

October 28, 2025

NOTICE
SEA DUNES CONDOMINIUM ASSOCIATION, INC.
ANNUAL MEMBERSHIP /BOARD OF DIRECTORS MEETING

Dear Sea Dunes Owner:

In accordance with the Association's Declaration of Condominium and Bylaws, please be advised the Annual Membership/Board of Directors Meetings of Sea Dunes Condominium Association, Inc. will be held concurrently in person with Zoom:

**NOTE: A SPECIAL ASSESSMENT WILL BE CONSIDERED AND VOTED UPON BY THE
BOARD OF DIRECTORS AT THIS MEETING**

TUESDAY, NOVEMBER 11, 2025, AT 9:00A.M.
AMELIA ISLAND MANAGEMENT, CONFERENCE ROOM VIA ZOOM
5440 FIRST COAST HIGHWAY
AMELIA ISLAND, FLORIDA

Join Zoom Meeting:

<https://us02web.zoom.us/j/86274591167>

Meeting ID: 862 7459 1167

+13052241968,,86274591167# US

+16465588656,,86274591167# US (New York)

Enclosed, you will find an Agenda for the meeting, draft minutes for November 12, 2024, Annual Meeting, Draft minutes October 9, 2025, Board of Directors Meeting, Draft minutes October 14, 2025, Board of Directors Meeting, Draft minutes October 20, 2025, Board of Directors meeting, Draft 2026 Budget, CSI Bid Tabulation, Summary Scope of Work, Special Assessment Spreadsheet and Proxy Form.

It is essential that ALL condominium owners return the enclosed proxy form(s) to ensure a quorum is represented. A quorum must be represented in order for your Association to conduct business.

Because there are three (3) positions to be filled on the Board and three (3) notices to serve were received from Ceci Christy, Jeff Lole, and Jeff Pine, **there will not be an election.**

Please be advised as of October 1, 2003, the U.S. Patriot Act requires banks to have a copy of the Driver's License and the Social Security Number of the President, Secretary, Treasurer, and anyone who signs checks. Potential Board Members are asked to have this information available at the meeting.

Sincerely,



Nick Lambiase, Jr.
Registered Agent
NL/ng

AGENDA

Following is the Agenda for the concurrent Annual Membership/Board of Directors Meetings of the Sea Dunes Condominium Association, Inc. to be held Tuesday, November 11, 2025, at 9:00 a.m. at Amelia Island Management, 5440 First Coast Highway, Amelia Island, Florida, in person with Zoom.

- I.** Determination of Quorum and Confirmation of Meeting Notice and Call to Order
- II.** Approval of Minutes
 - a.** November 11, 2024, Annual Membership Meeting (Membership Vote)
 - b.** October 9, 2025, Board of Directors Meeting (Board Vote)
 - c.** October 14, 2025, Board of Directors Meeting (Board Vote)
 - d.** October 20, 2025, Board of Directors Meeting (Board Vote)
- III.** State of Association: President's Report
- IV.** Financial Report
 - a.** Motion to approve a special assessment in the amount of (Board Vote)
\$3,086,486.10 for the West Side Project. Assessment per
owner is attached. Three payments due by 2/1/2026, 5/1/2026,
& 7/1/2026.
- V.** Approve 2026 Budget (Board Vote)
- VI.** New Business
- VII.** Other Business
- VIII.** Owner Remarks
- IX.** Determination of Annual/Board Meeting Dates for 2026
- X.** Adjournment

BOARD OF DIRECTORS MEETING

- I.** Call to Order
- II.** Election of Officers
- III.** Adjournment

SEA DUNES CONDOMINIUM ASSOCIATION, INC.
 PERCENTAGE OF COMMON EXPENSE

WEST SIDE - SPECIAL ASSESSMENT 3086486.10

% COMMON				% COMMON			
UNIT #	DOOR #	EXPENSE	ASSMNT	UNIT #	DOOR #	EXPENSE	ASSMNT
1601	1601	2.1	64816.21	1630	1641	2.1	64816.21
1602	1602	1.4	43210.81	1631	1642	2.1	64816.21
1603	1603	1.3	40124.32	1632	1643	1.4	43210.81
1604	1604	1	30864.86	1633	1644	1.3	40124.32
1605	1605	1.67	51544.32	1634	1645	1.5	46297.29
1606	1607	1.67	51544.32	1635	1647	1.67	51544.32
1607	1609	1.5	46297.29	1636	1649	1.67	51544.32
1608	1611	1.3	40124.32	1637	1651	1.5	46297.29
1609	1612	1.4	43210.81	1638	1653	1.3	40124.32
1610	1613	2.1	64816.21	1639	1654	1.4	43210.81
1611	1614	2.1	64816.21	1640	1655	2.1	64816.21
1612	1615	1.4	43210.81	1641	1656	1.8	55556.75
1613	1616	1.3	40124.32	1642	1657	1.3	40124.32
1614	1617	1.5	46297.29	1643	1658	1.5	46297.29
1615	1619	1.67	51544.32	1644	1661	1.67	51544.32
1616	1621	1.67	51544.32	1645	1662	1.67	51544.32
1617	1623	1.5	46297.29	1646	1664	1.5	46297.29
1618	1625	1.3	40124.32	1647	1666	1.3	40124.32
1619	1626	1.4	43210.81	1648	1667	1.8	55556.75
1620	1627	2.1	64816.21	1649	1668	2.9	89508.10
1621	1628	2.1	64816.21	1650	1669	2.5	77162.15
1622	1629	1.4	43210.81	1651	1670	2	61729.72
1623	1630	1.3	40124.32	1652	1671	2.2	67902.69
1624	1631	1.5	46297.29	1653	1672	2.5	77162.15
1625	1633	1.67	51544.32	1654	1673	2.5	77162.15
1626	1635	1.67	51544.32	1655	1674	2.2	67902.69
1627	1637	1.5	46297.29	1656	1675	2	61729.72
1628	1639	1.3	40124.32	1657	1676	2.5	77162.15
1629	1640	1.4	43210.81	1658	1677	2.9	89508.10

SEA DUNES CONDOMINIUM ASSOCIATION, INC.								
DRAFT ANNUAL BUDGET								
FOR THE PERIOD: JANUARY 1 THRU DECEMBER 31, 2026							10/27/2025	
		2026						2025
		AVERAGE	2026	2026	2026/2025	2025	2025	BUDGET VS.
		PER UNIT	TOTAL	ANNUAL	BUDGETS	ANNUAL	PROJECTED	PROJECTED
		PER MONTH	PER MONTH	BUDGET	VARIANCE	BUDGET	EXPENSES	EXPENSES
INCOME								VARIANCE
Villas Assoc Fee	4082	1198	69477	833723	(30,260)	803463	615921	187542
Other Income	4384	0	0	0	0	0	0	0
Late Fees	4391	0	0	0	0	0	0	0
Interest Income	4392	0	0	0	0	0	0	0
Interest	4393	0	0	0	0	0	0	0
Capital Reserve Interest	4401	0	0	0	0	0	0	0
TOTAL INCOME		1198	69477	833723	(30,260)	803463	615921	187542
MAINTENANCE								
Janitorial & Lighting	5603	67	3902	46824	-1272	45552	23412	22140
Pest Control	5604	4	242	2900	(296)	2604	4733	-2129
Building Maint	5613	36	2083	25000	0	25000	18374	6626
Stucco	5614	1	83	1000	0	1000	0	1000
Windows & Doors	5616	33	1917	23000	0	23000	40300	-17300
Sea Turtle Pool Exp Assess	5618	124	7208	86500	0	86500	86500	0
Water Intrusion	5619	14	833	10000	0	10000	19157	-9157
Sprinkler Parts & Supplies	5627	6	325	3900	(2,900)	1000	0	1000
Paver Repairs	5628	14	833	10000	0	10000	3343	6657
Fire Protection Contract	5630	4	250	3000	0	3000	1841	1159
Chute Maintenance	5631	1	83	1000	(700)	300	0	300
Landscape Contract	5651	41	2382	28584	(774)	27810	46205	-18395
Landscape Improvements	5652	55	3196	38357	(1,289)	37068	13189	23879
Termite Contract	5653	1	83	990	0	990	942	48
Grounds Repair & Maint	5683	22	1250	15000	0	15000	6492	8508
Elevator Contract	5686	9	495	5940	0	5940	5983	-43
Annual Inspections	5687	10	583	7000	0	7000	1714	5286
Mold/Bio Hazard Residential	5698	7	417	5000	0	5000	0	5000
Electric Repairs	5691	1	83	1000	0	1000	1730	-730
Total Maintenance		453	26250	314995	(7,231)	307764	273915	33849
UTILITIES								
Common Electricity	5802	9	517	6200	0	6200	6101	99
Water & Sewage Expenses	5803	57	3333	40000	0	40000	33645	6355
Camera Monitoring	5804	7	417	5000	0	5000	9479	-4479
Refuse Collection	5607	45	2621	31452	(9,452)	22000	29194	-7194
Total Utilities		119	6888	82652	(9,452)	73200	78419	-5219
GENERAL & ADMIN								
Consulting & Engineering	5901	43	2500	30000	0	30000	24792	5208
Website	5903	2	125	1500	0	1500	2037	-537
Office Supplies/Copies/Postage	5909	2	125	1500	0	1500	827	673
Corporate Filing Fees	5914	1	29	353	(53)	300	353	-53
Flood Insurance	5920	26	1490	17881	10,959	28840	16255	12585
General Insurance	5921	244	14165	169977	(155,977)	14000	161883	-147883
Windstorm Insurance	5922	0	0	0	217,609	217609	0	217609
Accounting & Audit Fees	5923	9	542	6500	(2,500)	4000	5012	-1012
Legal Fees	5953	7	417	5000	0	5000	5801	-801
Management Fees	5954	31	1785	21416	(1,416)	20000	20592	-592
On-Site CAM Fees	5955	35	2023	24276	(4,276)	20000	24276	-4276
Total General & Admin		400	23200	278402	64,347	342749	261828	80922
MISCELLANEOUS								
Miscellaneous Expense	5969	3	188	2250	0	2250	1581	669
LOC Repayment	5987	0	0	0	0	0	0	0
CONTINGENCY (5%)	5994	0	0	0	0	0	0	0
Total Miscellaneous		3	188	2250	0	2250	1581	669
SUB-TOTAL OPERATING EXP		975	56525	678299	47,664	725963	615743	110220
CAPITAL RESERVES - POOLED								
Capital Reserves (SIRS)		0	0	0	0	0	138311	-138311
Capital Reserves (General Components)		223	12952	155424	(77,924)	77500	178	77322
Total Capital Reserves		223	12952	155424	(77,924)	77500	178	77322
TOTAL REVENUE		1198	69477	833723	(30,260)	803463	615921	187542

-3.77%

SEA DUNES CONDOMINIUM ASSOCIATION, INC.							
PERCENTAGE OF COMMON EXPENSE							
MONTHLY ASSESSMENT			\$69,476.93				
		% COMMON				% COMMON	
UNIT #	DOOR #	EXPENSE	MO. ASSMNT	UNIT #	DOOR #	EXPENSE	MO. ASSMNT
1601	1601	2.10	\$1,459.02	1630	1641	2.10	1,459.02
1602	1602	1.40	972.68	1631	1642	2.10	1,459.02
1603	1603	1.30	903.20	1632	1643	1.40	972.68
1604	1604	1.00	694.77	1633	1644	1.30	903.20
1605	1605	1.67	1,160.26	1634	1645	1.50	1,042.15
1606	1607	1.67	1,160.26	1635	1647	1.67	1,160.26
1607	1609	1.50	1,042.15	1636	1649	1.67	1,160.26
1608	1611	1.30	903.20	1637	1651	1.50	1,042.15
1609	1612	1.40	972.68	1638	1653	1.30	903.20
1610	1613	2.10	1,459.02	1639	1654	1.40	972.68
1611	1614	2.10	1,459.02	1640	1655	2.10	1,459.02
1612	1615	1.40	972.68	1641	1656	1.80	1,250.58
1613	1616	1.30	903.20	1642	1657	1.30	903.20
1614	1617	1.50	1,042.15	1643	1658	1.50	1,042.15
1615	1619	1.67	1,160.26	1644	1661	1.67	1,160.26
1616	1621	1.67	1,160.26	1645	1662	1.67	1,160.26
1617	1623	1.50	1,042.15	1646	1664	1.50	1,042.15
1618	1625	1.30	903.20	1647	1666	1.30	903.20
1619	1626	1.40	972.68	1648	1667	1.80	1,250.58
1620	1627	2.10	1,459.02	1649	1668	2.90	2,014.83
1621	1628	2.10	1,459.02	1650	1669	2.50	1,736.92
1622	1629	1.40	972.68	1651	1670	2.00	1,389.54
1623	1630	1.30	903.20	1652	1671	2.20	1,528.49
1624	1631	1.50	1,042.15	1653	1672	2.50	1,736.92
1625	1633	1.67	1,160.26	1654	1673	2.50	1,736.92
1626	1635	1.67	1,160.26	1655	1674	2.20	1,528.49
1627	1637	1.50	1,042.15	1656	1675	2.00	1,389.54
1628	1639	1.30	903.20	1657	1676	2.50	1,736.92
1629	1640	1.40	972.68	1658	1677	2.90	2,014.83



Bid Tabulation
Date: October 17, 2025

<u>Fields General Contracting</u>	<u>Florida Certified Contractors</u>	<u>Sunbelt Restoration</u>
2101 Florida Blvd Neptune Beach, Florida 32266 904-370-0732	1785 Lakeside Ave St. Augustine, Florida 32084 904-434-2124	2802 N.9th St. St. Augustine, Florida 904-861-9803

PREPARED BY CONSTRUCTION SOLUTIONS, INC

ITEM #	DESCRIPTION	AMOUNT	AMOUNT	AMOUNT
1	Mobilization & General Conditions	\$235,000.00	\$271,176.00	\$258,875.00
A1	100% Payment and Performance Bond	\$50,146.00	\$38,250.00	\$71,028.00
Allowances				
2	Stucco Allowance (building and garages) (4000 SF)	\$80,000.00	\$80,000.00	\$105,000.00
3	Concrete Repair Allowance (building and garages) (500 CF)	\$240,000.00	\$225,000.00	\$282,875.00
4	Concrete Topping Allowance (500 CF)	\$115,000.00	\$195,000.00	\$136,000.00
5	Sloping Allowance (300 CF)	\$72,000.00	\$115,500.00	\$67,500.00
6	2"x6" Framing Allowance (400 LF)	\$5,400.00	\$3,400.00	\$14,800.00
7	1/2" Zip Sheathing Allowance (640 SF)	\$4,160.00	\$2,880.00	\$6,400.00
8	Sealant Replacement Allowance (East Elevation) (500 LF)	\$5,250.00	\$1,250.00	\$4,750.00
Breezeway Waterproofing and Guardrails				
9	Remove existing tile and any waterproof system down to the concrete. (2nd Floor to Top Floor)	\$40,560.00	\$43,840.00	\$72,155.00
A11	FLOORS 2 TO TOP FLOOR: ILO base bid 10, Install new NeoGard quartz traffic coating system with faux tile finish on all breezeways. Include Kynar coated edge metal flashing. (2nd Floor to Top Floor)(Include breezeway to column flashing on all framed columns)	\$220,050.00	\$184,128.00	\$121,420.00
11	GROUND FLOOR: Remove existing paver tile walk areas and any waterproof system down to the concrete on the ground floor breezeways, sidewalks, entrance and stairs to portico, and corridor to the beach.	\$26,100.00	\$25,575.00	\$38,125.00
A12	GROUND FLOOR: ILO base bid 12, Install new NeoGard quartz traffic coating system with faux tile finish on all ground floor breezeways, sidewalks, portico entrance area and entrance stairs to portico, corridor to beach, handicap ramp, stairs to south entrances to units. (All ground floor concrete areas)	\$75,000.00	\$97,185.00	\$79,000.00
13	Remove and replace existing core mounted breezeway, entrance, handicap ramp, east side steps, steps to the beach guardrails with new Kynar coated surface mounted 2 rail system. Color to match existing. (All west elevation guardrails)(Ensure all ramps and stairs receive appropriate handrails as required to meet all applicable codes)	\$82,000.00	\$108,600.00	\$95,300.00
A4	Remove and replace all existing breezeway concrete topping down to hollow core panels.	\$142,000.00	\$204,425.00	\$194,125.00
Coating, Sealants, Misc.				
14	Replace a vent covers with new.	\$4,745.00	\$3,630.00	\$7,824.00
15	Remove and replace the existing building expansion joint with new emseal and Dietrich slip joints.	\$9,800.00	\$9,622.80	\$16,574.00
16	Remove and replace all plane change, perimeter, penetration sealants on west elevation.	\$55,000.00	\$26,680.00	\$33,677.00

17	Remove and replace all plane change, perimeter, penetration sealants on north elevation.	\$4,356.00	\$1,605.00	\$3,943.00
18	Remove and replace all plane change, perimeter, penetration sealants on south elevation.	\$4,325.00	\$1,605.00	\$3,874.00
19	Apply coating system to all previously coated surfaces on the west elevation. (Include retaining walls)	\$130,000.00	\$127,577.40	\$131,330.00
20	Apply coating system to all previously coated surfaces on the north elevation.	\$5,896.00	\$4,782.30	\$35,460.00
21	Apply coating system to all previously coated surfaces on the east elevation.	\$120,000.00	\$76,505.40	\$117,361.00
22	Apply coating system to all previously coated surfaces on the south elevation.	\$5,984.00	\$4,782.30	\$35,460.00
23	Replace juliet guardrails on the south elevation of the building	\$5,984.00	\$4,440.00	\$4,606.00
A2	Remove all breezeway framed archways and columns and replace with new framing, sheathing, and stucco system IAW drawings.	\$125,000.00	\$503,750.00	\$74,140.00
A3	Remove all west elevation trellis systems. Make repairs to stucco. Coating application will be included in west elevation coating base bid 19	\$25,000.00	\$33,205.00	\$160,720.00
Stair Towers				
24	Remove existing tile and any waterproof system down to the concrete. (all stairs and landings in all stair towers, including stairs leading to roof access)	\$6,940.00	\$8,960.00	\$61,250.00
A13	ILO base bid 25, Install new NeoGard quartz traffic coating system on all stairs and landings in towers, including stairs leading to roof access.	\$24,000.00	\$35,840.00	\$35,250.00
26	Remove and replace existing core mounted stair guardrails with new Kynar coated core mounted 2 rail system. Color to match existing. (Including all grab bars and handrails to ensure stairs meets all applicable codes)	\$60,000.00	\$41,075.00	\$59,686.00
27	Remove and replace existing core mounted guardrails in openings with new Kynar coated surface mounted 2 rail system. Color to match existing.	\$5,500.00	\$22,525.00	\$92,685.00
Detached Garages				
28	Apply coating system to all previously coated surfaces.	\$8,500.00	\$9,500.00	\$10,825.00
29	Remove and replace all plane change, perimeter, penetration sealants.	\$4,350.00	\$2,237.50	\$6,600.00
BASE BID FIGURES (BUILDINGS OCCUPIED)				
	Total Cost Base Bid (with buildings occupied)	\$1,998,046.00	\$2,514,531.70	\$2,438,618.00
	Time to Complete all Work (with buildings occupied)	8 MONTHS	10 MONTHS	10 MONTHS
	Unforeseen Conditions Contingency (20%)	\$399,609.20	\$502,906.34	\$487,723.60
	CSI Project Oversight (15%)	\$299,706.90	\$377,179.76	\$365,792.70
	Total Estimated Project Cost	\$2,697,362.10	\$3,394,617.80	\$3,292,134.30
BASE BID FIGURES (BUILDINGS VACATED)				
	Total Cost Base Bid (with buildings vacant)	\$1,955,200.00	\$2,414,531.70	\$2,396,142.00
	Time to Complete all Work (with buildings vacant)	6 MONTHS	9 MONTHS	4 MONTHS *Half bldg closed at a time
	Unforeseen Conditions Contingency (20%)	\$391,040.00	\$482,906.34	\$479,228.40
	CSI Project Oversight (15%)	\$293,280.00	\$362,179.76	\$359,421.30
	Total Estimated Project Cost	\$2,639,520.00	\$3,259,617.80	\$3,234,791.70
TOTAL ESTIMATED SAVINGS BETWEEN OCCUPIED AND VACATED				
	Base Bid Estimated Potential Cost Savings	\$42,846.00	\$100,000.00	\$42,476.00
	Time Savings	2 MONTHS	1 MONTH	6 MONTHS
	CONTINGENCY Savings	\$8,569.20	\$20,000.00	\$8,495.20
	CSI Oversight Savings (15%)	\$6,426.90	\$15,000.00	\$6,371.40
	TOTAL ESTIMATED SAVINGS	\$57,842.10	\$135,000.00	\$57,342.60

Alternate Work Items				
ITEM #	DESCRIPTION	AMOUNT	AMOUNT	AMOUNT
A5	Remove and replace all east side ground floor trellis and tile roof systems with new in like kind. Include new marine grade PT Lumber, stainless steel hardware, concrete barrel tile roofs secured with 2 stainless steel screws and low rise adhesive over peel and stick underlayment. Replace all head and rake wall flashing, install kynar coated drip edge metal with upgraded cleat system.	\$165,255.00	\$297,761.51	\$84,970.00
A6	In addition to base bid waterproofing, cut stucco 6 inches up all framed areas and install 5"x5" stainless steel flashing. Grind topping so that final surface is flat. Wet set flashing in full bed of compatible sealant and detail leading edge with cant bead. Attach with #8 x 1.25" S.S. Bugle head Screws at max 16" O.C. on vertical face of flashing and with 1/2" S.S. drive pins at 16" O.C. max on horizontal face of flashing.	\$123,164.00	\$66,120.00	\$87,050.00
Breezeway and Stair Coating Options				
A9	ILO base bid 10, Install new NeoGard quartz traffic coating system on all breezeways. Include Kynar coated edge metal flashing. (2nd Floor to top floor)	\$149,985.00	\$166,592.00	\$103,400.00
A10	ILO base bid 12, Install new NeoGard quartz traffic coating system on all ground floor breezeways, sidewalks, entrance and stairs to portico, and corridor to beach.	\$67,949.00	\$166,592.00	\$71,740.00
A14	ILO base bid 25, Install new NeoGard quartz traffic coating system with faux tile finish on all stairs.	\$29,120.00	\$39,424.00	\$57,415.00
A16	Prepare and paint all unit entry front assemblies doors IAW specifications	\$19,250.00	\$6,545.00	\$10,731.00
A17	Prepare and paint all common door assemblies IAW specifications.	\$5,500.00	\$2,205.00	\$4,124.00
Unit Price Items				
ITEM #	DESCRIPTION	AMOUNT	AMOUNT	AMOUNT
U1	Stucco Repairs Over Allowance	\$20.00	\$20.00	\$26.25
U2	Concrete Repairs Over Allowance	\$490.00	\$450.00	\$565.75
U3	Concrete Topping Repairs Over Allowance	\$240.00	\$390.00	\$272.00
U4	Sloping Repairs Over Allowance	\$245.00	\$385.00	\$225.00
U5	2"x6" Framing Repairs Over Allowance	\$13.50	\$8.50	\$37.00
U6	1/2" Zip Sheathing Repairs Over Allowance	\$6.50	\$4.50	\$10.00
U7	Sealant Replacement Over Allowance	\$10.50	\$3.00	\$9.50
U8	Topping Replacement (per floor)	\$29,500.00	\$390.00	\$48,531.00



Sea Dunes Condominium Board and Owners,

Fields General Contracting proposes 2 options for performing the work at Sea Dunes:

1) Perform the scope of work on the breezeways one entire floor at a time. The duration of the work would require 6 weeks per floor. The floors would be required to be shut down. However, the option exists to build temporary code compliant/pedestrian safe guardrails which would allow the walkway to be open for approximately half of the 6 week duration. The cost of the temporary railings is \$98,235.00 for floors 2, 3, 4, 5, and 6. Adding temporary rails to the scope does not change the duration. The duration for the entire project's scope is 8 months. The breezeways would be worked consecutively with some overlap of work ending at one floor as work begins at the next. Overall for the entire project, the breezeway work will occur concurrently with all other elements of the project.

2) Shut down breezeways 2, 3, 4, 5, and 6 for 4 months. While the breezeway work is being performed, other scopes of work outside of the breezeways would be carried out at the same time. The overall duration including the breezeways and all other scopes of work is 6 months.

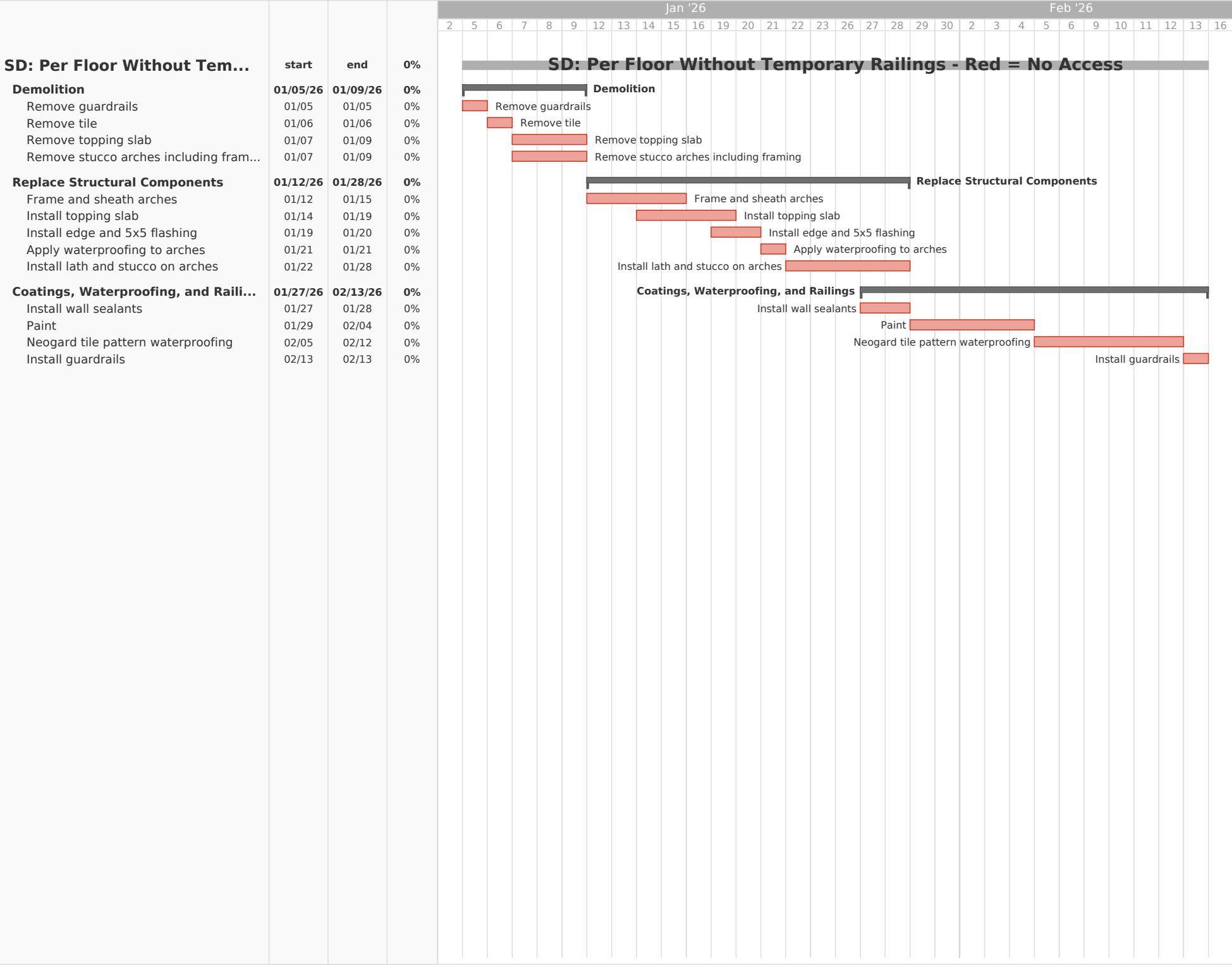
We do not believe shutting down and working half floors at a time is feasible from a project duration point of view, as this could extend the project to 12 months or more.

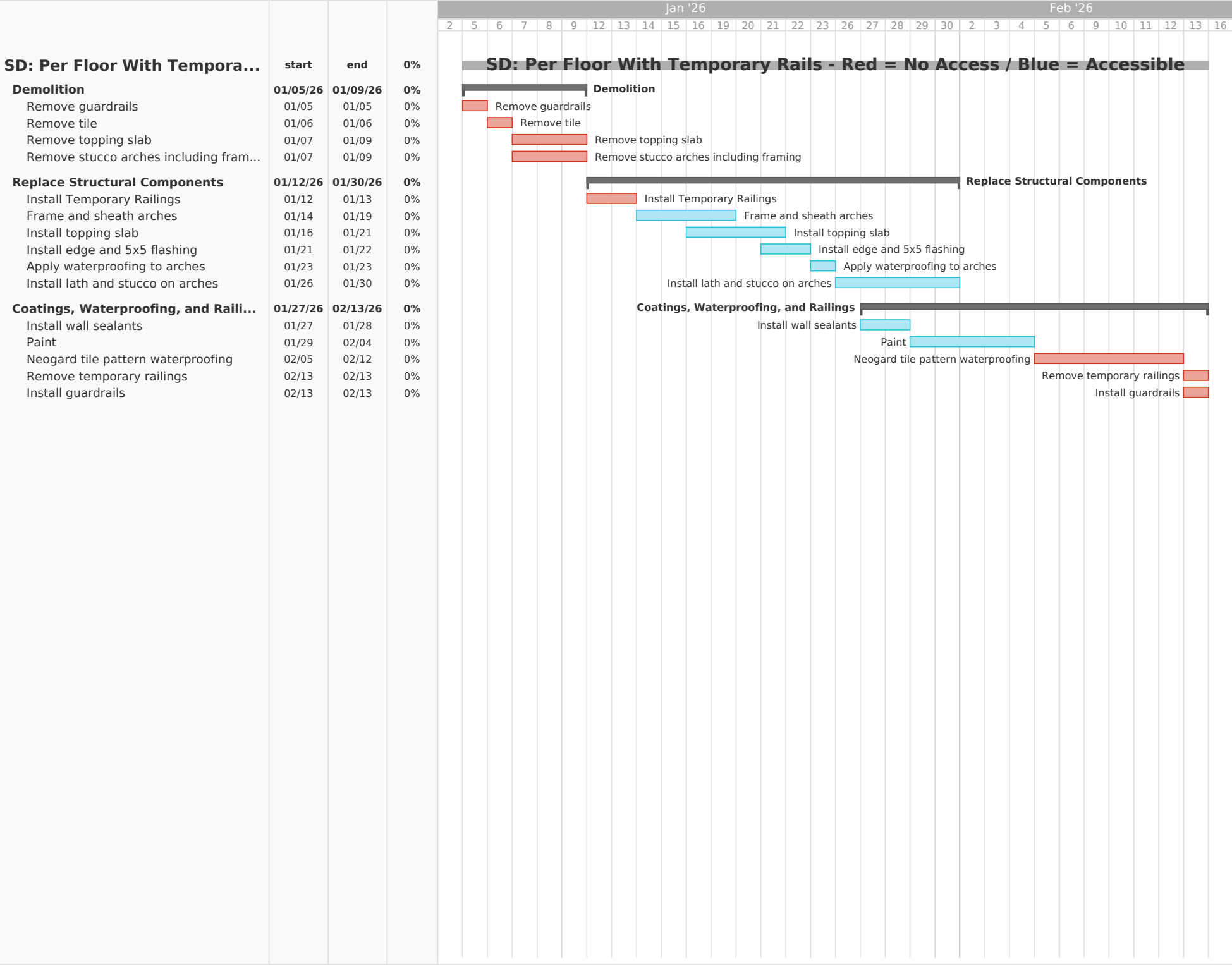
2 project schedules related to option 1 are included for your review. They detail the work for one breezeway. Version 1 represents closing the floor down for the duration of the work - its timelines are in red only. Version 2 represents the work with temporary railings - red indicating the closed periods and blue representing when the breezeway could remain open.

Please feel free to contact us through CSI for further information or clarification.

Best Regards,

Jeff Fields





004113.1 Bid Schedule



PREPARED BY:

Project Owner: Sea Dunes
 Condominium Association
 Project Name: West Elevation Renovation
 Project
 Project Location: 1600 Sea Dunes Place
 Date: 10/15/25

Bidder Name: Jeff Fields
 Title: President
 Company: Fields General Contracting, Inc
 Address: 2101 Florida Blvd
 Neptune Beach, FL 32266
 Phone: 904-370-0732

CONSTRUCTION SOLUTIONS INC.

ITEM #	DESCRIPTION	QTY	UNIT	UNIT \$	AMOUNT
1	Mobilization & General Conditions	1	LS		\$235,000.00
A1	100% Payment and Performance Bond	1	LS		\$50,146.00
Allowances					
2	Stucco Allowance (building and garages)	4000	SF	\$20.00	\$80,000.00
3	Concrete Repair Allowance (building and garages)	500	CF	\$480.00	\$240,000.00
4	Concrete Topping Allowance	500	CF	\$230.00	\$115,000.00
5	Sloping Allowance	300	CF	\$240.00	\$72,000.00
6	2"x6" Framing Allowance	400	LF	\$13.50	\$5,400.00
7	1/2" Zip Sheathing Allowance	640	SF	\$6.50	\$4,160.00
8	Sealant Replacement Allowance (East Elevation)	500	LF	\$10.50	\$5,250.00
Breezeway Waterproofing and Guardrails					
9	Remove existing tile and any waterproof system down to the concrete. (2nd Floor to Top Floor)	1	LS		\$40,560.00
A11	FLOORS 2 TO TOP FLOOR: ILO base bid 10, Install new NeoGard quartz traffic coating system with faux tile finish on all breezeways. Include Kynar coated edge metal flashing. (2nd Floor to Top Floor)(Include breezeway to column flashing on all framed columns)	1	LS		\$220,050.00
11	GROUND FLOOR: Remove existing paver tile walk areas and any waterproof system down to the concrete on the ground floor breezeways, sidewalks, entrance and stairs to portico, and corridor to the beach.	1	LS		\$26,100.00

004113.1 Bid Schedule

A12	GROUND FLOOR: ILO base bid 12, Install new NeoGard quartz traffic coating system with faux tile finish on all ground floor breezeways, sidewalks, portico entrance area and entrance stairs to portico, corridor to beach, handicap ramp, stairs to south entrances to units. (All ground floor concrete areas)	1	LS		\$75,000.00
13	Remove and replace existing core mounted breezeway, entrance, handicap ramp, east side steps, steps to the beach guardrails with new Kynar coated surface mounted 2 rail system. Color to match existing. (All west elevation guardrails)(Ensure all ramps and stairs receive appropriate handrails as required to meet all applicable codes)	1	LS		\$82,000.00
A4	Remove and replace all existing breezeway concrete topping down to hollow core panels.	1	LS		\$142,000.00
Coating, Sealants, Misc.					
14	Replace a vent covers with new.	1	LS		\$4,745.00
15	Remove and replace the existing building expansion joint with new emseal and Dietrich slip joints.	1	LS		\$9,800.00
16	Remove and replace all plane change, perimeter, penetration sealants on west elevation.	1	LS		\$55,000.00
17	Remove and replace all plane change, perimeter, penetration sealants on north elevation.	1	LS		\$4,356.00
18	Remove and replace all plane change, perimeter, penetration sealants on south elevation.	1	LS		\$4,325.00
19	Apply coating system to all previously coated surfaces on the west elevation. (Include retaining walls)	1	LS		\$130,000.00
20	Apply coating system to all previously coated surfaces on the north elevation.	1	LS		\$5,896.00
21	Apply coating system to all previously coated surfaces on the east elevation.	1	LS		\$120,000.00
22	Apply coating system to all previously coated surfaces on the south elevation.	1	LS		\$5,984.00
23	Replace juliet guardrails on the south elevation of the building	1	LS		\$5,984.00
A2	Remove all breezeway framed archways and columns and replace with new framing, sheathing, and stucco system IAW drawings.	1	LS		\$125,000.00
A3	Remove all west elevation trellis systems. Make repairs to stucco. Coating application will be included in west elevation coating base bid 19	1	LS		\$25,000.00
Stair Towers					

004113.1 Bid Schedule

24	Remove existing tile and any waterproof system down to the concrete. (all stairs and landings in all stair towers, including stairs leading to roof access)	1	LS		\$6,940.00
A13	ILO base bid 25, Install new NeoGard quartz traffic coating system on all stairs and landings in towers, including stairs leading to roof access.	1	LS		\$24,000.00
26	Remove and replace existing core mounted stair guardrails with new Kynar coated core mounted 2 rail system. Color to match existing. (Including all grab bars and handrails to ensure stairs meets all applicable codes)	1	LS		\$60,000.00
27	Remove and replace existing core mounted guardrails in openings with new Kynar coated surface mounted 2 rail system. Color to match existing.	1	LS		\$5,500.00
Detached Garages					
28	Apply coating system to all previously coated surfaces.	1	LS		\$8,500.00
29	Remove and replace all plane change, perimeter, penetration sealants.	1	LS		\$4,350.00
	Total Cost Base Bid (with buildings occupied)				\$1,998,046.00
	Time To Complete Work (with buildings occupied)				8 Months
	Total Cost Base Bid (with buildings vacant)				\$1,955,200.00
	Time To Complete Work (with buildings vacant)				6 Months
Alternate Work Items					
ITEM #	DESCRIPTION	QTY	UNIT	UNIT \$	AMOUNT
A5	Remove and replace all east side ground floor trellis and tile roof systems with new in like kind. Include new marine grade PT Lumber, stainless steel hardware, concrete barrel tile roofs secured with 2 stainless steel screws and low rise adhesive over peel and stick underlayment. Replace all head and rake wall flashing, install kynar coated drip edge metal with upgraded cleat system.	1	LS		\$165,255.00
A6	In addition to base bid waterproofing, cut stucco 6 inches up all framed areas and install 5"x5" stainless steel flashing. Grind topping so that final surface is flat. Wet set flashing in full bed of compatible sealant and detail leading edge with cant bead. Attach with #8 x 1.25" S.S. Bugle head Screws at max 16" O.C. on vertical face of flashing and with 1/2" S.S. drive pins at 16" O.C. max on horizontal face of flashing.	1	LS		\$123,164.00

004113.1 Bid Schedule

Breezeway and Stair Coating Options					
A9	ILO base bid 10, Install new NeoGard quartz traffic coating system on all breezeways. Include Kynar coated edge metal flashing. (2nd Floor to top floor)	1	LS		\$149,985.00
A10	ILO base bid 12, Install new NeoGard quartz traffic coating system on all ground floor breezeways, sidewalks, entrance and stairs to portico, and corridor to beach.	1	LS		\$67,949.00
A14	ILO base bid 25, Install new NeoGard quartz traffic coating system with faux tile finish on all stairs.	1	LS		\$29,120.00
A16	Prepare and paint all unit entry front assemblies doors IAW specifications	1	LS		\$19,250.00
A17	Prepare and paint all common door assemblies IAW specifications.	1	LS		\$5,500.00

	Unit Price Items				
ITEM #	DESCRIPTION	QTY	UNIT	UNIT \$	AMOUNT
U1	Stucco Repairs Over Allowance	1	SF		\$20.00
U2	Concrete Repairs Over Allowance	1	CF		\$490.00
U3	Concrete Topping Repairs Over Allowance	1	CF		\$240.00
U4	Sloping Repairs Over Allowance	1	CF		\$245.00
U5	2"x6" Framing Repairs Over Allowance	1	LF		\$13.50
U6	1/2" Zip Sheathing Repairs Over Allowance	1	SF		\$6.50
U7	Sealant Replacement Over Allowance	1	LF		\$10.50
U8	Topping Replacement	1	Floor		\$29,500.00

004113.1 Bid Schedule



PREPARED BY:

Project Owner: Sea Dunes
 Condominium Association
 Project Name: West Elevation Renovation
 Project
 Project Location: 1600 Sea Dunes Place
 Date: 10/15/2025

Bidder Name: T.J. Touchton
 Title: Estimator
 Company: FCC
 Address: 1785 Lakeside Ave
 St. Augustine, FL 32084
 Phone: 904-434-2124

CONSTRUCTION SOLUTIONS INC.

ITEM #	DESCRIPTION	QTY	UNIT	UNIT \$	AMOUNT
1	Mobilization & General Conditions	1	LS		\$271,176.00
A1	100% Payment and Performance Bond	1	LS		\$38,250.00
Allowances					
2	Stucco Allowance (building and garages)	4000	SF	\$20.00	\$80,000.00
3	Concrete Repair Allowance (building and garages)	500	CF	\$450.00	\$225,000.00
4	Concrete Topping Allowance	500	CF	\$390.00	\$195,000.00
5	Sloping Allowance	300	CF	\$385.00	\$115,500.00
6	2"x6" Framing Allowance	400	LF	\$8.50	\$3,400.00
7	1/2" Zip Sheathing Allowance	640	SF	\$4.50	\$2,880.00
8	Sealant Replacement Allowance (East Elevation)	500	LF	\$2.50	\$1,250.00
Breezeway Waterproofing and Guardrails					
9	Remove existing tile and any waterproof system down to the concrete. (2nd Floor to Top Floor)	1	LS		\$43,840.00
A11	FLOORS 2 TO TOP FLOOR: ILO base bid 10, Install new NeoGard quartz traffic coating system with faux tile finish on all breezeways. Include Kynar coated edge metal flashing. (2nd Floor to Top Floor)(Include breezeway to column flashing on all framed columns)	1	LS		\$184,128.00
11	GROUND FLOOR: Remove existing paver tile walk areas and any waterproof system down to the concrete on the ground floor breezeways, sidewalks, entrance and stairs to portico, and corridor to the beach.	1	LS		\$25,575.00

004113.1 Bid Schedule

A12	GROUND FLOOR: ILO base bid 12, Install new NeoGard quartz traffic coating system with faux tile finish on all ground floor breezeways, sidewalks, portico entrance area and entrance stairs to portico, corridor to beach, handicap ramp, stairs to south entrances to units. (All ground floor concrete areas)	1	LS		\$97,185.00
13	Remove and replace existing core mounted breezeway, entrance, handicap ramp, east side steps, steps to the beach guardrails with new Kynar coated surface mounted 2 rail system. Color to match existing. (All west elevation guardrails)(Ensure all ramps and stairs receive appropriate handrails as required to meet all applicable codes)	1	LS		\$108,600.00
A4	Remove and replace all existing breezeway concrete topping down to hollow core panels.	1	LS		\$204,425.00
Coating, Sealants, Misc.					
14	Replace a vent covers with new.	1	LS		\$3,630.00
15	Remove and replace the existing building expansion joint with new emseal and Dietrich slip joints.	1	LS		\$9,622.80
16	Remove and replace all plane change, perimeter, penetration sealants on west elevation.	1	LS		\$26,680.00
17	Remove and replace all plane change, perimeter, penetration sealants on north elevation.	1	LS		\$1,605.00
18	Remove and replace all plane change, perimeter, penetration sealants on south elevation.	1	LS		\$1,605.00
19	Apply coating system to all previously coated surfaces on the west elevation. (Include retaining walls)	1	LS		\$127,577.40
20	Apply coating system to all previously coated surfaces on the north elevation.	1	LS		\$4,782.30
21	Apply coating system to all previously coated surfaces on the east elevation.	1	LS		\$76,505.40
22	Apply coating system to all previously coated surfaces on the south elevation.	1	LS		\$4,782.30
23	Replace juliet guardrails on the south elevation of the building	1	LS		\$4,440.00
A2	Remove all breezeway framed archways and columns and replace with new framing, sheathing, and stucco system IAW drawings.	1	LS		\$503,750.00
A3	Remove all west elevation trellis systems. Make repairs to stucco. Coating application will be included in west elevation coating base bid 19	1	LS		\$33,205.00
Stair Towers					

004113.1 Bid Schedule






24	Remove existing tile and any waterproof system down to the concrete. (all stairs and landings in all stair towers, including stairs leading to roof access)	1	LS		\$8,960.00
A13	ILO base bid 25, Install new NeoGard quartz traffic coating system on all stairs and landings in towers, including stairs leading to roof access.	1	LS		\$35,840.00
26	Remove and replace existing core mounted stair guardrails with new Kynar coated core mounted 2 rail system. Color to match existing. (Including all grab bars and handrails to ensure stairs meets all applicable codes)	1	LS		\$41,075.00
27	Remove and replace existing core mounted guardrails in openings with new Kynar coated surface mounted 2 rail system. Color to match existing.	1	LS		\$22,525.00
Detached Garages					
28	Apply coating system to all previously coated surfaces.	1	LS		\$9,500.00
29	Remove and replace all plane change, perimeter, penetration sealants.	1	LS		\$2,237.50
	Total Cost Base Bid (with buildings occupied)				\$2,514,531.70
	Time To Complete Work (with buildings occupied)			10	MONTHS
	Total Cost Base Bid (with buildings vacant)				\$2,414,531.70
	Time To Complete Work (with buildings vacant)			9	MONTHS
Alternate Work Items					
ITEM #	DESCRIPTION	QTY	UNIT	UNIT \$	AMOUNT
A5	Remove and replace all east side ground floor trellis and tile roof systems with new in like kind. Include new marine grade PT Lumber, stainless steel hardware, concrete barrel tile roofs secured with 2 stainless steel screws and low rise adhesive over peel and stick underlayment. Replace all head and rake wall flashing, install kynar coated drip edge metal with upgraded cleat system.	1	LS		\$297,761.51
A6	In addition to base bid waterproofing, cut stucco 6 inches up all framed areas and install 5"x5" stainless steel flashing. Grind topping so that final surface is flat. Wet set flashing in full bed of compatible sealant and detail leading edge with cant bead. Attach with #8 x 1.25" S.S. Bugle head Screws at max 16" O.C. on vertical face of flashing and with 1/2" S.S. drive pins at 16" O.C. max on horizontal face of flashing.	1	LS		\$66,120.00

004113.1 Bid Schedule

Breezeway and Stair Coating Options					
A9	ILO base bid 10, Install new NeoGard quartz traffic coating system on all breezeways. Include Kynar coated edge metal flashing. (2nd Floor to top floor)	1	LS		\$166,592.00
A10	ILO base bid 12, Install new NeoGard quartz traffic coating system on all ground floor breezeways, sidewalks, entrance and stairs to portico, and corridor to beach.	1	LS		\$166,592.00
A14	ILO base bid 25, Install new NeoGard quartz traffic coating system with faux tile finish on all stairs.	1	LS		\$39,424.00
A16	Prepare and paint all unit entry front assemblies doors IAW specifications	1	LS		\$6,545.00
A17	Prepare and paint all common door assemblies IAW specifications.	1	LS		\$2,205.00

	Unit Price Items				
ITEM #	DESCRIPTION	QTY	UNIT	UNIT \$	AMOUNT
U1	Stucco Repairs Over Allowance	1	SF		\$20.00
U2	Concrete Repairs Over Allowance	1	CF		\$450.00
U3	Concrete Topping Repairs Over Allowance	1	CF		\$390.00
U4	Sloping Repairs Over Allowance	1	CF		\$385.00
U5	2"x6" Framing Repairs Over Allowance	1	LF		\$8.50
U6	1/2" Zip Sheathing Repairs Over Allowance	1	SF		\$4.50
U7	Sealant Replacement Over Allowance	1	LF		\$3.00
U8	Topping Replacement	1	Floor		\$390.00

Task Name	PM % Complet e	Duration	Start	Finish	Predecessors	Parent	Baseline Start	Baseline Finish
ENTER JOB NUMBER								
Sea Dunes								
<div><div></div>Job Description</div>		197d	01/12/26	10/13/26			01/12/26	06/10/26
Mobilization/Scaffolding		5d	01/12/26	01/16/26		Job Description	01/12/26	01/16/26
<div><div></div>6th Floor</div>		99d	01/19/26	06/04/26	4	Job Description	01/19/26	05/08/26
Remove rails and set up temp railing		3d	01/19/26	01/21/26		6th Floor	01/19/26	01/21/26
Demolition of Tile		5d	01/22/26	01/28/26	6	6th Floor	01/22/26	01/28/26
Demolition of Stucco and Framing		10d	01/29/26	02/11/26	7	6th Floor	01/29/26	02/04/26
Demolition of Topping Slab		10d	02/12/26	02/25/26	8	6th Floor	02/05/26	02/18/26
Pour Topping Slab		5d	02/26/26	03/04/26	9	6th Floor	02/19/26	02/23/26
Install Framing		10d	03/05/26	03/18/26	10	6th Floor	02/24/26	03/05/26
Stucco		15d	03/19/26	04/08/26	11	6th Floor	03/06/26	03/19/26
Paint and Sealants		10d	05/07/26	05/20/26	12FS +20d	6th Floor	04/17/26	04/23/26
Deck Coatings		5d	05/21/26	05/27/26	13	6th Floor	04/24/26	04/30/26
Install Railing		3d	05/28/26	06/01/26	14	6th Floor	05/01/26	05/05/26
Punch		3d	06/02/26	06/04/26	15	6th Floor	05/06/26	05/08/26
<div><div></div>5th Floor</div>		99d	01/22/26	06/09/26	4	Job Description	01/19/26	05/08/26
Remove Rails and Set Up Temp Railing		3d	01/22/26	01/26/26	6	5th Floor	01/19/26	01/21/26
Demolition of Tile		5d	01/27/26	02/02/26	18	5th Floor	01/22/26	01/28/26
Demolition of Stucco and Framing		10d	02/03/26	02/16/26	19	5th Floor	01/29/26	02/04/26
Demolition of Topping Slab		10d	02/17/26	03/02/26	20	5th Floor	02/05/26	02/18/26
Pour Concrete Topping slab		5d	03/03/26	03/09/26	21	5th Floor	02/19/26	02/23/26
Install Framing		10d	03/10/26	03/23/26	22	5th Floor	02/24/26	03/05/26
Stucco		15d	03/24/26	04/13/26	23	5th Floor	03/06/26	03/19/26
Paint and Sealants		10d	05/12/26	05/25/26	24FS +20d	5th Floor	04/17/26	04/23/26
Deck Coatings		5d	05/26/26	06/01/26	25	5th Floor	04/24/26	04/30/26
Install Railing		3d	06/02/26	06/04/26	26	5th Floor	05/01/26	05/05/26
Punch		3d	06/05/26	06/09/26	27	5th Floor	05/06/26	05/08/26
<div><div></div>4th Floor</div>		99d	02/26/26	07/14/26	9	Job Description	02/19/26	06/10/26
Remove Rails and Set Up Temp Railing		3d	02/26/26	03/02/26		4th Floor	02/19/26	02/23/26
Demolition of Tile		5d	03/03/26	03/09/26	30	4th Floor	02/24/26	03/02/26
Demolition of Stucco and Framing		10d	03/10/26	03/23/26	31	4th Floor	03/03/26	03/09/26
Demolition of Topping Slab		10d	03/24/26	04/06/26	32	4th Floor	03/10/26	03/23/26
Pour Concrete Topping slab		5d	04/07/26	04/13/26	33	4th Floor	03/24/26	03/26/26
Install Framing		10d	04/14/26	04/27/26	34	4th Floor	03/27/26	04/07/26
Stucco		15d	04/28/26	05/18/26	35	4th Floor	04/08/26	04/21/26
Paint and Sealants		10d	06/16/26	06/29/26	36FS +20d	4th Floor	05/20/26	05/26/26
Deck Coatings		5d	06/30/26	07/06/26	37	4th Floor	05/27/26	06/02/26
Install Railing		3d	07/07/26	07/09/26	38	4th Floor	06/03/26	06/05/26
Punch		3d	07/10/26	07/14/26	39	4th Floor	06/08/26	06/10/26
<div><div></div>3rd Floor</div>		99d	03/03/26	07/17/26	21	Job Description	02/19/26	06/10/26
Remove Rails and Set Up Temp Railing		3d	03/03/26	03/05/26		3rd Floor	02/19/26	02/23/26
Demolition of Tile		5d	03/06/26	03/12/26	42	3rd Floor	02/24/26	03/02/26
Demolition of Stucco and Framing		10d	03/13/26	03/26/26	43	3rd Floor	03/03/26	03/09/26
Demolition of Topping Slab		10d	03/27/26	04/09/26	44	3rd Floor	03/10/26	03/23/26
Pour Concrete Topping slab		5d	04/10/26	04/16/26	45	3rd Floor	03/24/26	03/26/26

Task Name	PM % Complete	Duration	Start	Finish	Predecessors	Parent	Baseline Start	Baseline Finish
Install Framing		10d	04/17/26	04/30/26	46	3rd Floor	03/27/26	04/07/26
Stucco		15d	05/01/26	05/21/26	47	3rd Floor	04/08/26	04/21/26
Paint and Sealants		10d	06/19/26	07/02/26	48FS +20d	3rd Floor	05/20/26	05/26/26
Deck Coatings		5d	07/03/26	07/09/26	49	3rd Floor	05/27/26	06/02/26
Install Railing		3d	07/10/26	07/14/26	50	3rd Floor	06/03/26	06/05/26
Punch		3d	07/15/26	07/17/26	51	3rd Floor	06/08/26	06/10/26
 2nd Floor		99d	04/07/26	08/21/26	33	Job Description	03/24/26	07/13/26
Remove Rails and Set Up Temp Railing		3d	04/07/26	04/09/26		2nd Floor	03/24/26	03/26/26
Demolition of Tile		5d	04/10/26	04/16/26	54	2nd Floor	03/27/26	04/02/26
Demolition of Stucco and Framing		10d	04/17/26	04/30/26	55	2nd Floor	04/03/26	04/09/26
Demolition of Topping Slab		10d	05/01/26	05/14/26	56	2nd Floor	04/10/26	04/23/26
Pour Concrete Topping slab		5d	05/15/26	05/21/26	57	2nd Floor	04/24/26	04/28/26
Install Framing		10d	05/22/26	06/04/26	58	2nd Floor	04/29/26	05/08/26
Stucco		15d	06/05/26	06/25/26	59	2nd Floor	05/11/26	05/22/26
Paint and Sealants		10d	07/24/26	08/06/26	60FS +20d	2nd Floor	06/22/26	06/26/26
Deck Coatings		5d	08/07/26	08/13/26	61	2nd Floor	06/29/26	07/03/26
Install Railing		3d	08/14/26	08/18/26	62	2nd Floor	07/06/26	07/08/26
Punch		3d	08/19/26	08/21/26	63	2nd Floor	07/09/26	07/13/26
 1st Floor		84d	04/10/26	08/05/26	45	Job Description	03/24/26	07/13/26
Remove Rails and Set Up Temp Railing		3d	04/10/26	04/14/26		1st Floor	03/24/26	03/26/26
Demolition of Tile		5d	04/15/26	04/21/26	66	1st Floor	03/27/26	04/02/26
Demolition of Stucco and Framing		10d	04/22/26	05/05/26	67	1st Floor	04/03/26	04/09/26
Install Framing		10d	05/06/26	05/19/26	68	1st Floor	04/29/26	05/08/26
Stucco		15d	05/20/26	06/09/26	69	1st Floor	05/11/26	05/22/26
Paint and Sealants		10d	07/08/26	07/21/26	70FS +20d	1st Floor	06/22/26	06/26/26
Deck Coatings		5d	07/22/26	07/28/26	71	1st Floor	06/29/26	07/03/26
Install Railing		3d	07/29/26	07/31/26	72	1st Floor	07/06/26	07/08/26
Punch		3d	08/03/26	08/05/26	73	1st Floor	07/09/26	07/13/26
 Stair A		16d	05/01/26	05/22/26	56	Job Description	04/10/26	05/01/26
Demolition of Tile and Waterproofing		5d	05/01/26	05/07/26		Stair A	04/10/26	04/16/26
Paint		3d	05/08/26	05/12/26	76	Stair A	04/17/26	04/21/26
Deck Coatings		5d	05/13/26	05/19/26	77	Stair A	04/22/26	04/28/26
Railings		3d	05/20/26	05/22/26	78	Stair A	04/29/26	05/01/26
 Stair B		16d	05/25/26	06/15/26	79	Job Description	05/04/26	05/25/26
Demolition of Tile and Waterproofing		5d	05/25/26	05/29/26		Stair B	05/04/26	05/08/26
Paint		3d	06/01/26	06/03/26	81	Stair B	05/11/26	05/13/26
Deck Coatings		5d	06/04/26	06/10/26	82	Stair B	05/14/26	05/20/26
Railings		3d	06/11/26	06/15/26	83	Stair B	05/21/26	05/25/26
 Paint and Sealants		75d	07/01/26	10/13/26		Job Description	05/18/26	08/21/26
East Elevation		35d	07/01/26	08/18/26	87FS -35d	Paint and Sealants	05/18/26	06/26/26
South Elevation		20d	07/22/26	08/18/26	88FS -20d	Paint and Sealants	06/15/26	07/03/26
North Elevation		20d	07/22/26	08/18/26	89FS -35d	Paint and Sealants	06/22/26	07/10/26
West Elevation		35d	07/22/26	09/08/26	71	Paint and Sealants	06/29/26	08/07/26
Garages		10d	09/09/26	09/22/26	89	Paint and Sealants	08/10/26	08/21/26
Punch		10d	09/23/26	10/06/26	90	Paint and Sealants		
Demobilization		5d	10/07/26	10/13/26	91	Paint and Sealants		

004113.1 Bid Schedule



PREPARED BY:

Project Owner: Sea Dunes
 Condominium Association
 Project Name: West Elevation Renovation
 Project
 Project Location: 1600 Sea Dunes Place
 Date: 10/15/2025

Bidder Name: Jason Freeck
 Title: Project Manager
 Company: Sunbelt Restoration of FL
 Address: 2802 N 9th. St
 Saint Augustine, FL 32084
 Phone: (904) 679-2078

CONSTRUCTION SOLUTIONS INC.

ITEM #	DESCRIPTION	QTY	UNIT	UNIT \$	AMOUNT
1	Mobilization & General Conditions	1	LS	\$258,875.00	\$258,875.00
A1	100% Payment and Performance Bond	1	LS	\$71,028.00	\$71,028.00
Allowances					
2	Stucco Allowance (building and garages)	4000	SF	\$26.25	\$105,000.00
3	Concrete Repair Allowance (building and garages)	500	CF	\$565.75	\$282,875.00
4	Concrete Topping Allowance	500	CF	\$272.00	\$136,000.00
5	Sloping Allowance	300	CF	\$225.00	\$67,500.00
6	2"x6" Framing Allowance	400	LF	\$37.00	\$14,800.00
7	1/2" Zip Sheathing Allowance	640	SF	\$10.00	\$6,400.00
8	Sealant Replacement Allowance (East Elevation)	500	LF	\$9.50	\$4,750.00
Breezeway Waterproofing and Guardrails					
9	Remove existing tile and any waterproof system down to the concrete. (2nd Floor to Top Floor)	1	LS	\$72,155.00	\$72,155.00
A11	FLOORS 2 TO TOP FLOOR: ILO base bid 10, Install new NeoGard quartz traffic coating system with faux tile finish on all breezeways. Include Kynar coated edge metal flashing. (2nd Floor to Top Floor)(Include breezeway to column flashing on all framed columns)	1	LS	\$121,420.00	\$121,420.00
11	GROUND FLOOR: Remove existing paver tile walk areas and any waterproof system down to the concrete on the ground floor breezeways, sidewalks, entrance and stairs to portico, and corridor to the beach.	1	LS	\$38,125.00	\$38,125.00

004113.1 Bid Schedule

A12	GROUND FLOOR: ILO base bid 12, Install new NeoGard quartz traffic coating system with faux tile finish on all ground floor breezeways, sidewalks, portico entrance area and entrance stairs to portico, corridor to beach, handicap ramp, stairs to south entrances to units. (All ground floor concrete areas)	1	LS	\$79,000.00	\$79,000.00
13	Remove and replace existing core mounted breezeway, entrance, handicap ramp, east side steps, steps to the beach guardrails with new Kynar coated surface mounted 2 rail system. Color to match existing. (All west elevation guardrails)(Ensure all ramps and stairs receive appropriate handrails as required to meet all applicable codes)	1	LS	\$95,300.00	\$95,300.00
A4	Remove and replace all existing breezeway concrete topping down to hollow core panels.	1	LS	\$194,125.00	\$194,125.00
Coating, Sealants, Misc.					
14	Replace a vent covers with new.	1	LS	\$7,824.00	\$7,824.00
15	Remove and replace the existing building expansion joint with new emseal and Dietrich slip joints.	1	LS	\$16,574.00	\$16,574.00
16	Remove and replace all plane change, perimeter, penetration sealants on west elevation.	1	LS	\$33,677.00	\$33,677.00
17	Remove and replace all plane change, perimeter, penetration sealants on north elevation.	1	LS	\$3,943.00	\$3,943.00
18	Remove and replace all plane change, perimeter, penetration sealants on south elevation.	1	LS	\$3,874.00	\$3,874.00
19	Apply coating system to all previously coated surfaces on the west elevation. (Include retaining walls)	1	LS	\$131,330.00	\$131,330.00
20	Apply coating system to all previously coated surfaces on the north elevation.	1	LS	\$35,460.00	\$35,460.00
21	Apply coating system to all previously coated surfaces on the east elevation.	1	LS	\$117,361.00	\$117,361.00
22	Apply coating system to all previously coated surfaces on the south elevation.	1	LS	\$35,460.00	\$35,460.00
23	Replace juliet guardrails on the south elevation of the building	1	LS	\$4,606.00	\$4,606.00
A2	Remove all breezeway framed archways and columns and replace with new framing, sheathing, and stucco system IAW drawings.	1	LS	\$74,140.00	\$74,140.00
A3	Remove all west elevation trellis systems. Make repairs to stucco. Coating application will be included in west elevation coating base bid 19	1	LS	\$160,720.00	\$160,720.00
Stair Towers					

004113.1 Bid Schedule

24	Remove existing tile and any waterproof system down to the concrete. (all stairs and landings in all stair towers, including stairs leading to roof access)	1	LS	\$61,250.00	\$61,250.00
A13	ILO base bid 25, Install new NeoGard quartz traffic coating system on all stairs and landings in towers, including stairs leading to roof access.	1	LS	\$35,250.00	\$35,250.00
26	Remove and replace existing core mounted stair guardrails with new Kynar coated core mounted 2 rail system. Color to match existing. (Including all grab bars and handrails to ensure stairs meets all applicable codes)	1	LS	\$59,686.00	\$59,686.00
27	Remove and replace existing core mounted guardrails in openings with new Kynar coated surface mounted 2 rail system. Color to match existing.	1	LS	\$92,685.00	\$92,685.00
Detached Garages					
28	Apply coating system to all previously coated surfaces.	1	LS	\$10,825.00	\$10,825.00
29	Remove and replace all plane change, perimeter, penetration sealants.	1	LS	\$6,600.00	\$6,600.00
	Total Cost Base Bid (with buildings occupied)				\$2,438,618.00
	Time To Complete Work (with buildings occupied)			10	MONTHS
	Total Cost Base Bid (with buildings vacant)				\$2,396,142.00
	Time To Complete Work (with buildings vacant)				MONTHS
Alternate Work Items					
ITEM #	DESCRIPTION	QTY	UNIT	UNIT \$	AMOUNT
A5	Remove and replace all east side ground floor trellis and tile roof systems with new in like kind. Include new marine grade PT Lumber, stainless steel hardware, concrete barrel tile roofs secured with 2 stainless steel screws and low rise adhesive over peel and stick underlayment. Replace all head and rake wall flashing, install kynar coated drip edge metal with upgraded cleat system.	1	LS	\$84,970.00	\$84,970.00
A6	In addition to base bid waterproofing, cut stucco 6 inches up all framed areas and install 5"x5" stainless steel flashing. Grind topping so that final surface is flat. Wet set flashing in full bed of compatible sealant and detail leading edge with cant bead. Attach with #8 x 1.25" S.S. Bugle head Screws at max 16" O.C. on vertical face of flashing and with 1/2" S.S. drive pins at 16" O.C. max on horizontal face of flashing.	1	LS	\$87,050.00	\$87,050.00

004113.1 Bid Schedule

Breezeway and Stair Coating Options					
A9	ILO base bid 10, Install new NeoGard quartz traffic coating system on all breezeways. Include Kynar coated edge metal flashing. (2nd Floor to top floor)	1	LS	\$103,400.00	\$103,400.00
A10	ILO base bid 12, Install new NeoGard quartz traffic coating system on all ground floor breezeways, sidewalks, entrance and stairs to portico, and corridor to beach.	1	LS	\$71,740.00	\$71,740.00
A14	ILO base bid 25, Install new NeoGard quartz traffic coating system with faux tile finish on all stairs.	1	LS	\$57,415.00	\$57,415.00
A16	Prepare and paint all unit entry front assemblies doors IAW specifications	1	LS	\$10,731.00	\$10,731.00
A17	Prepare and paint all common door assemblies IAW specifications.	1	LS	\$4,124.00	\$4,124.00

	Unit Price Items				
ITEM #	DESCRIPTION	QTY	UNIT	UNIT \$	AMOUNT
U1	Stucco Repairs Over Allowance	1	SF	\$26.25	\$26.25
U2	Concrete Repairs Over Allowance	1	CF	\$565.75	\$565.75
U3	Concrete Topping Repairs Over Allowance	1	CF	\$272.00	\$272.00
U4	Sloping Repairs Over Allowance	1	CF	\$225.00	\$225.00
U5	2"x6" Framing Repairs Over Allowance	1	LF	\$37.00	\$37.00
U6	1/2" Zip Sheathing Repairs Over Allowance	1	SF	\$10.00	\$10.00
U7	Sealant Replacement Over Allowance	1	LF	\$9.50	\$9.50
U8	Topping Replacement	1	Floor	\$272.00	\$272.00