



**STRUCTURALLY SOUND
CONTRACTORS**

Master Rollers Painting, Inc. DBA
Structurally Sound Contractors
13500 SW 128th St Suite 105, Miami, FL 33186
CGC LIC# 1521929

1. Company Structure (listed below)
2. License, Insurance, Bond Information & Project Highlights (Attached Separately)
3. 6 years in business (2017)
4. Projects Completed (5)
 - a. Space Square Building - Completed 2021
 - b. Merrick View Building - Completed 2021
 - c. Villa Aurora - Completed 2021
 - d. Neo Vertika Condominium - Completed 2022
 - e. Carroll Walk Condominium - Completed 2022
 - f. The Bond Condominium (1080 Brickell Ave.) – Completed 2023
5. Projects Ongoing & Recently Signed
 - a. Carroll Walk Condominium (finalizing)
 - i. Painting, waterproofing, sealant replacement, stucco repairs.
 - b. Winston Towers - Permitting
 - i. Painting, waterproofing, stucco repairs
 - c. 1334 Collins – Permitting
 - i. Painting, waterproofing, stucco/concrete repairs
 - d. Galt Ocean
 - i. Expansion joint repairs
 - e. Flamingo Condominium – Recently Signed
 - i. Concrete roof repairs, roof partial depth repairs
6. Services: Exterior Painting, Waterproofing, Concrete Restoration, & Interior Painting.
7. References (see below)



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Project Highlights:

Community Associations Projects:

Marbella Bay Townhouse - 208 unit
Doral Landings Townhomes - 242 unit
South Point Crossings - National Housing Trust - 224 unit
Cazadarez Community Association - 42 units
Vaquero Trails HOA - 98 Units
Artesia Sawgrass - 135 units
Sunny Reach Apartments - 85 units
Carr Four Supportive Housing - list available upon request
Neo Vertika Condo - 443 units 37 story high rise
French Village - 18-unit townhomes Coconut Grove
Villa Aurora
Merrick Village Building

New Construction Projects:

Lennar Communities - List available upon request
Century Home Builders -List available upon request
Kaufman Lynn - List available upon request
Residences at Kendall - 310 unit
Killian Commons

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References:

Ben Quesada - First Service Residential (305) 342-2921

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Jason Schoenholtz - Trident Management (786) 779-1872

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Ezra Martinez - Miami Management (786) 295-5817

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Alberto Rueter – Board President (305) 439-7220

Royal Palm Villas & Bay Harbor Condominium

James La Greca – LGC Consultants

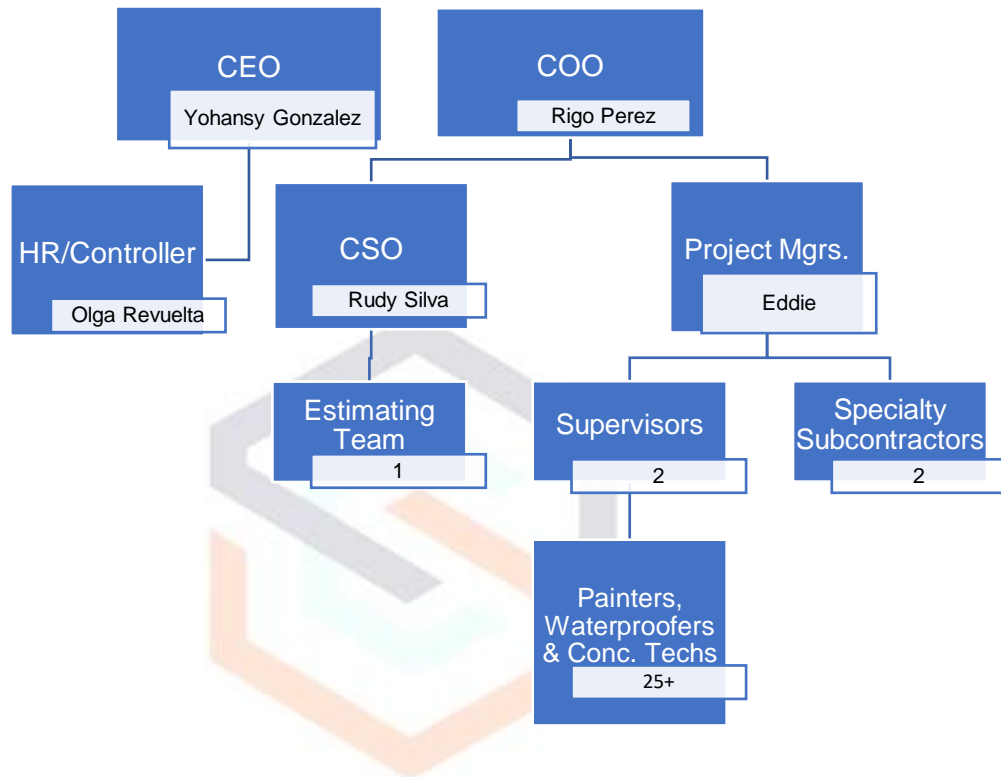
Email: james@lgcfl.com

305-807-8974



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Company Structure



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Leadership Team:

Yohansy Gonzalez - CEO & Rigo Perez - COO:

- a. Possess over 10 years of extensive experience in the contracting field, specializing in painting and waterproofing.
- b. Hold more than 3 years of dedicated expertise in concrete restoration.

Rudy Silva - CSO (Director of Business Development):

- a. Bring to the table an impressive track record of 16+ years in architectural coatings, protective coatings, marine coatings, and waterproof coatings while working at Sherwin-Williams.
- b. 7+ years of experience as a coatings specification advisor to Engineering firms and condominium associations out of the total 18 years. Additionally, have spent 2+ years in the role of Business Development/Client Relations for a General Contractor, focusing on painting, waterproofing, and concrete restoration.

Project Management Team:

1. Eddie Fernandez - Project Manager:

- a) 18+ years of proficiency in the painting and waterproofing field, coupled with 5+ years of specialized restoration experience.

Supervisory Team:

Jose & Jorge - Supervisors:

- a. Combine 15+ years of hands-on experience in the painting and waterproofing field.

Skilled Crew:

Painters & Waterproofing Technicians:

- a. Their collective expertise to amass a total of 20+ years' combined experience.

Concrete Technicians:

- a. The combined experience of 10+ years in concrete restoration.

W.I. #	Description	Contract Qty.	Units	Unit Price		STRUCTURALLY SOUND CONTRACTORS
GENERAL CONDITIONS:						
0.1	Mobilization/Demobilization/Generation Conditions (Maximum 6%)	1	LS	\$30,000.00	=	\$ 200,000.00
0.2	Site Protection and Engineering Access	1	LS		=	\$ 45,000.00
0.3	Permits (Reimbursed at Direct Costs)	1	LS	-	=	
0.4	Scaffold / Wall Access	1	LS	\$ 10,000.00	=	\$ 105,000.00
0.5	Payment / Performance Bonds	1	LS		=	\$
	Performance Bond rate		%	3.5		Pass through cost
				SUBTOTAL	=	\$ 350,000.00
Condominium Building Repairs:						
	STRUCTURAL CONCRETE REPAIR WORK:					
1.1	Partial Depth Concrete Slab Repairs	1750	SF	\$ 115.00	=	\$ 201,250.00
1.2	Full Depth Concrete Slab Repairs	750	SF	\$ 200.00	=	\$ 150,000.00
1.3	Partial Depth Vertical and Overhead Concrete Repairs					
1.3a	Overhead Concrete Repairs at Slab Soffits	500	SF	\$ 125.00	=	\$ 62,500.00
1.3b	Overhead Concrete Repairs at Beams	125	CF	\$ 375.00	=	\$ 46,875.00
1.3c	Concrete Repairs at Slab Edge	300	LF	\$ 135.00	=	\$ 40,500.00
1.3d	Vertical Concrete Repairs at Walls/Columns	150	CF	\$ 350.00	=	\$ 52,500.00
1.4	Repair of Debonded/Deteriorated Stucco	7500	SF	\$ 28.60	=	\$ 214,500.00
1.5	Repair of Cracked Stucco	4500	LF	\$ 24.00	=	\$ 108,000.00
1.6	Repair of Precast Guardrails Elements					
1.6a	Repair of Cracks in Precast Guardrails	150	LF	\$ 30.00	=	\$ 4,500.00
1.6b	Repair of Spalls in Precast Guardrails	100	SF	\$ 100.00	=	\$ 10,000.00
1.7	Replacement of Precast Guardrails Elements					
1.7a	Replacement of Precast Top Rails	150	LF	\$ 200.00	=	Pass thru cost + 25%
1.7b	Replacement of wood top rails	180	LF	\$ 35.00	=	\$ 6,300.00
1.7c	Replacement of Precast Posts	15	EA		=	Pass thru cost + 25%
1.7d	Replacement of Damaged Masonry	300	SF	\$ 30.00	=	\$ 9,000.00
1.8	Specialty Stucco					
1.8a	Stucco at Soffits (Thin)	1500	SF	\$ 30.00	=	\$ 45,000.00
1.8b	Stucco Build Out (Thick)	750	SF	\$ 40.00	=	\$ 30,000.00
1.8c	Stucco & Waterproofing @ Grade level	14000	LF	\$ 67.00	=	\$ 938,000.00
1.9	Slab on grade replacement	150	SF	\$ 18.00	=	\$ 2,700.00
1.1	Post pocket Repair	30	EA	\$ 65.00	=	\$ 1,950.00
1.11	Build up concrete slab at entrance @ Bldg. K	824	SF	\$ 18.00	=	\$ 14,832.00

SUBTOTAL = \$

1,938,407.00

WATERPROOFING

2.1	Waterproofing at Catwalk	38000	SF	\$ 13.50	=	\$ 513,000.00
2.2	Water proofing at Balconies	16250	SF	\$ 13.50	=	\$ 219,375.00
2.3	Remove Tile at Balconies	1400	SF	\$ 5.17	=	\$ 7,238.00
2.4	Remove and Replace Expansion Joint (Vertical)	3000	LF	\$ 15.00	=	\$ 45,000.00
2.5	Remove and Replace Expansion Joint (Horizontal)	400	LF	\$ 15.00	=	\$ 6,000.00
2.6	Clean and Recoat Building Exterior	360000	SF	\$ 1.75	=	\$ 630,000.00
2.7	Remove & Reinstall Decorative Shutters	300	EA	\$ 150.00	=	\$ 45,000.00
2.8	Slab on grade coating at bldg. K	3100	SF	\$ 3.00	=	\$ 9,300.00
2.9	Remove tile on concrete slab on grade at catwalk entry @ Bldg. K	824	SF	\$ 5.17	=	\$ 4,260.08
2.1	Remove tile on concrete slab on grade at rear patio	6000	SF	\$ 5.17	=	\$ 31,020.00
2.11	Removal and reinstallation of expansion joint at building K	150	LF	\$ 185.00	=	\$ 27,750.00
2.12	Balcony slope correction	2500	SF	\$ 24.29	=	\$ 60,725.00
2.13	Catwalk slope correction	7640	SF	\$ 24.29	=	\$ 185,575.60
2.14	Remove tile on concrete surface at villa entries	350	SF	\$ 5.17	=	\$ 1,809.50
				SUBTOTAL	=	\$ 1,786,053.18

ELECTRICAL REPAIRS

3.1	Electrical Allowance for Misc. Electrical Work				=	\$ 20,000.00
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MISCELLANEOUS

4.1	Infill of Abandoned Opening and Plumbing Access Openings	300	SF	\$ 50.00	=	\$ 15,000.00
4.2	Rust Spots	1000	EA	\$ 40.00	=	\$ 40,000.00
4.3	Hook Removals	500	EA	\$ 35.00	=	\$ 17,500.00
4.4	Remove Window Shutters	500	LF	\$ 30.00	=	\$ 15,000.00
4.5	Remove Balcony Shutters	500	LF	\$ 40.00	=	\$ 20,000.00
4.6	Weather-wall/Dust-wall @ Unit Interior	100	LF	\$ 100.00	=	\$ 10,000.00
4.7	Remove patio slab on grade extension at villa K	30	SF	\$ 35.00	=	\$ 1,050.00
4.8	Remove and Reinstall cable covers	2850	LF	\$ 11.00	=	\$ 31,350.00
4.9	Removal of sliding glass door	10	EA	\$ 1,500.00	=	\$ 15,000.00
4.1	Reinstallation of sliding glass door	10	EA	\$ 2,500.00	=	\$ 25,000.00
4.11	Remove and reinstall downspouts	2,050	LF	\$ 25.00	=	\$ 51,250.00
4.12	Remove and reinstall gutters at bldg K	135	LF	\$ 25.00	=	\$ 3,375.00
				SUBTOTAL	=	\$ 244,525.00

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GRAND TOTAL

= \$

4,338,985.18



Village At Dadeland Condominium Associations, Inc. Bid Qualifications

1. SSC price is based on our Qualifications, and acceptance of our bid by OWNER is conditioned upon our qualifications. These qualifications shall control over the project agreement, bid form, specifications, drawings, and addendums.
2. This Bid/Proposal is based on plans/specs by O&S Associates dated 07.10.2023.
Project # 07-220033-02.
3. No weekend, afterhours, or holiday labor rates are included in our proposal.
4. This proposal excludes maintaining or directing traffic for the OWNER outside of any areas under SSC control while work is being performed.
5. Permits & MOT will be a pass-through cost to the owner.
6. All unit prices in measurements of less than one (LF, SF, and CF) will be qualified at minimum of 1 unit per each repair area.
7. Any additional quantities over the estimated quantities provided will not be repaired unless approved and signed by the OWNER & Engineer of record.
8. The OWNER is responsible for providing parking and a staging area for containers, dumpsters, portable restrooms, and adequate power source to operate all the swing stages needed to complete the project in the contracted time frame.
9. All concrete repairs exclude any mechanical, electrical, plumbing and/or post tension work that may be required to complete concrete work.
10. SSC is not responsible for removing any items left on balconies or in our work areas after scheduled work commences on each drop/stack/work area.
11. 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 vibrations caused by the demolition of concrete. SSC will not be responsible for any damage caused by vibrations and the association will indemnify SSC against any claims related to damage from vibrations to any units located on property.
12. SSC price for line items 1.7a & 1.7c (precast top cap & precast post) will be a pass through to cost to the association upon pricing is requested from precast companies. Due to market & manufacturing conditions pricing will fluctuate.
13. The removal and replacement of any balcony railings is excluded in the proposal from edge repair unit pricing even if specified to be a part of the concrete edge repair in the specifications. SSC will provide a separate line item for this pricing as this will not apply to all edge repairs.
14. This proposal excludes demobilization and remobilization that may be required due to hurricanes, tropical storms, Pandemics, and/or any acts of God. If required, these will be billed back to owners at the labor rates stated for use on Time and Material activities in line item 15 of these qualifications.
15. Time and material are billed at \$75/HR.



16. Weather walls and dust walls are temporary structures, and it is possible some water intrusion may occur during extreme weather events. Owner waives the right to hold SSC responsible of any and all claims against water intrusion due to any extreme weather events or any other event not in SSC's direct control. **The installation cost for each dust wall and/or weather wall will be invoiced at \$1500 for up to 15 linear feet per setup/unit. In the event that additional protection necessitates the extension, the linear foot rate will be \$100 per linear foot. It is important to note that SSC bears no responsibility for minor cosmetic damage resulting from the setup of dust walls or weather walls.**
17. SSC price excludes any shingle roof repairs, if necessary, upon any balcony wing wall repairs are required at Bldg.K.
18. SSC price for stucco removal and replacement is not to exceed 5/8" as per specifications. If stucco removal and replacement exceed more than 5/8" as EOR drawings, it will be billed at different rates as per the following thickness (5/8"-1", 1"- 1 1/2", 1 1/2"- 2").
 - a. Stucco removal and replacement (5/8 – 1 1/2"): \$40/SF
 - b. Stucco removal and replacement (1 1/2"- 2 1/2"): \$45/SF
 - c. Stucco removal and replacement (2 1/2" – 3 1/2"): \$52/SF
19. SSC price excludes using stucco manufactured by STO systems.
20. SSC price includes the following for stucco & waterproofing at grade level: removal of soil between 6" – 1' (digging trench along affected as designated by EOR) to expose the below grade shell. Cut & remove 16" of stucco from the bottom of the shell. Clean/prep surfaces to install waterproofing system. Apply two coats of Xypex cementitious waterproofing. Re-stucco areas which it was removed to install waterproofing system. **(Xypex Cementitious waterproofing does not require protection overlay and/or termination bar because the stucco will cover entire waterproofing area).** SSC will backfill with previous soil/grade which was removed. (Optional – gravel encapsulated in a filter fabric added into the trench for additional moisture relief is excluded).
21. SSC price for balcony & catwalk slope correction includes using 350 epoxy with sand only.
22. SSC price for catwalk & balcony waterproofing will include application of Sika 726 "one shot" in order to return to service within 4-5 hours after application. SSC will include up to 2000 LF only of route and seal cracks up to 1/16" only.
23. SSC price for line item 2.1 - 2.2 (balcony & catwalk waterproofing) excludes removal/replacement of stucco since stucco allowance exist on bid form,
24. SSC price includes using Sikalastic 100 VB for all on grade slabs prior to waterproofing system. SSC price includes 10,000 SF allowance to apply Sikalastic 100 VB.
25. SSC price includes removal & replacement of expansion joint up to 1 1/4" of backer rod and sealant (Dymonic 100) on all bldgs. excluding Bldg. K.
26. SSC price includes removal & replacement of expansion joint up to 2 - 2 1/2" at Bldg. K. Due to unforeseen conditions expansion joint thickness SSC qualifies joint at 2 – 2 1/2". Nosing repair for expansion joint is excluded on this line item. If nose edge repairs are required, SSC will be nosing edge repairs at \$100 LF.
27. The removal of hurricane shutters & decorative shutters includes removal of fasteners and packing of fastener holes. It does not include stucco repairs or concrete repairs.
28. SSC price excludes the installation of any new decorative shutters since majority of decorative shutters are damaged and should not be reinstalled.
29. SSC price excludes replacement of damaged fascia & decorative wood attached to fascia.



30. SSC price excludes the replacement of new sliders in the event they are damaged during the pre-existing condition report and deemed to be removed by EOR because installing same sliders may not fit opening after repairs have been addressed.
31. SSC removal and replacement of downspouts includes a standard (4x5) corrugated downspout w/lead head. It excludes installation of gutters.
32. Landscaping trimming is not included in this bid. OWNERS must have landscaping trimmed back prior to commencement of work. Landscaping in our work areas, staging areas, and landing areas may be damaged due to the nature of work. Replacement of these landscaping are excluded in this bid.
33. All exterior stucco/concrete repairs will be spot primed with a Loxon Concrete Masonry Primer.
34. The painting process for all 36 bldgs. (including clubhouse) involves pressure cleaning, one coat of Loxon conditioner on all previously painted exterior wall elevations, balcony ceilings, catwalk ceilings and all previous painted exposed stucco surfaces, and one finish coat of Sherwin-Latitude (10-Year Warranty).
35. All labor, material, and equipment to apply elastomeric compound patching of all hairline cracks of 1/8" or smaller.
36. Any overburden removal/replacement & planter repairs are not included in this bid proposal.
37. Pricing is valid for 30 days, due to extreme volatility in the material marketplace. Any notice of a material price increase from manufacturers/suppliers/etc. will be passed on to the client.
38. Pricing is valid for 30 days, due to extreme weather volatility in the railings and aluminum marketplace. Any notice of a material price increase from manufacturers/suppliers/etc. will be passed on to the client.
39. Pricing for this proposal is valid for 30 days from the date of submittal.
40. A 30% deposit is required prior to mobilization. Progressive payments will be billed upon approved completion phases/repairs throughout the project. Final payments shall be made within 15 days of completion. Any outstanding balances past due 30 days will have a late payment assessment of \$150.00 for every 30 days past due. Credit Card payments will have a 3.5% processing fee.

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