

Pro-Max Restoration & Paint Corp.
2090 NW 133 Avenue Unit 1
Miami, Florida 33182
P: 305-253-7900 F: 305-253-0059



Bid to: Village of Dadeland
7740 SW 82 St
Miami, FL 33143
Proposal # 7387
Date: 1.19.2024

Village at Dadeland Condominium

W.I. #	Description	Contract Quantity	Unit	Unit Price		Extension
	GENERAL CONDITIONS:					
0.1	Mobilization/Demobilization/Generation Conditions (Maximum 6%)	1	LS		=	\$ 1,415,577.23
0.2	Site Protection and Engineering Access	1	LS		=	Included in GCs
0.3	Permits (Reimbursed at Direct Costs)	1	LS		=	Owner Cost
0.4	Scaffold / Wall Access	1	LS		=	Included in GCs
0.5	Payment / Performance Bonds	1	LS		=	
	Performance Bond rate		%	3%		\$ 517,526.26
				SUBTOTAL	=	\$ 1,933,103.49
	Condominium Building Repairs:					
	STRUCTURAL CONCRETE REPAIR WORK:					
1.1	Partial Depth Concrete Slab Repairs	1,750	SF	\$113.79	=	\$199,132.50
1.2	Full Depth Concrete Slab Repairs	750	SF	\$202.56	=	\$151,920.00
1.3	Partial Depth Vertical and Overhead Concrete Repairs					
1.3a	Overhead Concrete Repairs at Slab Soffits	500	SF	\$142.74		\$71,370.00
1.3b	Overhead Concrete Repairs at Beams	125	CF	\$366.19	=	\$45,773.75
1.3c	Concrete Repairs at Slab Edge	300	LF	\$144.83	=	\$43,449.00
1.3d	Vertical Concrete Repairs at Walls/Columns	150	CF	\$397.90	=	\$59,685.00
1.4	Repair of Debonded/Deteriorated Stucco	7,500	SF	\$142.83	=	\$1,071,225.00
1.5	Repair of Cracked Stucco	4,500	LF	\$21.57	=	\$97,065.00
1.6	Repair of Precast Guardrails Elements					
1.6a	Repair of Cracks in Precast Guardrails	150	LF	\$7.44	=	\$1,116.00
1.6b	Repair of Spalls in Precast Guardrails	100	SF	\$113.79	=	\$11,379.00
1.7	Replacement of Precast Guardrails Elements					
1.7a	Replacement of Precast Top Rails	150	LF	\$0.00	=	T&M
1.7b	Replacement of wood top rails	180	LF	\$0.00	=	T&M
1.7c	Replacement of Precast Posts	15	EA	\$0.00		T&M
1.7d	Replacement of Damaged Masonry	300	SF	\$67.55	=	\$20,265.00
1.8	Specialty Stucco					
1.8a	Stucco at Soffits (Thin)	1,500	SF	\$28.04	=	\$42,060.00
1.8b	Stucco Build Out (Thick)	750	SF	\$40.71	=	\$30,532.50
1.8c	Stucco & Waterproofing @ Grade level	14,000	LF	\$67.92	=	\$950,880.00
1.9	Slab on grade replacement	150	SF	\$28.30		\$4,245.00
1.10	Post Pocket Repair	30	EA	\$62.76		\$1,882.80
1.11	Build up concrete slab at entrance @ Bldg. K	824	SF	\$19.66		\$16,199.84
				SUBTOTAL	=	\$2,818,180.39
	WATERPROOFING					
2.1	Waterproofing at Catwalk	38,000	SF	\$15.57	=	\$591,660.00
2.2	Water proofing at Balconies	16,250	SF	\$9.98	=	\$162,175.00
2.3	Remove Tile at Balconies	1,400	SF	\$6.44	=	\$9,016.00

2.4	Remove and Replace Expansion Joint (Vertical)	3,000	LF	\$236.20	=	\$708,600.00
2.5	Remove and Replace Expansion Joint (Horizontal)	400	LF	\$236.20	=	\$94,480.00
2.6	Clean and Recoat Building Exterior	360,000	SF	\$1.32	=	\$940,132.63
2.7	Remove & Reinstall Decorative Shutters	300	EA	\$53.34	=	\$16,002.00
2.8	Slab on grade coating at bldg. K	3,100	SF	\$2.48	=	\$7,688.00
2.9	Remove tile on concrete slab on grade at catwalk entry @ Bldg. K	824	SF	\$6.44	=	\$5,306.56
2.10	Remove tile on concrete slab on grade at rear patio	6000	SF	\$6.44	=	\$38,640.00
2.11	Removal and reinstallation of expansion joint at building K	150	LF	\$310.44	=	\$46,566.00
2.12	Balcony slope correction	2,500	SF	\$19.66	=	\$49,150.00
2.13	Catwalk slope correction	7,640	SF	\$19.66	=	\$150,202.40
2.14	Remove tile on concrete surface at villa entries	350	SF	\$6.44	=	\$2,254.00
				SUBTOTAL	=	\$2,821,872.59
	ELECTRICAL REPAIRS					
3.1	Electrical Allowance for Misc. Electrical Work			\$0.00	=	\$20,000.00
	MISCELLANEOUS					
4.1	Infill of Abandoned Opening and Plumbing Access Openings	300	SF	\$10.00		\$3,000.00
4.2	Rust Spots	1,000	EA	\$50.11		\$50,110.00
4.3	Hook Removals	500	EA	\$50.11		\$25,055.00
4.4	Remove Window Shutters	500	LF	\$23.67		\$11,835.00
4.5	Remove Balcony Shutters	500	LF	\$23.67		\$11,835.00
4.6	Weather-wall/Dust-wall @ Unit Interior	100	LF	\$68.43		\$6,843.00
4.7	Remove patio slab on grade extension at villa K	30	SF	\$14.14		\$424.20
4.8	Remove and Reinstall cable covers	2850	LF	\$13.20		\$37,620.00
4.9	Removal of sliding glass door	10	EA	\$1,351.47		\$13,514.70
4.10	Reinstallation of sliding glass door	10	EA	\$108.37		\$1,083.70
4.11	Remove and reinstall downspouts	2,050	LF	\$10.02		\$20,541.00
4.12	Remove and reinstall gutters at bldg K	135	LF	\$19.71		\$2,660.85
				SUBTOTAL	=	\$184,522.45

BIDDER'S NAME Pro-Max Restoration and Paint Corp

Approximate quantities for Lump Sum work items are NOT guaranteed as not to exceed. Contractor is responsible for full scope of work as described in Section 00 43 22 and/or shown on drawings. All work items include furnishing and installation.

CONSTRUCTION TIME

The undersigned agrees to commence work under this Contract on or before a date to be specified in a written "Notice to Proceed", and proposes to substantially complete all work in:

_____ 900 _____ Calendar Days

_____ TBD _____ Anticipated
Construction Start Date

ELECTRICAL ALLOWANCE:

Included in this contract is an allowance of \$2,500 to cover the cost of incidental electrical work which may be required to be completed as part of the project scope of work. Contractor to indicate here the hourly rate and mark-up on materials for electrical work.

Hourly Rate for Electrician and Electrical Work:

\$ 180 _____/hr

Markup Percentage for Electrical Materials:

25 _____ %



Village of Dadeland Bid Qualifications

1. Pro-Max bid price is based on our Qualifications, and acceptance of our bid by the OWNER is conditioned upon our qualifications. These qualifications shall control over the project agreement, bid form, specifications, drawings, and addendums.
2. If Promax has completed their work and cannot close their permit due to a subcontractor or work that has been hired outside of Promax's contract directly by the OWNER, retainage cannot be held back and becomes due to Pro-Max. No permits may be pulled under Pro-Max's master Permit without Pro-Max's written consent. Pro-Max will not be liable for any damages or responsible for any of the OWNER's subcontractors or their permits if they are pulled under our master permit and do not work directly thru Pro-Max.
3. This Bid / Proposal is based on plans / Specs by O&S Associates Engineers and Architects dated 11.13.2024
4. Weekend, afterhours, or holiday labor rates are NOT included in this proposal.
5. If mobilization and demobilization is not broken down on separately on the bid form, mobilization will be 85% and demobilization will be 15% of the total line of mobilization/demobilization.
6. Any fees incurred by Pro-Max due to the payment system used by the Owner, will be reimbursed to Pro-Max.
7. Landscape trimming is not included in this Proposal. Owners must have landscaping trimmed back prior to the commencement of the work. Landscaping in our work areas, staging areas, and swing-stage landing, or scaffolding landing areas may be damaged due to the nature of the work and the replacement of this landscaping is not included in this Proposal.
8. This Proposal excludes all permit fees required to execute the Project. These fees will be billed back to the OWNER at cost.
9. Pro-Max will administer the permit application process including hiring a permit runner to submit the permit and bill back the OWNER its costs.
10. This proposal excludes all MOT and public work permit fees and all costs associated with maintaining these permits including all labor and equipment rental required by the city, state, and federal government if applicable, and/or the Owner. These costs will be billed back to the OWNER on a Time and Material basis using the time and material rates as specified in the agreement.
11. This Proposal excludes maintaining or directing traffic for the OWNER outside of any areas under Pro-Max's control while the work is being performed.
12. All unit prices in measurements of (SF, CF, and LF) will be quantified at a minimum of 1 unit per each repair area.
13. Any additional quantities over the estimated quantities provided will not be repaired unless approved and signed off by the OWNER & Engineer of record.
14. The Owner is responsible for providing parking and a staging area for a container, dumpster, portable restrooms, and adequate power source to operate all the swing stages needed to complete the job in the contracted time frame. Pro-Max includes standard installation of pigtails to power our swing-stages.
15. Pro-Max will not be responsible for removing any items left on balconies or in our work areas after the scheduled work commences on each stack/drop/work area.
16. All work will be performed in accordance with OSHA regulations including maintaining all of the areas below our swing-stages to be locked/blocked off to prevent any persons from entering these areas.
17. All concrete repairs exclude any mechanical, electrical, plumbing and/or post tension work that may be required to complete concrete work, unless a line item exists on the bid form for this work.
18. The removal and replacement of any interior finishes is excluded from this proposal as is the protection of any interior units, if required to complete repairs. The association is responsible for notifying unit owners to protect any items that may be damaged from the vibrations caused by the demolition of concrete. Pro-Max will not be responsible for any damages caused by vibrations and the association will indemnify Pro-Max against all claims related to damage from vibrations to any of the unit owner's property.
19. The removal and replacement of any balcony railings is excluded in this Proposal from the edge repair unit pricing even if it is specified to be a part of the concrete edge repair on the bid form, drawings, or specifications. Pro-Max will provide a separate line item for this pricing as this will not apply to all edge repairs.
20. The removal and installation of windows, doors, and hurricane shutters are excluded from this proposal if required to complete concrete repairs, unless a line item exists on the bid form for this work.
21. This proposal excludes demobilization and remobilization that may be required due to hurricanes, tropical storms, Pandemics, and/or any other acts of God. In the event of a potential upcoming weather event, the procedure will be governed by the steps outlined in Pro-Max's Hurricane Preparedness Plan. If demobilization and remobilization is required, these will be billed back to the owners at the labor rates stated for use on Time and Material activities in line item 22 of these qualifications.
22. Labor rates for Time & Materials work required to be completed on this project will be billed as follows:
 - a. Painters - \$40.00 per hour
 - b. Technicians - \$75.00 per hour
 - c. Supervisors - \$95.00 per hour
 - d. Project Manager- \$115.00 per hour
 - e. Materials, Equipment Rental, Subcontractors- At cost plus 25%
23. Overhead protection will only be installed at all ingress/egress areas as required by governmental fire requirements. All other Pro-Max work areas over ingress and egress areas that are not required to be maintained open by governmental fire requirements will be blocked during working areas.
24. Pro-Max does not recommend the use the Electrostatic Painting Equipment for balcony railing, sliding glass door, and window painting on the entire façade of the building due to difficulty in using this equipment in windy conditions and cost. This Proposal includes using HVLP equipment in lieu of Electrostatic equipment which will still result in a similar finish. A mockup will be performed for the Owners approval prior to commencing this work.
25. The painting of window and door frames, and railings, do not include the removal and replacement of any sealants, unless a line item exists on the bid form for this work.
26. If applicable, interior garages will need to be emptied prior to Pro-Max performing any repair or paint work in these areas.
27. Owner is responsible to remove any items in their unit that could come loose from walls and ceilings and may be damaged from the repair work. Glass tables should be removed or insulated from hard floor surfaces near repair areas.
28. Sub-contractor and/or material deposits required to procure specialty items or items that require deposits will be invoiced as required to the OWNER.
29. All stucco repairs will be made to match the existing texture/surface as closely as possible but typically any stucco patches not made from corner to corner may flash through the paint finish. All stucco repairs will be made in accordance with the manufacturer's specifications.
30. Epoxy injection unit prices on concrete slabs, beams, and columns are assuming the depth of the crack will not exceed the slab, beam, or column specified thickness. Epoxy injections into voids with unknown termination points will be done on a time and material basis at a rate of \$235 per 2-man team. Materials will be invoices additional at cost plus 20%. Minimum daily epoxy injection billed of 60 LF and maximum of 3 gallons of epoxy, any lesser amounts will be charged at daily rate of \$2,846.67.
31. Bid Items to paint metal or aluminum surfaces excludes the complete removal of all existing coatings if required to obtain an acceptable finish as deemed by OWNER or OWNERS representative. Pricing is contingent on the approval and acceptance of a mockup to be completed prior to the commencement of work.
32. All billings, change orders, RFI's, etc. will be submitted through Procure Management System in AIA formats and but not on officially licensed AIA forms.
33. Pro-Max is assuming the building has enough power to supply sufficient power to all of its equipment to man the project with enough swing-stages to finish the project in accordance with its proposed project duration. Additional power if required will be the responsibility of the Owner to provide.

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34. All Parties agree that the electronic signatures, whether digital or encrypted, of the Parties included in this Agreement and any future Change Orders are intended to authenticate this writing and to have the same force and effect as manual signatures. Pro-Max will use DocuSign or PDF Sign to sign or request and authenticate the validity of any electronic signatures.
35. If the sum of all the unit priced items is exceeded in the base bid, there will be additional general conditions of 20% for each dollar above that sum.
36. This Bid includes up to 4 inspections per swing-stage drop for engineer inspections, any additional hours for inspections would be charged per T&M Rates. Pro-Max will provide 2 men to ferry engineers up and down the drops. Failed inspections do not count towards the per drop inspection total.
37. If applicable, water tests and any other leak investigations will be at the direction of the Engineer/Architect and the OWNER will indemnify Pro-Max of any damages that may result from these investigations at areas that have not yet been repaired and/or waterproofed by Pro-Max.
38. Pro-Max is not responsible for water/debris on vehicles beneath areas where work shall be performed. Clearance of vehicles under the work area will be required during working hours upon written notification by Pro-Max. Pro-Max employees may utilize this area for parking throughout completion of work.
39. Pro-Max uses tile/paver setting materials formulated for exterior use which will be submitted to the OWNER for approval in writing prior to commencement of work. These materials are intended for use outdoors, nonetheless, there is always a potential for efflorescence. The removal of efflorescence is typically regarded as a maintenance issue and not covered under any Pro-Max warranties. Any specialized setting material required by EOR and not specified in bid documents may result in a change in our proposal for tile installation.
40. PRO-MAX specifically makes no representations or warranties regarding the slip resistance of tile, waterproofing membrane, paint, and related materials utilized to cover any floor surfaces utilized by pedestrians or vehicles, including but not limited to, stairs, landings, driveways, and ramps (hereinafter referred to as "Floor Surfaces"). Floor surfaces may become slippery when wet and PRO-MAX bears no responsibility for the maintenance of such areas. Further, the Owner shall indemnify and hold PRO-MAX harmless from any and all claims, demands, suits, liability, damages, losses and costs, including, but not limited to, reasonable attorney's fees, at both the trial and appellate level arising out or related in any way to any injuries and/or damages sustained by any one in any way related to any floor surfaces.
41. This proposal excludes repairing of any existing electrical problems, broken conduit, deteriorated fixtures, missing wire, missing fuse holders, damaged wires, or code violations that may arise. FPL related standby/construction fee's, if necessary; will be billed additionally at cost. All impact fees related to this installation if required are not included in this quote and will be billed additionally. We will not be responsible to pay for, repair, or replace any unforeseen below ground utilities, irrigation, or sprinkler lines. Unless otherwise specified in the plans all existing feeders, feeder wires, cables, and branch circuits are to be reutilized. Grounding, grounding electrodes, and grounding systems are not included in our proposal.
42. Pro-Max warrants to the Association and the Association's Representative that all materials incorporated in the Work will be new unless otherwise specified, and that all Work and materials shall be as specified in the Agreement Documents, and if not specified in the Agreement Documents shall be of customary use in the industry and shall be free from faults and defects and in conformance with the Agreement Documents. All Work not so conforming to these standards may be considered defective. Contractor shall not substitute any materials for those materials specified by the Agreement Documents without the prior written consent of the Association and the Association's Representative. Contractor shall pay all sales, consumer, use and other similar taxes required by law and shall secure all permits, fees and licenses necessary for the execution of the Work. However, the Association shall be responsible for payment of the permit and any associated expediting fee.
43. If required, the installation of weather walls or dust walls is excluded from this proposal unless a line item exists on the bid form for this work.
44. Weather walls and dust walls are temporary structures, and it is possible some water intrusion may occur during extreme weather events. Owner will indemnify Pro-Max against all claims against water intrusion due to any extreme weather events or any other event not in Pro-Max's direct control that may cause water to pond in the balcony and intrude into the unit. ProMax will not be responsible for any damages caused during the removal and reinstallation of a sliding glass door / window that shows previous distress, damages, debilitation, pitting, weathering, deterioration, etc.
45. Pricing is valid for 30 days. Due to extreme volatility in the material marketplace any substantial price increases directly from the manufacturer in writing after the project has commenced will be passed on to the Owner on a cost plus 20% basis. If materials become unavailable, Pro-Max will recommend alternate products for approval by Owner and Engineer. Owner will be responsible for any additional costs. If lead time on delivery of materials is more than 60 days, and Pro-Max has to suspend its work, Owner will be responsible for demobilization and remobilization costs.
46. All specialty shoring or engineering required for shoring is not included in our bid line items unless specifically broken out in the bid in which case it is an allowance.
47. Shoring allowances are based on our labor rates and a material cost plus 20% basis and may +/- depending on the actual amount of shoring required based on the repairs discovered during the repair process.
48. Pro-Max will provide as-builds for the swing-stage set ups from the swing-stage supplier/manufacturer for the engineer to review. Engineering calculations of the equipment and engineering calculations of the structures we will set our equipment on is NOT included in this Proposal.
49. Upon confirmation from the engineer that the Promax has reached substantial completion, 90% of the retainage will become due. Upon closing of the permit (unless permit it not able to be closed due to issues outside of the control of Promax as stated in the qualifications), the balance of the retainage will become due.
50. On repair projects or repair areas that have been specified to only be touched up and not completely painted some flashing and difference is to be expected as typically exterior paint touch ups are visible after they have been completed.
51. Full depth repairs are assumed to be a maximum of 6" unless otherwise stated in the specifications and or drawings
52. Material and labor warranties, as set forth in PRO-MAX's Warranty Matrix, are subject to agreement and confirmation by the applicable material manufacturer.
53. Sounding of building elements in no way provides a complete assessment to identify defects, and moreover, sounding by Pro-Max provides no responsibility of structural defects that were not marked.
54. Pro-Max is not responsible for the condition of the existing shutters, windows and doors. In the event that Pro-Max is required to remove and reinstall the existing shutters, windows and doors, Pro-Max will not guarantee or warranty the working condition after re-installation nor the damage that may have been caused during the removal process.
55. Stucco to metal joint max width is ½" x ½"x ¼" thickness.
56. Slab edge repairs do not include the removal and replacement of the masonry wall or rail to perform the wall.
57. All concrete repairs exclude the removal and reinstallation of any equipment, finishes, mechanical, electrical, plumbing, etc. in order to complete a concrete repair. Concrete repair pricing only includes the actual concrete work.
58. Owner understands and acknowledges that certain substances and materials may release gaseous, chemical, or organic wastes that may contaminate air, soil, or water within the Project. The sources of said pollutants, which may include, but are not limited to, soil conditions or building components may emit radon or other such byproducts into the environment. Contractor has no responsibility for such occurrences, including but not limited to radon occurrences. Contractor makes no warranty, express or implied, as to the Property's soil conditions. Contractor hereby disclaims any and all representations, warranties, obligations, or liabilities concerning radon gas or the possibility of radon gas entering the project; owner hereby accepts such disclaimer, and agrees that contractor and its affiliates will not have any obligation or liability for, and waives any claim against contractor or its affiliates related to any occurrences of radon gas that may affect the property, including any liability or loss arising from any personal injury, property damage or losses, or death arising from or associates with any occurrence or presence of radon gas, whether and whenever known or unknown, suspected or unsuspected, all to the fullest extent permitted by law.
59. Pro-Max is not responsible for the height of the existing railing in the event Pro-Max is removing and replacing waterproofing and finishes.

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- 60. Bid line item 1.1: Partial depth 4 inches, Sika 211 SCC+ used in lieu of Sikatop 111 per Sika rep.
- 61. Bid line item 1.2: Sika 211 SCC+ used in lieu of Sikatop 111 per Sika rep.
- 62. Bid line item 1.3b: Max depth 4 inches.
- 63. Bid line item 1.3c: Sika 211 SCC+ used in lieu of Sikatop 111 per Sika rep.
- 64. Bid line item 1.3d: Max depth 4 inches.
- 65. Bid line item 1.6: Sika 211 SCC+ used in lieu of Sikatop 111 per Sika rep. Does not include CMU repair.
- 66. Bid line item 1.6a: Rail tops are wood not precast.
- 67. Bid line item 1.7a: Max build out is 1 inch on thin stucco.
- 68. Bid line item 1.7b: Max build out is 2 inches on thick stucco.
- 69. Bid line item 1.7c: Price included landscaping put back after trenching and waterproofing application.
- 70. Bid line item 1.8c: Emseal seismec colorseal WS295 2" expansion jt. Includes nosing repairs. Non Fire Rated E.J.
- 71. Bid line item 2.5: Emseal seismec colorseal WS295 2" expansion jt. Includes nosing repairs. Non Fire Rated E.J.
- 72. Bid line item 2.6: Price based on Option #2 B. Finish coat (2 Coats) 10 yr. Latitude Exterior Acrylic Satin K62-650.
- 73. Bid line item 2.6: Price does not include new fasteners, bushings or any new components after shutter removal. Price based on removal and reinstallation of existing shutters.
- 74. Bid line item 4.1: Allowance, to be billed against.
- 75. Bid line item 1.10: Price based on Regrout of post pocket only.
- 76. Bid line item 2.8: Price based on 2 coats of SW Duraplate 289 Waterbase.
- 77. Bid line item 2.11: Price base on using EMSEAL DFR2 WS295 STANDARD.
- 78. Bid line item 2.12: Average depth of flash patch 1/2" using SIKAQUICK EASY PATCH.
- 79. Bid line item 2.13: Average depth of flash patch 1/2" using SIKAQUICK EASY PATCH.
- 80. Bid line item 4.8: Price based on removal and reinstallation of existing cable covers. Does not include purchase and installation of new cable trays.
- 81. Bid line item 4.9: Price based on typical 2 panel SGD 8'x12'.