



7941 Drew Circle, Suite #140
Fort Myers, FL 33967
Tel.: (239) 267-5133
Email: office@northerncontractingfl.com

Licensed and Insured

December 5, 2023

Ms. Alexandra Segarra / Members of the board
C/O NextGen Community Management
Re: Marsh Landing – Repairs & Restoration Proposal
22975 / 22979 Lone Oak Drive,
Estero, FL 33928

Dear Ms. Alexandra Segarra / Members of the board:

Thank you for the opportunity to bid on the repairs and restoration at Marsh Landing. Since 2003, Northern Contracting has successfully applied its skills and knowledge to numerous high-end residential, commercial, multi-family and government properties throughout Southwest Florida. We pride ourselves on our integrity and dedication to the customer, their project, and every last detail to complete the task at hand. Through quality workmanship and timely completion, we have earned a reputation as one of the finest and most trustworthy contracting companies in the area. Northern Contracting employs a combined 100 years of experience in delivering customer satisfaction at a competitive price. Our focus is on you and your project.

As a testament to our reputation in the industry, enclosed you will find letters of recommendation from many of our satisfied customers.

We feel confident in our ability to meet and exceed your expectations on this project. If you have any questions upon reading the attached proposal, please don't hesitate to call.

Respectfully,

A handwritten signature in dark ink, appearing to read "Matthew Diamond", is positioned above a horizontal line.

Matthew Diamond
Northern Contracting, Inc.
Vice President



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Scope of work:

We propose to furnish all labor, equipment, and materials to perform the following scope of work:

22975 / 22979 Lone Oak Drive - Lanai Repairs & Restoration:

- 1) Mobilize Site.
- 2) Install temporary protection at adjacent surfaces.
- 3) Supply and install scaffolding systems to safely complete working processes at rear of lanai balcony stack.
- 4) Remove existing aluminum screen enclosures at (1), first floor lanais and (1), second floor lanai, and dispose of.
- 5) Remove existing Spray-crete texture system and dispose of construction debris at (1) second floor lanai floor.
- 6) Chip and remove deteriorated stucco and concrete surfaces to sound rebar, clean of deterioration.
- 7) Coat existing rebar with a corrosion inhibiting bonding agent.
- 8) Form and pour slab edge and corner column as needed with BASF Master Emaco S 440ci and first floor ceiling with BASF Master Emaco N 425 (*proposal includes 4 cubic feet of repair. If allowance is exceeded, additional areas will be billed at unit rate listed*).
- 9) Strip forms.
- 10) Grind and surface prep second floor lanai to prepare for waterproofing process.
- 11) Water test second floor lanai for ponding water.
- 12) Apply thin coat of epoxy and sand mixture to low areas to flow water off second floor lanai; as able to be accomplished given the thickness/reveal of sliding glass door threshold to interior areas (*if sloping is needed after water test is performed, areas will be marked and billed at unit rate listed*).
- 13) Perform crack repair on second floor lanais as needed (*if needed, areas will be billed at unit rate listed*).
- 14) Application of waterproofing system to second floor lanai; to include cant bead at wall to floor intersections.
- 15) Clean up loose sand from second floor lanai deck surface.
- 16) Stucco newly poured concrete to match existing (*proposal includes 25 square feet of repairs; if allowance is exceeded, additional areas will be billed at unit rate listed*).
- 17) Prime and repaint ceiling and walls at first floor lanai and second floor lanai completely to ensure color blending.



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18) Supply and install new screen enclosure and standard 18x14 charcoal screen at first floor lanai and second floor lanai; new fasteners to be set in urethane with plastic caps on each fastener head.

19) Clean-up site and remove equipment and materials from the site.

Price including labor and material:

\$20,875.00

Notes:

Due to the nature of this project, the full scope is not known until areas of deterioration are uncovered during construction. As such, the estimated quantities above were developed during our visual inspection process but may be exceeded. Quantities will be verified by the EOR during construction. If the estimated quantities herein are exceeded, additional repairs will be billed at the following rates:

Concrete Replacement (per cubic foot; 1 cube min. per location)	\$625.00 per cubic foot
Stucco Repairs:	\$32.00 per square foot
Crack repair (routing and sealing):	\$12.00 per linear foot
Sloping (up to ¾" thick maximum)	\$32.00 per square foot
Post Shoring	\$175.00 per post shore



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Working Conditions:

Monday – Friday

Support by others: *(At no cost to Contractor)*

- 110V Electric *(if electricity is not provided, Contractor will utilize generator and charge back Association \$125.00 per day.)*
- Parking for Service Vehicles
- Staging Area Equipment Trailer & Construction Dumpster
- Water
- Unobstructed Access to Work Area

Exclusions:

- Engineering services
- Permits; passed along at our cost (costs to include submittal process, inspections, etc.at \$95.00 per man hour) plus a 15% administrative fee.
- Landscaping.
- Post Shoring.
- Tie Beam Repairs or Replacement.
- Electrical, Plumbing, or HVAC.
- New Sliding Glass Doors or Windows.
- Removal, reinstallation, or replacement of hurricane shutters – Owner's responsibility.
- Removal, reinstallation, or replacement of sliding glass doors – Owner's responsibility.
- Flooring repairs or replacement – Owner's responsibility.
- Repairs to interior finishes.
- Any work which is not specifically outlined in the scope of work section of this proposal.



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Payment Terms:

Deposit of 35% due at mobilization followed by progress invoices which will be submitted upon completion of the work. Payments are due upon receiving invoice. Any payment after thirty days is subject to 1.5% interest per month.

The prices and timelines herein are valid for a period of 14 days after the issuance of this proposal. If the proposal is not returned within this time period, prices may be revised. If you have any questions regarding this proposal, please feel free to contact our office.

Acceptance of Proposal:

The enclosed prices, specifications, and conditions are satisfactory and are hereby accepted. Contractor is authorized to perform work as specified.

Thank you for considering Northern Contracting, Inc. for your professional repair and painting needs.

Respectfully,

Matthew Diamond
Northern Contracting, Inc.
Vice President

CONTRACT ACCEPTANCE

Signature Alexandra Segarra Title CAM/AGENT Date 1.15.24
Print Name Alexandra Segarra