

Southern Post Tension Inc.

December 11, 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 3202, 3302, 3402, 3203,3303, 3403, 3204, 3304, 3404, 3205, 3305, 3405, 3206 & 3306.

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.

1. Unit 3202

Balcony Not in Scope. Appears to be in good condition.

Unit 3302

2. Remove stucco topping to determine cause \$1,500.

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 \$3,000 - \$4,500.)*

Unit 3402

- 3. Remove stucco topping at 3 location to determine the cause \$1,200.
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 \$2,000 - \$3,000.)*

Unit 3203

- 6. Remove stucco topping on balcony to determine the cause \$2,200.
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 \$2,000 - \$3,500.*

Unit 3303

- 7. Remove stucco topping at 2 locations to determine cause \$1,200.
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 3403

- 8. Remove stucco topping at 2 location to determine the cause \$1,200.
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 - \$2,500)*

Unit 3204

- 9. Remove stucco topping at 1 locations to determine cause \$800.
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 \$1,200 - \$2,000.)*

Unit 3304

- 10. Remove stucco topping at 3 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.
Total Estimated cost to repair all areas per (MBV \$1,500 - \$3,000.)*

Unit 3404

11. *Remove stucco topping at 2 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 \$2,500 - \$4,000.)*

Unit 3205

12. *Remove stucco topping at 8 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 3305

13. *Remove stucco topping at 3 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 3405

14. *Remove stucco topping at 5 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 3206

15. *Remove stucco topping at 8 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 8 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 3306

16. *Remove stucco topping at 8 locations to determine cause \$2,000.
Based on finding partial depth concrete repair at \$350 per sq ft.*

Estimate lock off 8 cable ends at \$800 to \$1,000.

Full depth at \$450 per sq ft

Anodes required at \$100 each.

Total Estimated cost to repair all areas per (MBV \$8,000 - \$12,000).

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.*

