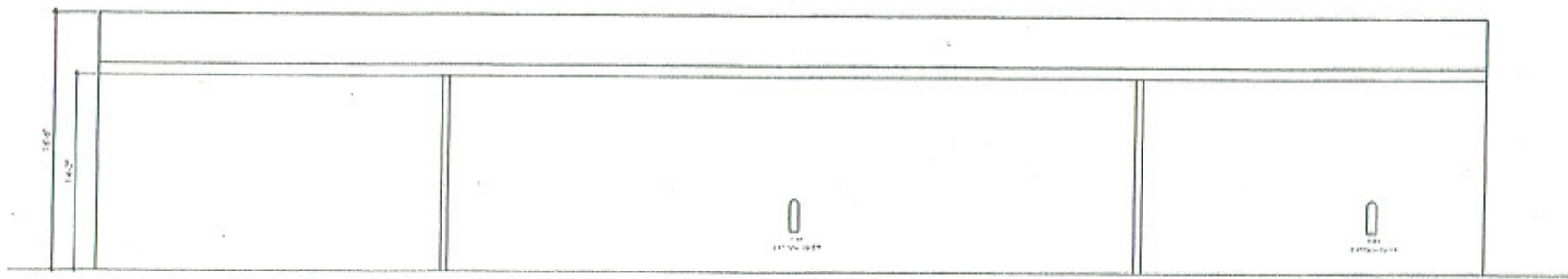
REVISIONS	DATE

**A-3**



**NORTHWEST ELEVATION**

SCALE 1/4" = 1'-0"



**SOUTHEAST ELEVATION**

SCALE 1/4" = 1'-0"

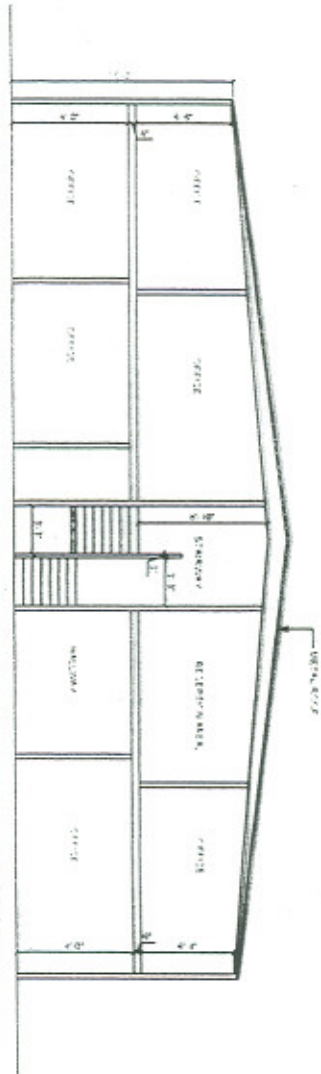
EXISTING WAREHOUSE FACILITY FOR  
**ISLAND SHIPPING LINE, INC.**  
 3785 N.W. SOUTH RIVER DRIVE  
 MIAMI, FL 33142

LEGAL DESCRIPTION: LOT 7 THROUGH 13 BLOCK 4  
 "CAPITAL MARITIME TERMINAL" ACCORDING TO  
 THE PLAT THEREOF AS RECORDED IN PLAT  
 BOOK 121 AT PAGE 3174 THE PUBLIC RECORDS  
 OF MIAMI-DADE COUNTY, FLORIDA  
 FILE NUMBER 30 31240200 30

REVISIONS	DATE

**A-4**  
1 2 3 4 5





SECTION A-A  
SCALE 1/8" = 1'-0"



SECTION B-B  
SCALE 1/8" = 1'-0"

EXISTING WAREHOUSE FACILITY FOR  
**ISLAND SHIPPING LINE, INC.**  
 3785 N.W. SOUTH RIVER DRIVE  
 MIAMI, FL 33142

LEON DECARPENTIER, ARCHITECT  
 3785 N.W. SOUTH RIVER DRIVE, SUITE 100  
 MIAMI, FL 33142  
 PHONE NUMBER: 305-555-1234

REVISIONS	DATE

A-5

**Candela Construction Inc.**

4228 SW 70 Ct. Miami, FL 33155  
305.667.2299 FAX 305.667.3399

**FAX TRANSMITTAL**

Transmittal Date: June 20, 2005

To: Proper Composition  
Attn.: Mara Gonzalez

From: Mark H. Candela *hm*

Recipient's Phone: 304-644-9121

Recipient's Fax: 305-643-0510

Project: Warehouse Facility  
CART Ocean Lines Ltd.

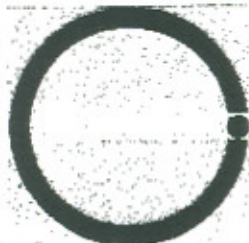
Number of Pages: Four (including cover)

FOR QUESTIONS REGARDING THIS MESSAGE, PLEASE CONTACT SENDER AT TELEPHONE NUMBER LISTED ABOVE.

**Comments:**

Attached find our proposal for the above referenced project. If you have any questions, feel free to contact me.

This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is not privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of the communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone, and return the original to us at the above address via the U.S. Postal Service. Thank you.



**Construction, Inc.**

## PROPOSAL

**OWNER:** CAT Ocean Lines Ltd.  
3795 NW South River Drive  
Miami, FL 33142  
Attn.: Julia Lauradoo

**WORK:** **Interior Renovations**

**PROPERTY:** Warehouse Facility  
3795 NW South River Drive  
Miami, FL 33142

**DATE:** June 20, 2005

**CONTRACTOR:** Candela Construction, Inc. ("CCI")  
4226 SW 70<sup>th</sup> Court  
Miami, FL 33155

### OFFER

- A. Having examined the Owner's Property and all matters referred to in the Owner's Instructions to Bidders document, Contractor hereby offers to enter into a contract to perform the Work for the Sum of:
- B. **Two Hundred Forty Four Thousand Thirty Dollars.**  
**(\$ 244,030.00), in lawful money of the United States of America.**



**Candela Construction, Inc.**

4226 SW 70<sup>th</sup> Ct. Miami, FL 33155  
305.667.2299 FAX 305.667.3399

**ACCEPTANCE**

- A. This offer shall be open to acceptance and is irrevocable for thirty (30) days from the date submitted, or as otherwise agreed to in writing between Contractor and Owner.
- B. If the bid is accepted by the Owner within the time period stated above, Contractor and Owner will cause the following:
1. Execute a contract (the "Contract") within seven days of receipt of Notice to Proceed from the Owner.
  2. Commence work within fifteen (15) days after written Notice to Proceed from the Owner.

**EXCLUSIONS**

- A. The following items will not be included in the Contract ("Not In Contract" or "NIC")
1. Any associated work outside the area described/indicated in the construction documents.
  2. Permit and/or related fees.
  3. Any associated work with Asbestos Abatement.
  4. Blinds
  5. Furnishings / Fixtures / Equipment
  6. Security

**NOTES**

- A. Estimate is based on the preliminary drawings provided and the specifications given at time of meeting. The final proposal is subject to change based on approved construction documents from municipality.
- B. Add Alternates are not included in this proposal, but if approved/authorized would be accomplished for the price provided.
- C. Any additional work required by the Property's Building Department and not shown on the plans are NIC.
- D. Estimate is based on free and unrestricted used of the Property.
- E. Any additional work required due to conflicts between existing conditions and new construction are NIC.
- F. All work to be performed during normal construction hours.
- G. Items of work to be salvaged will be removed and handled in a workman like manner, however CCI cannot be responsible for any damages to the items.

**BID FORM SIGNATURES**

- A. The Corporate Seal of
- B. **CANDELA CONSTRUCTION, INC.**
- C. \_\_\_\_\_
- D. Mark H. Candela
- E. (Seal)

**Candela Construction, Inc.**4226 SW 70<sup>th</sup> Ct. Miami, FL 33155  
305.667.2299 FAX 305.667.3399**WORK DESCRIPTION**

The following is a work description referenced in the Proposal submitted by:

**CONTRACTOR:** CANDELA CONSTRUCTION, INC.**OWNER:** Warehouse Facility  
3795 NW South River Drive  
Attn.: Julia Lauradoo**DATED:** June 20, 2005

Item		Amount
Permit	NIC	\$ -
Demolition / Dumpster		2,500.00
Steel Structure		92,700.00
Partitions		5,000.00
Flooring	NIC	-
Base	NIC	-
Ceiling, acoustical	NIC	-
Doors / Frames / Hardware		3,000.00
Storefront	NIC	-
Paint		2,800.00
Millwork	NIC	-
Carpentry / Misc.	NIC	-
Elevator		82,000.00
Electrical		5,000.00
Mechanical		4,200.00
Plumbing	NIC	-
Plumbing Fixtures	NIC	-
Fire Protection	NIC	-
Fire Alarm	NIC	-
General Conditions		15,000.00
Subtotal		\$ 212,200.00
Fee		31,830.00
<b>TOTAL</b>		<b>\$ 244,030.00</b>

# ARISEN CONSTRUCTION, INC.

Certified General Contractor Lic. No. CGC 045376

June 20, 2005

Julia Llaurado  
CAT Ocean Lines Ltd.  
3795 NW South River Drive  
Miami, Florida 33142

Re: **Proposed Renovation to Existing Warehouse.**

## PRELIMINARY PROPOSAL

Dear Mrs. Llaurado:

After having visited the property (Existing Warehouse Facility) located at the above mentioned address and personally reviewed the scope of work and sketches provided by Mr. Guillermo Garcia and additional verbal instruction provided by Mrs. Mara Gonzalez from Proper Composition, Inc. No separated plans or specifications. We hereby propose as follows:

Furnish all labor, materials, equipment and incidentals to install to perform the work as indicated in sketches A-1, A-2, A-3, A-4 and A-5.

1. All necessary demolition and removal of all construction debris generated by the work and dispose of it in a Miami-Dade County approved facility.
2. New partitions and Gypsum wallboards at existing stairs.
3. Paint new walls.
4. Paint new floor line, dividing office from warehouse area.
5. New HVAC unit.
6. Provide Power for new HVAC unit.
7. Provide Drain for new HVAC unit.
8. Repair all affected areas by our work.
9. Steel Building Structure
10. 2,000 pounds Elevator

For the total amount of: **Two Hundred thirteen thousand six hundred fifty two dollars and 00/100. (\$213,652.00)**

### EXCLUSIONS:

1. Permit cost nor the cost to obtain permit.
2. Impact fees if required by Miami- Dade County.
3. Any additional Engineering inspections if required by the Miami Dade County.
4. Construction Testing

Payments:  
TBD



Ocean Lines Warehouse Continuation 06-20-05

Any questions referencing this proposal do not hesitate to contact the undersigned at your convenience at 305-213-6769

Sincerely

Arisen Construction, Inc.

Handwritten signature of Alejandro Kalaf in black ink.

Alejandro Kalaf.  
President

Cc: File

# ATLANTIC COAST BUILDING AND DEVELOPMENT CORP.

SUITE 300  
1851 NW 125<sup>TH</sup> AVENUE  
PEMBROKE PINES, FL 33028  
(954) 447-7775 BROWARD (954) 447-6696 FAX  
GENERAL CONTRACTOR CQC 1504644 POOL CONTRACTOR CPC 055632

June 15, 2005

Julia Llauradoo  
CAT Ocean Lines Ltd.  
3795 NW South River Drive  
Miami, FL 33142  
305-633-2181 786-399-3961 cell  
[JuliaL@Bellsouth.net](mailto:JuliaL@Bellsouth.net)

Dear Mr. Llauradoo,

We have reviewed your property with Mara Gonzalez, project director of Proper Composition Group, Inc.

After our careful review of the building and site, our proposal to bring the building into compliance is as follows:

#### Metal building

- \$50,000 including purchasing, taxes, delivery and installation of new sheathing.
- \$10,000 remove and dispose of existing sheathing
- \$1,625 bottom channel
- \$2,275 trim and gutter
- \$5,500 z girt
- \$2,000 Frame, metal doors and hardware for 2 exit doors
- \$4,000 Cost of Engineering and Permitting

\$75,400 Total Cost

#### Optional Demising wall

We can not determine if the wall between the warehouse and offices is already a legal demising wall, if not the price for conformity is:

- \$7,500 for demising wall
- \$1,300 2 fire rated doors

\$8,800 Total Cost

#### Optional Second floor Mezzanine Office Area

In order to provide Engineering drawings if required.

- \$3,500 Engineering: as-built drawings, working drawings, calculations (this part will be required)
- \$5,000 to bring bracing and structural members required to bring into conformity to meet code requirements (this part may not be required if the work already conforms to code).

Sincerely,

*Pirooz Borojerdi*

Pirooz Borojerdi, PE  
Atlantic Coast Building and Development Corp.

The second option to provide wheelchair lift this is less expensive than commercial elevator. Requires lift electrical demand and can be used with or without closure and does not require Machinery room. However the slab needs to be depressed the total cost would be **\$ 30,500.00**

Means of E-grass in order to provide access door we estimate **\$3,500.00**.


Installing elevator consist of stair modification **\$3,500.00**

**Cost**

- develop construction documents estimate to be **\$7,500.00**
- Estimate building permit **\$5,000.00**

The above is only an estimate without having a full set of drawings we cannot guarantee any of these prices. Please feel free to contact my office if you have any question.

Sincerely,



Pirooz Borujerdi, PE  
Atlantic Coast Building and Development Corp.



## ATLANTIC COAST BUILDING AND DEVELOPMENT CORP.

1851 NW 125<sup>TH</sup> AVE., SUITE 300  
PEMBROKE PINES, FL. 33028  
Phone: (954) 447-7775 Fax: (954) 447-0674

June 21, 2005

Julia Llaurodo  
CAT Ocean Lines Ltd.  
3795 NW South River Drive  
Miami, Florida 33142  
Ph: 305-633-2181 fax:786-399-3951

Per our telephone conversation we are submitting our price proposal to include some of the items that were not include under the scope of work on letter dated. 6/15/05. Under this proposal we have asked to submit the following items.

- Act as a General Contractor to secure the building permit
- Provide Architectural Engineering Design to obtain a building permit
- Provide elevator
- Provide means of E-grass thru warehouse area

Careful review of the drawings indicates the following. In order to provide commercial elevator you have to include the following.

- Elevator pit
- Machinery Room 3'x 4' room
- Enclosure with one hour rated wall or masonry
- Elevator
- Electrical demand for dedicated circuit panel box

Challenge is in accordance to code you have to maintain 12' clearance between the top of the elevator roof line. I am not sure if this is fees able without further investigation. The fee for this activity is \$ 53,500.00

# IDEC FABRICATORS, INC.

740 South Deerfield Avenue  
Suites 7-10  
Deerfield Beach, FL 33441  
954.421.0334 Tel  
954.421.0362 Fax

\*\*\*\*\*

## Facsimile Transmittal

\*\*\*\*\*

To: Mara Gonzalez

From: Renee Molinary

Fax No. 305-643 0510

3 pgs

faxed 6-30-05

Tel No. \_\_\_\_\_

Re: 2000lb capacity elevator

Notes: Hi mara,

Following is a typical quote for

what our elevator packages can be

plus a quote from a company

that installs "Services elevators -

The price is under \$60,000" - But -

If there is to be any well drilling  
(for a holed application) the cost would of

course increase. Call me with any

questions. Sincerely  
Renee Molinary









# ARISEN CONSTRUCTION, INC.

Certified General Contractor Lic. No. CGC 045376

June 30, 2005

Julia Llaurado  
CAT Ocean Lines Ltd.  
3795 NW South River Drive  
Miami, Florida 33142

Re: **Proposed Renovation to Existing Warehouse.**

## PRELIMINARY PROPOSAL

Dear Mrs. Llaurado:

After having visited the property (Existing Warehouse Facility) located at the above mentioned address and personally reviewed the scope of work and sketches provided by Mr. Guillermo Garcia and additional verbal instruction provided by Mrs. Mara Gonzalez from Proper Composition, Inc. No separated plans or specifications. We hereby propose as follows:

Furnish all labor, materials, equipment and incidentals to install to perform the work as indicated in sketches A-1, A-2, A-3, A-4 and A-5.

1. All necessary demolition and removal of all construction debris generated by the work and dispose of it in a Miami-Dade County approved facility.
2. Repair all affected areas by our work.
3. 2,000 pounds Elevator
4. Provide power for new Elevator

For the total amount of: Ninety two thousand seven hundred sixty three dollars and 00/ 100. (\$92,763.00)

### EXCLUSIONS:

1. Permit cost nor the cost to obtain permit.
2. Impact fees if required by Miami- Dade County.
3. Any additional Engineering inspections if required by the Miami Dade County.
4. Construction Testing

Payments: TBD

Any questions referencing this proposal do not hesitate to contact the undersigned at your convenience at 305-213-6769

Sincerely

Arisen Construction, Inc.

  
Alejandro Kalaf.  
President

## ATLANTIC ELEVATOR SALES & SERVICE, Inc.

1983 Tigertail Blvd. • Dania Beach, Florida 33004

Local: (954) 922-7621 • Dade - North Broward - Palm Beach: (800) 323-2880 • Fax: (954) 922-3673

June 28, 2005

Ms. Mara Gonzalez  
Proper Investments, Inc.  
2742 SW 8<sup>th</sup> Street Suite 201  
Miami, FL 33135

Reference: Elevator Installation Island Shipping

Ms. Gonzalez,

Attached is the agreement which authorizes us to provide the equipment for your project. Keep in mind that this is not a turn key project. You will need to provide a shaft, machine room, fire alarm, electrical, pit, grouting and other miscellaneous work by other trades.

Please call when you are ready to design the equipment.

Respectfully Yours,



Michael P. Pace



# ATLANTIC ELEVATOR SALES & SERVICE, Inc.

1983 Tigertail Blvd. • Dania Beach, Florida 33004

Local: (954) 922-7621 • Dade - North Broward - Palm Beach: (800) 323-2880 • Fax: (954) 922-3673

## Installation Agreement

**Submitted To:**

June 27, 2005

Ms. Mara Gonzalez  
Proper Investments, Inc.  
2742 SW 8<sup>th</sup> Street Suite 201  
Miami, FL 33135

**For: Elevator Installation - Island Shipping**

We propose to furnish the necessary labor, material, tools and equipment to perform the following work to install one hydraulic elevator as described:

Speed: 100 fpm                      Travel 10'6"                      Openings 2                      Stops 2 in line  
Capacity: 2000#                      Inside dimension: 5'8" X 4'3"

Interior: standard flush wall design with plastic laminate, suspended plastic diffuser panel ceiling, finish floor by others.

Doors finished in plastic laminate.

Work by others page is part of this agreement.

**Price:** \$ 44,351.00 Forty Four Thousand Three Hundred and Fifty One dollars

**Terms of payment:** 50% deposit. Balance due upon completion.;

It is understood that the work is to be performed during the regular working days and hours of the elevator trade, and we are to have uninterrupted use of the elevator while the work is being performed.

The above work will be done in a substantial and workman like manner in strict accordance with the State of Florida Elevator Code.

Unless signed, dated and returned within thirty (30) days, we reserve the right not to accept this contract by notifying you within (10) days of receipt of same

Terms and Conditions on the reverse side of this proposal are herein made a part of this agreement.

Accepted:  
Company name \_\_\_\_\_

Respectfully submitted:  
Atlantic Elevator Sales and Service Inc.

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

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

Title: \_\_\_\_\_ Date: \_\_\_\_\_

## TERMS AND CONDITIONS

It is agreed that we are not required to make repairs necessitated by reason of negligence, misuse or overloading of the equipment, or by reason of any other cause beyond our control.

The adjustment, repairs or replacements to be made will be in accordance with the description of work referenced in this agreement. It is agreed that additional work that may be required shall be covered under a separate agreement.

Purchaser shall pay as an addition to the price stated, a sum equal to the amount of any sales taxes which may now or hereafter be exacted from purchaser or seller on the account thereof.

Atlantic Elevator Sales and Service, Inc. reserves the right to discontinue this contract any time that payments are not made in accordance with the terms of this agreement.

Atlantic Elevator Sales and Service Inc. shall not be held responsible nor shall it be liable under the terms of this contract and Purchaser expressly releases, discharges, and acquits Atlantic Elevator Sales and Service Inc. and Purchaser expressly agrees to remain liable for any and all claims for loss, damage, delay, detention, death or injury, of any nature whatsoever, to any person, entity or property while riding on, being in or about the elevator(s) which are subject to this contract, or the associated areas, regardless of whether such actions arise from the use, operation, installation or condition of the elevator(s), machine room(s), hatchway(s), or any other component parts. Claims expressly covered by this agreement include those made by the Purchaser, its successors, heirs, assigns, agents, and employees as well as those made by any other person or entity whatsoever claiming against Atlantic Elevator Sales and Service Inc. The types of claims expressly covered by this agreement includes but are not limited to any loss, damage, injury, death, delay, or detention to persons, entities, or property caused by acts of Government, civil or military authorities, war, civil commotion, theft, vandalism, strikes, lockouts, explosions, fire, power failure, water damage, storms, lighting, earthquake, natural or public catastrophe, acts of God, obsolescence, misuse of equipment, design of the equipment, installation of equipment and the associated areas surrounding such equipment, regardless of whether such claims arise out of joint or sole negligent acts or omissions of Atlantic Elevator Sales and Service Inc., its officers, agents or employees or any cause whatsoever.

One percent of the contract price represents specific consideration for which the Purchaser expressly agrees to the above and further agrees to indemnify, defend and save harmless Atlantic Elevator Sales and Service Inc. from any and all liability, costs, expenses, judgment awards, interest, attorney's fees or any other damages which may be sustained by or imposed by law on Atlantic Elevator Sales and Service Inc. as a result of any and all such claims or actions against Atlantic Elevator Sales and Service Inc., including but not limited to the claims or actions discussed above regardless of whether such claims arise out of the joint or sole negligence acts or omissions of Atlantic Elevator Sales and Service Inc., its officers, agents, employees, or any other cause whatsoever. Purchaser hereby waives the right of subrogation.

In the event an attorney is engaged to enforce and collect payment due hereunder, either with or without suit, including trial and appellate levels, you agree to pay all costs together with reasonable attorney's fees.



## ATLANTIC COAST BUILDING AND DEVELOPMENT CORP.

1851 NW 125<sup>TH</sup> AVE., SUITE # 300

PEMBROKE PINES, FL. 33028

Phone: (954) 447-7775 Fax: (954) 447-0674

General Contractor CGC-1504644 Pool Contractor CPC-055632

July 7, 2005

Julia Llauradoo  
CAT Ocean Lines Ltd.  
3795 NW South River Drive  
Miami, Fl. 33142  
305-633-2181 786-399-3951 Cell  
[JuliaL@Bellsouth.net](mailto:JuliaL@Bellsouth.net)

Dear Mrs. LLauradoo,

Per our telephone conversation we are submitting our price proposal to include all the items that have been requested. Under this proposal we have asked to submit the following items:

- Act as a General Contractor to secure the building permit.
- Provide Architectural Engineering Design to obtain a building permit
- Provide elevator
- Provide means of Egress thru warehouse area
- Remove & Re-Insulation of metal siding
- Demising wall
- Fire rated doors
- Re- Construction of the Stairs
- Additional Bracing for second floor in order to meet the minimum code requirement

Careful review of the drawings indicates the following. In order to provide a commercial elevator you have to include the following:

- Elevator pit
- Machinery Room 3' x 4' room
- Enclosure with one hour rated wall or masonry
- Elevator
- Electrical demand for dedicated circuit panel box



**Metal Building**

- \$50,000- including purchasing, taxes, delivery and installation of new sheathing
- \$10,000- remove and dispose of existing sheathing
- \$1,625- bottom channel
- \$2,275- trim and gutter
- \$5,500- z girt
- \$2,000- Frame, metal doors and hardware for 2 exit doors
- \$8,000- Cost of Equipment

\$79,400 Total Cost

**Optional Demising Wall**

We can not determine if the wall between the warehouse and offices is already a legal demising wall, if not the price for conformity is:

- \$7,500- for demising wall
- \$1,300- 2 fire rated doors

\$8,800 Total Cost

**Optional Second Floor Mezzanine Office Area**

- \$5,000- to bring bracing and structural members required to bring into conformity to meet code requirements (this part may not be required if the work already conforms to code).

**Elevator**

Challenge is in accordance to code you have to maintain 12' clearance between the top of the elevator roof line. I am not sure if this is fees able without further investigation.

- Cost of a new Elevator- \$68,500

**Option**

The second option to provide wheelchair lift this is less expensive than commercial elevator. Requires lift electrical demand and can be used with or without closure and does not require Machinery room.

- \$40,500- slab needs to be depressed

**Means of Egress**

- \$3,500- Means of E-gress in order to provide access door

**Stair Modification**

- \$6,500- Remove & Rebuild the stairs

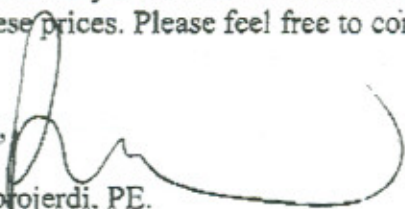
**Total Construction Cost: \$212,200.00**

**Cost of Design Development**

- \$3,500 Engineering: as-built drawings working drawings, calculations (this part will be required)
- \$7,500- Develop construction documents
- \$5,000- Estimate building permit

The above is only an estimate without having a full set of drawings we cannot guarantee any of these prices. Please feel free to contact my office if you have any questions.

Sincerely,



Pirooz Borojerdi, PE.  
Atlantic Coast Building and Development Corp.