

R.L. James, Inc. GC  
**REQUEST FOR PROPOSAL: SECOND BAYSHORE CONDOS  
COATINGS REMOVAL AND REPLACEMENT ON STEEL POSTS**

February 16, 2024

Property Name: Second Bayshore Condominium Association, Inc. (15 buildings, A through O)

Address: 1800 Restful Dr., Bradenton FL 34207

Property Manager Contact Information: Bridget Spence

[BSpence@caseymanagement.com](mailto:BSpence@caseymanagement.com)

Proposal Requested by: August 14, 2023

**Contractor Scope of Work:**

Perform 100% coatings removal on all steel posts both on the front and rear elevation (front stairs and rear lanais), for purposes of detailed inspection by Engineer. This will require the removal of enclosed lanai siding or soffit on the underside of the lanai. Note: The bottom vinyl siding/soffit(s) on the lanais will not be reinstalled.

Paint coatings must be stripped down to bare steel from top to bottom on the posts. This includes attached steel base plates, weld points, and tabs.

Once coatings have been exposed, Engineer will inspect and determine need for steel repair or replacement. Posts needing repair or replacement will be flagged so that Contractor or Association can get welder to repair or replace steel.

Detailed inspection of wood framing supporting rear lanais should also be performed at this time. Contractor should be prepared to perform wood framing repairs as needed.

Owner installed enclosures are to be preserved in place.

This will take place on all 15 buildings, A through O. The Association will proceed through the buildings one at a time. Contractor should expect this to be a relatively slow, though continuous process. Close coordination will be required with the Engineer and Association.

Due to the unknown nature of the complete scope of this repair work, the first building or two will be completed on a Time and Materials (T+M) basis. Following completion of these buildings, the Association will request fixed pricing proposals for the remaining buildings going forward.

**Contractor Pricing:**

Please provide pricing for the following Time and Materials rates:

1). Skilled Labor for Painting and Coatings Removal (hourly): \$68.00/man hour

2). Welding Repairs (hourly): \$140.00/man hour

3). Wood Framing Repairs (hourly): \$78.00/man hour

4). Project Manager/Superintendent (hourly): \$88.00/man hour

5). Mark-up on Construction Materials (percentage): Cost plus 20%

6). Anticipated mobilization date assuming that project is awarded by August 21<sup>st</sup>:

7). Number of skilled workers to be employed onsite on a regular basis (majority of the time): 4-6

Please return bids to [BSpence@caseymanagement.com](mailto:BSpence@caseymanagement.com)