

Sirs:

I address to you, in order to present the formal offer for the services of remodeling of the Kalia House located in the **HORIZONTAL TOURIST AND COMMERCIAL BLACK BEAUTY CONDOMINIUM**, Guanacaste.

The proposal includes high quality materials, necessary equipment and supervision by civil engineer, to guarantee an excellent finish according to the requirements requested by you.

The estimated time for delivery of the work will be approximately three months, all our works are guaranteed for any damage that may occur. The company is committed to making good use of all the rules stipulated by the Association of Engineers and Architects, and to guarantee a viable construction.

The remodeling is based on the inspection report made by our company, below are the items and the additional works requested by the client.

Works for the recovery of the house:

- 1- Structural problems on the mezzanine slab.
- 2- Pipes not properly secured.
- 3- Exposed block walls.
- 4- Electrical problems in the pool area.

- 5- Existing Jacuzzi pump.
- 6- Salt water pool not working due to damaged equipment.
- 7- Lack of ceiling in various areas of the house.
- 8- Artificial grass roofs of the property damaged.
- 9- Finishes on the existing glass railing.
- 10- Mushrooms on the wall of "marbellino" finish.
- 11- Future jacuzzi connection, installation of new Jacuzzi.
- 12- Exposed pipes, both in slabs and on the ground.
- 13- Breakage of the exterior finish of the house.
- 14- Railing for the BBQ and gardening area.
- 15- Stains in the kitchen, backsplash installation.
- 16- Terrace floor in bad condition.
- 17- Fans with rust.

Additional new works to be built:

- 1- Construction of BBQ area.

2- Construction of metal stairs with glass railings for access to the BBQ and pool.

3- Access construction for the swimming pool with glass ramp.

4- Construction of landscaping in the BBQ area.

5- Placement of metal roll-up gates with their motors.

Below, I detail the construction budget for the house:

BUDGET

Item N°	Item description:	Unit	Quantity	Unit Price	Total
PRELIMINARY WORKS AND DEMOLITIONS					
1	TREE LOGGING, INCLUDING LOADING AND WASTE DISPOSAL.	UNIT	1,00	85 000,00	85 000,00
2	REPAIR OF EUROPEAN TYPE WINDOWS, FOR LEAKS, CHANGE OF JOINTS.	UNIT	1,00	350 000,00	350 000,00
3	ARTIFICIAL GRASS REMOVAL TO ELIMINATE WRINKLES AND REPAIR ROOF SLABS	SG	1,00	795 000,00	795 000,00
4	LOADING AND DISPOSAL OF THE MATERIAL REMOVED BY THE DEMOLITIONS	M3	22,50	12 587,00	283 207,50
				SUB-TOTAL	1 513 207,50
VARIOUS INTERNAL FINISHING WORKS					
5	SUPPLY, TRANSPORT AND INSTALLATION OF FLOORS WITH IMPORTED PORCELAIN, NATURAL FINISH. INCLUDES BONDEX AND COATING FOR THE UNION OF THE TILES.	M2	135,00	32 648,30	4 407 520,50
6	POLISHING OF WALLS WITH A MARBELLINO FINISH, DUE TO THE EXISTENCE OF MUSHROOMS.	M2	67,10	10 550,00	707 905,00
7	SUPPLY, TRANSPORT AND INSTALLATION OF GYPSUM SHEET CEILING E=1/2", INVISIBLE JOINT, INCLUDES SUSPENSION, PASTING AND SANDING.	M2	122,10	14 080,80	1 719 265,68
8	INTERIOR PAINTING ON WHITE OR LIGHT COLORED WALLS, TWO COATS.	M2	133,60	3 650,60	487 720,16
9	CONSTRUCTION OF INTERIOR AND EXTERIOR LINING IN WALLS WITH CONCRETE MORTAR, SMOOTH FINISH. INCLUDES BASE FRIEZE.	M2	138,20	11 644,20	1 609 228,44
10	REPAIR OF EXISTING FANS, INCLUDING POLISH AND BLACK PAINT.	UNIT	4,00	56 789,00	227 156,00
11	SUPPLY, TRANSPORT AND INSTALLATION OF BACKSPLASH ON SUBWAY TILE, INCLUDING BONDEX AND GRADING.	M2	1,80	45 798,00	82 436,40
12	REPAIR OF SCREWS, INCLUDING CUTTING AND PLACEMENT OF SILICONE FOR PROTECTION	UNIT	17,00	5 798,00	98 566,00
13	SUPPLY, TRANSPORT AND INSTALLATION OF GATES TYPE CURTAIN, INCLUDING MOTOR AND COVER FOR ITS PROTECTION.	M2	30,78	138 150,00	4 252 257,00
14	SUPPLY, TRANSPORT AND INSTALLATION OF 10 MM TEMPERED GLASS RAILINGS WITH ACCESSORIES AND CONNECTIONS IN STAINLESS STEEL.	M	8,40	263 235,20	2 211 175,68
15	SUPPLY, TRANSPORTATION AND PLACEMENT OF LAMINATED GLASS FLOORS OF THREE LAYERS OF 10x10x8x7 MM STEP OF SWIMMING POOL, WITH ACCESSORIES IN STAINLESS STEEL.	UNIT	1,00	1 462 500,00	1 462 500,00

				SUB-TOTAL	17 265 730,86
	SANITARY INSTALLATIONS				
16	SUPPLY, TRANSPORT AND PLACEMENT OF JACUZZI OF 1,80X1,10 M WITH 10 JET, PUMP OF 1 HP, 2 PILLOWS, TAPS AND OVERFLOW.	UNIT	1,00	1 464 000,00	1 464 000,00
17	REINFORCE ANCHORS FOR SUSPENDED WHITE WATER, SEWAGE AND AIR CONDITIONING PIPES.	SG	1,00	370 897,00	370 897,00
18	REPAIR OF EXTERIOR WHITE WATER AND SEWAGE PIPES INCLUDES EXCAVATION AND CAPPING OF THE PIPE.	SG	1,00	165 789,00	165 789,00
				SUB-TOTAL	2 000 686,00
	INTERIOR ELECTRICAL INSTALLATIONS				
19	READJUSTMENT OF ELECTRIC POINTS OF 110 V IN WALL, INCLUDING BOX, PIPE AND WIRING.	PTO	4,00	34 717,90	138 871,60
20	S/T/C OF PLUG-IN SOCKETS WITH DOUBLE COMBINABLE PLASTIC COVER.	UNIT	3,00	6 415,20	19 245,60
21	S/T/C FOR SWITCHES SIMPLE COMBINATION WITH PLASTIC COVER.	UNIT	1,00	6 473,60	6 473,60
22	READJUSTMENT OF EXISTING BOARD IN THE POOL AREA.	SG	1,00	458 964,00	458 964,00
23	SUPPLY, TRANSPORT AND PLACEMENT OF PUMP FOR JACUZZI OF 3/4 HP . INCLUDES ACCESSORIES.	SG	1,00	585 926,00	585 926,00
24	SUPPLY, TRANSPORT AND PLACEMENT OF SALT WATER POOL PUMP 3 HP, DIGITAL TIMER 40 AMP, 3 WAY VALVE 1 1/2", DIGITAL SALT CHLORINATOR AND 15 KG OF SEA SALT.	SG	1,00	3 096 796,00	3 096 796,00
				SUB-TOTAL	4 306 276,80
	CONSTRUCTION OF EXTERIOR STAIRS				
25	HAND-EXCAVATION FOR FOUNDATIONS, TRENCHES OR OTHER.	M3	1,40	41 313,75	57 839,25
26	CONCRETE OF Fc 210 Kg/CM2 AT 28 DAYS, CURRENT FINISHING FOR THE CONSTRUCTION OF FOOTING.	M3	0,40	157 952,00	63 180,80
27	WOODEN FORMWORK, STRAIGHT TYPE, STANDARD FOOTING FINISH.	M2	3,20	11 792,40	37 735,68
28	SUPPLY AND PLACEMENT OF 40° REINFORCING STEEL, USING ROD EQUAL TO OR LESS THAN N#3.	KG	55,50	1 871,40	103 862,70
29	SUPPLY, CONFECTION AND PLACEMENT IN STRUCTURE OF METALS FOR STAIR BARS OF 100x100x 2,37 mm, INCLUDING TWO HANDS OF ANTICORROSIVE FUND.	KG	159,92	2 098,90	335 656,09
30	SUPPLY, CONFECTION AND PLACEMENT OF METALIC STRUCTURE LADDER STEPS, INCLUDING WELDED MESH, ANGULAR 40x40x5 MM AND CONCRETE BASE.	UNIT	24,00	25 851,40	620 433,60
31	SUPPLY, CONFECTION AND PLACEMENT OF METALLIC PLATES, INCLUDING ANCHORAGES AND ANTI-CORROSIVE FUND.	UNIT	6,00	6 311,50	37 869,00
32	SUPPLY, TRANSPORT AND INSTALLATION OF TEMPERED GLASS RAILINGS OF 7 MM WITH ACCESSORIES IN STAINLESS STEEL.	M2	17,20	263 235,20	4 527 645,44
				SUB-TOTAL	5 784 222,56
	BBQ RANCH CONSTRUCTION				
33	HAND-EXCAVATION FOR FOUNDATIONS, TRENCHES OR OTHERS.	M3	3,80	41 313,75	156 992,26
34	CONCRETE OF Fc 210 Kg/CM2 AT 28 DAYS, CURRENT FINISHING FOR THE CONSTRUCTION OF FOOTING AND PAVEMENT SLAB.	M3	5,20	157 952,00	821 350,40
35	WOODEN FORMWORK, STRAIGHT TYPE, COMMON FINISH ON FOOTINGS AND PAVEMENT SLAB.	M2	15,10	11 792,40	178 065,24
36	SUPPLY AND PLACEMENT OF 40° REINFORCING STEEL, USING ROD EQUAL TO OR LESS THAN N#3.	KG	102,40	1 871,40	191 631,36
37	SUPPLY, CONFECTION AND PLACEMENT OF METALLIC STRUCTURE FOR COLUMNS AND BEAMS OF 100x100x 2,37 mm, INCLUDING TWO HANDS OF ANTICORROSIVE FUND.	KG	535,70	2 098,90	1 124 380,73
38	SUPPLY AND PLACEMENT OF #2 6 "x6" ELECTROSOLDED MESH FOR ARMED CONCRETE SLABS.	KG	75,20	1 720,70	129 396,64

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39	SUPPLY, CONFECTION AND PLACEMENT OF METALLIC PLATES, INCLUDING ANCHORAGES AND ANTI-CORROSIVE FUND.	UNIT	8,00	8 311,40	66 491,20
40	SUPPLY, TRANSPORTATION AND PLACEMENT OF SQUARE TUBE METALLIC RAILING of 2x2x1,50 MM IN CEILING. INCLUDES ANTI-CORROSIVE FUND AND ENAMEL.	KG	135,85	1 895,50	257 503,68
41	SUPPLY, CONFECTION AND PLACEMENT OF METALLIC STRUCTURES IN BELTS OR NAILERS RTG 1-16 OF 100x50x1,50 MM, TO EACH 0,85 M. INCLUDING TWO COATS OF ANTI-CORROSIVE FUND.	KG	131,90	1 903,25	251 038,68
42	CONSTRUCTION OF ROOFS WITH GALVANIZED METAL SHEETS OF # 26 ENAMEL, INCLUDES HOOKS FOR ITS FIXATION.	M2	41,42	18 001,50	745 622,13
43	SUPPLY, TRANSPORT AND INSTALLATION OF TRANSPARENT POLYCARBONATE SHEETS FOR ROOFS, INCLUDING FIXING ELEMENTS.	M2	17,80	35 165,90	625 953,02
44	SUPPLY, TRANSPORT AND INSTALLATION OF PVC SHEET CEILING E=1/2", INVISIBLE JOINT, INCLUDES SUSPENSION.	M2	41,40	14 080,80	582 945,12
45	CONSTRUCTION OF FIBER CEMENT SHEET SEAL OF E=1/2", INVISIBLE JOINT, INCLUDES FIXING ELEMENTS.	M2	11,30	13 822,30	156 191,99
46	CONSTRUCTION OF CONCRETE BLOCK WALLS, STANDARD FINISH, E= 12 CM.	M2	11,00	16 048,70	176 535,70
47	CONSTRUCTION OF WALL LINING WITH BRICKS AND CONCRETE JOINTS, NATURAL FINISH.	M2	22,00	26 282,60	578 217,20
48	CONSTRUCTION OF FLOOR COVERING WITH PORCELAIN, NATURAL FINISH. INCLUDES BASE MORTAR.	M2	33,40	28 332,40	946 302,16
49	SUPPLY, CONFECTION AND PLACEMENT IN METALLIC CHANNELS FOR RAIN WATER OF HG #26 PAINTED.	ML	6,50	17 210,50	111 868,25
50	SUPPLY AND INSTALLATION OF RAINWATER DRAINAGE PVC OF DIAMETER 4" (102 MM).	ML	6,60	14 030,50	92 601,30
51	CONSTRUCTION OF PREFABRICATED CONCRETE MANHOLE WITH COVER, FOR RAIN WATER.	UNIT	2,00	46 248,30	92 496,60
52	SUPPLY AND PLACEMENT OF RAINWATER PIPE, PVC OF DIAMETER 4" (102 MM). E= 1,8 MM. INCLUDES CONNECTIONS.	ML	8,00	12 951,50	103 612,00
53	OUTPUT BOXES 3/4" DEPTH 1 1/2", RECTANGULAR 2" x 4". INCLUDES METALLIC CONNECTORS.	UNIT	4,00	5 934,20	23 736,80
54	OUTPUT BOXES 1/2" -3/4" DEPTH 1 1/2". OCTAGONAL 4". INCLUDES METAL CONNECTORS.	UNIT	1,00	6 099,02	6 099,02
55	SUPPLY AND PLACEMENT OF ELECTRIC PIPE EMT DIAMETER 1/2" (13 MM). INCLUDES CONNECTION.	M	20,00	4 992,50	99 850,00
56	SUPPLY AND INSTALLATION OF COPPER WIRE, BRAIDED, COATED, THHN, 12 GAUGE AWG.	M	60,00	894,40	53 664,00
57	SINGLE COMBINATION SWITCHES, WITH PLASTIC BRIDGE COVER AND SCREWS, 15 A.	UNIT	1,00	7 850,40	7 850,40
58	OUTLETS WITH PLASTIC COVER, BRIDGE AND SCREWS. DOUBLE COMBINATION, ONE (1) PHASE, 20 A. WITH GROUND CONNECTION.	UNIT	3,00	8 634,80	25 904,40
59	SUPPLY, TRANSPORT AND PLACEMENT OF ROUND LAMP TYPE LED.	UNIT	8,00	16 420,30	131 362,40
60	SUPPLY, TRANSPORT AND INSTALLATION OF FURNITURE FOR SINK 3 M LONG, WITH LUXURIOUS FINISHED MASONRY.	UND	1,00	522 320,20	522 320,20
61	SUPPLY AND PLACEMENT OF WHITE WATER PIPE, PVC, 1/2" DIAMETER. INCLUDES CONNECTIONS.	ML	12,00	4 573,90	54 886,80
62	SUPPLY AND INSTALLATION OF STOPCOCK, BRONZE GATE TYPE, 1/2" DIAMETER.	UNIT	1,00	7 540,20	7 540,20
63	SUPPLY, TRANSPORT AND INSTALLATION OF A PUNCH BOWL SINK. INCLUDES TAPS.	UNIT	1,00	166 495,50	166 495,50
64	S/T/C OF SEWAGE PIPE, PVC OF DIAMETER 2" (51 MM). SDR-41. INCLUDES CONNECTIONS.	ML	15,00	6 912,50	103 687,50
65	CONSTRUCTION OF PREFABRICATED CONCRETE MANHOLE WITH COVER, FOR SEWAGE.	UNIT	1,00	46 248,30	46 248,30

				SUB-TOTAL	8 638 841,18
REPAIR OF MEZZANINE FLOOR					
66	HAND-EXCAVATION FOR FOUNDATIONS, TRENCHES OR OTHERS.	M3	2,90	41 313,75	119 809,88
67	CONCRETE OF Fc 210 Kg/CM2 AT 28 DAYS, CURRENT FINISHING FOR THE CONSTRUCTION OF FOOTING AND PAVEMENT TILES.	M3	3,95	157 952,00	623 910,40
68	WOODEN FORMWORK, STRAIGHT TYPE, COMMON FINISH ON FOOTINGS AND PAVEMENT SLAB.	M2	11,50	11 792,40	135 612,60
69	SUPPLY AND PLACEMENT OF 40° REINFORCING STEEL, USING ROD EQUAL TO OR LESS THAN N#3.	KG	89,80	1 871,40	168 051,72
70	SUPPLY, CONFECTION AND PLACEMENT IN STRUCTURE OF METALLIC FOR COLUMNS AND BEAMS OF 150x100x 2.37 mm, INCLUDING TWO HANDS OF ANTICORROSIVE FUND.	KG	432,00	2 105,80	909 705,60
71	SUPPLY, CONFECTION AND PLACEMENT OF METALLIC PLATES, INCLUDING ANCHORAGES AND ANTI-CORROSIVE FUND.	UNIT	6,00	8 311,40	49 868,40
72	CONSTRUCTION OF EXTERIOR LINING IN BEAMS WITH CONCRETE MORTAR, SMOOTH FINISH.	M2	12,80	12 125,40	155 205,12
				SUB-TOTAL	2 162 163,72
LANDSCAPING CONSTRUCTION					
73	HAND DIGGING FOR TRENCHES, ETC. UP TO DEPTHS BETWEEN 0,00 AND 1,50 MTS.	M3	4,50	41 313,75	185 911,89
74	SUPPLY, TRANSPORT AND PLANTING OF BISMARQUIA TYPE PALM TREE WITH A HEIGHT OF 1.50 M. INCLUDES BLACK SOIL.	UNIT	1,00	155 488,00	155 488,00
75	SUPPLY, TRANSPORT AND PLANTING OF FOX-TAILED TYPE OF PALM WITH A HEIGHT OF 1.50 M. INCLUDES BLACK SOIL.	UNIT	4,00	80 566,00	322 264,00
76	SUPPLY, TRANSPORT AND INSTALLATION OF ROUND AND WHITE ORNAMENTAL STONE FOR GARDENS.	M2	27,00	9 858,00	266 166,00
77	SUPPLY, TRANSPORT AND PLACEMENT OF WHITE CRUSHED STONE.	M2	12,00	35 798,00	429 576,00
78	SUPPLY, TRANSPORT AND PLANTING OF AGAVE ANGUSTIFOLIA TO FORM A SET OF PLANTS, INCLUDES BLACK SOIL.	UNIT	4,00	45 789,00	183 156,00
79	SUPPLY, TRANSPORT AND SOWING OF PINGO DE ORO TO FORM A SET OF PLANTS. INCLUDES BLACK SOIL.	UNIT	30,00	3 150,00	94 500,00
80	SUPPLY, TRANSPORT AND PLANTING OF LENGUA DE SEUGRA TO FORM A SET OF PLANTS, INCLUDES BLACK SOIL.	UNIT	4,00	4 575,50	18 302,00
81	SUPPLY, TRANSPORT AND SOWING OF SAN AGUSTIN TYPE GRASS, INCLUDES BLACK SOIL.	M2	40,00	4 540,30	181 612,00
82	SUPPLY, TRANSPORTATION AND PLACEMENT OF CONCRETE COBBLESTONES , RECTANGULAR 20x6x10 CM.	UNIT	60,00	2 712,61	162 756,60
				SUB-TOTAL	1 999 732,49
				Total Cost in Colones:	43 670 861,11
				Total Cost in Dollars:	74 018,41

**PICTURES OF PROPOSED BBQ AREA, STAIRCASE, WALL
RAILING AND LANDSCAPING**







LANDSCAPING



EXTERIOR STAIRS



PICTURE OF ROLL-UP CAR GATES



Without further ado, and waiting for your prompt reply or confirmation of the quotation, we say goodbye to you.

Eng. Valeriano Diez y Riega Muñoz.