

ATA Document A101 – 2017

Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum

AGREEMENT made as of the 30th day of April in the year 2025
(In words, indicate day, month and year.)

BETWEEN the Owner:

Four Seasons Condominium
3799 S. Banana River Blvd
Cocoa Beach, FL 32931

and the Contractor:

American Custom Restoration, LLC
112 W. Suwannee Lane
Cocoa Beach, FL 32931

for the following Project:

Two story buildings balcony restoration and refurbishment

The Architect:

*James E. Emory P.E.
Keystone Engineering & Consulting
25 North Brevard Ave.
Cocoa Beach, FL 32931*

The Owner and Contractor agree as follows.

TABLE OF ARTICLES

- 1 THE CONTRACT DOCUMENTS
- 2 THE WORK OF THIS CONTRACT
- 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- 4 CONTRACT SUM
- 5 PAYMENTS
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- 8 MISCELLANEOUS PROVISIONS
- 9 ENUMERATIONS OF CONTRACT DOCUMENTS

EXHIBIT A INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

3.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

- The date of this Agreement.
- A date set forth in a notice to proceed issued by the Owner.
- Established as follows:
Start June 2, 2025 , (as soon as permit is submitted)

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

3.2 The Contract Time shall be measured from the date of commencement of the Work.

3.3 Substantial Completion

3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

Not later than () calendar days from the date of commencement of the Work.

By the following date: TBD

3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
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3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

ARTICLE 4 CONTRACT SUM

4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be (\$819,920.00), subject to additions and deductions as provided in the Contract Documents.

4.2 Alternates

4.2.1 Alternates, if any, included in the Contract Sum: N/A

Item	Price
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4.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement. N/A
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
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4.3 Allowances, if any, included in the Contract Sum: N/A
(Identify each allowance.)

Item	Price
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4.4 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
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See Bid Documents

4.5 Liquidated damages, if any: N/A

(Insert terms and conditions for liquidated damages, if any.)

4.6 Other:

(Insert provisions for bonus or other incentives, if any, that might result in a change to the Contract Sum.)

ARTICLE 5 PAYMENTS

5.1 Progress Payments

5.1.1 Based upon the Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows: Payment applications will be made 30 days from the start date of the project

5.1.3 Provided that an Application for Payment is received by the Architect not later than 30 days from start date, the Owner shall make payment of the amount certified to the Contractor not later than 10 days from receipt of the payment application from the engineer. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than Ten (10) days after the Architect receives the Application for Payment.

(Federal, state or local laws may require payment within a certain period of time.)

5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form, and supported by such data to substantiate its accuracy, as the Architect may require. This schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

5.1.6 In accordance with AIA Document A201 – 2017, General Conditions of the Contract for Construction, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

5.1.6.1 The amount of each progress payment shall first include:

- .1 That portion of the Contract Sum properly allocable to completed Work;
- .2 That portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction, or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing; and
- .3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified.

5.1.6.2 The amount of each progress payment shall then be reduced by:

- .1 The aggregate of any amounts previously paid by the Owner;
- .2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate of Payment as provided in Article 9 of AIA Document A201 – 2017;
- .3 Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;
- .4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201 – 2017; and
- .5 Retainage withheld pursuant to Section 5.1.7.

5.1.7 Retainage

5.1.7.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due: 10%

(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

5.1.7.1.1 The following items are not subject to retainage: Mobilization

(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

5.1.7.2 Reduction or limitation of retainage, if any, shall be as follows: N/A

(If the retainage established in Section 5.1.7.1 is to be modified prior to Substantial Completion of the entire Work, including modifications for Substantial Completion of portions of the Work as provided in Section 3.3.2, insert provisions for such modifications.)

5.1.7.3 Except as set forth in this Section 5.1.7.3, upon Substantial Completion of the Work, the Contractor may submit an Application for payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 5.1.7. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:

(Insert any other conditions for release of retainage upon Substantial Completion.)

5.1.8 If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201 – 2017.

5.1.9 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

5.2 Final Payment

5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 The Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Article 12 of AIA Document A201 – 2017, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a final Certificate for Payment has been issued by the Architect.

5.2.2 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

5.3 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

(Insert rate of interest agreed upon, if any.)

5 %

ARTICLE 6 DISPUTE RESOLUTION

6.1 Initial Decision Maker

The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201 – 2017, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker.

(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.) N/A

6.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by, mediation pursuant to Article 15 of AIA Document A201 – 2017, the method of binding dispute resolution shall be as follows:

(Check the appropriate box.)

- Arbitration pursuant to Section 15.4 of AIA Document A201 – 2017
- Litigation in a court of competent jurisdiction
- Other *(Specify)*

If the Owner and Contractor do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

ARTICLE 7 TERMINATION OR SUSPENSION

7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201 – 2017.

7.1.1 If the Contract is terminated for the Owner's convenience in accordance with Article 14 of AIA Document A201 – 2017, then the Owner shall pay the Contractor a termination fee as follows:

(Insert the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner's convenience.)

7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201 – 2017.

ARTICLE 8 MISCELLANEOUS PROVISIONS

8.1 Where reference is made in this Agreement to a provision of AIA Document A201 – 2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

8.2 The Owner's representative:

(Name, address, email address, and other information)

John Lughner
321-474-0040

8.3 The Contractor's representative:

Tom Blazevic
321-505-7177
Michael Mangin
321-432-6781
prutland@aol.com

8.4 Neither the Owner's nor the Contractor's representative shall be changed without ten days' prior notice to the other party.

8.5 Insurance and Bonds

8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A201 – 2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents.

8.5.2 The Contractor shall provide bonds as set forth in AIA Document A201 – 2017 Exhibit A, and elsewhere in the Contract Documents.

8.6 Notice in electronic format, pursuant to Article 1 of AIA Document A201 – 2017, may be given in accordance with AIA Document E203 – 2013, Building Information Modeling and Digital Data Exhibit, if completed, or as otherwise set forth below: N/A

(If other than in accordance with AIA Document E203 – 2013, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)

8.7 Other provisions:

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

9.1 This Agreement is comprised of the following documents:

- .1 AIA Document A101 – 2017, Standard Form of Agreement Between Owner and Contractor
- .2 AIA Document A101 – 2017, Exhibit A, Insurance and Bonds
- .3 AIA Document A201 – 2017, General Conditions of the Contract for Construction
- .4 AIA Document E203 – 2013, Building Information Modeling and Digital Data Exhibit, dated as indicated below:

(Insert the date of the E203 – 2013 incorporated into this Agreement.)

- .5 Drawings See Bid documents

Number	Title	Date
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- .6 Specifications: See Bid Documents

Section	Title	Date	Pages
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- .7 Addenda, if any: N/A

Number	Date	Pages
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Portions of Addenda relating to bidding or proposal requirements are not part of the Contract Documents unless the bidding or proposal requirements are also enumerated in this Article 9.

.8 Other Exhibits:
(Check all boxes that apply and include appropriate information identifying the exhibit where required.)

AIA Document E204 – 2017, Sustainable Project Exhibit, dated as indicated below:
(Insert the date of the E204 – 2017 incorporated into this Agreement.)

The Sustainability Plan:

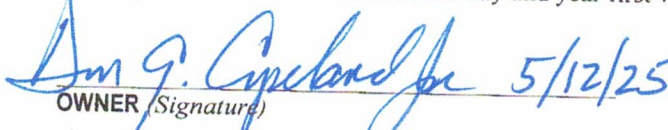
Title	Date	Pages
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Supplementary and other Conditions of the Contract:

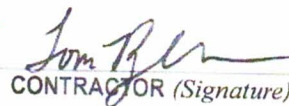
Document	Title	Date	Pages
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.9 Other documents, if any, listed below:
(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201 – 2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor's bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

This Agreement entered into as of the day and year first written above.

 5/12/25

OWNER (Signature)

 5/12/2025

CONTRACTOR (Signature)

Don Copeland, President
(Printed name and title)

Thomas Blazevic, Vice President
(Printed name and title)

Balconies

Rev 11/27/21

A	B	C	D	E	F	G	H	
Four Seasons - BID SHEET - Balconies Building 1								
	<u>Item</u>	<u>Est. Qty.</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Extended Cost</u>			
3	1 Mobilization	1	EA	\$ 28,500.00	\$ 28,500.00			
4	2 Floor Coating Strip							
5	a. Coating Prep for recoating	140	SF	\$ 4.50	\$ 630.00			
6	b. Tile removal Stripping	0	SF	\$ -	\$ -			
7	c. Floor Surface Coating for Stripping-Elevated Balconies	700	SF	\$ 4.50	\$ 3,150.00			
8	3 Concrete Repairs							
9	a. Floor Surface	40	SF	\$ 210.00	\$ 8,400.00			
10	b. Slab Edge	25	LF	\$ 270.00	\$ 6,750.00			
11	c. Slab Full Depth	2	SF	\$ 290.00	\$ 580.00			
12	d. Column/Beam/Header	2	CF	\$ 470.00	\$ 940.00			
13	e. Small Repairs Allowance-Spot Repairs	5	EA	\$ 100.00	\$ 500.00			
14	f. Ceiling Spalls	2	SF	\$ 250.00	\$ 500.00			
15	g. Crack Repairs Floor Slab	28	LF	\$ 35.00	\$ 980.00			
16	i. Remove Abandoned Fasteners-Allowance	50	EA	\$ 60.00	\$ 3,000.00			
17	4 Railings/ Screens							
18	a. Remove/Reinstall/Rescreen Existing	300	LF	\$ 60.00	\$ 18,000.00			
19	b. Paint Existing Screen Frame and Pickets	100	LF	\$ 50.00	\$ 5,000.00			
20	c. Replace with New Screens and Frames	0	LF	\$ 185.00	\$ -			
21	5 Balcony Floor Coating System-Allowances/Unit Costs							
22	a. Repair Base Coat/Texture-Elevated Balcony	70	SF	\$ 4.50	\$ 315.00			
23	b. Apply Topcoat Finish Wearcoat-Elevated Balcony	280	SF	\$ 3.00	\$ 840.00			
24	c. Replace with Full New Coating System-Elevated Balcony	560	SF	\$ 8.75	\$ 4,900.00			
25	d. Profiling Mortar for leveling and drainage-Elevated Balcony	560	SF	\$ 9.00	\$ 5,040.00			
26	e. Ground Floor Repair and Recoat Existing System	280	SF	\$ 6.50	\$ 1,820.00			
27	f. Ground Floor Strip and Full Coating System	140	SF	\$ 10.00	\$ 1,400.00			
28	6 Stucco Over Masonry Repairs Allowance	200	SF	\$ 42.00	\$ 8,400.00			
29	7 Window Sill Allowance Est.	28	LF	\$ 120.00	\$ 3,360.00			
30	8 Int. Weather Barricade/Door Removal	1	LF	\$ 100.00	\$ 100.00			
31	(interior finishes and flooring by others)							
32	a. Sliding Glass Door Reinstall-Panels	2	EA	\$ 250.00	\$ 500.00			
33	9 Remove and Rebuild Closet Walls	6	EA	\$ 1,800.00	\$ 10,800.00			
34	a. Repace Closet Door-Labor Only	6	EA	\$ 150.00	\$ 900.00			
35		Balconies BASE BID Total				\$ 115,305.00		
36	Other Costs to Consider							
37	10 Exterior Walls Painting-Balcony Interior Walls/Full Balcony Face Elevation	1	LS	\$ 7,950.00				
38	11 Replace Sliding Glass Door with New	1	EA	TBD				
39	12 Misc. Repairs-sheathing, framing, electrical	at T&M Rates						
40	13 Replace Steel Column with Aluminum	1	EA	\$ 500.00				
41	14 Glass Enclosure-Removal and Disposal	1	EA	\$ 1,000.00				
42	15 Glass Encl. Remove/Reinstall, Add-Ons Removal	By Others						
43								
44								

Rev 1 2/2/24

Balconies

A	B	C	D	E	F	G	H	
	Four Seasons - BID SHEET - Balconies Building 2							
	<u>Item</u>	<u>Est. Qty.</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Extended Cost</u>			
1	1 Mobilization	1	EA	\$ 28,100.00	\$ 28,100.00			
2	2 Floor Coating Strip							
3	a. Coating Prep for recoating	140	SF	\$ 4.50	\$ 630.00			
4	b. Tile removal Stripping	140	SF	\$ 6.00	\$ 840.00			
5	c. Floor Surface Coating for Stripping-Elevated Balconies	560	SF	\$ 4.50	\$ 2,520.00			
6	3 Concrete Repairs							
7	a. Floor Surface	12	SF	\$ 210.00	\$ 2,520.00			
8	b. Slab Edge	6	LF	\$ 270.00	\$ 1,620.00			
9	c. Slab Full Depth	2	SF	\$ 290.00	\$ 580.00			
10	d. Column/Beam/Header	10	CF	\$ 470.00	\$ 4,700.00			
11	e. Small Repairs Allowance-Spot Repairs	5	EA	\$ 100.00	\$ 500.00			
12	f. Ceiling Spalls	2	SF	\$ 250.00	\$ 500.00			
13	g. Crack Repairs Floor Slab	28	LF	\$ 35.00	\$ 980.00			
14	i. Remove Abandoned Fasteners-Allowance	50	EA	\$ 60.00	\$ 3,000.00			
15	4 Railings/ Screens							
16	a. Remove/Reinstall/Rescreen Existing	300	LF	\$ 60.00	\$ 18,000.00			
17	b. Paint Existing Screen Frame and Pickets	100	LF	\$ 50.00	\$ 5,000.00			
18	c. Replace with New Screens and Frames	0	LF	\$ 185.00	\$ -			
19	5 Balcony Floor Coating System-Allowances/Unit Costs							
20	a. Repair Base Coat/Texture-Elevated Balcony	50	SF	\$ 4.50	\$ 225.00			
21	b. Apply Topcoat Finish Wearcoat-Elevated Balcony	140	SF	\$ 3.00	\$ 420.00			
22	c. Replace with Full New Coating System-Elevated Balcony	700	SF	\$ 8.75	\$ 6,125.00			
23	d. Profiling Mortar for leveling and drainage-Elevated Balcony	700	SF	\$ 9.00	\$ 6,300.00			
24	e. Ground Floor Repair and Recoat Existing System	140	SF	\$ 6.50	\$ 910.00			
25	f. Ground Floor Strip and Full Coating System	140	SF	\$ 10.00	\$ 1,400.00			
26	6 Stucco Over Masonry Repairs Allowance	200	SF	\$ 42.00	\$ 8,400.00			
27	7 Window Sill Allowance Est.	28	LF	\$ 120.00	\$ 3,360.00			
28	8 Int. Weather Barricade/Door Removal (interior finishes and flooring by others)	1	LF	\$ 100.00	\$ 100.00			
29	a. Sliding Glass Door Reinstall-Panels	2	EA	\$ 250.00	\$ 500.00			
30	9 Remove and Rebuild Closet Walls	6	EA	\$ 1,800.00	\$ 10,800.00			
31	a. Repace Closet Door-Labor Only	6	EA	\$ 150.00	\$ 900.00			
32	Balconies BASE BID Total					\$ 108,930.00		
33	Other Costs to Consider							
34	10 Exterior Walls Painting-Balcony Interior Walls/Full Balcony Face Elevation	1	LS	\$ 7,950.00				
35	11 Replace Sliding Glass Door with New	1	EA	TBD				
36	12 Misc. Repairs-sheathing, framing, electrical	at T&M Rates						
37	13 Replace Steel Column with Aluminum	1	EA	\$ 500.00				
38	14 Glass Enclosure-Removal and Disposal	1	EA	\$ 1,000.00				
39	15 Glass Encl. Remove/Reinstall, Add-Ons Removal	By Others						
40								
41								
42								
43								
44								

10.11.27/24

Balconies

A	B	C	D	E	F	G	H	
Four Seasons - BID SHEET - Balconies Building 3								
2	<u>Item</u>	<u>Est. Qty.</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Extended Cost</u>			
3	1 Mobilization	1	EA	\$ 28,350.00	\$ 28,350.00			
4	2 Floor Coating Strip							
5	a. Coating Prep for recoating	140	SF	\$ 4.50	\$ 630.00			
6	b. Tile removal Stripping	280	SF	\$ 6.00	\$ 1,680.00			
7	c. Floor Surface Coating for Stripping-Elevated Balconies	420	SF	\$ 4.50	\$ 1,890.00			
8	3 Concrete Repairs							
9	a. Floor Surface	12	SF	\$ 210.00	\$ 2,520.00			
10	b. Slab Edge	18	LF	\$ 270.00	\$ 4,860.00			
11	c. Slab Full Depth	2	SF	\$ 290.00	\$ 580.00			
12	d. Column/Beam/Header	5	CF	\$ 470.00	\$ 2,350.00			
13	e. Small Repairs Allowance-Spot Repairs	5	EA	\$ 100.00	\$ 500.00			
14	f. Ceiling Spalls	2	SF	\$ 250.00	\$ 500.00			
15	g. Crack Repairs Floor Slab	28	LF	\$ 35.00	\$ 980.00			
16	i. Remove Abandoned Fasteners-Allowance	50	EA	\$ 60.00	\$ 3,000.00			
17	4 Railings/ Screens							
18	a. Remove/Reinstall/Rescreen Existing	300	LF	\$ 60.00	\$ 18,000.00			
19	b. Paint Existing Screen Frame and Pickets	100	LF	\$ 50.00	\$ 5,000.00			
20	c. Replace with New Screens and Frames	0	LF	\$ 185.00	\$ -			
21	5 Balcony Floor Coating System-Allowances/Unit Costs							
22	a. Repair Base Coat/Texture-Elevated Balcony	50	SF	\$ 4.50	\$ 225.00			
23	b. Apply Topcoat Finish Wearcoat-Elevated Balcony	140	SF	\$ 3.00	\$ 420.00			
24	c. Replace with Full New Coating System-Elevated Balcony	700	SF	\$ 8.75	\$ 6,125.00			
25	d. Profiling Mortar for leveling and drainage-Elevated Balcony	700	SF	\$ 9.00	\$ 6,300.00			
26	e. Ground Floor Repair and Recoat Existing System	140	SF	\$ 6.50	\$ 910.00			
27	f. Ground Floor Strip and Full Coating System	280	SF	\$ 10.00	\$ 2,800.00			
28	6 Stucco Over Masonry Repairs Allowance	200	SF	\$ 42.00	\$ 8,400.00			
29	7 Window Sill Allowance Est.	28	LF	\$ 120.00	\$ 3,360.00			
30	8 Int. Weather Barricade/Door Removal	1	LF	\$ 100.00	\$ 100.00			
31	(interior finishes and flooring by others)							
32	a. Sliding Glass Door Reinstall-Panels	2	EA	\$ 250.00	\$ 500.00			
33	9 Remove and Rebuild Closet Walls	6	EA	\$ 1,800.00	\$ 10,800.00			
34	a. Repace Closet Door-Labor Only	6	EA	\$ 150.00	\$ 900.00			
35	Balconies BASE BID Total					\$ 111,680.00		
36	Other Costs to Consider							
37	10 Exterior Walls Painting-Balcony Interior Walls/Full Balcony Face Elevation	1	LS	\$ 7,950.00				
38	11 Replace Sliding Glass Door with New	1	EA	TBD				
39	12 Misc. Repairs-sheathing, framing, electrical	at T&M Rates						
40	13 Replace Steel Column with Aluminum	1	EA	\$ 500.00				
41	14 Glass Enclosure-Removal and Disposal	1	EA	\$ 1,000.00				
42	15 Glass Encl. Remove/Reinstall, Add-Ons Removal	By Others						
43								
44								

Balconies

10/1/27/24

A	B	C	D	E	F	G	H	
Four Seasons - BID SHEET - Balconies Building 5								
2	<u>Item</u>	<u>Est. Qty.</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Extended Cost</u>			
3	1 Mobilization	1	EA	\$ 29,000.00	\$ 29,000.00			
4	2 Floor Coating Strip							
5	a. Coating Prep for recoating	140	SF	\$ 4.50	\$ 630.00			
6	b. Tile removal Stripping	140	SF	\$ 6.00	\$ 840.00			
7	c. Floor Surface Coating for Stripping-Elevated Balconies	560	SF	\$ 4.50	\$ 2,520.00			
8	3 Concrete Repairs							
9	a. Floor Surface	10	SF	\$ 210.00	\$ 2,100.00			
10	b. Slab Edge	14	LF	\$ 270.00	\$ 3,780.00			
11	c. Slab Full Depth	2	SF	\$ 290.00	\$ 580.00			
12	d. Column/Beam/Header	15	CF	\$ 470.00	\$ 7,050.00			
13	e. Small Repairs Allowance-Spot Repairs	5	EA	\$ 100.00	\$ 500.00			
14	f. Ceiling Spalls	10	SF	\$ 250.00	\$ 2,500.00			
15	g. Crack Repairs Floor Slab	28	LF	\$ 35.00	\$ 980.00			
16	i. Remove Abandoned Fasteners-Allowance	50	EA	\$ 60.00	\$ 3,000.00			
17	4 Railings/ Screens							
18	a. Remove/Reinstall/Rescreen Existing	300	LF	\$ 60.00	\$ 18,000.00			
19	b. Paint Existing Screen Frame and Pickets	100	LF	\$ 50.00	\$ 5,000.00			
20	c. Replace with New Screens and Frames	0	LF	\$ 185.00	\$ -			
21	5 Balcony Floor Coating System-Allowances/Unit Costs							
22	a. Repair Base Coat/Texture-Elevated Balcony	50	SF	\$ 4.50	\$ 225.00			
23	b. Apply Topcoat Finish Wearcoat-Elevated Balcony	140	SF	\$ 3.50	\$ 490.00			
24	c. Replace with Full New Coating System-Elevated Balcony	700	SF	\$ 8.75	\$ 6,125.00			
25	d. Profiling Mortar for leveling and drainage-Elevated Balcony	700	SF	\$ 9.00	\$ 6,300.00			
26	e. Ground Floor Repair and Recoat Existing System	0	SF	\$ 6.50	\$ -			
27	f. Ground Floor Strip and Full Coating System	420	SF	\$ 10.00	\$ 4,200.00			
28	6 Stucco Over Masonry Repairs Allowance	200	SF	\$ 42.00	\$ 8,400.00			
29	7 Window Sill Allowance Est.	28	LF	\$ 120.00	\$ 3,360.00			
30	8 Int. Weather Barricade/Door Removal	1	LF	\$ 100.00	\$ 100.00			
31	(interior finishes and flooring by others)							
32	a. Sliding Glass Door Reinstall-Panels	2	EA	\$ 250.00	\$ 500.00			
33	9 Remove and Rebuild Closet Walls	6	EA	\$ 1,800.00	\$ 10,800.00			
34	a. Repace Closet Door-Labor Only	6	EA	\$ 150.00	\$ 900.00			
35	Balconies BASE BID Total					\$ 117,880.00		
36	Other Costs to Consider							
37	10 Exterior Walls Painting-Balcony Interior Walls/Full Balcony Face Elevation	1	LS	\$ 7,950.00				
38	11 Replace Sliding Glass Door with New	1	EA	TBD				
39	12 Misc. Repairs-sheathing, framing, electrical	at T&M Rates						
40	13 Replace Steel Column with Aluminum	1	EA	\$ 500.00				
41	14 Glass Enclosure-Removal and Disposal	1	EA	\$ 1,000.00				
42	15 Glass Encl. Remove/Reinstall, Add-Ons Removal	By Others						
43								
44								

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Balconies

A	B	C	D	E	F	G	H
Four Seasons - BID SHEET - Balconies Building 6							
2	<u>Item</u>	<u>Est. Qty.</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Extended Cost</u>		
3	1 Mobilization	1	EA	\$ 32,650.00	\$ 32,650.00		
4	2 Floor Coating Strip						
5	a. Coating Prep for recoating	140	SF	\$ 4.50	\$ 630.00		
6	b. Tile removal Stripping	560	SF	\$ 6.00	\$ 3,360.00		
7	c. Floor Surface Coating for Stripping-Elevated Balconies	140	SF	\$ 4.50	\$ 630.00		
8	3 Concrete Repairs						
9	a. Floor Surface	10	SF	\$ 210.00	\$ 2,100.00		
10	b. Slab Edge	25	LF	\$ 270.00	\$ 6,750.00		
11	c. Slab Full Depth	2	SF	\$ 290.00	\$ 580.00		
12	d. Column/Beam/Header	10	CF	\$ 470.00	\$ 4,700.00		
13	e. Small Repairs Allowance-Spot Repairs	5	EA	\$ 100.00	\$ 500.00		
14	f. Ceiling Spalls	10	SF	\$ 250.00	\$ 2,500.00		
15	g. Crack Repairs Floor Slab	28	LF	\$ 35.00	\$ 980.00		
16	i. Remove Abandoned Fasteners-Allowance	50	EA	\$ 60.00	\$ 3,000.00		
17	4 Railings/ Screens						
18	a. Remove/Reinstall/Rescreen Existing	275	LF	\$ 60.00	\$ 16,500.00		
19	b. Paint Existing Screen Frame and Pickets	100	LF	\$ 50.00	\$ 5,000.00		
20	c. Replace with New Screens and Frames	25	LF	\$ 185.00	\$ 4,625.00		
21	5 Balcony Floor Coating System-Allowances/Unit Costs						
22	a. Repair Base Coat/Texture-Elevated Balcony	50	SF	\$ 4.50	\$ 225.00		
	b. Apply Topcoat Finish Wearcoat-Elevated Balcony	140	SF	\$ 3.50	\$ 490.00		
24	c. Replace with Full New Coating System-Elevated Balcony	700	SF	\$ 8.75	\$ 6,125.00		
25	d. Profiling Mortar for leveling and drainage-Elevated Balcony	700	SF	\$ 9.00	\$ 6,300.00		
26	e. Ground Floor Repair and Recoat Existing System	0	SF	\$ 6.50	\$ -		
27	f. Ground Floor Strip and Full Coating System	140	SF	\$ 10.00	\$ 1,400.00		
28	6 Stucco Over Masonry Repairs Allowance	200	SF	\$ 42.00	\$ 8,400.00		
29	7 Window Sill Allowance Est.	28	LF	\$ 120.00	\$ 3,360.00		
30	8 Int. Weather Barricade/Door Removal	1	LF	\$ 100.00	\$ 100.00		
31	(interior finishes and flooring by others)						
32	a. Sliding Glass Door Reinstall-Panels	2	EA	\$ 250.00	\$ 500.00		
33	9 Remove and Rebuild Closet Walls	6	EA	\$ 1,800.00	\$ 10,800.00		
34	a. Repace Closet Door-Labor Only	6	EA	\$ 150.00	\$ 900.00		
35							
				Balconies BASE BID Total	\$ 123,105.00		
36	Other Costs to Consider						
37	10 Exterior Walls Painting-Balcony Interior Walls/Full Balcony Face Elevation	1	LS	\$ 7,950.00			
38	11 Replace Sliding Glass Door with New	1	EA	TBD			
39	12 Misc. Repairs-sheathing, framing, electrical			at T&M Rates			
40	13 Replace Steel Column with Aluminum	1	EA	\$ 500.00			
41	14 Glass Enclosure-Removal and Disposal	1	EA	\$ 1,000.00			
42	15 Glass Encl. Remove/Reinstall, Add-Ons Removal			By Others			
43							
44							

