

EXCELL Caulking & Waterproofing, Inc.

2011 Harding Street

Hollywood, Florida 33020

Office (954)922-5630 --- Fax (954)922-5642

State of Florida CBC# 1257380

CC# 97-8339-PU-X --- CC# 97-BS 000 28 --- CC# 0070135

E-mail: exwaterp@bellsouth.net

Website: www.excelcaulking.com

August 9, 2018

Mr. Victor Merced, General Manager
Mr. Don Ranski, Chief Engineer Consultant
Biscayne Cove Condominium Association
18151 NE 31st Court, Suite 101
Aventura, FL 33160
(305) 935-4565 Office
(305) 933-5833 Fax

**Re: Concrete balcony edge and overhead repair (Clipper Bldg, Units 201, 911, 1507, 1604, 1617, 1801 & 2008) and (Tower Bldg, Unit 1008, 1508 and 2309) at Biscayne Cove Condominium, located at 18151 NE 31st Court, Aventura, FL 33160.
Job Number: BCW-432C-18.**

SCOPE OF WORK

CONCRETE SLAB SPALL REPAIR:

- 1) Remove the existing tile back to expose the concrete slab repair area.
- 2) Saw-cut damaged concrete to a straight line for proper concrete placement adhesion.
- 3) Mechanically remove damaged concrete to the straight line and grind the sides clean.
- 4) Mechanically grind existing rust from exposed steel to a clean steel surface.
- 5) Dowel new rebar in place as needed.
- 6) Apply bonding agent to the existing concrete surfaces for proper adhesion.
- 7) Apply anti-rust corrosion material to properly prepared steel.
- 8) Install high strength polymer-modified concrete mortar to the properly prepared placement area.
- 9) Hand trowel new concrete pour to a broom finish.
- 10) Allow to cure before allowing traffic on the repair area.
- 11) **All tile replacement and installation to be done by Others.**

CONCRETE BALCONY EDGE REPAIR:

- 1) Mechanically remove and dispose of the deteriorated concrete.
- 2) Mechanically saw-cut the concrete surface to a square edge for proper concrete placement.
- 3) Mechanically remove existing rust from any exposed steel reinforcing.
- 4) Apply an anti-rust corrosion material to the properly cleaned reinforcing steel.
- 5) Install wooden form board to the repair area surface for concrete placement.
- 6) Install polymer-modified high strength concrete mortar into the properly prepared surfaces.
- 7) Hand trowel to match the existing surface as closely as possible.
- 8) Remove all form boards.

OVERHEAD CONCRETE CEILING REPAIRS:

- 1) Mechanically remove damaged concrete to a square edge for proper concrete placement.
- 2) Mechanically grind existing rust from exposed steel to a clean steel surface.
- 3) Apply anti-rust corrosion material to properly prepared steel.
- 4) Install polymer-modified two-component cement-based concrete mortar to repaired areas.
- 5) Hand trowel to match surrounding area as closely as possible.

POST POCKET REPAIRS:

- 1) Mechanically grind or wire wheel the rusted railing post to remove the existing rust.
- 2) Apply anti-rust corrosion material to the properly prepared railing post.
- 3) Install hydraulic post setting material into the post pockets, level with slab.
- 4) Apply polyurethane sealant around each properly repaired railing post.

WINDOW GLAZING (metal to glass):

- 1) Remove and dispose of the deteriorated silicone window glazing sealant or gaskets.
- 2) Solvent wipe the opened window glazing joints with xylene to remove dirt, oils, or other foreign matter.
- 3) Insert an open-cell backer-rod to control the depth of sealant when installed.
- 4) Install a continuous bead of structural silicone sealant to the properly prepared window glazing joints (color to match the window frames as closely as possible).
- 5) Dry tool immediately forcing the sealant against the joint sides for proper adhesion.

WINDOW PERIMETER CAULKING (metal to masonry):

- 1) Remove and dispose of the deteriorated window perimeter sealant.
- 2) Solvent wipe the opened window perimeter joints with xylene to remove dirt, oils, or other foreign matter.
- 3) Insert an open-cell backer-rod into the opened window perimeter joints to control the depth of sealant when installed.
- 4) Install a continuous bead of two part polyurethane sealant to the properly prepared window perimeter joints (color to match the window frames as closely as possible).
- 5) Dry tool immediately forcing the sealant against the joint sides for proper adhesion.

METAL TO METAL WINDOW CAULKING:

- 1) Remove all metal to metal window caulking and dispose of removed material.
- 2) Solvent wipe the opened metal to metal joint with xylene to remove dust, oils or other foreign matter.
- 3) Insert open cell backer rod into the prepared joint to control the depth of sealant when installed.
- 4) Reseal all properly prepared metal to metal window joints with structural silicone (color to match window frames as closely as possible).
- 5) Dry tool forcing the sealant against the joint sides for proper adhesion.

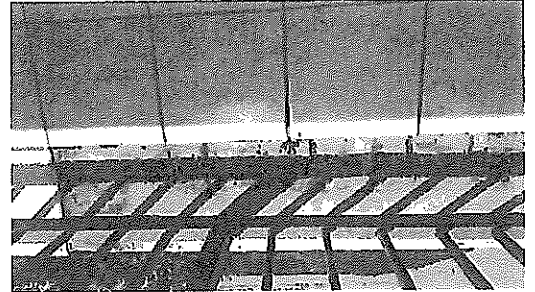
Please Note:

- **Swing stage equipment will be erected with beams and weights to access the repair areas on several balconies. Erecting and dismantling of this equipment will take at least one full day (1/2 and 1/2), along with the associated labor involved to get equipment to and from roof level.**
- **All tile replacement by others.**

The following repairs and pricing per unit apply:

Clipper Building:

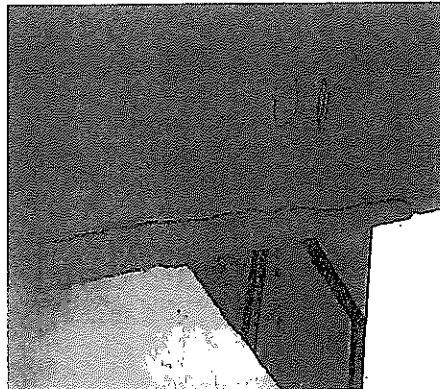
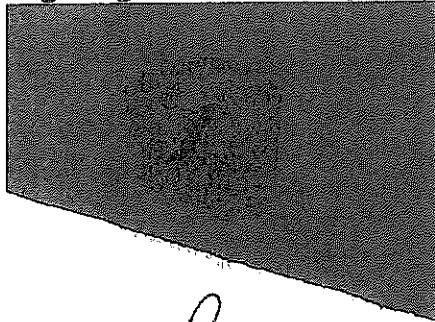
Unit 201: Concrete slab repair and post pocket repair per scopes above:
(balcony access for repairs)



Unit 911: Concrete slab repair per scope above:
(balcony access for repairs)

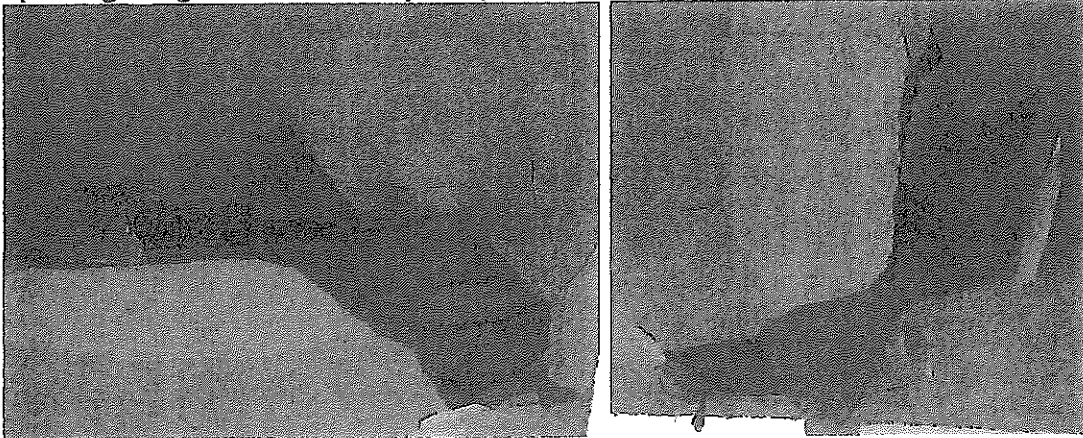


Unit 1507: Overhead concrete ceiling repair per scope above:
(swing stage access to repairs)



UP

Unit 1604: Overhead concrete ceiling repair per scope above:
(swing stage access to repairs)



Unit 1617: Overhead / concrete edge repair per scope above:
(swing stage access to repairs)

Unit 1801: Overhead concrete repair per scope above:
(swing stage access to repairs)

Unit 2008: Concrete edge repair per scope above:
(swing stage access to repairs)

OUR PRICE TO COMPLETE CLIPPER BUILDING UNITS:	\$32,600.00
--	--------------------

Tower Building:

Unit 1008: Overhead / concrete edge repair per scope above:
(swing stage access to repairs)

Unit 1508: Perimeter grind / re-caulking of sliding glass door:
(balcony access)

Unit 2309: Caulking of glass to metal, metal to metal and masonry to metal;
Caulking of masonry to metal on top side of shutter (Shutter
Removal to be done by others)

OUR PRICE TO COMPLETE TOWER BUILDING UNITS:	\$8,025.00
--	-------------------

Payment Schedule
25% of contract price due on signing – Net 0
Progress payments on balance - Net 15 days

Warranty
One (1) year labor and material

Terms & Conditions

1. **This Contract Agreement does not include the following items and shall be supplied by others if required.**
 - a). Permits, including all associated costs.
 - b). Engineering services, fees, inspections, testing, etc.
 - c). Removing and replacing of all objects which may inhibit access to the working area, including but not limited to plumbing pipes, electrical conduit, lights, air ducts, etc.
 - d). Not responsible for mold.
 - e). Electricity and potable water on the job site.
 - f). Excell Caulking & Waterproofing, Inc. is not responsible for damage to waterproofing material(s) caused by other trades or tradesmen, deterioration due to natural disasters, fire, vandalism, or improper maintenance.
 - g.) Contractor not responsible for window washing after caulking.
 - h.) Unit prices for budgetary purposes; conditions may vary and are subject to specifics.
2. Contract agreement is valid for thirty (30) days from contract date.
3. Signed contract agreement must be received before work can commence.

ACCEPTANCE OF CONTRACT

I, the undersigned, have read and agree to the terms, contents, and conditions of this Contract. I also understand that by signing this Proposal, it becomes a legal and binding contract between the two (2) parties.

Approval Signature Title Date

Job Number: BCW-432C-18
Per unit schedule above:
Clipper Building – 7 units: \$32,600.00
Tower Building – 3 units: \$8,025.00
Total of all: \$40,625.00

Pricing contingent on all areas awarded and done as one continuous project

Thank you,

GARY SHIMKO

Gary Shimko, President
Excell Caulking & Waterproofing, Inc.