

CONTRACTOR'S PROPOSAL

Proposal No. FY23-649565R4

Garfield, Radius & Van Buren Garage Immediate Repairs

June 23, 2023 (Revised October 3, 2023)

Karyn Sashi
City of Hollywood
2207 Raleigh Street
Hollywood, FL 33020

Dear Mrs. Sashi:

Thank you for giving STRUCTURAL the opportunity to prepare a proposal for the concrete repairs & Traffic Coatings.

STRUCTURAL trusts we have provided adequate detail for your evaluation, and we have expressed our desire to work with your company on this project. The following outlines the project scope of services, working conditions, exclusions and support by others, safety considerations, estimated schedule, financials, suggested next step and attachments as they relate to this project.

SCOPE OF SERVICE

1. Pre-construction
 - a) Wiss, Janney, Elstner Associates, Inc.(WJE) provide signed and sealed drawings for permitting.
 - b) Coordinate with the City for final phasing for execution of work at each garage.
 - c) Coordinate throughout the project for WJE to provide engineering progress and final inspections.
2. Mobilize to job site (Garfield Immediate repairs)
 - a) Corrosion Related Spalls Partial Depth Concrete Repairs – Up to 300 SF
 - b) Clean and coat bearing plate – Up to 25 Bearing plates
 - c) Clean and coat guardrail cables, advanced corrosion – up to 20 cables (Assumed 20 FT per cable, column to column)
 - d) Urethane Traffic Coatings - remove and replace traffic coating at construction joints – Up to 900 SF
 - e) Anchor Related Spalls Partial Depth Concrete Repairs – Up to 50 SF
 - f) Clean and coat guardrail cables, extreme corrosion – up to 100 cables (Assumed 20 FT per cable, column to column)
 - g) Replace existing C-lite LED exit & Emergency combo signs – Up to 11 Exit & Emergency combo signs
 - h) Fire Pump room: Test fire pump for leaks and clean corrosion on surface. An allowance for potential repairs has been included.
 - i) Phase Changes – up to 3 phase changes
 - j) Include allowance for stucco repairs to match in areas of repair. – up to 500 SF
3. Mobilize to job site (Van Buren immediate repairs)
 - a) Remove overhead delamination's (fall hazards), Partial Depth Repair – Up to 25 SF
 - b) Rout and seal or fill top surface cracks near double tee ends and overhead crack – Up to 200 LF
 - c) Remove & repair existing joint repairs – Up to 5 location (Assumed 5 LF total)
 - d) Install new traffic coatings patch where it is damaged. Limit to top floors (areas exposed to rain) – Up to 2500 SF
 - e) Phase Changes – up to 3 phase changes
 - f) Include allowance for stucco repairs to match in areas of repair. – up to 500 SF
4. Mobilize to job site (Radius Immediate repairs)
 - a) Repair Fifth and Sixth Level Slab Exposed PT Tendons, Full depth concrete repairs and re sheath exposed PT tendon – at 3 locations, up to 6 SF
 - b) Perform additional structural review of column P-1
 - c) Perform additional structural review of column N.2-1

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- d) Grind slab-on-ground vertical offset – Up to 4 LF
- e) Repair second level beam broken PT strand - PARTIAL DEPTH REPAIR – Up to 5 SF
- f) Repair top of slab, overhead, and vertical concrete partial depth – Up to 400 SF (3 SF of overhead, 9 SF of vertical & 388 SF of horizontal)
- g) Install coating over exposed PT grout pockets at second level slab – up to 3 LF
- h) Include allowance for stucco repairs to match in areas of repair. – up to 500 SF
- i) Remove failed thin cementitious topping and perform repairs to channels in 6th floor deck – up to 500 SF

Warranties

- *All work is provided with a one (1) year labor and material warranty. This is in the contract, please omit.*
- *Vehicular Traffic Bearing Membranes have a five (5) year manufacturer's warranty.*

WORKING CONDITIONS

- 1) This proposal is based on performing work during an uninterrupted work schedule while on site for each garage. Structural will work on one garage at a time starting with the Garfield garage.
- 2) This proposal is based on performing all work in a maximum of 3 Phases at Van Buren, 3 Phase at Garfield & 1 Phase at Radius. The number of phases per garage defines the number areas that the garage will be divided into in order to complete the work. A phasing diagram will be developed during pre-construction and agreed to prior to commencing work.
- 3) This proposal is based on the following working hour assumptions:
 - a) Daytime work hours.
 - b) Five (5) day week MTWTF.
- 4) This proposal is based on the following labor rate assumptions:
 - a) Open shop labor without prevailing wages
- 5) In the event of material shortages all efforts will be made to procure the needed materials. If the materials are not available causing delays to the project schedule additional time and compensation will be provided to STRUCTURAL.

SUPPORT BY OTHERS (at no cost to STRUCTURAL) SHALL INCLUDE THE FOLLOWING

- 1) Site utilities, including but not limited to:
 - a) 110V 20-amp power electric available at existing outlets/panels.
 - b) Payment for all required utility costs.
- 2) STRUCTURAL will coordinate with the City to designate space for the following at each garage when working:
 - a) Six (6) parking for employees, service vehicles and 2nd tier sub-contractors.
 - b) Laydown area
 - c) Location for a dumpster.

SCOPE CLARIFICATIONS

1) Price Escalation:

Owner shall maintain an Escalation Contingency, separate from Contractor's Contingency or Owner's Contingency outside the GMP. The parties agree that the Contract Amount has been calculated based on the current prices and timing for building materials. Due to the volatility of the market for certain building materials and the concerns of the impositions of tariffs on the price and lead time of materials (including the ramifications of any trade war), it is understood that certain material price increases / escalations could occur. Should any material price increase after the execution of this Agreement as the direct or indirect result of the imposition of tariffs, after any buyout savings is exhausted, Contractor agrees to review the materials price increase with the Owner and if found to be acceptable, the Escalation Contingency shall be utilized. Contractor's claim to Owner for any material price or time change as a result of the above forementioned shall require written notice from the Contractor to Owner within ten (10) calendar days of discovery of the price or time change. Contractor's claim for any price increase shall include, and be supported by, invoices, bills of sale, and/or other documentation, as applicable to satisfy the City that there is a change.

- 2) Pricing is based on award of the full scope of work. STRUCTURAL reserves the right to modify pricing should a partial scope be awarded.
- 3) This proposal is based on the following documents prepared by ARCHITECT / ENGINEER (Wiss, Janney, Elstner Associates, Inc.):
 - a. Drawings City of Hollywood | Radius Parking Garage dated May 22, 2023.
 - b. Drawings City of Hollywood | Van Buren Parking Garage dated May 22, 2023.
 - c. Drawings City of Hollywood | Garfield Parking Garage dated May 22, 2023.
- 4) STRUCTURAL has included an allowance of \$20,000.00 for the shoring installation as an initial estimate. If additional costs are incurred beyond the \$20,000.00 allowance, these costs will be handled on a time and expense basis. This allowance is total for all three garages. These costs will be presented and agreed to prior to any expenditure.
- 5) If STRUCTURAL is required to provide a third-party shoring design, the pricing for this shoring layout and installation will be based upon this design.
- 6) Schedule and pricing are based on removal of shoring once the concrete repair materials placed have reached 75% of the compressive strength of the slab repair design requirements
- 7) STRUCTURAL is not responsible for damage to unknown embedded utilities. But must alert owner if any are found.
- 8) STRUCTURAL's waterproofing repairs are not warrantable for localized repair on a complete system.
- 9) STRUCTURAL will not warrant or assume the warranty of the existing waterproofing system.
- 10) Concrete repair work items are based on a minimum measurement of 1SF of formed area per repair location. Partial Depth concrete repair unit prices for horizontal, vertical, and overhead surfaces are based on a maximum repair depth of 3". If repair depths beyond a 3" depth are required, additional costs may apply.
- 11) Pricing is based on Saturated Surface Dry (SSD) substrate surface preparation bonding method for placement of concrete repair materials.
- 12) STRUCTURAL has not included costs associated with coating the reinforcing steel prior to concrete repair material placement in this proposal.

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EXCLUSIONS

1. Warranty of bond between the existing deck coating and concrete substrate.
2. Painting.

PRICE

Scope of Service for Garfield Garage.....	\$ 265,474.00
Scope of Service Radius Garage	\$ 168,332.00
Scope of Service for Van Buren Garage	\$ 125,419.00
Engineering & Inspection Allowance.....	\$ 50,000.00
Permit Allowance.....	\$ 10,000.00
Moving obstruction Allowance.....	\$ 10,000.00
GPR Allowance.....	\$ 10,000.00
Shoring Engineering Allowance.....	\$ 10,000.00
Shoring Install/Dismantle Allowance.....	\$ 10,000.00
Drain Replacement Allowance.....	\$ 10,000.00
Fire Pump Repair Allowance.....	\$ 5,000.00
Payment and Performance Bond.....	\$ 9,964.00
Unforeseen Conditions Allowance.....	\$ 100,000.00
Total	\$ 784,189.00

CONTRACTURAL QUALIFICAITONS

In addition to the above requirements of these Supplementary General Conditions:

A. The Construction Contract is clarified and amended as follows:

Article 4: Design services will commence within 10 business days after issuance of a Notice to Proceed. Construction services will be performed on a mutually agreed schedule to meet the requirements of Section 1, Project Schedule, above.

Article 6: In the event of conflict or ambiguity, the provisions the Proposal govern and prevail over other Contract Documents.

The General Conditions are clarified and amended as follows:

GC-7.15: The City shall provide reasonable amounts of water and electric power.

GC-9.1: If an instruction, decision, or determination of the Project Manager is disputed by either party, either party may submit the dispute to a neutral third-party mediator. Cost of mediator born by contractor.

GC-9.5: The second sentence of Paragraph A is deleted. Paragraph C is deleted.

GC-10.5; GC-11.2: Delete "notarized".

GC-10.4: All references to Contractor's fee or mark-up shall be revised to 15%.