



P.O. Box 660476
Miami Springs, FL 33266-0476
www.bdciami.com
(305) 888-5221

Customer:	Victor Lau	Date:	6/24/2024
Address:	12805 SW 69 Court	Estimate #	11923
Scope of work:	Garage, Master Bed and bath, Laundry and Corridor 261,103.17		
Architect:	N/A	Plans dated:	N/A
Pages:			

Site layout & prep, temporary plastic fencing, shoring	650.00
Demolition work	2,652.00
Excavation and Foundations	6,525.00
Blockwork, Masonry and filled cells	10,347.50
Columns & Beams	17,975.00
Roof and Floor Trusses, Sheathing and Fasias	13,132.50
Concrete slabs, building fill, termite slab pretreatment/compaction	13,585.00

Impact Windows, Sliding and Garage Doors at Addition (Provide and install)	15,840.00
Drywall, Framing and insulation at addition. Existing house to remain no new work	21,250.00
Tile Flooring installation	6,796.50
Finish Carpentry: Door, bath accessories/vanity and baseboard installation (all work limited to Bath remodeling and addition)	7,631.25
Install new baseboards at new floor areas	
Addition interior and exterior Priming and painting (Labor and materials)	7,800.00

Roofing at addition. All other roof areas are existing to remain	29,355.00
Stucco exterior walls and eaves, Addition only	4,750.00

HVAC work as per plans	11,400.00
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Plumbing Work as per plans	12,000.00
Septic tanks and drainfield	7,200.00
Low Voltage (phone, cable, data etc)	0.00

Electrical work as per plans	25,150.00
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NOTE: Recessed lighting is not included as a line item, pending an actual count/quantity.
Add \$115.00 for EACH recessed light fixture installation. This price includes all labor, materials and standard "puck" type LED light fixture

For the above work, we will connect new systems (Structural, HVAC, Electrical and Plumbing) to existing systems **within 5 feet**. The existing house systems (Plumbing, Electrical, HVAC, Roofing and structural etc) are considered to be fully functional and are existing to remain with no new work. Any repairs, patchwork or additional work at existing house is NOT included in this contract and will potentially be considered as an extra to Contract, at an additional fee

All other existing house installations (roof, electrical, AC, plumbing, structure, flooring and finishes etc) are existing to remain with no new or repair work

General Conditions and Project Closeout	2,325.00
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Architectural & Structural Plans and all Surveys/Elevation Certificates (add approximately \$5,800.00)
 Permit and impact fees (add approximately \$800-1,500.00)
 Permit expediting and Recording of Notice of Commencement
 Dumpsters & trash Removal for above work
 General Labor and Carpentry
 Site cleanup and final broom cleanup
 Supervision

Overhead and profit

30,038.42

TOTAL ESTIMATE

261,103.17

NOTE: This is a preliminary proposal for informational/budgeting purposes WITHOUT the benefit of any approved plans.

Prices are based on similar projects but there can be many variables that have not yet been determined.

A final proposal will be given when an Approved / Final set of Blueprints are available that include a complete inspection of the visible site conditions.

All prices included herein are quoted as of today's date with NO allowances for any price increases. Prices, however, continue to fluctuate due to Covid shortages. These increases are not included.

Any additions or modifications made to the bid scope of work may constitute an increase to the Contract price above

***** PAYMENT SCHEDULE *****

Deposit due to commence mobilization, coordination with Architect and permit exp	-
5 % Deposit upon signing contract	13,055.16
Remaining payments shall be based on percentage of completion	
Payments are due IN FULL upon receipt	261,103.17

We accept cash, check or credit card with an additional processing fees

Initial deposit for mobilization, Architect coordination and permitting is not refundable

A monthly service charge of 1-1/2% will be added if payment terms are not met.

If payments are not made within (10) days from the date invoiced, Contractor shall at his discretion cease all work and remove any uninstalled materials, tools and equipment from the premises. Contractor will not be considered to be in breach of Contract if timely payments are not met.

Certain items such as Windows and Doors, drywall and framing, etc. require special deposits (50% upon placing order and 50% balance to be paid in full PRIOR to delivery). Special order items must be paid in full in order to place order and cannot be cancelled. These special items shall be invoiced as required.

Initial deposit is not refundable

If Customer obtains private financing via a Bank Loan, Customer understands and agrees that there may be delays

in the project timeline due to Bank funding delays. This is common with many Bank Loans and said delay is not a reflection of Contractor's performance/management of the project. Banks will often withhold financing that will in turn, will interrupt the flow of the project. Contractor does NOT provide financing and if Bank withholds or delays payment, Customer agrees to pay Contractor's invoice in full when due.

If partial payments are made, the funds shall be applied to the oldest open balance. Contractor is not obligated to return to the site until open invoices have been paid in full.

*******CONTRACT EXCLUSIONS*******

1) Permits, permit fees, County Impact Fees, Recording of NOC and processing

- 2) Shop drawings and calculations (Railings, trusses, Garage Doors, Windows, etc.)
- 3) Architectural / Engineered/ Shop drawings, Cut Sheets, Soil Borings, Engineering Reports, Surveys and Elevation Certificates, etc.
- 4) After hours or weekend work / Nighttime Security Guard/Construction Trailer
- 5) Replacement of any hidden/unmarked Utilities, wiring, piping that are damaged during the course of our work

6) Numerous trips or intermittent work on the part of the Contractor because of Customer delays/requests for Contractor to temporarily stop work

7) Fire/Lawn Sprinklers or Security Alarm work

8) Any type of Testing / Special Inspectors

9) Low Voltage / Data/Phone wiring, Natural or LP Gas, Temporary Construction Fences/Gates

10) Landscape and Gate/Fence removal / replacement / relocation

11) Any delays or damages caused by inclement weather conditions/storms, items with excessive lead times, or Subcontractor's not directly provided or hired by Contractor

12) **Materials Provision:** Plumbing & Electrical Fixtures, Water Heaters, recessed lights, appliances, Vanity Sinks/Cabinets/Counters, dimmer/specialty switches, screwless covers, bath accessories, tile / flooring, paint, etc.

13) Any changes/modifications to the bid set of plans (regardless if by Customer, site conditions, or City official) or Any omissions, inconsistencies or assumed information within the bid set of plans. If plans are not available, excludes any changes to the scope of work specified above.

14) Replacement of any damaged or otherwise unfavorable conditions (existing or generated during construction) not specifically mentioned above. This includes clearing toilet / plumbing stoppages due to old piping, replacement or relocation of any existing undersized/inadequate or previously incorrectly installed systems, such as Plumbing, Electrical, HVAC, Structural, Roofing, Irrigation etc.

15) Temporary Utilities: sanitary facilities/toilets, temporary water meters/ temporary electric pole

16) **Insurance:** Hazard, Windstorm, Flood, Builder's Risk and Hazard insurance, Bonds

General Contractor has General Liability and Worker's compensation insurance. Other insurances mentioned above are not included in our scope and not Statutory Licensing requirements

17) Concrete testing, Concrete slab/tile/marble Sealing (labor and materials)

18) Barricades, cranes, security fences/windcreens

16) Camera in line for plumbing sewer location, Additional installations (shower body sprays, rain showers, recessed lighting etc.) not specifically quoted above and or shown on plans

17) Any septic tank work including Septic tank location, repairs, pump outs, drain field work etc.

18) Damage to or loss of any personal items that are left in the area of our construction work.

19) Damage to or replacement of any hidden or buried exterior installations (Gas, electrical, fiber optic, sprinklers etc.) once underground Utility installations have been cleared by (811) and a Ticket number has been issued.

20) Foundation work includes excavation, compaction and steel/concrete placement.

Additional limerock provision/installation, correction of any existing deficiencies, testing etc. is excluded.

21) Any additional work not specifically mentioned above.

*** GENERAL NOTES ***

If required by the Building Department, it is the Customer's responsibility to secure any special inspectors (Including Architect's Log) as any such fees are not included in this Contract.

Demolition/Concrete Cutting

All demo/concrete cutting shall be performed at same mobilization (not multiple visits). Unless specifically mentioned above, all concrete cutting is for hollow block/CMU. Solid concrete cutting is not included

Care is to be exercised during demolition, however, ALL personal items must be removed from the area of our work. Some items may potentially be re-used/re-installed, however, we do not guarantee functionality of any re-used / reinstalled systems, fixtures etc. Some items will become damaged during demolition and will NOT be re-usable, such as Vanities, countertops, mirrors etc. to name a few. Some installations may be hidden, incorrectly installed or in close proximity to demolition work and may become damaged during demolition. Customer will not hold Contractor accountable for any such incidents. Any items that are to be kept/re-used must be identified on the Final set of plans or physically marked on site (not indicated on emails/texts) as many things can become lost in the volume of correspondence.

Construction dumpsters are strictly for construction debris. To avoid any additional fees, do not place

landscaping/house trash or food items in the dumpster. Dumpster fees have been calculated for this project and the scope of work included herein. There will NOT be any additional dumpster fees unless required by any new or additional work requested by Customer. When a project is at substantial completion (ready for driveways, Project Closeout etc.), trash containers will be removed from the site and any remaining debris shall be carted from the premises to an off site dumpster. This may occur on your project as well but there will be no additional fees for this work.

Structural work

Additions/new construction work must be laid out and marked onsite for Utilities underground locations. The ground/street may be marked with spray paint where the buried lines are located. In some cases, installations may be present but not indicated/marked. Contractor will not be held responsible for any damages generated or repairs/relocation work to any hidden lines.

Structural work will be performed as per plans and in some cases, methods may be modified at Contractor's discretion without compromising quality (ex fiber reinforced Concrete in place of Welded Wire Mesh)

Rough structural work will be installed within acceptable clearances and levels (within 1/2")

Concrete slabs/driveways will be poured and finished but may develop small hairline cracks as a result of the curing process. This is typical and acceptable and not an indication of any structural issue or failure.

New foundations will be compacted to required density prior to pouring concrete, however, Contractor will not be held responsible for any deficiencies or structural failure due to faulty or unacceptable underlying soils. Once installed, subfloors (concrete/joists) cannot be raise or lowered without an additional expense.

New concrete floors are poured to match the interior finish floor elevations of the existing house. New finish floors must be selected before pouring concrete/establishing elevations to achieve a level transition

Drywall, Framing and insulation

Drywall and framing to be installed per plans within acceptable tolerances for plumb/level (within 1/2")

Any changes or modifications to installed / completed items may constitute an added cost.

Customer must advise beforehand of any wall hung vanities/cabinets that require backing/support.

Customer must select vanity sinks prior to plumbing installation to avoid additional costs in relocating installed plumbing lines.

Drywall is typically finished to a smooth Level 3 finish (smooth, no tape lines are visible). Additional fees apply for achieving a completely smooth Level 4 or 5 finish.

All new drywall installations shall be taped and finished smooth with joint compound. Special finishes (orange peel, knockdown, textured plaster, woncote, venetian plaster etc.) are not included.

All Drywall shall be 1/2" at all walls and ceilings and, at Contractor's discretion, shall be 5/8" only when working with plaster walls.

All window sills and bifold (folding) closet/AC doors shall be finished with drywall and not marble sills or casing (respectively)

Showers shall receive cement board and can be waterproofed and crack suppressant installed for an additional fee. If crack suppressant is not added, corner walls may need to caulk grouted as part of routine maintenance.

Shower niches can be added for an additional \$650.00

Insulation quoted is R-4 fi-foil for exterior walls and Batts R-19/R-30 for ceilings. Spray foam and insulation on any other areas (wall partitions, etc.) is not included.

Tile and Flooring

All floor/tile materials (grout, edging, bullnose etc. must be purchased/provided by others, installed by Contractor.

Tile flooring shall be ceramic tile with 1/4" grout joint. Additional fees may apply for floor leveling, 1/8" or minimal grout joints (porcelain, marble/stone), mosaic tile work, crack suppressant, wood-look tile, niches and aluminum edging.

Flooring materials must be selected at the **start** of the project, prior to the pouring of the concrete floors to establish proper elevations. Failure to do so may result in floors with different elevations, thresholds, reducers etc.

Some tile materials are not perfectly flush or rectified and may cause lippage during installation.

Lippage is a condition where one edge of a tile is higher than an adjacent tile, giving the finished surface an uneven appearance. This condition is inherent in all installation methods and may also be unavoidable due to tile tolerances, in accordance with ANSI A137.1. This is beyond the capacity of the tile installer and does not constitute a faulty installation.

Bathrooms:

Tile installations at bathrooms include tile on bath and shower floors and on tub/shower walls only.

Bathroom walls outside of shower will receive drywall and standard baseboards.
Unless specifically quoted above, glass shower enclosures are not included in this quote.

Additional fees apply to additional tile walls, niches, benches and wrapping around windows
Excessive leveling of walls or floors (greater than 1/4") is not included.
During new bathroom tile installations, it is common for there to be a gap where the finished tile meets the wall.
This area must be plastered/filled by Contractor and is included as part of our scope of work

Repairs to large holes or gaps (existing or generated during construction) are not included
Existing subfloors, joists/substrates are existing to remain.
If new cement board / plywood subfloors are quoted above, only ONE layer of material is included.
Any chipping/demolition work only includes removal of ONE layer of tile
All tile work excludes epoxy/glass grout or any other special finishes/aggregates, etc.
Natural stone/marble and related materials often times are recommended to be sealed as per manufacturer's instructions. Grinding, polishing, sealing, bullnosing, crystallization or any other special work is not included.
Natural stone/marble and wood flooring are natural products that often have differences in color, movement of grain/veining. This is expected and in no way considered to be a defect in the material.
For this reason, Tile/Stone/flooring materials must be examined by Customer at store prior to purchase for proper straightness/level (rectified), consistency, dimensions, etc. Materials that are on site are considered to be "ready to install" without further evaluation by Contractor.
Some tiles are sold as rectified and have gaps or curves that make them impossible to be flush with each other.
This material defect is NOT something that an installer can correct.

Once tile/flooring is installed, it cannot be removed or credit issued for installation

Porcelain floors require a mortar bed installation which raises the floor elevation higher than standard ceramic tile.
This usually means that existing baseboards must be removed, reinstalled and caulked and doors removed and undercut. In Kitchen areas, it is sometimes necessary to remove countertops, cabinets, appliances etc. to raise the floors. The labor and materials associated with this work is not included unless specifically mentioned above.

Orientation and layout of tile will determine the amount of waste that must be calculated over and above the actual square footage. 10-15% waste is typical but it may be necessary to obtain additional tile materials once the layout is performed and confirmed. Customer must be present to determine and approve layout and orientation of floors and walls, prior to installation. If Customer cannot be present, Contractor will determine the layout and orientation of the tile. We recommend that Customer purchase at least 1-2 additional tile boxes of each material used for any future repairs or work as tile is consistently discontinued.

Wood floors must acclimate to the final temperature and humidity of the area to be installed. This typically means that the wood floor boxes must be opened and left in air conditioned space (70-72 degrees without interruption of AC) for 1-1/2 to 2 weeks. Floors will be tested for moisture content and if adequate, can be installed. Failure to do this may cause wood floors to buckle/lift and will need to be refinished at an additional cost. In some very rare cases, wood floors may buckle in spite of proper acclimation.

During refinish/repairs, new and old wood floors may need to be mixed for a more even appearance. There may be a noticeable difference between newer and existing wood floor materials and this is beyond Contractor's control.

Any modifications, transitions, reducers, thresholds etc. that are required or requested by Customer for a safe transition shall be quoted at the time of installation and are not included in this Contract.

Finishes

Plumbing & Electrical fixtures, Tile & Bathroom Accessories, door and other hardware materials to be provided by Customer, installed by Contractor. Installation allows for standard grade fixtures and tile.
Plumbing and Electrical Fixtures (Unless Specifically mentioned above) are to be removed and replaced at same location without increasing quantities of fixtures or any relocation/re-wiring/re-piping.

All Doors, Casing, Baseboards & Locks shall be standard, paint grade. Special order / custom fabrication or installation and of stain grade materials are not included. Mortise and entry lock installations are not considered standard. Doors must sometimes be pre-hung if not in stock which may add to the installation timeline.

Interior and exterior doors and windows will be ordered as per plans. Please make sure that all details (manufacturer, orientation, sizes, type, color, styles etc.) have been discussed in detail with Architect prior to commencement of project.

All walls and ceilings must be wiped clean by painter prior applying paint. Painter is responsible for filling all nail holes and sealing all wood joints. Caulking is applied to top of baseboards only (not to bottom). Baseboard/flooring joint may require additional molding for differences in floor level. Once walls, ceilings and trims have been primed and painted Contractor will meet with Customer to perform a walkthrough and inspect. Painting work shall be considered complete at this point.

Roofing

If any exterior roof work, sheathing, etc. is to be performed, Contractor will exercise due diligence in covering adjoining areas (New roof with Existing roof).

NOTE: To help minimize any roof leaks during this transitional period, all roof work shall be scheduled and discussed with the Customer. In the event of unfavorable weather, roof work will be postponed until favorable weather is forecast. Please note, however, that even taking the utmost care may be insufficient to prevent roof leaks from occurring, especially during the summer/rainy season. Customer will not hold Contractor responsible for any inconvenience or repairs that must be performed as a result.

Roofing prices tend to go up during the rainy season and must be quoted at the time of installation without exception.

Plumbing, Electrical and AC

Unless specifically mentioned and quoted above, running a Camera in line for plumbing sewer location and/or clearing any plumbing stoppages (Existing or generated during construction) are not included in this contract. If a sewer line or clean out is not clearly visible it may be necessary to use a camera to locate the sewer line. The cost for this service is not included in our contract.

All plumbing and electrical connections (new to existing) are included within 10 feet of the new installation.

Tubs and shower faucets must be on site prior to framing installation. Toilets, sinks and fixture trims shall not be delivered prior to completion of drywall and flooring.

Unless specifically mentioned above:

Existing sewer lines, water service, piping, fixtures and installations are existing to remain.

Existing electrical Meter/panels, grounding, service entrance, piping, fixtures and installations are existing to remain.

Underground FPL conversion and associated excavation, connection and FPL fees is not included.

Existing HVAC equipment, ductwork, piping, and installations are existing to remain.

Kitchens, cabinets and counters

Pricing for Kitchen cabinets, counters and backsplash is for budgeting purposes.

Final Contract price shall be based on final layout and selection of materials.

Cabinet shop drawings must be performed and approved by Owner prior to installation of Electrical, plumbing and HVAC roughs.

General items

ALLOWANCE items are items that are either not clearly defined on the blueprints or are items that have vast price ranges or styles and need to be specified or selected by Customer.

Construction materials are discontinued or frequently out of stock and if new items are being installed in an attempt to match existing items that are unavailable or discontinued (roof tile, flooring, cabinets, doors & millwork) etc. there is no guarantee on an exact match. Customer understands and acknowledges that this is common and acceptable and will not hold Contractor responsible for any disparities or issues.

All work shall be performed in accordance with standard Construction Industry practices.

All areas within the scope of our work will be cleaned and all debris generated shall be hauled away to an On-Site Trash Container.

Work shall be performed during normal working hours.

Contractor shall coordinate and supervise all trades and shall advise customer of any unforeseen problems or changes immediately.

Customer acknowledges and accepts that in the course of Construction, dust and noise will be generated during normal working hours and customer may experience certain inconveniences, for which Customer will not hold Contractor responsible.

Upon completion of the project, Contractor will perform site cleanup, remove all debris and leave new areas broom clean. Customer will need to perform several cleaning operations to completely remove all signs of construction work.

Customer shall provide adequate parking for all trades and allocate space for Trash Containers.

Any additional fees, security deposits, etc. shall be Customer's responsibility.
All work must be directed and scheduled in the order as determined by Contractor.
Should Customer schedule any work without the consent and approval of the Contractor, customer shall be solely responsible for any financial and timeline repercussions.
Customer is solely responsible for any and all items that are not included in this Contract.
Any materials provided by customer (fixtures, vanities, tile etc.) must be delivered to the site by others.

Contractor shall Charge Overhead and Profit on any additional work, as is standard in the Construction Industry. Overhead costs are operating expenses for necessary equipment, facilities, insurances, vehicles and Office support staff. Profit is what allows the Contractor to earn their living.
Contractor shall retain Ownership of all items (installed and uninstalled/stored on site) until payment is received in full. Items/materials that are not paid will be removed from the premises.
Warranty shall commence on the date the Final Building inspection is approved by the Building Department and shall remain in effect for (1) calendar year. For Warranty to be valid and in effect, full payment on all Contract items and extras must be made.

All work mentioned above applies exclusively to new addition or new areas to be remodeled. All existing house areas are to remain (no new work or any repair work).

All work to be performed in continuous mobilization, including demolition of house systems as shown on plans (AC, Electrical, Plumbing etc). **This may leave Owner without power, AC, hot water etc until project is ready for them.** If Owner is to remain at subject property (will live in house during construction), temporary relocation or reconnection of these systems is not included and will be performed at an additional cost.

Upon reaching substantial completion of the project, Contractor shall perform a walkthrough to determine any open items that must be completed or corrected.

Architect and plans

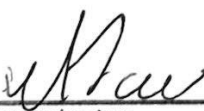
Please review the plans with your Architect in detail to verify that the scope of work as drawn on plans is complete. Contractor and its workers and Subcontractors will use the approved set of plans in order to perform the work and cannot efficiently produce a finished project from emails, text messages and conversations.
If there new work or changes are desired, letting us know as soon as possible (before work commences) will allow us to quote or modify properly and help avoid any issues or disputes in costs for additional work.
Changes to the bid plans may constitute an increase in cost and create delays to the timeline.

NOTE: Due to severe fluctuation in construction costs due to COVID and immediate unavailability of labor and materials, prices quoted are as of today's date only. Price increases are not included.

This proposal upon execution, shall become a Contract between [Customer] and BDC Construction [Contractor]
Any alterations or deviation from above specifications involving extra costs shall be executed only upon written orders and shall become an extra charge over and above the estimate.

All agreements are contingent upon strikes, accidents or delays beyond our control. In the event of a dispute arising under this Agreement, whether or not a lawsuit or other proceeding is filed, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs, including attorneys' fees and costs incurred in litigating, entitlement to attorneys' fees and costs, as well as in determining or quantifying the amount of recoverable attorneys' fees and costs.

This proposal may be withdrawn if not accepted within 5 days. Customer's signature below indicates that the above prices, specifications and conditions are satisfactory and hereby accepted.



Customer signature
Victor Lau

Date: 6/24/2024

Contractor signature
BDC Construction Corp

Date: _____