

JHC CONTRACTORS, INC.
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PROPOSAL

PROPOSAL #: 20-215
DATE: 10-01-2020

TO:
MALIBU MIAMI BEACH
235 77 STREET
MIAMI BEACH, FL., 33141

PROJECT:
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MIAMI BEACH, FL., 33141

WE HEREBY SUBMIT SPECIFICATION AND ESTIMATE FOR WORK TO BE PERFORMED AS PER MEC DESIGN CONSULTANTS, INC. APPROVED SET OF PLANS FOR A COMPLETE COMMERCIAL INTERIOR ALTERATION, INCLUDING COMPLYING WITH ADA REQUIREMENTS:

In order to comply with ADA requirements, the scope of work for the following trades has changed to accommodate new changes required for certain units: Plumbing, Electrical, and a Wheel Chair Lift will be needed.

General Conditions/Site Protection:

General protection for surrounding areas of work performed during the construction process. Maintain clean worksite, remove and dispose of construction debris generated from this scope of work. Layout for each scope performed is based on approved set of plans. Supervision by competent onsite Project Manager available throughout the entirety of the project. Coordinate and have our PM present for all inspections required for this project. Coordinate work and schedule with Owner and or other trades as applicable. Comply with all OSHA safety requirements.

Sub-Total: \$15,500.00

Demolition (ADA)

1. Remove and dispose of all existing debris as per MEC Design plans
2. All equipment needed for demolition
3. (6) 40 yard dumpsters for demolition
4. Demolition Units to be converted to comply with ADA requirements

Sub-Total: \$20,000.00

Framing and Drywall (ADA)

1. Provide and install 3-5/8 at 10 Ft. metal framing partition walls.
2. Provide and install metal tracking to provide blocking backing, and fire stops at 8 Ft max.
3. Provide and install 1/2 gypsum wall board on interior partitions walls.
4. Provide and install corner beads at all outside corners of wall,
5. Provide finishing materials and apply at all corner and joints of wall
"Level 4 finish throughout included two (2) coats of compound"
6. General finish punch out is included in our pricing including minor cosmetic.
Surface damage caused by finish trades: additional work is necessary due to errors of other, additional work will be billed as Change Order at rate Of \$35.00 dollars per hours.

Sub-Total: \$37,675.00

Impact Windows & Doors

1. 2 FD (32" x 80") (X) L.M.I. / White Frame / Clear Glass
2. 1 FD (36" x 80") (X) L.M.I. / White Frame / Clear Glass
3. 12 SH (36" x 50") L.M.I. / White Frame / Clear Glass
4. 10 SH (17" x 42") L.M.I. / White Frame / Clear Glass
5. 4 SH (72" x 50" L.M.I. / White Frame / Clear Glass
6. 1 SH (108" x 50" L.M.I. / White Frame / Clear Glass
7. 2 PW (36" x 60") L.M.I. / White Frame / Clear Glass
8. 4 CAS (72" x 50") L.M.I. / White Frame / Clear Glass
9. 2 CAS (36" x 50") L.M.I. / White Frame / Clear Glass
10. 1 CAS (108" x 50") L.M.I. / White Frame / Clear Glass
11. 2 CAS (17" x 42") L.M.I. / White Frame / Clear Glass
12. Installation of all windows and doors

Sub-Total: \$33,435.00

Mechanical Scope of Work

The following scope of work is as per MEC Design Consultants set of plans:

1. Install 12 new mini-split units
2. Install new exhaust fans for bathrooms

Sub-Total: \$30,000.00

Electrical Scope of Work (ADA)

**We hereby propose to furnish all materials, necessary equipment, and perform all labor necessary to complete the work pertaining to the electrical trade in the following area:
We have included N.E.C minimum installation for this proposal:**

1. 4 new electrical meters
2. Connections for all mini-splits
3. Rewire outlets and GFI's
4. Water heater wiring and hook-up
5. 20 Amp single receptacle circuits, tamper-resistant
6. Decora duplex receptacles with plates, tamper-resistant
7. Single pole decora switches with plates
8. GFI protected receptacles with plates , tamper resistant, includes WX covers
9. Firex smoke detectors
10. Smoke/carbon monoxide combo detectors
11. Rewire units to be converted to ADA

Sub-Total: \$44,900.00

Plumbing Scope of Work (ADA)

Scope of work changed in order to comply with ADA requirements for those units. The layout of those apartments have been altered in order to comply. Therefore, bathroom layouts would have to be changed.

The scope of work shall include all plumbing necessary as needed for a complete system, including but not necessarily limited to:

1. Domestic cold and hot water piping system.
2. Sanitary drain and vent systems.
3. Plumbing fixtures and trim installations
4. Pressure and temperature relief from water heaters.
5. Supports and hangers.

New waste and Vent lines will connect to existing lines, and be made of the following material specification: Polyvinyl Chloride (PVC) Schedule #40 pipe. New water distribution lines will connect to the existing water lines and be made of the following material specification: Above Ground: "CPVC" Pipe. Below Ground: Polyvinyl Chloride (PVC) Schedule #40 pipe.

Plumbing contractor will include the concrete slab cutting based on a 5" thick non-structural slab. All debris shall be removed by the contractor / owner. Back fill and concrete patching by others.

Plumbing contractor will do the digging for all trenches needed to install the drain and water lines, however, after the inspection has been approved the trenches will be backfilled by others.

All necessary plumbing fixture accessories shall be provided by Plumbing contractor such as stop valves, "P" traps, supports, hangers, etc. as required . All plumbing fixtures will have an individual shut off valve except the bathtubs and showers, and one main valve to control all water systems.

All plumbing fixtures, water heaters, and appliances shall be supplied by owner / general contractor. Plumbing contractor will provide the following installations:

- 12 - Floor mounted water closet installations
- 12 - Lavatory and faucet installations (Counter mounted faucets are included, Wall mounted faucets will require an additional charge)
- 12 - Vinyl shower pan lining including (1) control valve installation, (1) shower drain & (1) wall mounted shower head. Concrete sloped shower pitch by others.
- 12 - Kitchen sink and faucet installation
- 12 - Water heater installation
- 1 - Mop sink with faucet installation.

The main drain line will be left 5' from the building wall. (THERE WILL BE AN ADDITIONAL CHARGE FROM THAT POINT TO THE SEWER CONNECTION)

The water service line will be left 5' from the building wall. (THERE WILL BE AN ADDITIONAL CHARGE FROM THAT POINT TO THE WATER METER CONNECTION)

- All Clean fill by Others
- All piping insulation by others.
- Air Conditioning drain lines by others.
- Fire protection by others.
- Gas portion, including the gas lines vents by others.
- Plumbing permit costs shall be paid by others.

Sub-Total: \$66,500.00

Elevator/Lift (ADA)

1. (1) Commercial Chairlift
2. Code Compliance: ASME A.17.1-2010
3. Type of Installation: Commercial
4. Number of Landings: 2
5. Ramp: Standard
6. Handrail: Solid
7. Safety pan: Standard

8. Upper Landing gate: Right swing door at bottom landing
9. Lower Landing Door: Left swing door at top landing
10. Push button lower landing: Keyed
11. Gates: Standard with internal electric locks
12. Control: Wall extension with interlocks
13. Platform: Solid
14. Carriage Gate: 2 Standard
15. Push button upper landing: Keyed
16. Battery Backup: Yes

Sub-Total: \$25,500.00

JHC Overhead/Management Fee

Sub-Total: \$50,000.00

EXCLUSIONS OF PROPOSAL:

The following are all excluded from this proposal:

1. Permit costs
2. Survey/Elevation Certificate
3. Variances
4. Asbestos/Lead detection report

Change Orders: Any changes that are made on-site by the owner that are not in accordance with the approved set of plans will incur additional costs plus 20 percent for overhead and profit.

We hereby propose to furnish labor and materials complete in accordance with the above specifications for the sum of:

THREE HUNDRED TWENTY THREE THOUSAND FIVE HUNDRED TEN DOLLARS AND 00/100 (\$323,510.00).

Payment Schedule:

1. *To be determined*

All work is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving an extra cost will be executed only upon a written change order.

THIS PROPOSAL IS SUBJECT TO ACCEPTANCE WITHIN 30 DAYS AND IS VOID THEREAFTER AT THE OPTION OF THE UNDERSIGNER.

AUTHORIZED SIGNATURE

HOMERO CRUZ - PRESIDENT

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

ACCEPTED

**MALIBU MIAMI BEACH
OWNER**