

GOLDEN ISLES CONDOMINIUM

MEC | **MAESTRE**
ENGINEERING CONSULTANTS, INC.

Angel Maestre, MSCE, PE

COMPANY PROFILE

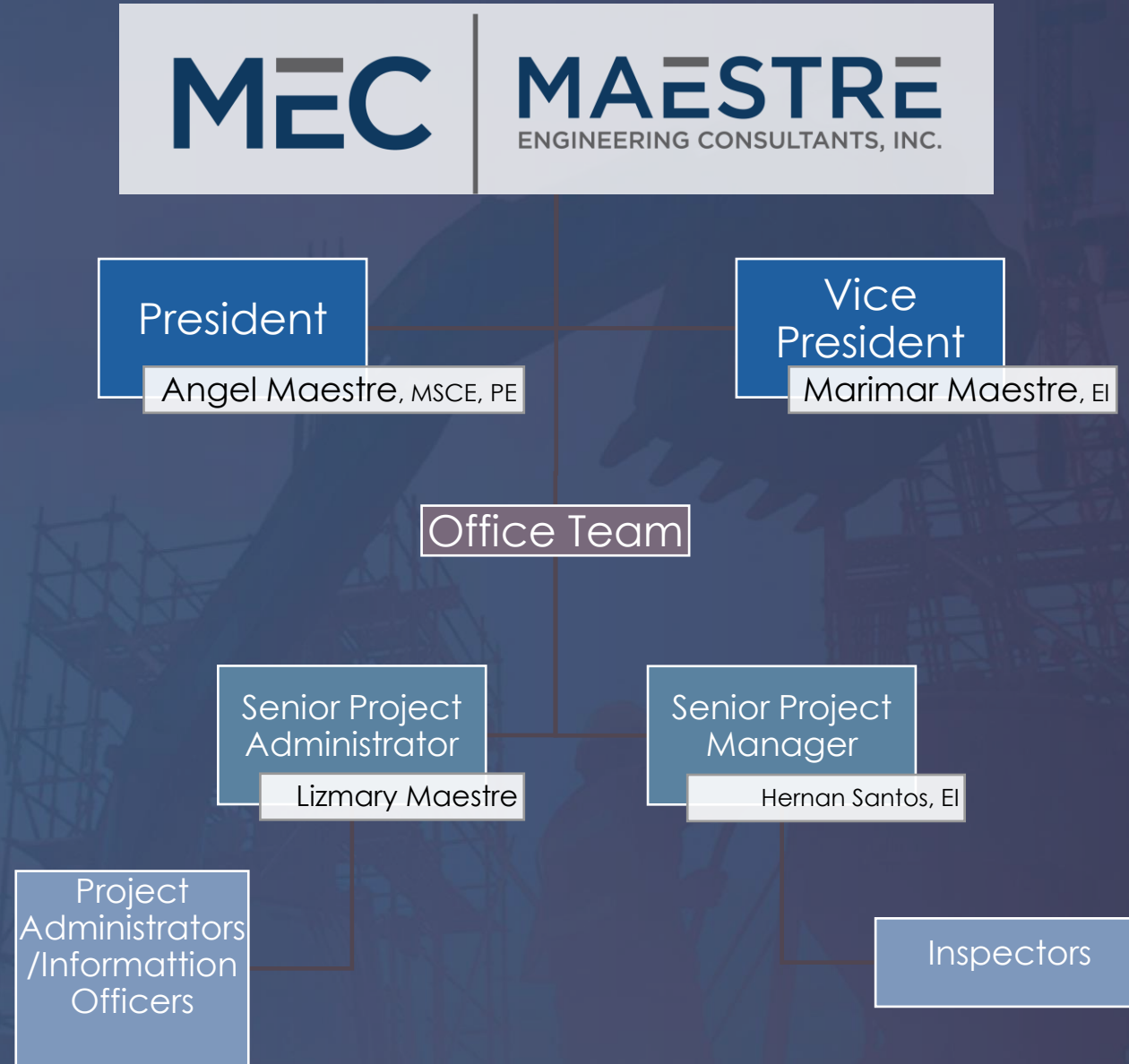
MEC

MAESTRE
ENGINEERING CONSULTANTS, INC.

Founded in 2015 by Angel Maestre, PE, Maestre Engineering Consultants, Inc. (MEC) is known as a family-based multidisciplinary engineering firm in Florida. MEC specializes in Civil Engineering design, Structural Engineering design, project information consulting and project oversight for both small and large scale commercial and private projects. We have experience in forensic analysis of building envelopes for structural and waterproofing deficiencies, design of new commercial and residential projects.

MEC has assembled a team of dedicated engineers who have one common goal: Client and Community satisfaction.

BUSINESS STRUCTURE



PRESIDENT'S CREDENTIALS

- ❖ Education: Florida International University
 - Bachelor of Science in Civil Engineering - *April 2013*
 - Master of Science in Civil Engineering - *December 2013*

- ❖ Licenses/Certifications:
 - Professional Engineer
Lic#83699
 - Certified General Contractor
Lic#CGC1521862
 - Certified Underground Contractor
Lic#CUC1225120
 - OSHA 30 Hour Safety Certification
 - MOT Advanced Training Certification

- ❖ Memberships:
 - ICRI (International Concrete Repair Institute)
 - ASCE (American Society of Civil Engineers)
 - ACI (American Concrete Institute)

- ❖ 11 Years of Experience

❖ 10 Years of Experience

- **Maestre Construction Inc.**
President July 2013-Present
- **Maestre Engineering Consultants, Inc.**
President July 2013-Present
- **The Falcon Group**
Senior Project Manager October 2016-April 2018
- **J. Belliveau and Associates**
Project Engineer January 2013-October 2016
- **TC Engineering**
Structural Engineer April 2013-December 2013
- **Maestre Service Corp.**
Backhoe Operator April 2010-December 2012

**PAST
EXPERIENCE**

PAST PROJECTS STRUCTURAL EXPERIENCE

Concrete Restoration

- Hemisphere Condominium
- The Four Seasons Hotel
- Boston Plaza Condominium
- Vendome Place Condominium
- 301 Ocean Drive
- Dome Condominium
- Club at Brickell Bay
- Winston 200 Towers
- The Mark Yacht Club
- Seacoast Condominium
- King Cole Condominium
- Foxglove
- Palm Bay Condominium
- Oceania I
- Club Tower 1, 2, and 3
- Ocean Tower 1
- Ocean Club
- Carriage Club South
- Waterbury Condominium
- One Miami Condominium
- Pompano by the Sea
- Grandview Condominium

Waterproofing

- Hemisphere Condominium
- Opal Towers
- Village by the Bay
- Marbella of Miami
- Cosmopolitan Condominium
- Seacoast Condominium

Railing Design

- RD Flagler
- Brickell City Center
- Beachside II Condominium
- Harbourside Jupiter
- Disney Vero Beach Resort
- Bahamar
- Brightline Trellis
- 3550 South Ocean Boulevard

Pool Restoration

- King Cole Condominium
- Hemisphere Condominium
- Boston Plaza Condominium
- Seacoast Condominium
- Stanton House Condominium
- Four Seasons Hotel
- Carriage Club South

Litigation Support

- The Mark Yacht Club
- Seacoast Condominium
- Tello Residence
- Raimonde Residence
- Bury Residence

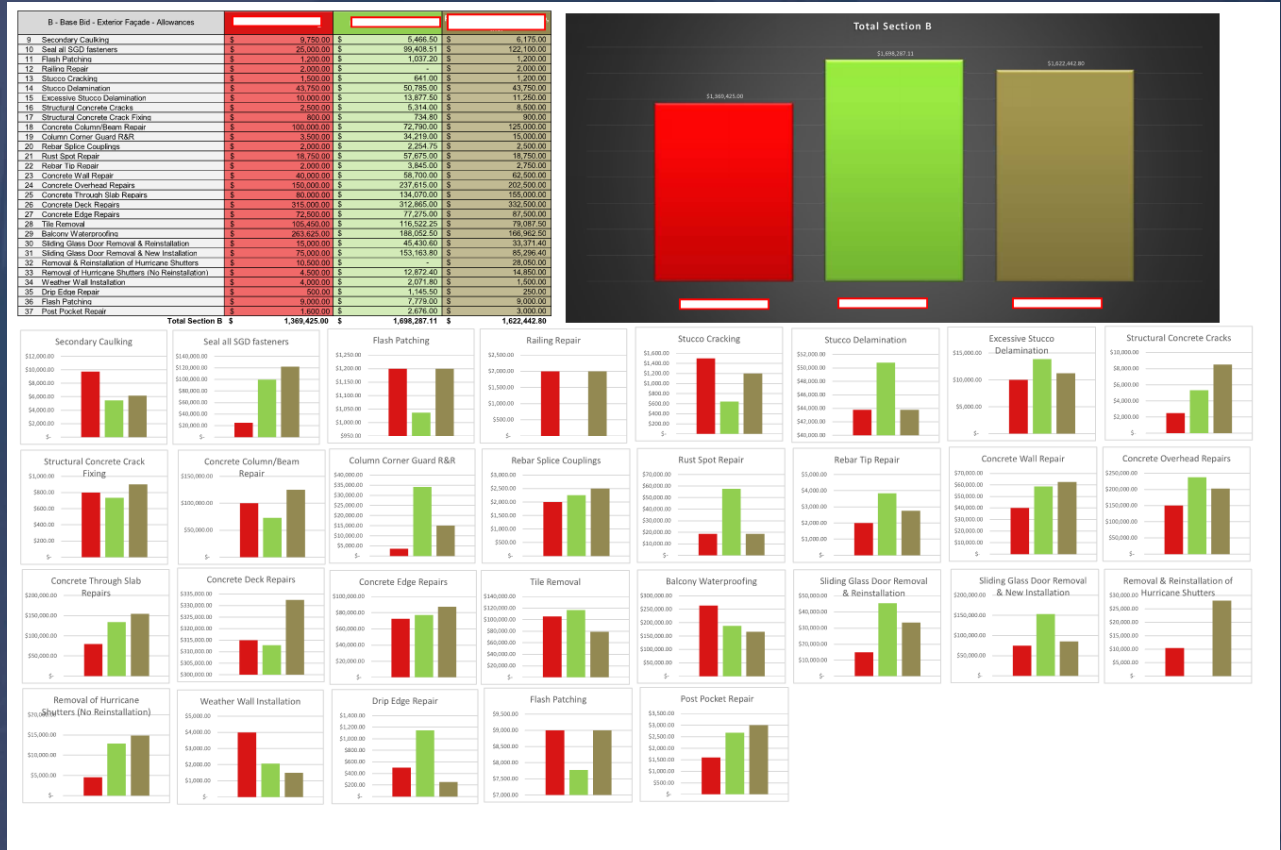


PROJECT SEQUENCE

- Property site visit to determine the work to be performed by the General Contractor
- Meeting with the condominium board or HOA to discuss the impacts
- Once the scope is approved, drawings and specifications are provided
- We provide weekly communications and monthly meetings as needed to keep everyone informed of the project status
- Once the project is completed a final approval letter is requested from the customers

SAMPLE BID REVIEW

MEC MAESTRE CONSULTANTS, INC.							
201 N.W. 11th Street, Suite 1000 Miami, FL 33136 (305) 576-0200							
Bid Comparison							
Section	General Conditions	Est. Qty.	Unit of Measure	Unit Cost	Estimate	Unit Cost	Estimate
A - Base Bid - Exterior Façade - Lump Sum							
1. Permits	N/A	A	At Cost	At Cost	At Cost - Fees	At Cost - Fees	At Cost - Fees
2. Furnish	N/A	LB	\$ 120,000.00	\$ 120,000.00	\$ 147,125.40	\$ 147,125.40	\$ 147,125.40
3. General Conditions	N/A	LB	\$ 50,000.00	\$ 50,000.00	\$ 198,780.00	\$ 198,780.00	\$ 198,780.00
4. Mobilization, Staging and Protection	N/A	LB	\$ 50,000.00	\$ 50,000.00	\$ 1,146,986.60	\$ 1,146,986.60	\$ 1,146,986.60
5. Demobilization	N/A	LB	\$ 50,000.00	\$ 50,000.00	\$ 1,146,986.60	\$ 1,146,986.60	\$ 1,146,986.60
Total Section A (including Permit Cost)							
B - Base Bid - Exterior Façade - Allowances							
9. Secondary Caulking		650	LF	\$ 15.00	\$ 9,750.00	\$ 8.41	\$ 5,466.50
10. Seal at SGD Fasteners		1	LB	\$ 25,000.00	\$ 25,000.00	\$ 99,458.51	\$ 122,100.00
11. Flash Patching		40	SF	\$ 30.00	\$ 1,200.00	\$ 25.93	\$ 1,037.20
12. Railings Repair		10	LF	\$ 200.00	\$ 2,000.00	\$ -	\$ 2,000.00
13. Stucco Cracking		100	LF	\$ 15.00	\$ 1,500.00	\$ 6.41	\$ 641.00
14. Stucco Delamination		1,750	SF	\$ 25.00	\$ 43,750.00	\$ 25.00	\$ 43,750.00
15. Excessive Stucco Delamination		250	SF	\$ 40.00	\$ 10,000.00	\$ 19.87	\$ 4,967.50
16. Structural Concrete Cracks		100	LF	\$ 25.00	\$ 2,500.00	\$ 53.14	\$ 5,314.00
17. Structural Concrete Crack Repair		20	LF	\$ 40.00	\$ 800.00	\$ 36.74	\$ 734.80
18. Concrete Column/Beam Repair		250	CP	\$ 400.00	\$ 100,000.00	\$ 291.16	\$ 72,796.00
19. Column Corner Guard R&R		100	EA	\$ 35.00	\$ 3,500.00	\$ 142.19	\$ 14,219.00
20. Rebar Splice Couplings		25	EA	\$ 80.00	\$ 2,000.00	\$ 90.19	\$ 2,254.75
21. Rust Spot Repair		750	EA	\$ 25.00	\$ 18,750.00	\$ 76.90	\$ 57,675.00
22. Rebar Tip Repair		500	SF	\$ 40.00	\$ 20,000.00	\$ 76.90	\$ 38,450.00
23. Concrete Wall Repair		500	SF	\$ 80.00	\$ 40,000.00	\$ 117.40	\$ 58,700.00
24. Concrete Overhead Repairs		3,500	SF	\$ 100.00	\$ 350,000.00	\$ 158.41	\$ 553,835.00
25. Concrete Through Slab Repairs		2,000	SF	\$ 80.00	\$ 160,000.00	\$ 134.07	\$ 268,140.00
26. Concrete Deck Repairs		3,500	SF	\$ 80.00	\$ 280,000.00	\$ 89.39	\$ 312,865.00
27. Concrete Edge Repairs		600	LF	\$ 145.00	\$ 87,000.00	\$ 114.55	\$ 68,730.00
28. Tile Removal		12,575	SF	\$ 8.00	\$ 100,600.00	\$ 6.83	\$ 85,922.25
29. Balcony Waterproofing		15	EA	\$ 150.00	\$ 2,250.00	\$ 10.73	\$ 160.95
30. Sliding Glass Door Removal & Reinstallation		10	EA	\$ 1,500.00	\$ 15,000.00	\$ 4,543.39	\$ 45,433.90
31. Sliding Glass Door Removal & New Installation		10	EA	\$ 7,500.00	\$ 75,000.00	\$ 15,516.28	\$ 155,162.80
32. Removal & Reinstallation of Hurricane Shutters		30	EA	\$ 30.00	\$ 900.00	\$ 153.88	\$ 4,616.40
33. Removal of Hurricane Shutters (No Reinstallation)		30	EA	\$ 150.00	\$ 4,500.00	\$ 429.08	\$ 12,872.40
34. Weather Wall Installation		90	LF	\$ 200.00	\$ 18,000.00	\$ 103.59	\$ 9,323.10
35. Drip Edge Repair		10	LF	\$ 50.00	\$ 500.00	\$ 114.55	\$ 1,145.50
36. Flash Patching		300	SF	\$ 30.00	\$ 9,000.00	\$ 25.93	\$ 7,779.00
37. Post Pocket Repair		40	EA	\$ 40.00	\$ 1,600.00	\$ 66.90	\$ 2,676.00
Total Section B							
C - Base Bid - Upper Penthouse Terrace Restoration							
38. Planter Soil Removal and Replacement		1	LB	\$ 20,000.00	\$ 20,000.00	\$ 22,201.15	\$ 22,201.15
39. Removal of Existing Planter Tagging Slab		1	EA	\$ 9,000.00	\$ 9,000.00	\$ 1,818.99	\$ 1,818.99
40. Installation of New Planter Tagging Slab		1	EA	\$ 12,000.00	\$ 12,000.00	\$ 7,830.92	\$ 7,830.92
41. Drain Removal & Replacement with Bleed Drains		6	EA	\$ 3,000.00	\$ 18,000.00	\$ 1,460.63	\$ 8,763.78
42. Removal of Existing Deck Tagging Slab & Overburden		1	EA	\$ 6,000.00	\$ 6,000.00	\$ 9,338.06	\$ 9,338.06
43. Installation of New Deck Tagging Slab		1	EA	\$ 12,000.00	\$ 12,000.00	\$ 27,204.81	\$ 27,204.81
44. Skidpad Rooftop System		1	EA	\$ 52,000.00	\$ 52,000.00	\$ 25,223.64	\$ 25,223.64
Total Section C							
D - Base Bid - Lower Penthouse Terrace Restoration							
45. Planter Soil Removal and Replacement		1	LB	\$ 15,000.00	\$ 15,000.00	\$ 22,633.64	\$ 22,633.64
46. Removal of Existing Planter Tagging Slab		1	EA	\$ 12,000.00	\$ 12,000.00	\$ 1,758.29	\$ 1,758.29
47. Installation of New Planter Tagging Slab		1	EA	\$ 12,000.00	\$ 12,000.00	\$ 7,983.47	\$ 7,983.47
48. Drain Removal & Replacement with Bleed Drains		6	EA	\$ 3,000.00	\$ 18,000.00	\$ 1,460.63	\$ 8,763.78
49. Removal of Existing Deck Tagging Slab & Overburden		1	EA	\$ 6,000.00	\$ 6,000.00	\$ 9,338.06	\$ 9,338.06
50. Installation of New Deck Tagging Slab		1	EA	\$ 12,000.00	\$ 12,000.00	\$ 48,816.11	\$ 48,816.11
51. Skidpad Rooftop System		1	EA	\$ 52,000.00	\$ 52,000.00	\$ 38,928.28	\$ 38,928.28
Total Section D							
Grand Total with Permit and Performance Bond (G+A+B+C+D)							
				\$ 2,746,198.88	\$ 4,650,645.44	\$ 3,427,863.44	\$ 5,796,216.71
M - Miscellaneous Services							
52. Permit and Performance Bond	N/A	%	5.00%	\$ 136,309.73	\$ 136,309.73	\$ 121,650.38	\$ 121,650.38
53. Contingency for 15% Planter Waterproofing	N/A	LB	\$ (40,000.00)	\$ (40,000.00)	\$ 2,192.10	\$ (2,192.10)	\$ (7,860.00)
54. Adder for 10-yr Balcony Waterproofing	N/A	LB	\$ 330,000.00	\$ 330,000.00	\$ 24,753.52	\$ 24,753.52	\$ 106,450.00
55. Items to include from award date	N/A	Calendar Days	15.00	15.00	14.00	15.00	14.00
56. Project Completion	N/A	Month	18.00	18.00	21.00	16.00	18.00
10% Contingency (G+A+B+C+D)							
				\$ 274,619.89	\$ 465,064.54	\$ 342,786.34	\$ 579,621.71
Estimated Grand Total With Contingency							
				\$ 2,970,818.58	\$ 4,855,049.38	\$ 3,690,429.78	\$ 5,975,838.42
Summary of Expenses							
Electrician	MH	\$	85.00	\$	220.00	\$	125.00
Carpenter	MH	\$	60.00	\$	220.00	\$	85.00
Laborer	MH	\$	35.00	\$	220.00	\$	75.00
Plumber	MH	\$	85.00	\$	220.00	\$	125.00
Superintendent	MH	\$	60.00	\$	110.00	\$	85.00
Clarifications			See Attached Bid Proposal		See Attached Bid Proposal		See Attached Bid Proposal
Estimated Time of Completion (months)			15.0	21.0	16.0	16.0	
Grand Total excluding Permit Fees (G+A+B+C+D)							
				\$ 2,571,578.69	\$ 4,185,580.90	\$ 3,047,677.10	\$ 5,216,614.71



SAMPLE FIELD REPORT

Maestre Engineering Consultants, Inc.
250 W 17th Place
Hialeah, FL 33014
305-720-0022

FIELD OBSERVATION REPORT

Name: Angel Maestre Report Number: 06
Project: 20-107 Date: 06/30/2023 Time: 10:40 am - 12:00 am
Owner: Metropolis I at Dadeland Condominium
Re: Unit 1210 Restoration Project

<u>Weather</u>		<u>Site Conditions</u>		<u>Day</u>	
<input type="checkbox"/> Clear	<input checked="" type="checkbox"/> Hot	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Dusty	<input type="checkbox"/> Monday	<input type="checkbox"/> Thursday
<input type="checkbox"/> Overcast	<input type="checkbox"/> Cold	<input type="checkbox"/> Muddy	<input type="checkbox"/> _____	<input type="checkbox"/> Tuesday	<input checked="" type="checkbox"/> Friday
<input type="checkbox"/> Rain	<input type="checkbox"/> _____	<input type="checkbox"/> Temperature Range	<input type="checkbox"/> _____	<input type="checkbox"/> Wednesday	<input type="checkbox"/> _____

Persons Contacted:
Others:
Maestre Engineering Consultants, Inc.: Angel Maestre, Yenev Gonzalez
Building Board – Metropolis I at Dadeland Condominium:

Items Discussed:

Riser 10

- Nails still observed attached to the wall. Nails should be removed prior to waterproofing substrate preparation installation.
- The contractor is to solvent wipe with acetone as per Sika prior to installing sealants.
- Caulking at the cracks is to have silica sand broadcast prior to drying so that the sika 107 adheres correctly.
- Contractor to use mesh at crack areas for waterproofing installation.
- Contractor to install stucco with mesh (Sika) at the whole substrate over the crack areas.
- Sika Waterproofing 710/715 application pending.

Materials Used:

Equipment Used:

Requested Revisions or Interpretations Pending

Nonconforming Work Reported this Date to Contractor:

Remarks:
N/A

Attachments

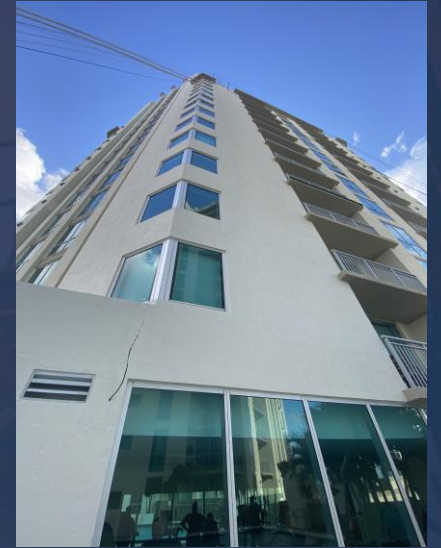
Maestre Engineering Consultants, Inc.
250 W 17th Place
Hialeah, FL 33014
305-720-0022



WATERPROOFING & CONCRETE RESTORATION

❖ Building

- Unit 1210 was experiencing water intrusion at every rain event
- Maestre performed a site visit and provided recommendations
- *The recommended work was completed by a contractor under our supervision*
- *Unit 1210 has not had any further water intrusion*



Before

During

PROJECT CONTACTS

- Angel Maestre – amaestre@maestreengineering.com
- Marimar Maestre – mmaestre@maestreengineering.com
- Lizmary Maestre – lmaestre@maestreengineering.com
- Hernan Santos – hsantos@maestreengineering.com

WHY CHOOSE US?

- We are an experienced firm with 10+ years of experience in condominium and HOA communications
- All of the construction projects completed under our firm have been successfully completed with excellent customer satisfaction
- The projects we are involved with we track the schedule and report to the condominiums and HOAs. We attend meetings as necessary
- We are committed to the quality of the communication provided to the customers about the work to be performed

References

Chelsea Condominium
Gilbert Martinez
chelseabayviewcondos@gmail.com

The logo for Chelsea Bayview features the words "CHELSEA" and "BAYVIEW" in a bold, sans-serif font, separated by a vertical line. The text is white and set against a dark blue background with a subtle wave pattern.

Seacoast Condominium
Yanira Portillo
seacoastmanager@gmail.com

The logo for Sea Coast Condominiums features the words "SEA COAST" in a large, bold, serif font, with "CONDOMINIUMS" in a smaller, sans-serif font below it. The text is white and set against a dark blue background with a subtle wave pattern.

Sterling Condominium
Natasha Paz
npaz@kwpmc.com

The logo for The Sterling features the words "THE" and "STERLING" in a large, bold, serif font, with "6767" in a smaller, sans-serif font below it. The text is white and set against a dark blue background with a subtle wave pattern.

More available upon request

Thank you!

MĒC

MAĒSTRĒ
ENGINEERING CONSULTANTS, INC.

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