

Southern Post Tension Inc.

December 4, 2022

18024 Dorman Rd.

Lithia , Fl. 33547

813-477-4715

CGC 1515095

Specializing in all of your Post Tension needs from placement, repair & concrete restoration.

PTI Certified / Repair

Re: Lantana Condominium

Southern Post Tension proposes to provide labor and equipment to excavate concrete around high PT Cables and rebar in units 1201, 1301, 1401, 1202, 1302, 1402, 1203,1303, 1403, 1204, 1304, 1404, 1205, 1405, 1206 & 1406.

SPT has no control over preexisting conditions which could change the direction and or area of repair. We will make every effort to complete our work in a timely and professional manner.

Southern PT is only responsible for work or repairs made by us.

All PT work to meet or exceed PTI standards.

Scope and repair procedure to include:

Remove damaged concrete at locations indicated on Sheet 1 of 15 provided by MBV engineering. We recommend working around live cables and not detensioning them. Lock off would only be required at a slab edge repair and as per condition bases.

Cost to repair as noted per location.

Unit 1201

- 1. Remove stucco topping and old rail post at 8 locations to determine the cause of damage. \$2,500.*

Based on finding partial depth concrete repair at \$350 per sq ft.

Slab edge repair @ \$450 per ln ft.

Estimate lock off 4 cable ends at \$800 to \$1,000.

Anodes required at \$100 each.

(Total Estimated cost to repair all areas per MBV \$8,000 - \$9,500.)

Unit 1301

2. *Remove stucco topping at approx. 6 locations determine cause.
\$2,000 .
Based on finding partial depth concrete repair at \$350 per sq ft.
Estimate lock off 4 cable ends at \$800 to \$1,000.
Slab edge repair @ \$450 per ln ft. Anodes required at \$100 each.
(Total Estimated cost to repair all areas per MBV \$7,000 - \$9,000.)*

Unit 1401

3. *Remove stucco topping to determine cause \$2,000.
Based on finding partial depth concrete repair at \$350 per sq ft.
Full depth at \$450 per sq ft.
Estimate lock off 4 cable ends at \$800 to \$1,000.
Anodes required at \$100 each.
(Total Estimated cost to repair all areas per MBV \$9,000 to \$12,000.)*

Unit 1202

4. *Remove stucco topping to determine cause \$1,000.
Based on finding partial depth concrete repair at \$350 per sq ft.
Full depth at \$450
Anodes required at \$100 each.
(Total Estimated cost to repair all areas per MBV \$2,000 - \$3,000.)*

Unit 1302

5. *Remove stucco topping at 6 location to determine the cause \$2,000.
Based on finding partial depth concrete repair at \$350 per sq ft.
Full depth at \$ 450 per sq ft.
Total Estimated cost to repair all areas per MBV \$2,500 - \$3,500.)*

Unit 1402

6. *Remove stucco topping at 3 location to determine the cause \$1,000.
Based on finding partial depth concrete repair at \$350 per sq ft.
Full depth at \$ 450 per sq ft.
Total Estimated cost to repair all areas per MBV \$1,500 – \$2,000.)*

Unit 1203

7. *Remove stucco topping at 4 locations to determine cause \$1,000.
Based on finding partial depth concrete repair at \$350 per sq ft.
Full depth at \$450 per sq ft
Anodes required at \$100 each.
(Total Estimated cost to repair all areas per MBV \$1,500 - \$2,500.)*

Unit 1303

8. *Remove stucco topping at 1 location to determine the cause \$1,500.
Based on finding partial depth concrete repair at \$350 per sq ft.
Full depth at \$ 450 per sq ft.
Total Estimated cost to repair all areas per (MBV \$1,500 - \$3,000)*

Unit 1403

9. *Remove stucco topping at 2 locations to determine cause \$1,000.
Based on finding partial depth concrete repair at \$350 per sq ft.
Full depth at \$ 450 per sq ft.
Total Estimated cost to repair all areas per (MBV \$1,500 - \$2,000.)*

Unit 1204

10. *Remove stucco topping at 2 locations to determine cause \$1,000
Based on finding partial depth concrete repair at \$350 per sq ft.
Full depth at \$450 per sq ft.
Total Estimated cost to repair all areas per (MBV \$1,000 - \$2,000)*

Unit 1304

11. *Remove stucco topping at 4 locations to determine cause \$1,500.
Based on finding partial depth concrete repair at \$350 per sq ft.
Full depth at \$450 per sq ft.
Anodes required at \$100 each.
Total Estimated cost to repair all areas per (MBV \$2,000 - \$3,000.)*

Unit 1404

12. *Remove stucco topping at 4 locations to determine cause \$1,500.
Based on finding partial depth concrete repair at \$350 per sq ft.
Full depth at \$450 per sq ft.
Anodes required at \$100 each.
Total Estimated cost to repair all areas per (MBV \$1,500 - \$2,000.)*

Unit 1205

13. Remove stucco topping at 7 locations to determine cause \$1,500.
Based on finding partial depth concrete repair at \$350 per sq ft.
Full depth at \$450 per sq ft.
Anodes required at \$100 each.
Total Estimated cost to repair all areas per (MBV \$2,500 - \$3,500.)

Unit 1405

14. Remove stucco topping at 8 locations to determine cause \$2,000..
Based on finding partial depth concrete repair at \$350 per sq ft.
Full depth at \$450 per sq ft.
Anodes required at \$100 each.
Total Estimated cost to repair all areas per (MBV \$2,000 - \$3,500.)

Unit 1206

15. Remove stucco topping at 4 locations to determine cause \$2,500.
Based on finding partial depth concrete repair at \$350 per sq ft.
Full depth at \$450 per sq ft.
Estimate lock off 4 cable ends at \$800 to \$1,000.
Anodes required at \$100 each.
Total Estimated cost to repair all areas per (MBV \$12,000 – 16,000.)

Unit 1406

16. Remove stucco topping at 2 locations to determine cause \$800.
Based on finding partial depth concrete repair at \$350 per sq ft.
Full depth at \$450 per sq ft
Anodes required at \$100 each.
Total Estimated cost to repair all areas per (MBV \$1,000.)

*All work will require a lift for slab edge and access.
Rental @ \$4,500 per month. Estimated 3 months*

To provide the association with a firm base price would require access to all balcony units to evaluate and measure each area of concern.

I have included a total estimated cost based on a worst case scenario for budget purposes.

*This includes unit prices of
\$350 per sq ft for partial slab repair
\$450 per ln ft for slab edge repair.*

*\$800 to \$1,000 to lock off cable for slab edge repair.
\$100 per Anodes required
Permitting \$750.00 per building*

Exclusions to this agreement:

- 1. Removal or replacing of any permanent fixtures such as hand rails, tile, carpet, pavers, shutters, doors, windows, planter, screens and or in closers etc.*
- 2. Any interior repair or finish of walls, drywall, ceiling, tile, paint, fixtures etc.*
- 3. Damages from preexisting conditions.*
- 4. Paint*
- 5. Repairing of damaged or broken cable. (additional cost)*
- 6. Lock off or detension/ retension of cables.*
- 7. Dust*
- 8. Waterproofing / Topping finish*
- 9. Lifts or staging to access building. Provided by the association.*
- 10. Engineering*
- 11. Permitting*
- 12. Additional mobilization*
- 13. Any repairs or materials not mentioned.*

Quote is valid for 30 days.

Thank you for the opportunity to bid on this project!

Daniel R. Tidwell / President

Association Signatures/Date:

Pres: T Kennedy 12/21/2022

Treas: _____

