GROUP LANDEV
GENERAL CONTRACTOR

GROUP LANDEV LLC
GENERAL CONTRACTOR · Florida CGC1534764
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PROPOSAL · GLD-VER-SH-001

Temporary Post Shoring

Verabella Falls Condominium · Buildings A–G · 670 adjustable steel post shores · 8205–8365 SW 152 Ave, Miami, FL 33193

MONTHLY RENTAL
$16,750
670 shores at $25.00 / shore / month

PREPARED FOR	**Verabella Falls Condominium Assn., Inc.**	DATE	**November 8, 2026**
ATTENTION	**Marisabel Montero - LCAM**	VALID UNTIL	**December 8, 2026**
ENGINEER	**S&D Engineering (Job 26038E)**	DRAWINGS	**Shoring S-1 to S-4, Bldgs A–G**
PREPARED BY	**Andrei Hazazup, VP of Operations**	PROPOSAL NO.	**GLD-VER-SH-001**

1 PRICING SUMMARY

Group Landev LLC proposes to furnish, install, maintain on rent and remove **670 adjustable steel post shores** across Buildings A–G per the S&D Engineering shoring drawings, in support of the 40-year recertification concrete restoration work.

MONTHLY RENTAL	INSTALLATION	REMOVAL	MOBILIZATION
$16,750	**$40,200**	**$10,050**	**$5,250**
670 shores × $25.00	670 shores × $60.00	670 shores × $15.00	lump sum

Item	Unit price	Qty	Amount
Monthly rental — adjustable steel post shore	$25.00 / shore / month	670	$16,750.00 / month
Installation	$60.00 / shore	670	$40,200.00
Removal	$15.00 / shore	670	$10,050.00
Mobilization, transportation & logistics	Lump sum	1	$5,250.00
One-time charges (installation + removal + mobilization)			**$55,500.00**

2 QUANTITIES BY BUILDING

Bldg	Ground	2nd	3rd	4th	Shores	Monthly rent	Installation	Removal
A	18	24	16	18	76	$1,900.00	$4,560.00	$1,140.00
B	4	14	14	8	40	$1,000.00	$2,400.00	$600.00
C	41	53	14	10	118	$2,950.00	$7,080.00	$1,770.00
D	20	20	24	12	76	$1,900.00	$4,560.00	$1,140.00
E	12	12	14	0	38	$950.00	$2,280.00	$570.00
F	36	22	30	34	122	$3,050.00	$7,320.00	$1,830.00
G	42	26	61	71	200	$5,000.00	$12,000.00	$3,000.00
Total	**173**	**171**	**173**	**153**	**670**	**$16,750.00**	**$40,200.00**	**$10,050.00**

Building C carried at 118 shores (sum of floor counts); see Clarifications.

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3 BUDGET BY RENTAL DURATION

Shoring cost is driven by how long the shores stay in place. Budget at the full 670-shore quantity:

Duration	Rental	One-time charges	Total (before tax)
3 months	$50,250.00	$55,500.00	$105,750.00
6 months	$100,500.00	$55,500.00	$156,000.00
9 months	$150,750.00	$55,500.00	$206,250.00
12 months	$201,000.00	$55,500.00	$256,500.00

> *Where work is phased building by building, rent is billed only on shores installed during each billing period, which can reduce the total significantly.*

4 SCOPE OF WORK — INCLUDED

- Supply of adjustable steel post shores in the quantities above, models per the engineer-approved design.
- Mobilization, transportation and delivery of equipment to site.
- Layout and positioning of shores per the S&D shoring drawings; assembly of head and base arrangements (2x6 head/base plates), extension adjustment, snug-tight installation, Tapcon anchoring top and bottom per S-3, and check of plumb, alignment and bearing.
- Stacked shoring at consecutive floors where shown on the drawings.
- Periodic inspection and re-snugging of shores while on rent.
- Removal, consolidation and haul-off of shores once curing/strength criteria are met and the Engineer of Record authorizes release.

5 EXCLUSIONS

- Shoring design, engineering, calculations and signed/sealed drawings (by Engineer of Record).
- Lateral bracing or restraint systems beyond the S-3 detail as drawn (no bracing detail is currently provided) — priced separately once detailed.
- Reflectors, orange safety fencing around posts, and hallway cleanup beyond GLD's own work area — available as an add-on.
- Relocation of shores between phases or buildings — billed at the removal + installation unit prices above.
- Additional shores beyond 670 resulting from field verification or EOR direction — billed at the same unit prices.
- Repair of slabs, finishes or surfaces at Tapcon anchor locations, unless part of the concrete restoration contract.
- Permits and permit fees for shoring, if required separately.
- After-hours, weekend or holiday work unless agreed in writing.
- Florida sales tax (6%) and Miami-Dade surtax (1%), added to invoices where applicable.

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6 PAYMENT TERMS

Milestone	Amount
Due before mobilization — first month rent + installation + mobilization	$62,200.00
Monthly rent, billed in advance every 30 days	$16,750.00 / month at full quantity
Removal, billed at demobilization	$10,050.00

- Minimum rental: one (1) month per shore. Rent is billed in 30-day periods; partial periods are billed as a full period.
- Rent runs from the date shores are installed until the Engineer of Record authorizes release and GLD is given access for removal.
- Invoices are due within 10 days. Late balances may result in suspension of service.
- Shores lost, stolen or damaged by others while on site are billed at replacement cost.

7 CLARIFICATIONS & FIELD CONDITIONS

- Quantity basis: Building C's drawing shows a printed total of 76, which conflicts with its floor counts (41 + 53 + 14 + 10 = 118). This proposal carries 118. No shores are shown on Building E's 4th floor.
- The shoring drawings identify layouts as approximate. Final shore locations and count will be field-verified with the Engineer of Record before installation; billing follows the actual installed quantity at the unit prices in this proposal.
- The drawing set references Doka Super Prop on S-1 and BrandSafway 350 DB / AS 550 on S-3. The required model and capacity (spec 3.02H calls for 8–10 kip posts) must be confirmed by the EOR before mobilization; a change in model or capacity may change pricing.
- Installation schedule, sequencing and access will be coordinated with the Association and property management.
- Unit prices remain fixed for the duration of the restoration project. This proposal is valid for 30 days from the date above.

8 ACCEPTANCE

By signing below, the parties accept the scope, pricing and terms of this proposal.

GROUP LANDEV LLC

Signature

Andrei Hazazup, VP of Operations

Date

VERABELLA FALLS CONDOMINIUM ASSN., INC.

Signature

Name / Title

Date