

All Seasons General Contractors

7154 NW 72 Avenue Miami, Florida 33166
LICENSED AND INSURED

Phone (786)287-4835
CGC# 1516281

CONTRACT AGREEMENT

This AGREEMENT, submitted between All Season's General Contractors Corp hereinafter called the Contractor and Hialeah Club Villas Condominium Association Inc. hereinafter called the Owner.

Whereas, that the Contractor and the Owner, for the consideration hereinafter named, agrees as follows:

The Contractor shall furnish all of the equipment, materials, labor, and perform all of the work as described herein in a workmanship like manner on the following described property, to wit:

Hialeah Club Villas
2150-2194 W 60th Street
Hialeah, FL 33016

DESCRIPTION OF WORK - Exterior Painting & Concrete Restoration (Sherwin Williams 10 Year System)

General Conditions

1. Mobilization of safety equipment, access equipment and materials necessary in locations approved by the Owner. Care be taken to minimize impact on traffic and impedance on common areas of the Condominium.
2. Protection of building components, such as curbs, windows, railings, light fixtures, etc, from potential damage caused during the construction project.
3. Unit owners with overly cluttered patios will be responsible for clearing out for access to work areas.

Exterior Painting- (12 Buildings)

1. Pressure clean using 4000psi pressure cleaners all exterior masonry walls, ceilings, and overhangs.
2. Apply one coat of Sherwin Williams Loxon Conditioner to all exterior masonry walls, ceilings, and overhangs.
3. Route and seal all hair line stucco cracks using elastomeric wall patch.
4. Replace rotten or damaged wooden fascia boards as needed to all buildings.
5. Remove and replace perimeter sealant of windows and doors on shear walls using polyurethane sealant. (Newly replaced windows and doors are not included.)
6. Finish coat with one coat of Sherwin Williams Latitude paint to all exterior masonry walls, ceilings, and overhangs.
7. Sand, apply one coat of Sherwin Williams Metal Primer and one coat of Sherwin Williams SherCryl paint to unit entry door frames, service doors and frames presently painted & stair railings. (Railings to be painted using Electrostatic.)
8. Pressure clean, apply one coat of primer and one coat of paint to property wall. (Side facing property and top.)
9. Pressure clean and apply two coats of concrete floor paint to staircase and catwalk floors presently painted.
10. Work to be performed to 12 Building, all stucco walls, ceilings, and overhangs, walkways & staircase floors and railings, unit entry door frames, service doors and frames presently painted, property wall, guard house and entrance monument sign.

Note: All work to be performed as per Sherwin Williams Paint Specifications.

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Concrete Restoration (Concrete/ Stucco Repairs)

1. Spalling concrete on building sheer walls, ceilings, and catwalk slabs to be opened exposing rusted re-bar 1" around bar, grind off all loose rust, if rebar has lost more than 10% of material it will be cut out and splice in a new re-bar with 12" overlap, apply Bonding Agent (bonding agent and rebar protection) to re-bar and concrete and plaster using Sika MasterMaco 425 (Repair Mortar).
2. Restoration work on slab, window sill, tie down, columns to be formed and poured in Sika 211 SCC Concrete. Stucco work on slab edges to include existed drip edge. Finish texture to match existing.
3. Restoration of damaged building gable ends, remove all damaged areas with delaminating stucco, repair wooden framing where necessary, install new wire lath, and stucco to match existing texture.
4. **Concrete Repairs**(Slab Edges, Window Sills, Tie Downs, Columns.) to be cut and chipped open exposing all deteriorated rebar, grid off any loose rust on rebar(splice in new if necessary), apply Sika Armortec 110 to re-bar and concrete, install form work, and pour in Sika 211 SCC into form work, once cured remove formwork and apply new stucco to affected area.
5. **Expansion Joints**, cut out existing, grid surface to clean concrete, install new backer rod and apply a continuous bead of Dymonic 100 JS. (900 Linear Feet of Expansion Joints to be replaced.)
6. Where Tiles are Removed, Grind Concrete, perform restoration repairs, and area ready to receive tiles or paint.
7. Any extensive damage to slabs will require installation of post shores (temporary columns).
8. Concrete and stucco restoration is to be performed to all buildings, guard house, breezeways, balconies, stairs, wall dividers between balconies, and perimeter concrete fence.
9. All restoration work to be performed as per specifications and supervision of Engineer of Record.

Concrete Restoration Quantities:

Description	Est. Qty	Unit Price	Total
Spalling Concrete Repairs Walls:	300 sq.ft	\$ 150.00	\$ 45,000.00
Spalling Concrete Repairs Slabs:	600 sq.ft	\$ 150.00	\$ 90,000.00
Stucco Delamination Repair:	900 sq. ft.	\$ 25.00	\$ 22,500.00
Expansion Joints	900 linear ft	\$ 30.00	\$ 27,000.00
Building Gable End Restoration	12 Gables	\$ 4,500.00	\$ 54,000.00
Mobilization and Demobilization	Lump sum.		\$ 5,000.00
TOTAL			\$ 243,500.00

Catwalks & Balcony Floor Waterproofing

1. Clean/grind down all concrete floors of catwalks and balcony slabs to provide a clean surface for coating.
2. Concrete floors to be clean and clear of any foreign materials.
3. Application of Sikalastic®-726 Balcony One Shot to all catwalks and balcony concrete floors.
4. Work to be performed to 2nd Floor Catwalks & Balcony Concrete Floors 22,600sq.ft.

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Electrical Work

1. Replace or install new grounding straps, rods, lines to all service meters.
2. Label all service meters.

Railing Repairs

Grind off any rusting areas on railings bases.
Cut out and replace any severally damaged sections.
Apply rust control to rusting areas.
Detail around all corridor railings bases using Loxon S1 Polyurethane sealant.

Building and Unit Numbers Replacement

1. Replace all building unit and building numbers to all units.

Exclusions

1. Security iron bars.
2. Any roof top metal or mechanical equipment.
3. Mail boxes.
4. Any floor tile repairs caused by concrete repairs.
5. Any labor and materials not indicated in the stipulated description of work.
6. Any cost related to field surveys, inspections, permits or architectural/engineering costs.

RESTORATION REPAIRS

All cracks will be sounded out to determine if hollows or delamination of the stucco or concrete are present. Where hollows are found all loose substrate is to be removed, then the affected area primed with Sika Armortec 110 Rebar Protection/ Bonding Agent (Bonding Agent and Reinforcement protection). Surface to be restored to its original texture.

1. Cracks less than 1/32" will be cleaned, primed with a Clear Penetrating Sealer, and covered with Flexible Crack Filler.
2. Cracks between 1/32" and 5/64" will be V'd out, cleaned, primed with a Clear Penetrating Sealer, then filled and covered with Dymonic 100 JS.
3. Cracks larger than 5/64" will be plastered using Sika MasterMaco 425 Repair Mortar.
4. Any reinforcing rods shall be wire-bushed to remove all rust and must be primed with Sika ArmorTec 110 Bonding Agent (Bonding Agent and Reinforcement protection).
5. Concrete Repairs to be cut and chipped open exposing all deteriorated rebar, grid off any loose rust on rebar(splice in new if necessary), apply Sika Armortec 110 to re-bar and concrete, install form work, and pour in Sika 211 SCC into form work, once cured remove formwork and apply new stucco to affected area.

EXTERIOR MASONRY SURFACES:

Exterior walls to receive one (1) coat of Sherwin Williams Loxon Hot Stucco Sealer A24WW1150 and one (1) finish coat of Sherwin Williams Lattitude Exterior Paint -K62W00651.

METAL DOORS, FRAMES & RAILINGS:

Metal doors and any other metal surface (s) to be painted, need to be sanded and/or wire-brushed, primed with Sherwin Williams ProCryl Primer B66W01310 and finish coated with Sherwin Williams Sher-Cryl HPA High Performance Acrylic Semi-Gloss Coating B66W00351. Railings to be painted with Electrostatic paint.

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SPECIAL CONDITION:

It is understood that the Contractor shall not be held responsible for any damage to the interior of the building (s) or its contents. Provisions shall be made to protect the building property from damage and the public against hazard or injury. Any property in the exterior of the building (s) damaged as a result of this work shall be restored or repaired by the Contractor at his expense.

The Owner shall arrange for removal of all personal property from terraces and areas adjacent to work.

The Owner shall arrange to keep all vehicles from working area (s) to safeguard against possible damage to same.

Trees and other foliage shall be trimmed by the owner as may be necessary.

All Season's General Contractors will be using a floating meter in order to use fire hydrants for pressure cleaning. No water usage will be charged to the owners.

Windows shall be scraped of excess paint drippings and splatters. The Contractor shall not be responsible for scratched glass, but any glass broken by painters will be replaced by the Contractor at his expense.

The Contractor will provide all protective measures required to meet the codes of The City of Hialeah and other governmental agencies having jurisdiction over this project.

The Contractor is not responsible for damage caused by Acts of God, abuse, fire, hurricanes, structural faults or other faults not attributable to faulty materials or workmanship.

CONTRACT PRICE:

CONCRETE RESTORATION (Concrete/ Stucco Restoration)	\$ 243,500.00
EXTERIOR PAINTING	\$ 315,000.00
ELECTRICAL WORK	\$ 18,600.00
IRON RAILING REPAIRS	\$ 25,000.00
BUILDING & UNIT NUMBER REPLACEMENT	\$ 12,000.00

TOTAL PRICE \$ 614,100.00

ADD ON UPGRADE:

CATWALKS & BALCONY CONCRETE FLOOR WATERPROOFING (22,600sq.ft)	\$ 361,600.00
CATWALKS ONLY CONCRETE FLOOR WATERPROOFING (12,000sq.ft)	\$ 192,000.00

PAYMENT SCHEDULE:

A: 10% When acceptance of contract.
B: 20% Mobilization/ Commencement of Work.
C: 20% Progress Payment.
D: 20% Progress Payment.
E: 20% Progress Payment.
F: 10% Upon completion of work.

All remittances will be made payable to All Season's General Contractors Corp

IN WITNESS WHEREOF, we have executed this Agreement, this 10th day July, 2024

Signature of Authorized Representative
of All Season's General Contractors

Signature of Authorized Representative
of Hialeah Club Villas Condominium Association

Date