



JSC – JStephens Construction

Proposal for Design/Build Services for

Dade County Bar Association

CONTENTS:

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- Graph of project costs
- Contractor Qualification Statement

2010 Scott Street Hollywood Florida 33020 (954) 983-4165

CGC-1512250

www.JSCSF.com



BID FORM

DESIGN FEE: \$ 182,596.00

PERMITTING: \$ NIC

CONSTRUCTION ADMINISTRATION: \$ 152,554.00

CONTINGENCY: \$22,824.00

TOTAL CONSTRUCTION COST: \$ 1,948,396.00

BREAKDOWN:

Division 01 - General Requirements \$ 152,554.00

Division 02 - Existing Conditions \$ 50,000.00

Division 03 - Concrete \$ 70,000.00

Division 04 - Masonry \$ 32,000.00

Division 05 - Metals \$ 9,500.00

Division 06 - Wood, Plastics, Composites \$ 42,000.00

Division 07 - Thermal and Moisture Protection \$ 130,250.00

Division 08 - Openings \$ 115,437.00

Division 09 - Finishes \$ 291,080.00

Division 10 - Specialties \$ 31,250.00

Division 11 - Equipment \$ NIC

Division 12 - Furnishings \$ NIC

Division 13 - Special Construction \$ NIC

Division 14 - Conveying Equipment 95,000.00

Division 21 - Fire Suppression \$ 111,060.00

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Division 22 - Plumbing \$ 95,000.00

Division 23 Heating, Ventilating, and Air Conditioning (HVAC) \$ 233,000.00

Division 26 - Electrical \$ 192,000.00

Division 27 - Communications \$ NIC

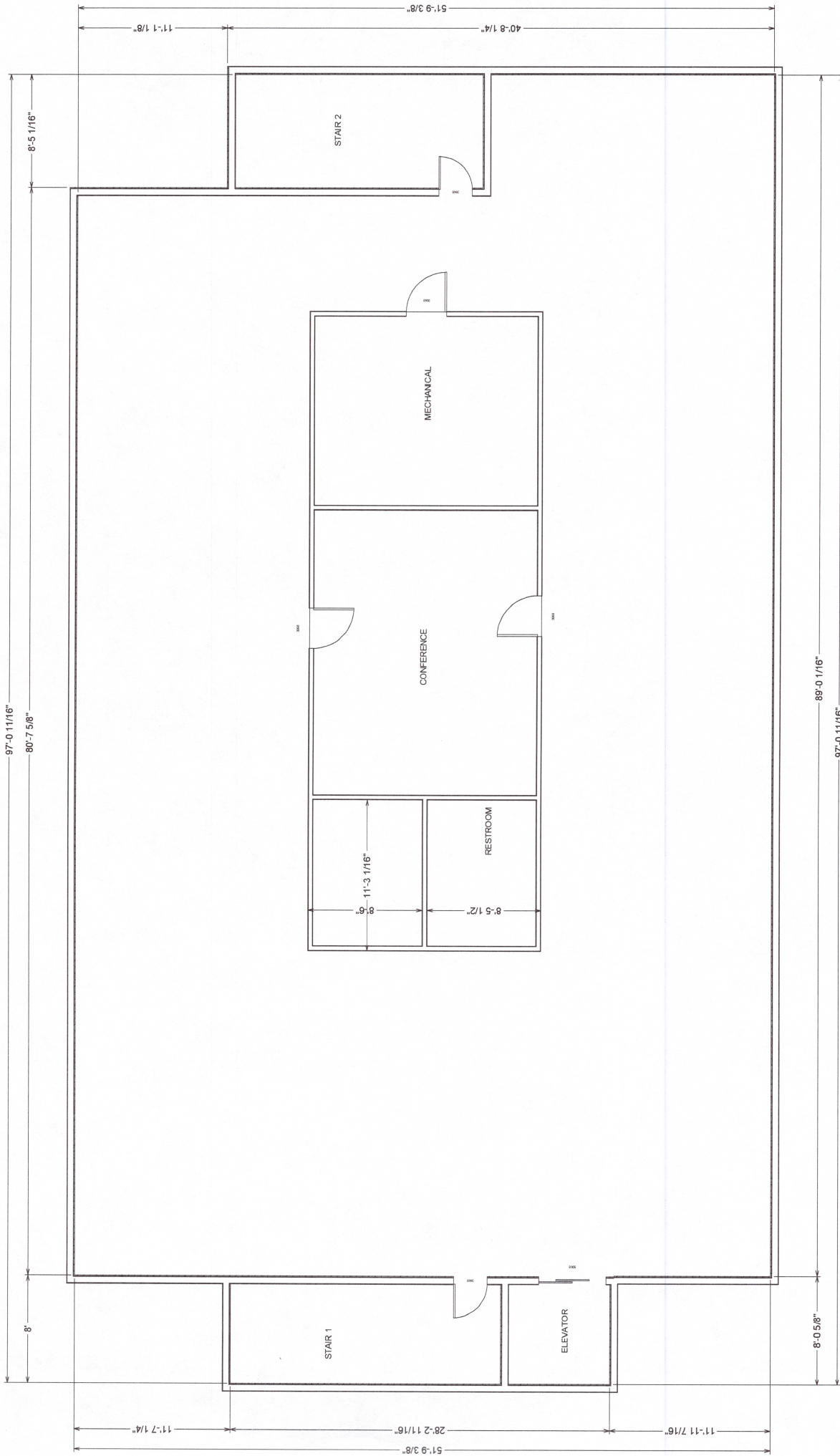
Division 28 - Electronic Safety and Security \$ 14,000.00

Division 31 - Earthwork \$ NIC

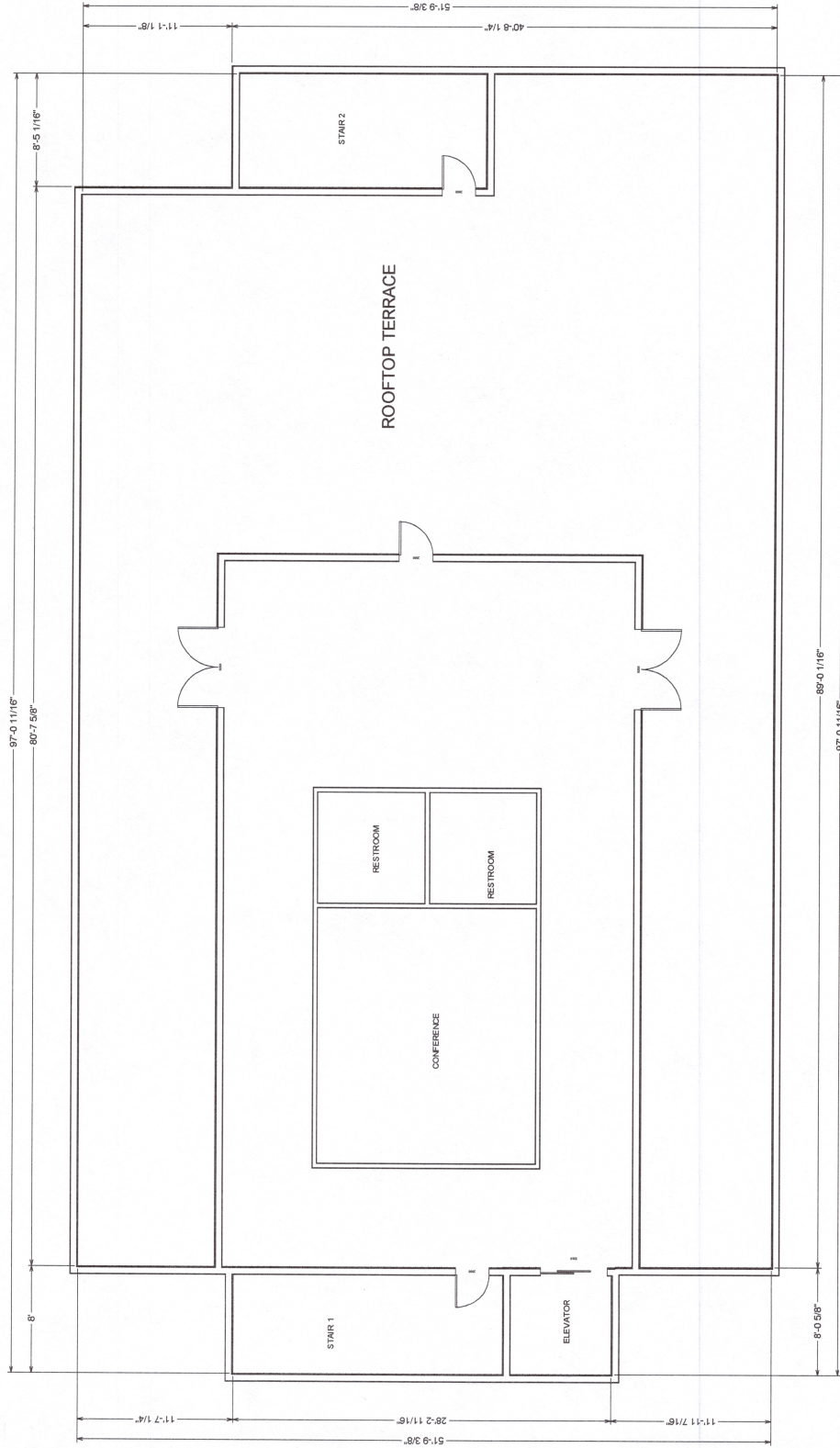
Division 32 - Exterior Improvements \$ NIC

Division 33 – Utilities \$ NIC

TOTAL BID AMOUNT \$ 1,948,396.00

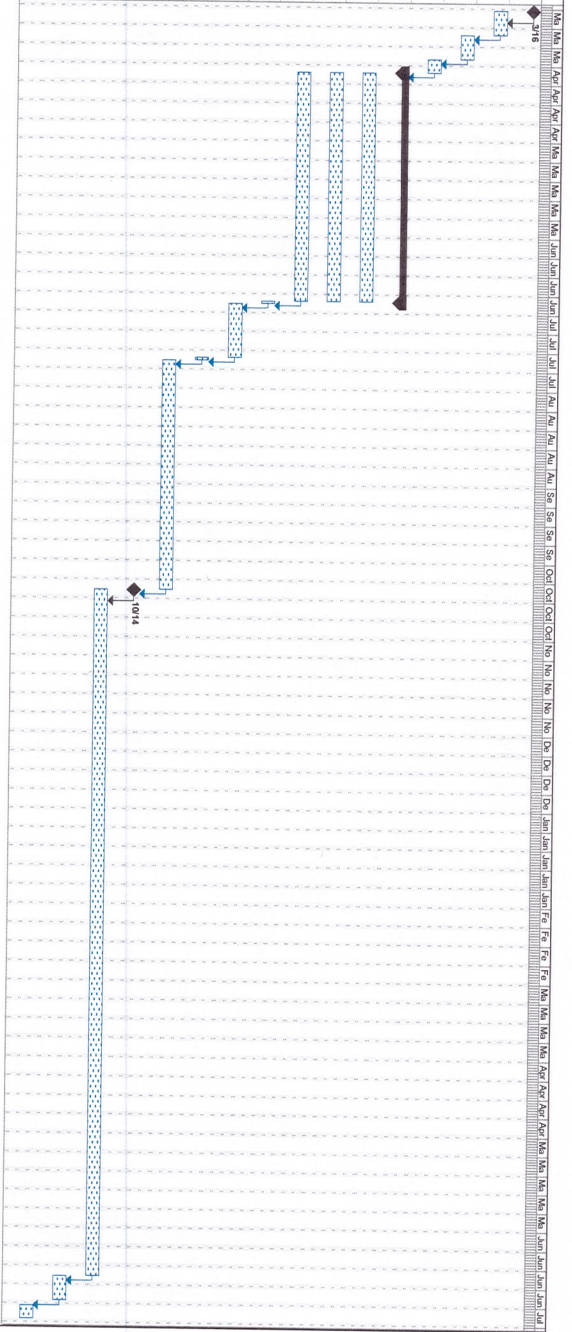


LLEX SPACE 3RD & 4TH FLOORS



DETA & OUTDOOR AREA 5TH FLOOR

ID	Task Name	Duration	Start	Finish	Predecessors
1	NOTICE TO PROCEED	0 days	Mon 3/16/20	Mon 3/16/20	
2	CONTRACT NEGOTIATION	7 days	Mon 3/16/20	Tue 3/24/20	1
3	A/E CONTRACTED	7 days	Wed 3/25/20	Thu 4/2/20	2
4	PRE DESIGN MEETING	3 days	Fri 4/3/20	Tue 4/7/20	3
5	DESIGN PHASE	60 days	Wed 4/8/20	Tue 6/30/20	4
6	ARCHITECTURAL	60 days	Wed 4/8/20	Tue 6/30/20	5
7	M/E/P	60 days	Wed 4/8/20	Tue 6/30/20	5
8	STRUCTURAL	60 days	Wed 4/8/20	Tue 6/30/20	5
9	DESIGN PRESENTATION	1 day	Wed 7/1/20	Wed 7/1/20	8
10	FINAL CDS	14 days	Thu 7/2/20	Tue 7/27/20	9
11	SUBMIT PACKAGE TO OWNERS EXPEDITER	1 day	Wed 7/22/20	Wed 7/22/20	10
12	CITY OF MAM REVIEW	60 days	Thu 7/23/20	Wed 10/14/20	11
13	PERMIT ISSUANCE	0 days	Wed 10/14/20	Wed 10/14/20	12
14	CONSTRUCTION PHASE	180 days	Thu 10/15/20	Wed 6/23/21	13
15	FINAL INSPECTIONS	7 days	Thu 6/24/21	Fri 7/2/21	14
16	TURNOVER	5 days	Mon 7/5/21	Fri 7/9/21	15



JSC - Jstephens Construction



Proposal

Project Estimate Proposal

DCBA

123 NW 1st Avenue
Miami

Building Renovation

Area : 25,000 SF

Date: 2.19.2020

To: Jane Muir
Dade County Bar Assn.

Prepared by: Jeff Stephens

Description: Base Bid

CODE	DESCRIPTION	BID AMOUNT	TOTAL
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We are pleased to quote the following labor, equipment, and materials subject to qualifications and requirements of the Architect and design Engineers. This proposal is based on current material, labor, equipment, subcontractor, and servicing pricing.

Scope of work for the project is based on similar projects, AHJ and A/E requirements will drive final cost.

Proposal Details:

GENERAL REQUIREMENTS		\$152,554.00
010000 - GENERAL REQUIREMENTS		\$152,554.00
013000	Administrative Requirements	106,944.00
	<i>Supervision and project management.</i>	
015000	Temporary Facilities and Controls	28,910.00
	<i>Miscellaneous general construction facilities and operations.</i>	
017000	Execution and Closeout Requirements	16,700.00
	<i>Construction general labor, misc. escorting and punchout.</i>	
FACILITY CONSTRUCTION		\$771,517.00
020000 - EXISTING CONDITIONS		\$50,000.00
024000	Demolition (Building)	50,000.00
	<i>Demolition (Building) Furniture by owner</i>	
030000 - CONCRETE		\$70,000.00
031000	Concrete Shell	65,000.00
	<i>Shell</i>	
036000	Grouting in Masonry	5,000.00
	<i>Grouting in Masonry</i>	
040000 - MASONRY		\$32,000.00
042000	Masonry Block	32,000.00
	<i>Masonry Block</i>	
050000 - METALS		\$9,500.00
055000	Hand rails	9,500.00
	<i>Hand rails</i>	
060000 - WOOD, PLASTICS AND COMPOSITES		\$42,000.00
061000	Rough Carpentry (Blocking)	12,500.00
	<i>Rough Carpentry</i>	
064000	Trellis @ roof	29,500.00
070000 - THERMAL AND MOISTURE PROTECTION		\$130,250.00
071000	Waterproofing	41,500.00
	<i>Waterproofing at Window frames and storefront</i>	
074000	TPO Roofing and Sheet Metal	37,500.00
	<i>TPO Roofing and Sheet Metal</i>	
075000	Roof Protection	18,500.00
	<i>Walk pads for roof area</i>	
079000	Thermal Protections	32,750.00
	<i>Insulation</i>	
080000 - OPENINGS		\$115,437.00
081000	Doors/ Frames/ Hardware/ Installation	44,500.00
	<i>Doors/ Frames/ Hardware/ Installation</i>	
083000	Fire Proofing	26,587.00
	<i>Fire caulking</i>	
084000	Glass & Glazing	28,500.00
	<i>Storefronts and entry Doors</i>	
087000	Glazing	15,850.00
090000 - FINISHES		\$291,080.00
092100	Drywall	83,500.00
	<i>Drywall walls and Ceilings</i>	
093000	Tile and Flooring	86,000.00
	<i>Tiling Installation-Labor,</i>	
095000	Acoustical Ceilings (All C-1)	26,580.00
	<i>Per plans and specs</i>	
096000	Stucco	25,000.00

DCBA		
123 NW 1st Avenue Miami		
Building Renovation		
Area :	25,000	SF

Date:	2.19.2020
To:	Jane Muir Dade County Bar Assn.
Prepared by:	Jeff Stephens
Description:	Base Bid

CODE	DESCRIPTION	BID AMOUNT	TOTAL
	<i>Stucco</i>		
099000	Painting	70,000.00	
	<i>Interior and Exterior</i>		
100000 - SPECIALTIES			\$31,250.00
108000	Toilet Accessories	31,250.00	
	<i>Toilet Accessories</i>		
FACILITY SERVICES			\$611,560.00
210000 - FIRE SUPPRESSION			\$111,060.00
211000	Fire Sprinkler System	109,500.00	
	<i>Per plans and specs.</i>		
212000	Fire-Extinguishers ABC and K	1,560.00	
	<i>Fire-Extinguishers ABC</i>		
220000 - PLUMBING			\$95,000.00
221000	Plumbing	95,000.00	
	<i>Based on 4 stalls per floor 2 - 4 2 stalls on 5</i>		
230000 - HVAC			\$233,000.00
233000	HVAC Air Distribution	138,000.00	
	<i>New equipment</i>		
233800	Elevator	95,000.00	
	<i>Cab remails new rails</i>		
260000 - ELECTRICAL			\$164,500.00
262000	Electrical	109,000.00	
	<i>Per plans and specs.</i>		
265000	Lighting, Communication & security	55,500.00	
	<i>Allowance</i>		
SUBTOTAL			\$1,535,631.00
CONTINGENCIES			\$207,310.00
	Contingency 1 - Windows	\$15,356.00	
	Contingency 2 - Access control	\$7,678.00	
	Contingency 3 - Architectural & Engineering	\$184,276.00	
INSURANCE & BONDS			\$41,304.70
	General Liability & Umbrella - Per Project	\$15,739.70	
	Builder's Risk Insurance - NIC	\$0.00	
	Payment/Performance Bond - Design Build may have a 50% increase	\$25,565.00	
FEE			\$164,150.60
	Overhead	\$89,212.29	
	Profit	\$74,938.32	
TOTAL BASE ESTIMATE			\$1,948,396.31

Project Breakdown Graph

DCBA

123 NW 1st Avenue
Miami

Building Renovation

Area : 25,000 SF

JSC - Jstevens Construction

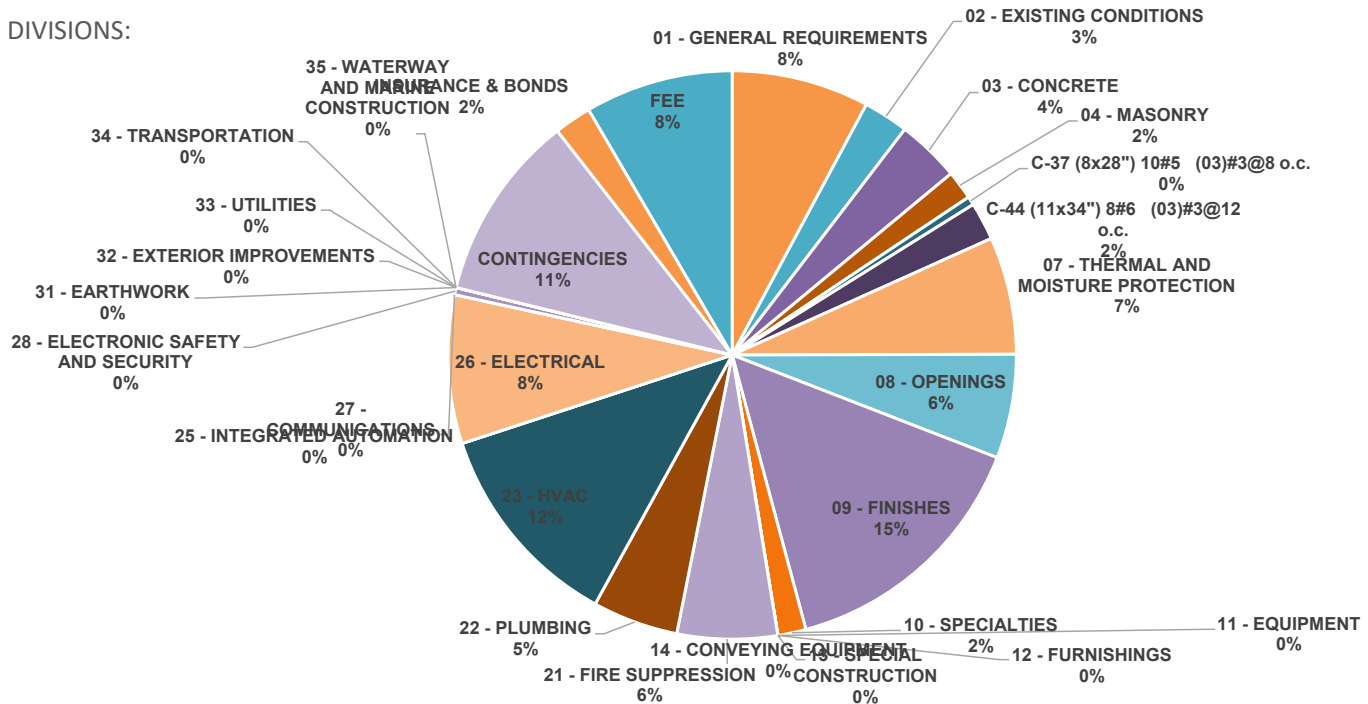
Date: 2.19.2020

To: Jane Muir
Dade County Bar Assn.

Prepared by: Jeff Stephens

Description: Base Bid

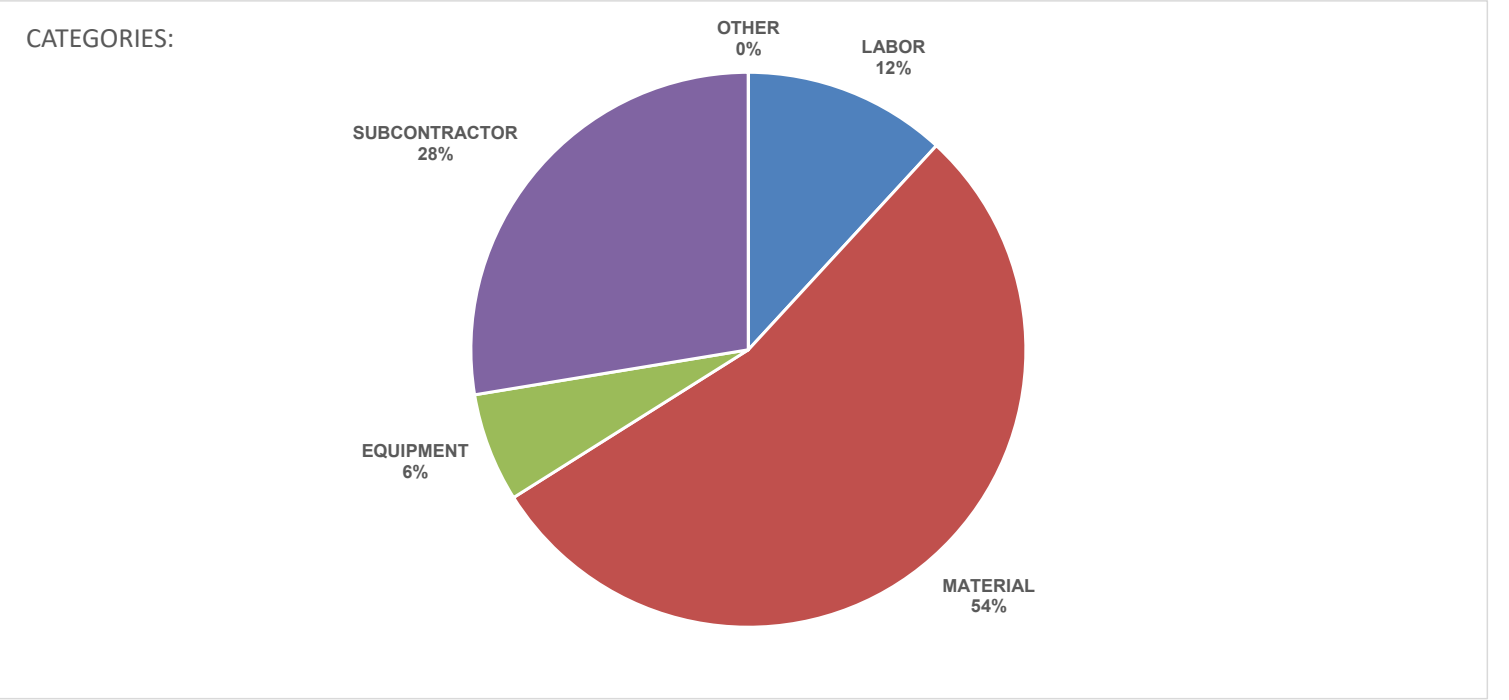
DIVISIONS:



Divisions:

DESCRIPTION	Sub-division	Division
01 - GENERAL REQUIREMENTS		\$152,554.00
02 - EXISTING CONDITIONS		\$50,000.00
03 - CONCRETE		\$70,000.00
04 - MASONRY		\$32,000.00
C-37 (8x28") 10#5 (03)#3@8 o.c.		\$9,500.00
C-44 (11x34") 8#6 (03)#3@12 o.c.		\$42,000.00
07 - THERMAL AND MOISTURE PROTECTION		\$130,250.00
08 - OPENINGS		\$115,437.00
09 - FINISHES		\$291,080.00
10 - SPECIALTIES		\$31,250.00
11 - EQUIPMENT		\$0.00
12 - FURNISHINGS		\$0.00
13 - SPECIAL CONSTRUCTION		\$0.00
14 - CONVEYING EQUIPMENT		\$0.00
21 - FIRE SUPPRESSION		\$111,060.00
22 - PLUMBING		\$95,000.00
23 - HVAC		\$233,000.00
25 - INTEGRATED AUTOMATION		\$0.00
26 - ELECTRICAL		\$164,500.00
27 - COMMUNICATIONS		\$0.00
28 - ELECTRONIC SAFETY AND SECURITY		\$8,000.00
31 - EARTHWORK		\$0.00
32 - EXTERIOR IMPROVEMENTS		\$0.00
33 - UTILITIES		\$0.00
34 - TRANSPORTATION		\$0.00
35 - WATERWAY AND MARINE CONSTRUCTION		\$0.00
CONTINGENCIES		\$207,310.00
INSURANCE & BONDS		\$41,304.70
FEE		\$164,150.60

Project Breakdown Graph		JSC - Jstephens Construction	
DCBA		Date:	2.19.2020
123 NW 1st Avenue Miami		To:	Jane Muir Dade County Bar Assn.
Building Renovation		Prepared by:	Jeff Stephens
Area :	25,000 SF	Description:	Base Bid
TOTAL BASE ESTIMATE			\$1,948,396.31



Categories:		
LABOR		37,618.71
MATERIAL		172,141.82
EQUIPMENT		20,150.00
SUBCONTRACTOR		87,615.25
OTHER		9.60

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Contractor's Qualification Statement

The Undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

CONTRACTOR: J Stephens Construction

ADDRESS: 2010 Scott Street
Hollywood, Florida 33020

SUBMITTED BY: Eric Toth CFO

BUSINESS ENTITY:

☒ [X] Limited Liability Corporation

TYPE OF WORK:

☒ [X] General Construction

☒ [X] Other:

- Structural Concrete
- Masonry
- Carpentry
- Roof Truss Systems

§ 1 ORGANIZATION

§ 1.1 How many years has your organization been in business as a Contractor? 9 Years

§ 1.2 How many years has your organization been in business under its present business name? 5 Years

§ 1.3 If your organization is a corporation, answer the following:

§ 1.3.1 Date of incorporation: 4/25/2015

§ 1.3.2 State of incorporation: Florida

§ 1.3.3 President's name: Jeffrey N. Stephens

§ 1.3.4 Vice-president's name(s)

- Eric Toth – Vice President and CFO
- Leos Furch – Vice President of Operations

§ 1.3.5 Secretary's name: Ivana Stephens

§ 1.3.6 Treasurer's name: Eric Toth

§ 2 LICENSING

§ 2.1 List jurisdictions and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable.

Florida GC License # **CGC-1512250**

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Contractor's Qualification Statement

§ 3 EXPERIENCE

§ 3.1 List the categories of work that your organization normally performs with its own forces.

Project Management and Supervision, Concrete, Masonry and Roof Truss Systems

§ 3.2 Has your organization ever failed to complete any work awarded to it?

No

§ 3.3 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details.)

No

§ 3.4 On a separate sheet, list major construction projects your organization has in progress, giving the name of project, owner, architect, contract amount, percent complete and scheduled completion date.

See attached list

§ 3.4.1 State total worth of work in progress and under contract:

\$9,057,934.00 as of 1/30/2020

§ 3.5 On a separate sheet, list the major projects your organization has completed in the past five years, giving the name of project, owner, architect, contract amount, date of completion and percentage of the cost of the work performed with your own forces.

See attached list

§ 3.5.1 State average annual amount of construction work performed during the past five years:

\$6,624,000.00 per year

§ 3.6 On a separate sheet, list the construction experience and present commitments of the key individuals of your organization.

Jeff Stephens – CEO

Eric Toth – CFO

Pete Cowden – Director Business Development

Ivana Stephens – Office Manager

Leos Furch – Director Field Operations

Cesar Flores – Project Management

Oswaldo Aristeguieta – Chief Estimator

Leonel Martinez – Field Supervision

§ 4 REFERENCES

§ 4.1 Trade References:

- G Prolux 1001 Jupiter Dr. #108, Jupiter FL 33108. Gina Anocento 561-745-5292

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Contractor's Qualification Statement

- Cemex 3125 S. Andrews Ave, Ft. Lauderdale, FL 33316 Diana Vargas 954-922-1615
- Supermix 4300 SW 74th Avenue, Miami, FL 33155 Manuel Sanchez 305-264-5334

§ 4.2 Bank References:

Alberto DeAbru
Ocean Bank

303-373-3379

§ 4.3 Surety:

§ 4.3.1 Name of bonding company:

FCCI Insurance Group

§ 4.3.2 Name and address of agent:

Dan Rojas - Risk Strategies
3350 S. Dixie Highway
Miami, FL 33133

§ 5 FINANCING

§ 5.1 Financial Statement.

§ 5.1.1 Name and address of firm preparing attached financial statement, and date thereof:

Hernandez & Tacoronte, PA
Certified Public Accountants
8500 West Flagler Street, Suite B-208
Miami, FL 33144

§ 5.1.2 Is the attached financial statement for the identical organization named on page one?

Yes

§ 6 SIGNATURE

§ 6.1 Dated at this 15th day of February 2020

Name of Organization: J Stephens Construction

By: Eric Toth

Title: CFO

J Stephens Construction Project Experience

Current w/Contracts over \$1M

Project Name	Contract Amount	Architect	Reference	Phone
Regal Cinema	\$ 1,636,200.00	Rodney Sartain	Deborah Clark	205-661-3040
Essig Self Storage	\$ 1,627,175.00	Kenneth R Carlson	Kurt Langford	561-988-8505

Recent Project History w/Contracts over \$200K

Project Name	Contract Amount	Architect	Reference	Phone
Burtens	\$ 206,433.00	Jon Sammer Architect	Arling Murrano	305-443-5808
Twin Peaks - Plantation	\$ 224,570.00	GHA Architecture	Nick Willet	214-551-7726
Twin Peaks Pembroke Pines	\$ 232,544.00	GHA Architecture	Eric Perschietti	804-897-0900
Chuys	\$ 260,300.00	PKWY architects	Nick Willet	214-551-7726
Parc Lofts Interiors	\$ 265,400.00	NA	NA	NA
FSL Sale Center	\$ 280,000.00	NA	NA	NA
24 Hour Fitness	\$ 281,400.00	SMA Architects	Eric Perschietti	804-897-0900
Magic City Retail	\$ 285,985.00	Gilber Atick	Harold Sanchez	786-298-0980
Aldi #10 Miami Gardens	\$ 308,673.00	APD Engineering & Architecture	NA	NA
CVS west Miami	\$ 325,400.00	NA	NA	NA
American Airlines	\$ 389,450.00	Bermello Ajamil & Partners	Peter Cowden	850-368-2441
Coco Bambu	\$ 394,440.00	Jose L. Gomez	Walter Miller	954-540-5471
Allapatta Center	\$ 410,773.00	Gilber Atick	Harold Sanchez	786-298-0980
Century Village (4 project)	\$ 412,588.00	Kobi Karp	Michael Siracusa	954-312-2410
Aldi Dania	\$ 421,000.00	Cuhaci & Peterson	Kris Ibramin	352-243-3720
Parc Lofts Unit 607	\$ 485,000.00	Bermello Ajamil & Partners	Jeff Stephens	954-983-4165
Pet Paradise	\$ 512,673.00	Gutierrez & Lozano Architects	Shawn Boyle	561-988-8505
Morrisons Meat	\$ 544,900.00	CCA Design+Arch	Bruce Daniel	NA
Pawnshop Lounge	\$ 654,255.00	NA	NA	NA
Pembroke Center	\$ 662,445.00	Modis Architects	Keith Douffet	NA
Chabad of Parkland	\$ 732,799.00	Kobi Karp	Michael Siracusa	954-312-2410
23rd Street Mall	\$ 790,715.00	Carl Levin	Peter Cowden	850-368-2441
VSI Storage	\$ 1,213,521.00	Kenneth R Carlson	Jeannette Rivera	305-370-3988
Fairfield Inn & Suites	\$ 1,350,252.00	Anderson Architecture	Michael Siracusa	954-312-2410

Major Project History by Key Management Staff

Project Name	Contract Amount	Project Type	Location
Dragon Club	\$ 650,000.00	Restaurant/Club	Deerfield Beach, FL
Shooters on the water	\$ 320,000.00	Restaurant/Club	Boynton Beach, FL
Marina 1	\$ 2,500,000.00	Boat Storage	Deerfield Beach, FL
Winn Dixie	\$ 450,000.00	Retail	Deerfield, Sunrise, FL
BJ's Wholesale	\$ 1,200,000.00	Retail	Pembroke Pines, FL
Uconn Student housing	\$ 876,000.00	Housing	Storrs, CT
Mansfield Supply	\$ 500,000.00	Warehouse	Storrs, CT
Mainstay Suites	\$ 2,300,000.00	Hotel	Jacksonville, FL
Mainstay Suites	\$ 1,700,000.00	Hotel	Greenville, SC
Mainstay Suites	\$ 1,600,000.00	Hotel	Tempe, AZ
Mainstay Suites	\$ 1,800,000.00	Hotel	Miami Springs, FL
Sleep Inn	\$ 2,200,000.00	Hotel	Miami Springs, FL
Clairion Inn & Suites	\$ 500,000.00	Hotel	Miami Springs, FL
Candlewood Suites	\$ 3,000,000.00	Hotel	Miami, FL
Hampton Inn & Suites	\$ 6,000,000.00	Hotel	Miami, FL
Renaissance Hotel	\$ 3,800,000.00	Hotel	Fort Lauderdale, FL
Comfort Inn	\$ 3,200,000.00	Hotel	Deerfield Beach, FL
Comfort Suites	\$ 4,100,000.00	Hotel	Deerfield Beach, FL
Mainstay Suites	\$ 2,200,000.00	Hotel	Lake Mary, FL
Extended Stay	\$ 800,000.00	Hotel	Pompano Beach, FL
Venice Condo	\$ 7,500,000.00	Multi Family	Miami, FL
Pointe	\$ 1,300,000.00	Multi Family	Jupiter, FL
Admiral	\$ 4,500,000.00	Multi Family	Jupiter, FL
Mariner	\$ 4,500,000.00	Multi Family	Jupiter, FL
Meridian Condominium	\$ 9,000,000.00	Multi Family	Miami Beach, FL
Parc Lofts	\$ 11,000,000.00	Multi Family	Miami, FL
Filling Station	\$ 1,300,000.00	Multi Family	Miami, FL
Guaranty Bank & Trust	\$ 4,300,000.00	Bank Headquarters	Merrifield, VA
Mayflower Hotel	\$ 45,000,000.00	Hotel Renovation & Additions	Washington, DC
Arthur Young Building	\$ 4,400,000.00	Office Building & Studio	Reston, VA
Naval South Parking & Support Facility	\$ 11,000,000.00	Parking Sturcture & Offices	Bethesda, MD
Naval Engineering Management Bldg.	\$ 22,000,000.00	Office Building & Renovations	Philidelphia, PA
Mideast Distribution Center	\$ 1,200,000.00	Warehouse	Baltimore, MD
Forward Operating Base	\$ 6,700,000.00	Military Base	Logar, Afghanistan
Rotary Wing Parking	\$ 1,500,000.00	Airfield	Jalalabad, Afghanistan
Police Headquarters	\$ 1,900,000.00	Police Headquarters	Gorzargi Noor, Afghanistan
Police Headquarters	\$ 2,600,000.00	Police Headquarters	Hazrate Sultan, Afghanistan
Police Headquarters	\$ 2,600,000.00	Police Headquarters	Char Bulk, Afghanistan
Command Center	\$ 15,400,000.00	Police Headquarters	Gardez, Afghanistan
Garrison Upgrades	\$ 5,000,000.00	Support Facilities	Heret, Afghanistan
Afgan Woman's Economic Center	\$ 3,700,000.00	University Facility	Kubal, Afghanistan