



RFP

Skyscraper Construction | 786.220.6915 | kcruz@skyscrapercm.com | www.skyscrapercm.com



REQUEST FOR PROPOSAL RESPONSE



SOUTH FLORIDA'S BUILDING ENVELOPE AUTHORITY



SUBMISSION BY:

Skyscraper Construction, LLC
Florida Licensed Contractor | CGC 1531215
e: kcruz@skyscrapercm.com
o: 786 220 6915
www.skyscrapercm.com

SUBMITTED TO:

Project Address: 7440 SW 82nd St,
Miami, FL 33143

Project Name:

Concrete Restoration and Waterproofing
Repair Program at Village at Dadeland
Condominium Association



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SUBMITTAL LETTER

A.

January 19th, 2024

Village at Dadeland Condominium Association
Attention: Board of Directors
Subject: Concrete Restoration and Waterproofing Repair Program



Dear Board of Directors;

The team of **Skyscraper Construction, LLC (Skyscraper Construction)** is pleased to submit this statement of qualifications for the concrete restoration and waterproofing repairs located at The Village at Dadeland Condominium Association.

Skyscraper Construction has consistently satisfied the unique demands of our clients. With over 75+ years of combined professional experience, we are poised to excel in every facet of construction through our willingness to satisfy our clients at all costs. Skyscraper believes that success starts with on-time and on-budget project delivery. Skyscraper Construction also highly values safety and assures that our jobsites will be notably safe, and we have proven this by priding ourselves for being a "zero-incident" company.

We have assembled a very highly experienced team to further enhance our overall abilities and provide the ownership and board of directors of The Village at Dadeland Condominium Association the most qualified team to successfully complete this concrete and waterproofing repair project. Our project team includes experts in those areas most needed for this project, including completion and commitment assurance, concrete repair means and methods, sealants application, waterproofing application, QA/QC and overall construction means and methods.

The **Skyscraper Construction** team has examined the RFP, RFP questions, and other information and data identified in the RFP. In addition, we visited the project site and reviewed all the information provided and are familiar with the visible site conditions and unique requirements of this project. We are also familiar with applicable laws and regulations that may affect cost, progress, and performance of work.

We appreciate the opportunity to submit our qualifications for the concrete and waterproofing repairs. In consideration of our unique experience, shall Skyscraper Construction, LLC be awarded this project we are exceptionally confident that the **Skyscraper Construction** team has the professional and financial resources to make this project a resounding success. Our group's experience and background will certainly translate to completing the project at hand safely, on time and within budget.

Skyscraper Construction hereby submits the contractor's proposal outlining our firm overview, relevant experience and other useful qualifying information.

Very truly yours,
Skyscraper Construction, LLC

A handwritten signature in blue ink, appearing to read "Kevin O. Cruz", is written over the company name.

Kevin O. Cruz
Chief Executive Officer

Direct: 786.774.6286 | Office: 786.220.6915 | kcruz@skyscrapercm.com



ABOUT US

B.





INDUSTRY LEADERS

Skyscraper Construction is a full service commercial restoration and waterproofing construction Company. The Exterior Building Restoration world continues to be challenged as we are seeing extreme changes in the weather conditions throughout the Tri-counties; in addition to the ever changing rules and regulations created by the regions governing officials.

After many successful years in business, we have earned a place at the forefront of South Florida's building restoration and waterproofing industry. Our team consists of more than 30 years of combined professional experience to provide condominium, high-rise and commercial property owners with the cost-effective waterproofing and restoration services they deserve. Our commitment to craftsmanship is evident by the fact that our clients come back year after year for all their construction and waterproofing needs. We value every relationship we build with our clients. We are committed to quality, budget, and schedule.



A SELF-PERFORMING GENERAL CONTRACTOR FOCUSED ON HIGHLY COMPLEX AND TECHNICAL PROJECTS.

Our in-house self-perform crews are a powerhouse of resources working together as a benefit to you. We draw on real-time data and specialized trade experience to ensure the highest quality estimates at the earliest stages and the highest level of cost certainty throughout the project. In today's market, resources are stretched. Utilizing our self-perform crews guarantees top-quality resources to achieve your desired schedule without compromising quality.

CORE SELF-PERFORMING SERVICES:

A. Commercial Building Repair and Restoration Includes but not limited to:

Facade Re-anchoring and Stabilization, Structural Repairs (We work with structural engineers to create innovative ways to cost effectively repair masonry structural problems.), Concrete Repairs/restoration, Deteriorated concrete repair, Post tension reinforcement repairs, Hydro-demolition, Epoxy Injections, Structural Stabilization, Anchors repairs, Balcony & Facade repairs, Masonry repairs, Pre-cast repairs.

B. Parking Garage Repair and Restoration:

Includes but not limited to; Expansion Joint Repair & Replacement, Bearing Pad Replacement, Repair Horizontal and Vertical Spalled Concrete, Epoxy Injection, Concrete Spandrel, Panel Repairs, Double 'T' and Inverted 'T' Repair, Concrete Pan Slab Replacement, Structural Wraps, Structural Steel Repair & Replacement, Vehicular and Pedestrian Traffic Bearing, Waterproof Coatings, Water Repellents, Expansion Joints, Joint Sealants, Elastomeric Coatings, Installation of Drainage Systems, Caulking

C. Caulking and Sealants:

Includes but not limited to; Silicone Sealants, Urethane Sealants, Epoxy, Security Sealants, Fire-stop Sealants, Sound Barrier Sealants, Tilt up joint caulking, Window wet seal, Crack chasing, Site work joints, Joint work, Sealant Removal and Replacement, Wet Glazing, Window and Window Gasket Replacement





INDUSTRY EXPERIENCE:

Condominiums
Healthcare
Municipal
Sport and Entertainment
Historical
Parking Facilities
Religious
Retail
Aviation
Commercial
Institutional
Marine/Maritime
Industrial

DELIVERY METHODS:

CM Agency
Negotiated GMP
Design - Build
CM at Risk
General Construction
Lump Sum Bidding

CORE SERVICES:

General Contracting
Construction Management
Design, assist and build

KEY CAPABILITIES:

Budget
Cost Control
Scheduling
Site Safety
Project Supervision
Preconstruction Process
Value Engineering



APPROVED APPLICATORS....





A PROVEN **PARTNER** OF CHOICE....



Unparalleled Property Services





CONTINUED EDUCATION BY....



A full-page background image featuring two construction workers standing on a concrete pier overlooking a body of water with boats. The worker on the left is wearing an orange long-sleeved shirt, blue jeans, tan work boots, a grey hard hat with the 'Skyscraper Construction' logo, and reflective safety glasses. He has a yellow safety harness and black gloves. The worker on the right is wearing a bright yellow long-sleeved shirt, dark grey pants, black work boots, a grey hard hat with the 'Skyscraper Construction' logo, and safety glasses. He has a yellow safety harness and red gloves. The text 'SAFETY PROGRAM' is overlaid in large white letters across the center of the image.

SAFETY PROGRAM

C.

SAFETY IS TOP PRIORITY

Our corporate mission is to elevate safety from strategies, protective equipment, and procedures to a shared value. Strategies may change; values do not.

We define safety as the result of a multi-faceted effort to maintain a healthy and safe work environment. We also understand that the perceived sense of safety and job site control is just as essential as the physical controls we might implement to provide an exceptionally safe environment.

Therefore, we believe that buy-in of all project stakeholders is actually of more importance than the best practices we employ. No safety officer can be everywhere at one time. The only way to make safety a value is when every person who enters the jobsite buys into the mission. The following is an abridged version of our very detailed safety manual.

RESULTS: WE OFFER A FEW HIGHLIGHTS THAT DEMONSTRATE THE IMPACT AND SUCCESS OF OUR PROGRAM

- a. All field and office employees complete OSHA-30 training.
- b. All field and office employees take annual scheduled drug tests, randomly 33% are tested again on an unscheduled basis.
- c. We pre-qualify all Employees - Safety, Our CEO must sign-off before an employee continues the interview process.
- d. Every construction worker and Project Team member must complete our safety orientation training on the first visit before starting a project.
- e. We require reporting of every "near miss" and perform root cause analysis for each.

THE COMMITMENT OF EVERY EMPLOYEE TO JOBSITE SAFETY IS THE DISTINGUISHING STRENGTH OF OUR SAFETY PROGRAM. AS THE LEADER FOR THE ONSITE DAILY SAFETY EFFORT, OUR SUPERINTENDENT TAKES RESPONSIBILITY FOR:

- a. Developing a detailed site logistics plan which sets the limits of construction, ingress and egress, lay-down and staging areas, contractor parking areas, and directional signage and screening to govern the project and manage the expectations of all workers and contractors and visitors to navigate effectively when they first visit the job-site.
- b. Publishing safety requirements to make sure that trade contractors are aware that they are contractually bound to adhere to them.
- c. Requiring job-site orientations for every construction worker who enters the project including a tour of the job-site. Provided he or she produces a current drug free card and photo identification.
- d. Requiring weekly "Toolbox" safety training to communicate specific safety requirements to the subcontractors.
- e. Holding daily briefings for all trade contractors to advise on the day's specific activities and to distribute and discuss any bulletins or notices concerning project safety, confirm that all job site personnel who are logged in are wearing name badges, and that each has the necessary personal protective equipment (PPE).
- f. Conducting daily inspections of the site to assure that current activity is proceeding in a safe manner and to document that activity through regular digital photography.
- g. Holding pre-installation meetings with specific contractors whenever a complex or hazardous installation is scheduled to begin. Maintaining a fire watch whenever hot work takes place including saw cutting, arc cutting, and arc welding.
- h. Maintaining all safety manuals and incident report logs available for inspection in the job trailer.
- i. Communicating daily with owner representatives to discuss the day's scheduled construction activities and make necessary modifications, and to resolve problems or concerns.

A construction worker is shown in a close-up, working on a large steel beam. He is wearing a white hard hat with the "Skyscraper Construction" logo, safety glasses, and an orange long-sleeved shirt. The shirt has an American flag patch on the right sleeve and text that reads "ST PROTECTS PEOPLE 24x7". He is using a blue and black power tool, possibly a jackhammer or impact wrench, on the steel beam. A yellow lifting strap is visible above him. The background shows more steel beams and a construction site.

QUALIFICATIONS

D.

RESPONSIBILITIES AND LINES OF AUTHORITY

KEY PERSONNEL APPROACH

The organization chart on the following page represents how our carefully-chosen team will provide services towards your project. We will mobilize a core team, led by senior executive, Kevin Cruz immediately upon award, and then expand the group as activity increases.

STAFF NAME AND TITLE	TIME COMMITMENT (%)
Kevin Cruz <i>Founder and CEO, Skyscraper Construction</i>	As needed from start to finish
Misael Iadisernia <i>VP, Business Management, Skyscraper Construction</i>	As needed from start to finish
George Sarria <i>VP, Operations, Skyscraper Construction</i>	As needed from start to finish
Jose Velez <i>Construction Project Manager, Skyscraper Construction</i>	100%
Jaime Revelo <i>General Superintendent, Skyscraper Construction</i>	100%
Alvaro De Mello <i>On Site Project Foreman I, Skyscraper Construction</i>	100%
Eduin Membreno <i>On Site Project Foreman II, Skyscraper Construction</i>	100%

MANAGEMENT APPROACH

D.

PROJECT MANAGEMENT APPROACH

Quality construction is the key to Skyscraper Construction's success. We understand that our personal and professional reputations are at stake. Quality begins immediately on day one — this is the day of the award, not the day we start work in the field. It is critical that quality is discussed and monitored throughout every phase of a project, including:

- a. Pre-construction (includes schedule development, scope definition, schedule of values, estimating)
- b. Pre-task planning, mock ups and first in place systems.
- c. Project Start-Up / Initiation
- d. Commissioning / Close-Out

Skyscraper Construction, believes the foundation for quality control in the construction phase is an in-depth examination and keen understanding of the drawings and specifications. Our combined on-site and project planning staff will review documents without assuming the designer's responsibilities prior to starting work in an effort to reasonably determine issues and clarifications required to avoid unnecessary costs and lost time dealing with design drawings clarification and field conditions.



FIRST-IN-PLACE QUALITY PROGRAM

The responsibility for on-site quality control lies with the Skyscraper Construction project management team. Here are just a few of the many tools and processes that Skyscraper employs to maintain the highest standards of quality in our construction services:

PRECONSTRUCTION MEETINGS:

Before the project starts, **Skyscraper Construction** will organize preconstruction meetings involving all the parties involved. This provides an opportunity to introduce the project, review the overall construction plan, discuss roles and responsibilities, and establish lines of communication. **Skyscraper Construction** will ensure that all parties have a clear understanding of the project scope, schedule, and expectations.

REGULAR COMMUNICATION:

Establish open and regular communication channels with project team throughout the project. This can include scheduled meetings, emails, phone calls, or using project management software for sharing updates, progress reports, and addressing any issues or conflicts. **Skyscraper Construction** will always maintain a collaborative and transparent approach to foster effective coordination with other AEC professionals.

WEEKLY/BI WEEKLY PROGRESS MEETINGS:

Throughout the construction process, **Skyscraper Construction** will conduct weekly/bi weekly coordination and schedule update meetings. These meetings serve as a platform for clear communication, and it ensures that the project meets expectations. The company understands that safety is paramount, both for their workers and for minimizing disruption to the public and private spaces.

DESIGN AND DOCUMENT COORDINATION:

Coordinate design information and documentation. This involves sharing relevant design drawings, specifications, and other project documents to ensure all parties have the necessary information to perform their work accurately. **Skyscraper Construction** will establish protocols for managing design changes and revisions to minimize disruptions and conflicts.

TRADE COORDINATION MEETINGS (IF OTHER TRADES ARE INVOLVED):

Conduct regular trade coordination meetings to discuss upcoming activities, potential conflicts, and coordination requirements. These meetings allow contractors to identify any clashes in work sequences, resolve conflicts, and plan for coordination solutions. It is essential to involve key stakeholders, including project managers, subcontractors, and tradespeople in these meetings to ensure that all parties are working together most productively.

SHARED WORKSPACE AND RESOURCES:

Ensure that there is adequate workspace and resources available for all workforce. **Skyscraper Construction** will coordinate access to common areas such as laydown yards, staging areas, equipment. We will also establish protocols for scheduling and managing shared resources to avoid conflicts and maximize productivity.

ISSUE RESOLUTION:

Skyscraper Construction will act promptly to address any issues or conflicts that arise during construction, and will encourage open communication and collaboration among project team to find mutually agreeable solutions. When conflicts cannot be resolved directly, we will involve the project management team or project Owner to mediate and provide guidance.

SAFETY AND SITE RULES:

Coordinate safety procedures and site rules with contractors/self perform crews to ensure a safe working environment. Skyscraper Construction will clearly communicate and enforce safety protocols. Holding regular safety meetings, toolbox talks and training sessions will help to foster a culture of safety and overall coordination on the construction site.





REFERENCES

F.

CLIENT REFERENCES

Notes: Additional references can be readily supplied upon the client's request, ensuring a comprehensive and detailed overview of our credentials and past performances

Cura Group, Owners Representative

*Francisco Fermin
Founder & President
ffermin@curagroupfl.com
Cell: 954 205 3373*

Citigroup Center, Miami

*Sammy Fadrage
Chief Engineer
Sfadrage@cpgrcre.com
Cell: 786 897 8905*

The Easton Group

*Becky Hawkins
Property Manager
bhawkins@theeastongroup.com
Cell: 770 329 3744*

Novotel Miami Brickell

*Didier Gabriel
Senior Director of Engineering
Didier.gabriel@accor.com
Cell: 786 702 9475*

1728 Coral Way

*Johnny Davalos
Senior Property Manager
njohnny5@hotmail.com
Cell: 305 910 8506*

Mirabelle Senior Living

*Edwin Velez
Director of Engineering
Edwin.velez@arborcompany.com
Cell: 305 303 5324*

Midtown Doral 2 Condominium

*Fernando Da Silva
Board President
boardmd2@gmail.com
Cell: 786 320 3887*

Newport Beachside Hotel & Resort

*Arnold Beltran
Senior Director of Engineering
Cell: 786 457 4923*

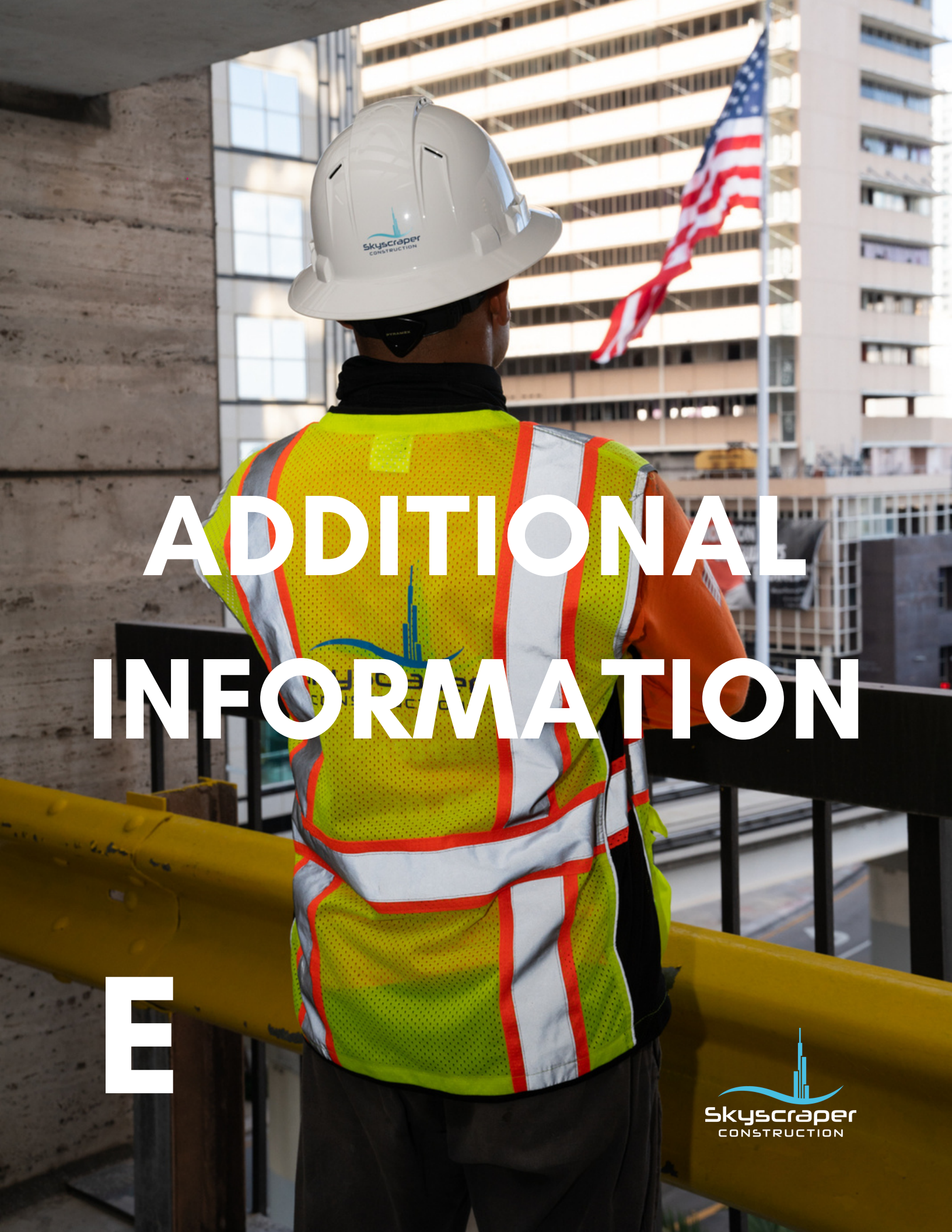
Bushburg Properties

*Evelyn Mercado
Director
evelyn@bushburg.com
Cell: 704 965 4456*

Castle Group, Sunrise Tower Association

*Miguel Ramirez
Property Manager
Cell: 305 796 6368*





ADDITIONAL INFORMATION

E

1. LEGAL ACTIONS/TERMINATED PROJECTS

LEGAL ACTIONS:

Skyscraper Construction and its officers proudly maintain an impeccable legal standing, having **NO** legal actions throughout the entire lifespan of the company.

TERMINATED PROJECTS:

Skyscraper Construction has **NEVER** had any contracts terminated for any reason, additionally none of the officers/partners of our organization, have been associated with another organization that failed to complete a construction contract. We prioritize professionalism and reliability in all our business affiliations to ensure the successful completion of projects.



2. GENERAL CONTRACTOR'S LICENSE





Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

CRUZ, KEVIN O

SKYSCRAPER CONSTRUCTION LLC
4825 NW 101ST PL
DORAL FL 33178

LICENSE NUMBER: CGC1531215

EXPIRATION DATE: AUGUST 31, 2024

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

3. CERTIFICATE OF INSURANCE (COI)





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/26/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Next First Insurance Agency, Inc. PO Box 60787 Palo Alto, CA 94306	CONTACT NAME: PHONE (A/C, No. Ext): (855) 222-5919 FAX (A/C, No): E-MAIL ADDRESS: support@nextinsurance.com																					
INSURED Skyscraper Construction LLC 4825 NW 101st Pl Doral, FL 33178	<table border="1"><thead><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr></thead><tbody><tr><td>INSURER A:</td><td>State National Insurance Company, Inc.</td><td>12831</td></tr><tr><td>INSURER B:</td><td></td><td></td></tr><tr><td>INSURER C:</td><td></td><td></td></tr><tr><td>INSURER D:</td><td></td><td></td></tr><tr><td>INSURER E:</td><td></td><td></td></tr><tr><td>INSURER F:</td><td></td><td></td></tr></tbody></table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	State National Insurance Company, Inc.	12831	INSURER B:			INSURER C:			INSURER D:			INSURER E:			INSURER F:		
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INSURER B:																						
INSURER C:																						
INSURER D:																						
INSURER E:																						
INSURER F:																						

COVERAGES

CERTIFICATE NUMBER: 497196510

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:	X	X	NXT4FHR77R-01-GL	01/26/2023	01/26/2024	EACH OCCURRENCE \$1,000,000.00
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000.00						
	MED EXP (Any one person) \$15,000.00						
	PERSONAL & ADV INJURY \$1,000,000.00						
							GENERAL AGGREGATE \$2,000,000.00
							PRODUCTS - COMP/OP AGG \$2,000,000.00
							\$
	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	X	X	To be provided upon award of project			COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	BODILY INJURY (Per person) \$						
	BODILY INJURY (Per accident) \$						
	PROPERTY DAMAGE (Per accident) \$						
							\$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$	X	X	To be provided upon award of project			EACH OCCURRENCE \$ 5,000,000
	AGGREGATE \$ 5,000,000						
	\$						
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	X	To be provided upon award of project			<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER
	E.L. EACH ACCIDENT \$ 1,000,000						
	E.L. DISEASE - EA EMPLOYEE \$ 1,000,000						
	E.L. DISEASE - POLICY LIMIT \$ 1,000,000						
A	Contractors Errors and Omissions			NXT4FHR77R-01-GL	01/26/2023	01/26/2024	Each Occurrence: \$25,000.00 Aggregate: \$50,000.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Proof of Insurance.

CERTIFICATE HOLDER

Skyscraper Construction LLC
4825 NW 101st Pl
Doral, FL 33178

LIVE CERTIFICATE



[Click or scan to view](#)

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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BID FORM

H.

BIDDER'S NAME Skyscraper Construction, LLC

SECTION 00 20 00 - BID FORM

**Concrete & Waterproofing Repair Program
Village at Dadeland Condominium
7440 SW 82nd St
Miami, FL 33143**

TO: **Village at Dadeland Condominium**
7440 SW 82nd St
Miami, FL 33143

ATTN: MAYCOL E. VINDELL

FROM: (Bidder) Skyscraper Construction, LLC
(Address) 8200 NW 41st St Suite 200, Doral, FL 33166
(City, State, Zip) _____

Operating as *(strike out conditions that do not apply)* ~~an individual, a company~~, a corporation organized and existing under the law of the State of Florida, or a proprietorship, a partnership, or joint venture consisting of Skyscraper Construction, LLC. Bidder ☒ (is/is not) registered to do business in the State of Florida.

The undersigned declares that he has successfully completed projects similar in magnitude, conditions and scope under similar conditions throughout the past 5 years as demonstrated in the attached Qualifications Statement.

The undersigned hereby declares that he has carefully examined all bidding and contract documents, and hereby proposes and agrees to provide all supervision, labor, materials, plant, equipment, transportation and other facilities as necessary and/or required to execute all the work described by the aforesaid documents for the restoration of the referred project, for the lump sum consideration of (BASE BID TOTAL):

Four million four hundred ninety-three thousand five hundred seventy-four dollars and seventy-four cents ~~DOLLARS~~

(\$ 4,493,574.74 Dollars)

The sum of work items above includes all applicable taxes.

COMPLETE TABLE - Refer to Section 00 43 22 "Unit Quantity Work" for specific requirements.

W.I. #	Description	Contract Quantity	Unit	Unit Price	Extension
	GENERAL CONDITIONS:				
0.1	Mobilization/Demobilization/Generation Conditions (Maximum 6%)	1	LS	5%	= \$ 206,739.99
0.2	Site Protection and Engineering Access	1	LS	\$ 23,455.00	= \$ 23,455.00
0.3	Permits (Reimbursed at Direct Costs)	1	LS	\$ -	= \$ -
0.4	Scaffold / Wall Access	1	LS	\$ 43,094.00	= \$ 43,094.00
0.5	Payment / Performance Bonds	1	LS		= \$ 85,485.90
	Performance Bond rate		%		
	SUBTOTAL				= \$ 358,774.89
	Condominium Building Repairs:				
	STRUCTURAL CONCRETE REPAIR WORK:				
1.1	Partial Depth Concrete Slab Repairs	1750	SF	\$ 220.00	= \$ 385,000.00
1.2	Full Depth Concrete Slab Repairs	750	SF	\$ 340.90	= \$ 255,675.00
1.3	Partial Depth Vertical and Overhead Concrete Repairs				
1.3a	Overhead Concrete Repairs at Slab Soffits	500	SF	\$ 304.55	= \$ 152,275.00
1.3b	Overhead Concrete Repairs at Beams	125	CF	\$ 386.54	= \$ 48,317.50
1.3c	Concrete Repairs at Slab Edge	300	LF	\$ 109.30	= \$ 32,790.00
1.3d	Vertical Concrete Repairs at Walls/Columns	150	CF	\$ 213.11	= \$ 31,966.50
1.4	Repair of Debonded/Deteriorated Stucco	7500	SF	\$ 35.09	= \$ 263,175.00
1.5	Repair of Cracked Stucco	4500	LF	\$ 15.43	= \$ 69,435.00
1.6	Repair of Precast Guardrails Elements				
1.6a	Repair of Cracks in Precast Guardrails	150	LF	\$ 87.43	= \$ 13,114.50
1.6b	Repair of Spalls in Precast Guardrails	100	SF	\$ 75.44	= \$ 7,544.00
1.7	Replacement of Precast Guardrails Elements				
1.7a	Replacement of Precast Top Rails	150	LF	\$ 176.59	= \$ 26,488.50
1.7b	Replacement of wood top rails	180	LF	\$ 203.44	= \$ 36,619.20
1.7c	Replacement of Precast Posts	15	EA	\$ 405.55	= \$ 6,083.25
1.7d	Replacement of Damaged Masonry	300	SF	\$ 142.55	= \$ 42,765.00
1.8	Specialty Stucco				
1.8a	Stucco at Soffits (Thin)	1500	SF	\$ 20.00	= \$ 30,000.00
1.8b	Stucco Build Out (Thick)	750	SF	\$ 25.00	= \$ 18,750.00
1.8c	Stucco & Waterproofing @ Grade level	14000	LF	\$ 5.00	= \$ 70,000.00
1.9	Slab on grade replacement	150	SF	\$ 435.33	= \$ 65,299.50
1.10	Post pocket Repair	30	EA	\$ 567.44	= \$ 17,023.20
1.11	Build up concrete slab at entrance @ Bldg. K	824	SF	\$ 100.00	= \$ 82,400.00
	SUBTOTAL				= \$ 1,654,721.15
	WATERPROOFING				
2.1	Waterproofing at Catwalk	38000	SF	\$ 7.66	= \$ 291,080.00
2.2	Water proofing at Balconies	16250	SF	\$ 9.23	= \$ 149,987.50
2.3	Remove Tile at Balconies	1400	SF	\$ 5.00	= \$ 7,000.00
2.4	Remove and Replace Expansion Joint (Vertical)	3000	LF	\$ 167.00	= \$ 501,000.00
2.5	Remove and Replace Expansion Joint (Horizontal)	400	LF	\$ 167.00	= \$ 66,800.00
2.6	Clean and Recoat Building Exterior	360000	SF	\$ 2.50	= \$ 900,000.00
2.7	Remove & Reinstall Decorative Shutters	300	EA	\$ 333.00	= \$ 99,900.00
2.8	Slab on grade coating at bldg. K	3100	SF	\$ 10.00	= \$ 31,000.00
2.9	Remove tile on concrete slab on grade at catwalk entry @ Bldg. K	824	SF	\$ 5.00	= \$ 4,120.00
2.10	Remove tile on concrete slab on grade at rear patio	6000	SF	\$ 5.00	= \$ 30,000.00
2.11	Removal and reinstallation of expansion joint at building K	150	LF	\$ 500.00	= \$ 75,000.00
2.12	Balcony slope correction	2500	SF	\$ 10.00	= \$ 25,000.00
2.13	Catwalk slope correction	7640	SF	\$ 10.00	= \$ 76,400.00
2.14	Remove tile on concrete surface at villa entries	350	SF	\$ 5.00	= \$ 1,750.00
	SUBTOTAL				= \$ 2,259,037.50
	ELECTRICAL REPAIRS				
3.1	Electrical Allowance for Misc. Electrical Work				= \$ 20,000.00
	SUBTOTAL				= \$ 20,000.00
	MISCELLANEOUS				
4.1	Infill of Abandoned Opening and Plumbing Access Openings	300	SF	\$ 31.33	= \$ 9,399.00
4.2	Rust Spots	1000	EA	\$ 25.60	= \$ 25,600.00
4.3	Hook Removals	500	EA	\$ 10.90	= \$ 5,450.00
4.4	Remove Window Shutters	500	LF	\$ 45.98	= \$ 22,990.00
4.5	Remove Balcony Shutters	500	LF	\$ 55.98	= \$ 27,990.00
4.6	Weather-wall/Dust-wall @ Unit Interior	100	LF	\$ 100.99	= \$ 10,099.00
4.7	Remove patio slab on grade extension at villa K	30	SF	\$ 156.44	= \$ 4,693.20
4.8	Remove and Reinstall cable covers	2850	LF	\$ 15.00	= \$ 42,750.00
4.9	Removal of sliding glass door	10	EA	\$ 200.00	= \$ 2,000.00
4.10	Reinstallation of sliding glass door	10	EA	\$ 200.00	= \$ 2,000.00
4.11	Remove and reinstall downspouts	2,050	LF	\$ 22.00	= \$ 45,100.00
4.12	Remove and reinstall gutters at bldg. K	135	LF	\$ 22.00	= \$ 2,970.00
	SUBTOTAL				= \$ 201,041.20

BIDDER'S NAME Skyscraper Construction, LLC

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:

250 ^{Business}
~~Calendar~~ Days

Mobilization within 2 weeks. 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: \$ \$85.00 /hr

Markup Percentage for Electrical Materials: 15 %

GENERAL REQUIREMENTS

The bidder shall, before submitting his Proposal, carefully examine the Contract Documents. He shall inspect in detail the site of the proposed work and familiarize himself with all the local conditions affecting The Work and the detailed requirements of construction. If his Proposal is accepted, he will be responsible for all errors in his Proposal resulting from his failure or neglect to comply with these instructions or errors in judgment arising from said inspections of the work site and examination of the Contract Documents. The Engineer and/or the Owner will, in no case, be responsible for any losses or change in Contractor's anticipated profits resulting from such failure or neglect.

If the bidder finds any language in the Contract inconsistent, vague or difficult to understand or interpret, for any reason, he shall request clarification in writing from the Engineer or Owner not less than 7 working days prior to the scheduled dates for response thereto in writing to all bidders known to the Owner. Unless the bidder seeks clarification in accordance with this paragraph, he will be deemed to have waived his rights, if any he had, to object to said Contract language as vague or misleading for any reason.

When the plans and Special Provisions include information pertaining to surface observations, material testing and other preliminary investigations, such information represents only the opinion of the Engineer as to the location, character, or quantity of the materials encountered and is only included for the convenience of the bidder. The Owner/Engineer assumes no responsibility whatever in respect to the sufficiency or accuracy of the information, and there is no guarantee, either expressed or implied, that the conditions indicated are accurate or that unanticipated developments may not occur. Said information shall not be considered by the parties as a basis for the Contract award amount.

The Bidder agrees that adequate time was allowed the bidder to inspect all work sites and, unless express written request has been made, the Engineer/Owner will be presumed to have supplied the bidder all the information and access required to adequately complete the Proposal.

The estimated quantities of work to be done and materials to be furnished under these Specifications are given in the Proposal. All quantities are to be considered as approximate and are to be used only for comparison of bids and as a basis for computing amounts of bid bonds, payments bonds and performance bonds to be furnished. The unit and lump sum prices to be tendered by the bidders are to be for the scheduled quantities as they may be increased or decreased. Payments will be made to the Contractor only for the actual quantities of work performed and materials furnished in accordance with the Plans and Specifications. The scheduled quantities may each be increased or diminished or entirely deleted. Such changes may become necessary for the best interest of the project due to circumstances not known at the time the Contract was entered into or arising thereafter. In the event, in the sole judgment of the Owner or its representative such changes become necessary, the lump sum and unit prices set forth in the Proposal and embodied in the Contract shall remain valid.

Work acceptance is to be made by the Engineer. Any extra work beyond the scheduled quantities requiring additional cost to the Owner shall be approved by the Owner prior to taking such action. Claims for extra work which have not been authorized in writing by the Owner and approved by the Engineer will be rejected and the Contractor shall not be entitled to payment thereof.

Bidders must submit a copy of their GAF Master Elite Certificate along with this bid form.

RIGHT TO REJECT BIDS AND SIGNING CONTRACTS

In submitting this Proposal, it is understood that the right is reserved by the Owner to reject any and all bids. If written notice of acceptance of this bid is mailed, telegraphed or delivered to the undersigned within ninety (90) days after the opening thereof, or at any time thereafter before this bid is withdrawn by written notification, the undersigned agrees to execute and deliver a Contract in the prescribed form.

BIDDER'S NAME Skyscraper Construction,

BID GUARANTEE

The information in this proposal is correct to the best information, knowledge and belief of the undersigned.

Skyscraper Construction,
Contractor

Signature

Founder and	Title
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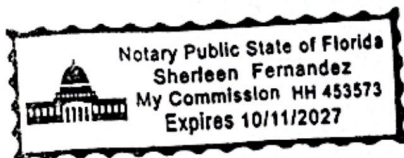
Witness

Address

State of FL, County of Broward.

On this 19th day of Jan, 2024 before me personally known who did depose and say that he of Skyscraper Const., The Corporation/Partnership/Individual described in and which executed the foregoing instrument and that such instrument is duly on behalf of

Shale L.
Notary Public



END OF FORM OF BID

Village at Dadeland condominium Concrete & Waterproofing Repair Program

00 20 00 - 6
BID FORM



12/18/2023

Page 1

ADDENDUM # 1

- Work item 1.7a: Replacement of precast top rails quantity has been updated in the scope of work.
- Work item 1.7b: Replacement of wood top rails has been added to the scope of work.
- Work item 1.9: Slab on grade replacement has been added to the scope of work.
- Work item 1.10: Post pocket repair has been added to the scope of work.
- Work item 1.11: Build up concrete slab at entrance at building K has been added to the scope of work.
- Work item 2.8: slab on grade coating has been added to the scope of work.
- Work item 2.9: Remove tile on concrete slab on grade at catwalk entryway at building k has been added to the scope of work.
- Work item 2.10: Remove tile on concrete slab on grade at rear patio quantity has been updated on the scope of work.
- Work item 2.12: Removal and reinstallation of expansion joint at building k has been added to the scope of work.
- Work item 2.13: balcony slope correction has been added to the scope of work.
- Work item 4.7: Remove patio slab on grade extension at villa K has been added to the scope of work.
- Work item 4.8: Remove and Reinstallation cable covers has been added to the scope of work.
- Work item 4.9: Removal of sliding glass door has been added to the scope of work.
- Work item 4.10: Reinstallation of sliding glass door has been added to the scope of work.
- Work item 4.11: Remove and reinstall downspouts has been added to the scope of work.
- Work item 4.12: Remove and reinstall gutters has been added to the scope of work.

Bid due date: **January 5, 2024, at 3pm. Via email to aliriano@oandsassociates.com**

SCOPE CLARIFICATIONS

Below is a list of clarifications which are organized per division and include any Exclusion/Inclusions.
Our bid is based on the address above.

<p>Bid Exclusions and Clarifications</p>	<ol style="list-style-type: none"> 1. Any and all unforeseen conditions. 2. Any scope of work not described herein. 3. Any cost relating to inspections, surveys, field testing and/or engineering that is not stated above. 4. Landscaping/hardscape/Irrigation/fencing by others, not included in this proposal. 5. Any and interior finishes (drywall, paint etc) need to be completed by other. 6. Any scope not mentioned about will be a change order. 7. Shoring and shoring rentals and delegated engineering services are excluded from our bid. 8. Plumbing, Electrical, Mechanical, Fire alarm, work or service is excluded from our scope of work; by others. 9. Price is included as per the engineer report provided and recommendations. 10. Does not included Liquidated Damages For any delays to scope of work due to weather, permitting, inspections or material availability. 11. We have not included storage area for owner or design team if required. 12. We have assumed that a storage area will be provided to Skyscraper at no cost within the working space to build a temporary secure storage area. 13. Unforeseen conditions are excluded, including conditions above ceiling, below floor finishes and behind existing walls. 14. We have assumed all work can be completed during normal working hours. No overtime labor has been included. 15. This proposal assumes one continuous mobilization. We have not included any phasing or out-of-sequence work. 16. Water supply access must be granted by the association at their cost, including for the flood test.
<p>Owner Responsibilities</p>	<ol style="list-style-type: none"> 1. Provide parking to Skyscraper Construction at no cost. 2. Allow access to areas as needed and provide temporary keycards, or fobs to facility our right of way.
<p>General Notes</p>	<ol style="list-style-type: none"> 1. Potable water to be provided by owner 2. Power supply connection to be provided by owner 3. Place to store port-a-potty or bathroom access to be provided by owner 4. Place to store materials and tools to be provided by owner 5. All work to be in accordance with ICRI standards* 6. Contractor shall have access to all work areas simultaneously 7. Any and all items in the right away removed from work area by owner (if any)