



# ELIAS BROTHERS GROUP<sup>SM</sup>

Calais Building D Restoration Repairs 01, 02, & 03 Stacks

Date: ~~August 23, 2024~~ Revised September 4, 2024

RE: Calais at Pelican Bay – **Building D Restoration Repairs**  
7040 Pelican Bay Blvd. Naples, FL 34108, **Unit 401 (01-Stack), Units 102, & 502 (02-Stack)**  
**Unit 303 (03-Stack)**

Attn: Rich Meyer, CAM Property Manager – Calais at Pelican Bay

REP: Joe DiRienzi Sr.  
GC Restoration Division Manager/Lead Estimator

### PROPOSAL

Dear Rich,

Thank you for the opportunity to bid the Restoration Repairs in Building D located within Calais at Pelican Bay at 7040 Pelican Bay Blvd, Unit 401 (01-Stack), Units 102, & 502 (02-Stack), & Unit 303 (03-Stack), Naples FL 34108. Elias Brothers Group aka Elias Brothers General Contractor, Inc. has been in business since 1989, and our employees are well-qualified to provide you with professional workmanship. We will furnish the necessary labor, material, equipment, and insurance to perform the work as outlined in our Scope of Work. We will make all required preparations before actual work begins. Our Scope of Work will include:

**SCOPE OF WORK AS FOLLOWS IN COORDINATION WITH SOCOTEC DIRECTIVE DATED 8/6/24 FOR:  
BUILDING D: 01, 02, & 03 STACKS.**

- Remove and re-install screen walls at units 502, 102, 202, 403, 303, 401, & 501.
- Re-screen screen walls at units 502, 102, 202, 403, 303, 401 & 501.
- Demo remove and replace headers (502 x 3), (102 x 3), (303 x 3), & (401 x 2) scope also to include with M/F/Sheath/WP/Lath/Stucco & Paint. Per details provided.
- Tremco 350/351 Waterproof slab edges only under screen wall prior to re-installation at units 502, 202, 403, 303, 401, & 501 with Tremco 350/351 no aggregate.
- Prime and paint color to match existing paint color as close as possible in all areas where repair work was done.

**TOTAL PRICE: \$ 221,468.00**

INITIAL

**UNIT PRICE ADDS BEYOND BASE SCOPE AS DESCRIBED ABOVE:**

- Unit prices: \$35.00 per Sq. Ft. delaminated stucco beyond repair areas above.
- Unit price: Concrete repairs \$495.00 per C. Ft. Billed at .5 C. Ft. Minimum per repair area.
- GPRS (XRAYS) IF REQUIRED ARE DONE AND BILLED ADDITIONALLY AT OUR COST PLUS 20%
- Hi-Reach rental and fuel to operate hi reach is additional at cost plus 20% billed separately per month.
- Unit prices: Screen wall removal and reinstall beyond units listed above in base bid/ scope \$185.00 per linier ft.
- Unit prices: Remove tile from lanai floor and prep for waterproofing membrane \$6.50 per Sq. Ft. (per layer of tile or flooring) includes debris removal from site.
- Unit prices: Apply sloping to lanai floors if required \$30.00 per square foot includes labor and materials
- Unit price: Per Sq. Ft. to apply Tremco 350/351 (with aggregate) waterproof system if requested \$32.50 per Sq. Ft.
- Unit price: Additional Header R&R small \$7,250.00 each - large \$14,250.00 each. (per header scope includes demo-reframe per details-sheathing-waterproofing-lath-stucco-primer-paint)

INITIAL

**NOTES:**

- **Price is based on Elias Brothers Groups inspection & Socotec Consulting, Inc.**
- Prices are based on *all* work in the above proposal being done by **E.B.G.C.** Prices are not meant for individual selections.
- **Upon signing this proposal, the previous agreement between the parties is superseded.**
- **Elias Brothers will staff the project to diligently complete the work and endeavor to be substantially complete by December 15, 2024, subject to limited changes in the scope. Work to commence upon receipt of the required permit. Engineer and county inspections availability and punctuality that effects the duration of the project is out of EBGC's hand and**



ability to control. Therefore, any delays due to these required inspections EBGC cannot be held responsible for.

- All required engineering for drawings periodic inspections and engineer documentation is not included in this quote and is to be handled directly between the HOA and SOCOTEC engineering,
- Permit fees that **are required**, will be billed additionally to this proposal at cost plus 20% and will be invoiced separately once permit is issued.
- **E.B.G.C.** will provide the owner with a change order for any unforeseen items (according to the unit pricing provided above) **and** any items that are not included in the above scope of work that may be necessary to perform the work or requested to add.
- The Contract Price has been calculated based on the current prices for the component building materials. However, the market for these building materials is considered to be volatile, and sudden price increases could occur. E.B.G.C. agrees to use their best efforts to obtain the lowest possible prices from available building material suppliers but should there be an increase in the prices of the specified materials that are purchased after execution of the Contract for use in this Project, E.B.G.C. reserves the right to invoke force majeure. Any claim by E.B.G.C. for payment of a cost increase, as provided above, shall require written notice delivered by E.B.G.C. to the prime general contractor/Owner/Association Representative stating the increased cost, the building material or materials in question, and the source of supply, supported by invoices or bills of sale.

**PAYMENT TERMS**

- 25% deposit will be invoiced prior to start upon signature. The remaining balance will be progress invoicing and will be submitted as work stages are completed. Please note Invoices will be due within 15 days of receipt of the invoice. All past due invoices will incur a service charge calculated at 2.5% or the highest rate permitted by law and incorporated to all past due invoices.

Once you have had the opportunity to review our proposal, I will be glad to discuss this proposal and answer any questions that may arise. Please note this proposal will become the legal binding contract once executed. Thank you again for your consideration and for allowing our team the opportunity to present our proposal.

Respectfully,

Joe DiRienzi Sr.



Joe DiRienzi Sr.

GC Restoration Division Manager/Lead Estimator

**ACCEPTANCE**

If any litigation shall be instituted for the purposes of enforcing or interpreting any of the provisions of this Agreement, the prevailing party, as determined by the Court having jurisdiction thereof, shall be entitled to recover, in addition to all other relief, an amount equal to all costs and expenses incurred in connection therewith including, without limitation, reasonable Attorney's fees at the trial level and in connection with all appellate proceedings.

Signature: \_\_\_\_\_

SECRETARY

Date: \_\_\_\_\_

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Please Print Name: \_\_\_\_\_

Joe J. JOHNSON, SECRETARY