



Invoice Revised

Date: March 12, 2025
RECEIPT # 2270 R

1820 LLC, #101 1820
Miami FL, 33129
BB2017002342

Payment Method	Tentative timeline	Job
50% commencement 35% after duct work and 15% Final	1st Floor retail area and office	Vanella – Post repair

Qty.	Description	Price	1st %	Total
	General Description:			
	Provide reinforced concrete encasement for all six steel columns. Provide a 1-hour fire-rated ceiling for retail area (2980 SF)			42,890
	Unit #101 & #102 exterior area (see below for location) fill with concrete approximately 4 yards of concrete in exit stairs resolving the issue of illegal steps in the stairs going to the second floor also resolving the issue of the electrical room existing (too small) converting it into a subpanel room./ storage. Creating an opening in the small room (101) connecting the bathroom area with the secondary exit. 3rd moving the existing door two feet forward in order to expand the space of the new subpanel room.			\$6,986
	Need new metal door outside in the new emergency exit –custom made. Non-standard opening + installation separating unit #101 and #102			\$1,700
	Structure and plumbing: build all bathrooms, \$6000 each with tile flooring, all included hardware, toilets, mirrors and vanities (walls will not be tiled, additional). * See attached for full description of work to achieve compliance			\$12,000
	Build a new bathroom in #102 – plans needed (App.)			\$7,580
	Disposed of old unit and relocate brand new AC unit, 5 ton, including all materials, duct work and 10 drops + aluminum grills 10"x8" for unit #0 second floor			\$11,862
	Add water heater systems (1) for #101+102 and the other for Unit#0 tankless). Installation and unit. We will try to re-use and existing water tank			\$2,440
Opt A.	Remove electrical panel from the second floor and move it to the first floor in the old electrical room. This include move the electricity of the new AC unit to the first floor.			\$3,460
	Re structure Electrical room and enclosed building a wall as well as closed existing exit so we can expand the electrical room underneath the stairs – costume door included			\$3,989
	Repair middle wall and remove all the electrical conduits existing so there is access from unit #1 to the new exit through the new door – add a new door			\$3,290

	Plumbing connection of high-pressure toilet/ sink (we had to change the drainage 4" higher and reinforce the wall again – plumbing and drywall – toilet and sink do not follow the Florida building Code. Visit unit #2 and #3, (3 times) repaired motorized damper and clean -replace Ac brackets in Unit #3. Move all tiles from 1 st floor to 2 nd floor manually.	Unit1 and 2		2,650
	Bathroom Doors- slab only, build its jam, build its bore, and hinges- no paint 32"x 6'x 8"and a 36" x 6'x 8" Build from scratch. And door knob. Installation of three Panasonic exhaust fans 3.7 Thermo fan of 8" tape mastic. 20x20 roof box (metal) including Labor and installation.			\$13,490
	Installation of glass door and purchase			\$4,800
	Reactivation of panel in the first floor for 1820 and new wiring for existing building as well as add a New Panel for unit #2, first floor in unit "B". Repair of walls and foundation on both units. Demo. Install sheetrock throughout and repair walls that were not done as well as add the ceiling.			\$12,890

All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications above involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. The above work does not include any structural repairs below the roof deck, air conditioning, electrical, satellite, etc. of said items or related items not directly related to the installation of the roof. Any damages caused by any third party, such as installation of new AC units or repairs done by any party without written authorization from Gator Roofing & Const. will not be covered by the company's 1 year warranty on work performed and or maintenance agreement. Our workers are fully covered by Workmen's Compensation Insurance. Warranty is effective from the date of this contract- 1 year limited warranty against leaks due to workmanship. EXCEPTIONS: 1). Any damages caused by acts of nature i.e. hurricanes, tornados, wind storms, must be paid by owners insurance. Replacements of any part of the roofing system, or flashing not performed by anyone who is not authorized agent of Gator Roofing & Construction, LLC/ and or without written consent of Gator Roofing & Construction, LLC. 2). Gator Roofing & Construction LLC, shall not in any event be liable for any special, indirect, or consequential loss of contents or profits or any other incidental, general, special, or compensatory damages to anyone. 3). Claims must be reported to Gator Roofing & Construction, LLC. In writing within 30 days after discovery of nonconformance, rupture, perforation, or structural failing, and Gator Roofing & Construction, LLC. Shall be given a reasonable opportunity (no less than 30 days of notification), to inspect the roofing, flashings in claims. Adequate information must be submitted with claim including date of installation, proposal Number, a copy of this document must be presented at time of claim.

Subtotal	\$96,197
#1	\$33,830
Total	\$130,027

*To ensure ADA compliance and achieve proper turnaround space in the restroom, the project will involve demolishing the existing restrooms and constructing new, fully accessible facilities. Structural modifications will include widening doorways to a minimum of 34 inches, lowering sinks and countertops to a maximum height of 34 inches, and installing reinforced grab bars for added support. Non-slip flooring and smooth transitions will be incorporated to enhance safety. Plumbing adjustments will involve relocating fixtures to meet ADA clearance requirements and installing ADA-compliant sinks, toilets, and faucets for improved accessibility. These upgrades will ensure the new restrooms meet all necessary accessibility standards while maintaining functionality and durability.