



**State Certified General Contractor CGC 1510765. CCC.1331 982**

## Proposal

No. 17-396

Date of Submission: May /30/2025

Submitted To. Owner-COUNTRYSIDE CONDOMINIUM ASSOCIATION, INC.

c/o Paul Shapiro

7610 Stirling Road,

Davie, FL 33024

Phone: (954)-802-8693

E-mail: usaservices@gmail.com.

Thank you for the opportunity to bid on the construction. work needed at your builders if the following proposal is suitable, please sign the attached page and forward it to our office. Please do not hesitate to call me with any questions looks forward to partnering with and providing our business culture of trust, experience, integrity, and professional courtesy to you. Should you have any questions or concerns, please feel free to contact me on my cell phone 786-830-1358 or 786-525-6434.

Sincerely,

**Jorge L Estevez**

### **SCOPE OF WORK**

#### **ELECTRICAL:**

#### **Scope of Work, Building, A, B, C, D, E, F**

The main service disconnects, and meter metal box located in the electrical room are corroded and need to be replaced.

Provide Drawings for Permit Approval from Building Department.

Replace Existing Rusted Meter Stacks with New Siemens Meter Stack Module with (17) Mains 100 Amps (1-Main 100

Amps – 2 Poles – 120/240 Volts – 42 KA – NEMA-3R for Each Unit) and (1) New House Meter NEMA-3R.

- Replace Existing Rusted Main with New Siemens Main 800 Amps – 1 Phase -42K AIC UG-NEMA-3R and connect to Existing FPL Feeder from FPL's Transformer.
- Replace Existing Rusted House Panel with New Panel NEMA-3R with New Breakers and Connect Existing Circuits.
- Connect Existing Services from Units to New Meter Stacks
- Replace Existing Rusted Receptacles, Timmers and/or Switches Inside Electrical Room with New Receptacles, Timmers and/or Switches.
- Provide New Ground for Service.
- Dispose All Electrical Equipment Removed from Electrical Room.

**Note:**

- Design needs to be approved by engineer performing inspection (G. Batista Engineering Construction).
- Building will be without power for up to 48 hours in order to complete the scope of work. Customer responsible for occupants' notifications and/or relocations.
- Existing Panels Inside Units Will Not be Replaced.
- Current Production LEAD Time for These Parts is 19-20 Weeks Upon Placing the Order.** Due to unprecedented industry-wide supply chain and labor constraints, the established and published factory lead time we typically offer are now considered a good faith estimate and are subject to change for the near future. We cannot guarantee manufacturers' lead time, but we will endeavor to offer and acknowledge the most current estimated factory delivery. We apologize, but this is outside of our control.

**Not Included:**

- Permit Cost, Plans Cost and/or any other fees from the Building Department.
- Replace Existing Panels Inside Units.
- FPL Costs
- Repair Any Existing Underground Connections That Could be Damaged by this Scope of Work.
- Address any additional requests from the Building Department (Not listed on the above scope of work)
- Any Pavement Cutting and/or Repair - Any Concrete X-Ray, Cutting or Core Drilling - Any Patching and/or Painting - Any Unforeseen Repairs and/or Code Violations - Any Changes Made to the Above Written Scope of Work - Any Overtime Installation Hours and/or Prevailing Wage Payments – Any Fire Wall Penetration Certification.

**1-Payment Schedules:**

proposes to furnish the aforementioned material and labor in accordance with the

Initials: ----- Date: -----

above conditions. -----  
-----\$ 341,200.00

**STRUCTURAL: Cracks and spalling**

Our inspection reveals the following deficiencies:

1. Various cracks and spalling were observed along the edge of the second-floor corridor slab of the building.

The cracks and surrounding unsound stucco must be closely inspected to identify the extent of the damage

in the concrete slabs. The spalling on the slab is exposed to view.

2- Cracks, bubbles and peeling were observed in the waterproofing system. The roofing system was observed to be in poor condition.

3- Cracks and spalling were observed along the edge of the second-floor corridor slab of the building

Various cracks and spalling were observed along the edge of the second-floor corridor slab and on the

concrete slab of the balconies. The cracks and surrounding unsound stucco must be closely inspected to

identify the extent of the damage in the concrete slabs. The spalling on the slab is exposed to view.

Hire an engineer (we can provide you with a proposal to do this).

In the case of structural problems (spalling and such), the engineer will provide a detailed structural inspection to provide an estimate of how much concrete is structurally unsound and needs to be repaired. **Please note that in the case of concrete repairs, the items specified in the list may not cover all the structural issues present. The engineer you hire should review the entire building to perform his engineered documents.**

The engineer will provide an engineered set of plans for permitting.

You will use these plans to get bids from contractors.

Hire a contractor to do the work.

Remove existing rust, dust, and loose material: using a Pressure Cleaner.

Get the all-around surface of the reinforcement steel, clean of concrete in specific critical areas.

Apply 2 coats of Sik 2 coats of Sika Armatec-1C.

After drying the previous product, apply a scrub coat SIKA Top 123 Plus mortar.

Before the scrub coat dry, apply the mortar using the appropriate tool for a good surface finish.

Engineering documentation to obtain the permit

- Disposal of all debris.

Initials: ----- Date: -----

**2- Payment Schedules:**

proposes to furnish the aforementioned material and labor in accordance with the above conditions. -----

-----**\$ 41,369.00**

**STRUCTURAL: Deficiencies Roofing (poor condition)**

Our inspection reveals the following deficiencies Roofing

Cracks, bubbles and peeling were observed in the waterproofing system. The roofing system was observed to be in **poor condition.**

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**We recommended Re-roofing Warranty 20 (years)**

New re Roof Estimate

- Decking Wood
- Install 2 Inch ISO for roof
- GAF # 75 3 SQ
- Insulation 2"
- Gaf Strata vent
- GAF RUBEROID 20
- GAF MINERAL CAP SHT
- ASPHALT TYPE 4 VENEZUELA
- NAILS 8D GAL 2-1/2
- NAILS 1-1/4
- TIP- CAP 1-5/8 BX
- POL MODIFIED CEMENT PG500 5GAL
- LEAD ROOF 2.5# 3"
- LEAD ROOF 2.5# 4"
- ROOF EDG GALV 4X4X10
- PLYWOOD CDX 5/8 4X8 = 5 PER Building
- GRANULES WHITE 50 LBS /EA
- KARNAR COTTON FAB 4"X150
- STUCCO FLASHING 10L/F
- 5X7 ANGLE FLASHING
- MASONRY ANCHOR 1-1/4
- PRIMER
- KOKI- UNIV SINGLE PLY SEALAND
- 1X6X10 WW PT PERIMETER
- GLUM GOOSENECK 10 INCH (48)

Initials: ----- Date: -----

FLAT ROOF AREA. Total, 680.07 sq/f

**3- Payment Schedules:**

Proposes to furnish the aforementioned material and labor in accordance with the above conditions. -----

-----**\$ 650,000.00**

**STRUCTURAL: Deficiencies Roofing (poor condition) Repair**

Our inspection reveals the following deficiencies Roofing  
Cracks, bubbles and peeling were observed in the waterproofing system. The roofing system was observed to be in **poor condition**

**4- Payment Schedules:**

Proposes to furnish the aforementioned material and labor in accordance with the above conditions. -----

-----**\$ 350,000.00**

**Schedule Painting Building**

- RE-PAINT ALL (7) BUILDINGS (Walls, trim, walls inside balconies, doors, front rectangle designs and front/back facing roof tiles included)

▪ process: pressure clean walls at high pressure, prime all walls, patch small cracks and holes and paint using Sherwin Williams Super paint.

-----**Total: \$176,000.00**

Re-paint courtyard and pool floors

▪ process: Pressure clean floors at high pressure and apply H&C paint

1. -----

-----**Total: \$4,308.00**

Re-paint all (7) building floors (includes stairs and hallways in each building)

▪ process: Pressure clean floors at high pressure and apply H&C paint

o -----

-----**Total: \$12,456.00**

Re-paint Handrail wood and metal rails for all (7 buildings)

▪ Special paint and primer used for metal rails

o -----

-----**Total: \$12,216.00 (NO WARRANTY on metal rails)**

Dumpster wooden fence, back privacy fence, front signs walls and front privacy walls

▪ -----

-----**Total: \$10,180.00**

Initials: ----- Date: -----

Re paint clubhouse with attached wooden fence and office building

-----Total: \$5.016.00

**PRICE ON PROPOSAL IS SUBJECT CHANGE IF THE PROPER TY IS MODIFIED OR IF ANY REPARATION IS**

CONTRACTORS PROVISIONS

Contractors will have access to all areas simultaneously.

The owner is to provide water and temporary electrical hook-ups at no cost to the Contractor. The owner will remove any personal property and vehicles from the work area before work starts. Estevez Builders Corp cannot be held responsible for any items broken or damaged due to vibration or any water intrusions. Estevez Builders Corp will not be held responsible for any floor coverings such etc. that may be damaged because of the work. Please note. Estevez Builders Corp will only be held responsible for negligent damages for the items outlined above. In the underground there are several electrical, telephone, cables, and water lines are not responsible for any damage caused by the demolition

If Applicable: The Engineer will determine negligent damages. Please take note that the Engineer will do inspections on all phases of the work and any possible damages deemed “negligent” will need to be addressed in the written inspection reports documented by the project Engineer. The Association liaison and Contractor will perform a pre-condition survey prior to the commencement of work. Within 72 hours the start date of notice to proceed.

The owner is to provide: All material necessary for total works above indicates.

TIME TO COMPLETE ALL WORKS INSPECTION INCLUDED

We propose to be substantially completed within 20 week labor days and will achieve final completion within

24 week working labor days please note if the quantities outlined in the scope of work increase than additional time will be required to complete the project. All labor proposed is for normal

Initials: ----- Date: -----

business hours, Monday through Friday, 8:00 AM to 4:00 PM, with excluding overtime, weekends, and holidays.

Acceptance: By signing this proposal, the Purchaser accepts as a binding contract all its terms and conditions, including the General Terms of the Contract.

This proposal shall expire automatically unless the above-named purchaser shall have delivered a copy of this Proposal, duly signed by it, to Contractor on or before the 15 the day from the date hereto. No modification by Purchaser to this Proposal, or to the General Conditions, shall become a part of the contract unless specifically agreed to in writing by Contractor, and shall automatically make this Proposal void and of no off If you have any questions, please do not hesitate to contact this office and we shall respond accordingly

As Agreed, Upon By:  
Estevez Builders Corp

Signed By-----Date. -----

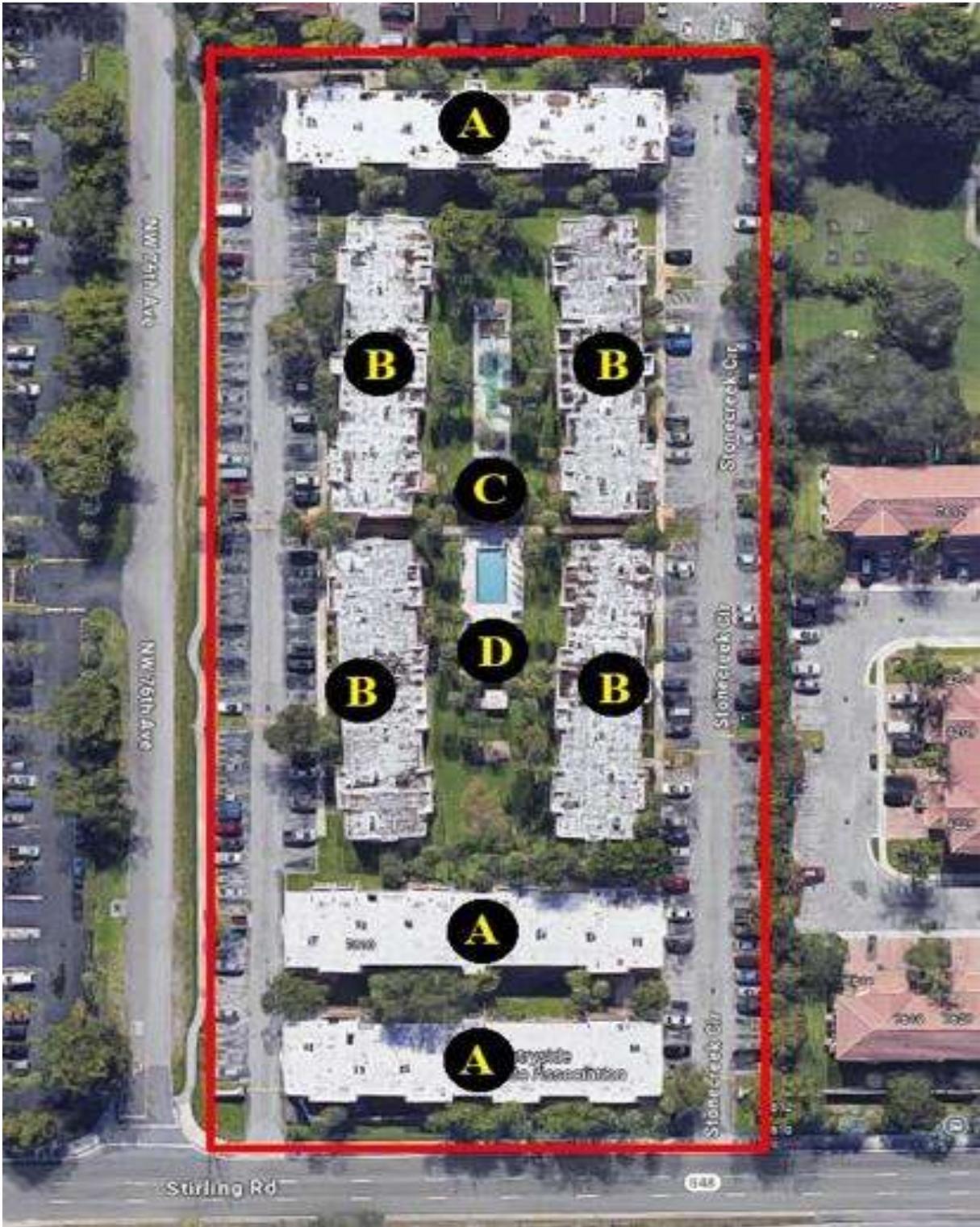
This is your authorization to complete the work as outlined above according to conditions on the front and reverse side of this proposal

Acceptance Signed By -----Date. -----  
Print name. -----

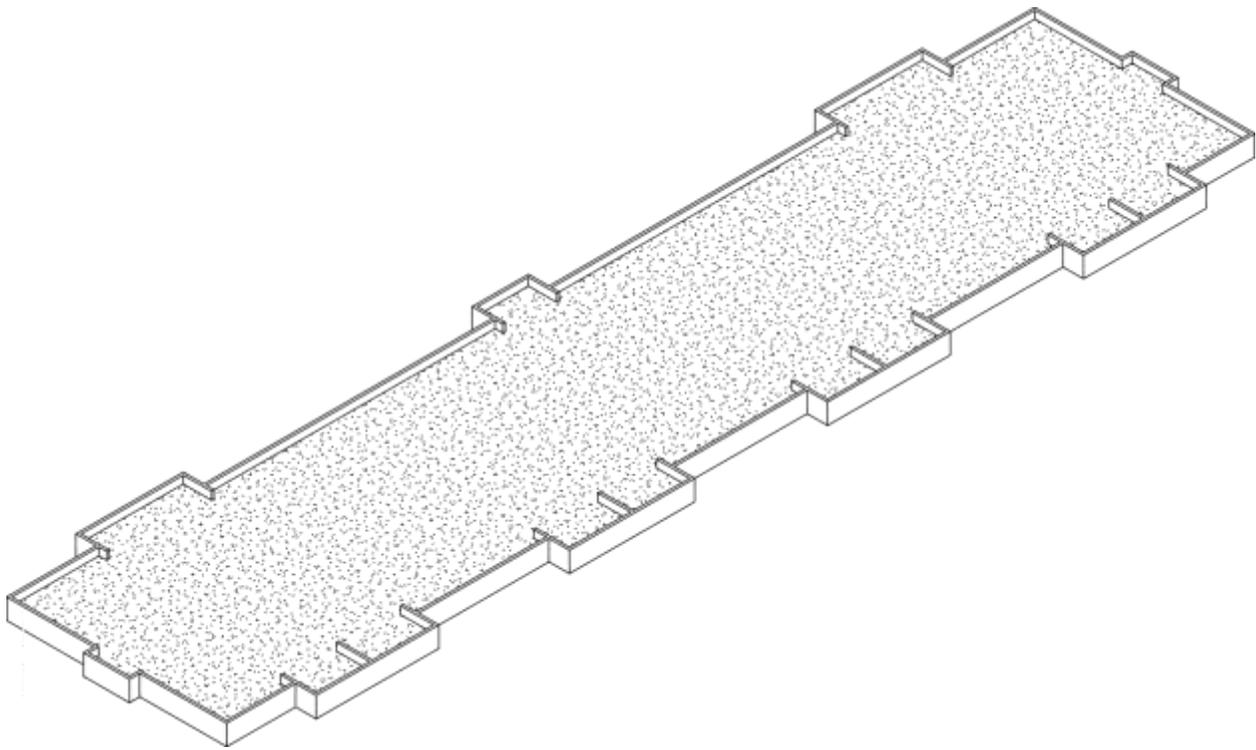
When both parties sing this proposal, this instrument constitutes a legal and binding contract between the parties.

This proposal may be withdrawn if not accepted within fifteen (15) day from date of submission.

Initials: ----- Date: -----



Initials: ----- Date: -----



**Countryside Condominium** THREE BUILDING

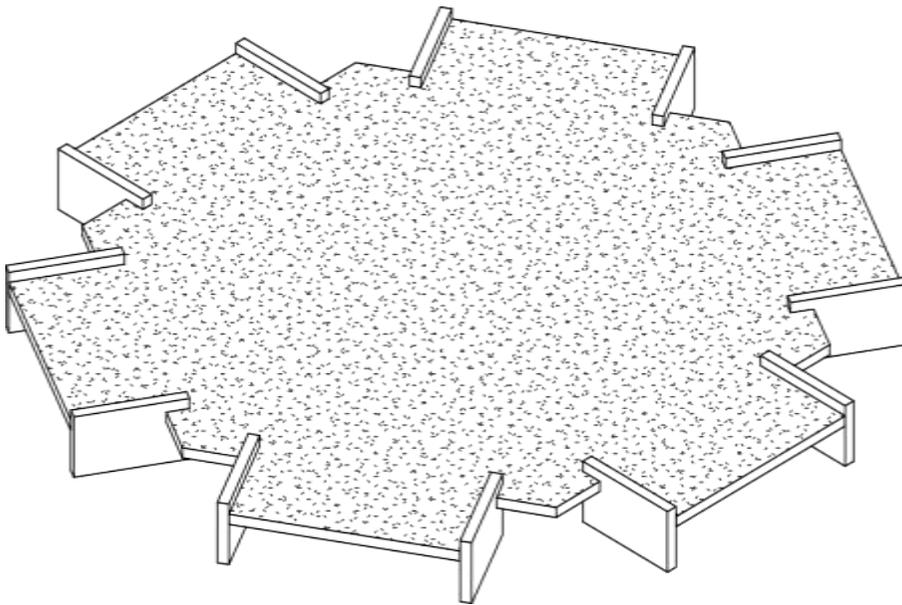
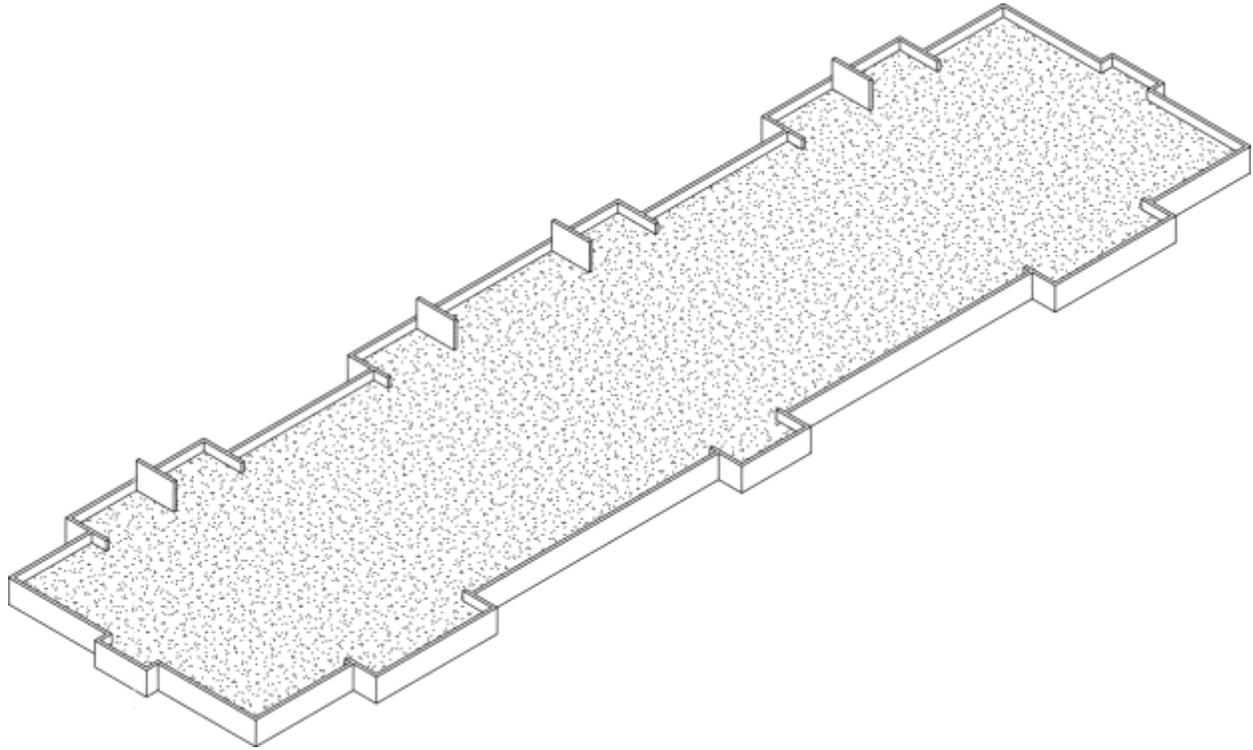
Residential Stirling Rd, Hollywood, FL 33024 - Building A



**Countryside Condominium**  
Stirling Rd, Hollywood, FL 33024 - Building B

Initials: ----- Date: -----

FOUR BUILDING  
FLAT ROOF AREA. 8,976 SF



**Countryside Condominium**

Initials: ----- Date: -----

Residential Stirling Rd, Hollywood, FL 33024 - Building C



Initials: ----- Date: -----

Initials: ----- Date: -----

# Mr Rock Electric

Tel: 9549285955  
Kb@mrrockelectric.com  
EC-13011170



Countryside Condo Association  
7610 Stirling Road  
Hollywood, FL 33024  
United States

## Quote No. QTE-2025-0162

As of 5/17/25

Valid 3 months

Project address:

7610 Stirling Road  
Hollywood, FL 33024  
United States

### 40 Year Electrical Corrections

Number	Designation	Qty	Unit price	Tax	Total
1	Building A				<b>\$3,965.00</b>
1.1	Replace House Panel with breakers	1	\$2,450.00	0 %	\$2,450.00
1.2	Replace Lighting Contactor/ enclosure	1	\$675.00	0 %	\$675.00
1.3	Sand corroded equipment and apply anti rust paint	1	\$420.00	0 %	\$420.00
1.4	Replace some damage conduit. Clean Grounding equipment	1	\$420.00	0 %	\$420.00
2	Building B				<b>\$3,965.00</b>
2.1	Replace House Panel with breakers	1	\$2,450.00	0 %	\$2,450.00
2.2	Replace Lighting Contactor/ enclosure	1	\$675.00	0 %	\$675.00
2.3	Sand corroded equipment and apply anti rust paint	1	\$420.00	0 %	\$420.00
2.4	Replace some damage conduit. Clean Ground equipment	1	\$420.00	0 %	\$420.00
3	Building C				<b>\$3,965.00</b>
3.1	Replace House Panel with breakers	1	\$2,450.00	0 %	\$2,450.00
3.2	Replace Lighting Contactor/ enclosure	1	\$675.00	0 %	\$675.00
3.3	Sand corroded equipment and apply anti rust paint	1	\$420.00	0 %	\$420.00
3.4	Replace some damage conduit. Clean Grounding equipment	1	\$420.00	0 %	\$420.00

Number	Designation	Qty	Unit price	Tax	Total
4	<b>Building D</b>				<b>\$3,965.00</b>
4.1	Replace House Panel with breakers	1	\$2,450.00	0 %	\$2,450.00
4.2	Replace Lighting Contactor/ enclosure	1	\$675.00	0 %	\$675.00
4.3	Sand corroded equipment and apply anti rust paint	1	\$420.00	0 %	\$420.00
4.4	Replace some damage conduit. Clean Grounding	1	\$420.00	0 %	\$420.00
5	<b>Building E</b>				<b>\$3,965.00</b>
5.1	Replace House Panel with breakers	1	\$2,450.00	0 %	\$2,450.00
5.2	Replace Lighting Contactor/ enclosure	1	\$675.00	0 %	\$675.00
5.3	Sand corroded equipment and apply anti rust paint	1	\$420.00	0 %	\$420.00
5.4	Repalce some damage conduit. Clean Grounding	1	\$420.00	0 %	\$420.00
6	<b>Building F</b>				<b>\$3,965.00</b>
6.1	Replace House Pane with breakers	1	\$2,450.00	0 %	\$2,450.00
6.2	Replace Lighting Contactor/ enclosure	1	\$675.00	0 %	\$675.00
6.3	Sand corroded equipment and apply anti rust paint	1	\$420.00	0 %	\$420.00
6.4	Replace some damage conduit. Clean Grounding equipment	1	\$420.00	0 %	\$420.00
7	<b>Building G</b>				<b>\$3,965.00</b>
7.1	Replace House Panel with breakers	1	\$2,450.00	0 %	\$2,450.00
7.2	Replace Lighting Contactor/ enclosure	1	\$675.00	0 %	\$675.00
7.3	Sand corroded equipment and apply anti rust paint	1	\$420.00	0 %	\$420.00
7.4	Replace some damage conduit. Clean Grounding equipment	1	\$420.00	0 %	\$420.00

Payment cash, check or bank transfer.

Deposit on signing of 40 %, i.e. \$11,102.00.

Intermediate payment of 30 %, i.e. \$8,326.50.

Balance on completion, i.e. \$8,326.50.

Association will pay for All permit fees and \$300 Administrative Fee per permit pulled

Price of job can increase if tariff effects cost of materials, if deposit is paid after May, 26, 2025

Payment Terms: 40% upon signing contract, 30% after work is completed and HOA inspection, 30% after engineer approval.

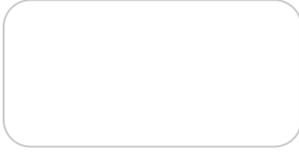
Service Equipment will be sanded down and anti rust paint will be applied. This is a recommendation. Engineer has final decision if equipment needs to be replaced. If so, additional cost would apply.

Exclusion: Report does not show if any electrical work need to be done on roof.

**Total due**

**\$27,755.00**

**Customer**  
Signed and dated:



**Kirk Bloomfield**

