



THE

Eleventh

Construction Presentation
September 2020



Project Description

- The Eleventh is a 14 unit condominium project
- Row house type housing
- Two Buildings of seven units each
- Wood construction with brick veneer and stucco exteriors
- Upper end finishes
- Addresses
 - 2031 11th St. Detroit
 - 2037 11th St. Detroit
 - 2041 11th St. Detroit
 - 2047 11th St. Detroit

Project Preliminary Schedule

- Starting building 2 first which is the south building
- Underground is almost complete
- Plumbing will start early next week
- Pads and foundations are being poured next week
- We start rough carpentry first week of October
- We look to complete the first building spring of 2021

Trades Needed

- Finish Carpentry
- Drywallers
- Painters
- Countertop installers
- Tile
- Carpet Installers
- Hardwood floor supplier and installers
- landscaping
- Cabinet suppliers
- Stucco/EIFS installers

Development and Construction Team

Arti Mangla - Premium Development



Michael Ferlito - Ferlito Group



Insurance and Bonding

Ferlito Group, LLC.
51410 Milano Dr., Suite 115 Macomb, MI 48042
586-771-3112 fax 586-779-1188

SUBCONTRACTORS AGREEMENT / INSURANCE REQUIREMENTS

Prior to the start of subcontractor's work, the Subcontractor shall procure, pay for and maintain in force for the duration of their Work, the following Insurance Policies at indicated limits and including indicated endorsements:

- A. **Commercial Comprehensive General Liability:** Covering Premises/Operations, Products/Completed Operations, Personal Injury and Advertising Injury, Blanket Contractual Liability, XCU and Independent Contractors in the following limits:

Each Occurrence Limit	\$ 1,000,000	Damage to Rented Premises (each occurrence)	\$100,000
Medical Expense (any one person)	\$5,000	Personal & Advertising Injury Limit	\$ 1,000,000
General Aggregate Limit	\$ 2,000,000	Products/Completed Operations Aggregate	\$ 2,000,000

Certificate must state *Ferlito Construction, Inc., 11th Street Condo Development, LLC and MF Holding Group, LLC is listed under General Liability as Additional Insured.* Endorsement must include Products-Completed Operations. The certificate must also state that the insurance shall be considered Primary. (Endorsement must be attached).

Ferlito Construction, Inc, 11th Street Condo Development, LLC & MF Holding Group, LLC must be listed as Cert. Holder.

- B. **Automobile Liability:**

Covering any auto, non-owned and hired vehicles for not less than \$1,000,000 Combined Single Limit.

- C. **Excess / Umbrella Liability**

Each Occurrence Limit	\$ 2,000,000	General Aggregate Limit	\$ 2,000,000
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- D. **Workers' Compensation:** (*As required by the laws in Michigan and any other state in which work is being performed.*)

The Employers Liability must have limits of:

Bodily Injury by Accident	\$ 500,000 Each Accident
Bodily Injury by Disease	\$ 500,000 Policy Aggregate
Bodily Injury by Disease	\$ 500,000 Each Employee

- E. **Workers' Compensation Experience Modification Rate (EMR) for the current year. Your agent may include this information on the certificate itself or may include a separate attachment.**

The Subcontractor (or their Insurance Agent or Insurance Company) shall forward a Certificate of Insurance evidencing the above policies and limits and naming *Ferlito Construction, Inc, 11th Street Condo Development, LLC and MF Holding Group, LLC* (as listed above) as an **Additional Insured under General Liability** using both ISO forms CG 20 10 (11 85) or it equivalents. The Certificate must state that the insurance is considered **Primary**. The Certificate must include a 30-day written notice to the Certificate Holder before the policies can be canceled, non renewed or have a significant reduction in coverage. The Insurance Company(ies) providing the above policies must at least have an A.M. Best Rating of A- and an A.M. Best Financial Size Category of class VII.

**** FORWARD THIS PAGE TO YOUR INSURANCE AGENT FOR PREPARATION OF THE CORRECT CERTIFICATE****

COVID Safety

- Contractors to maintain 6 feet distance
- Employees to wear masks at all times
- Superintendent will have hand sanitizer for use

Payment Terms

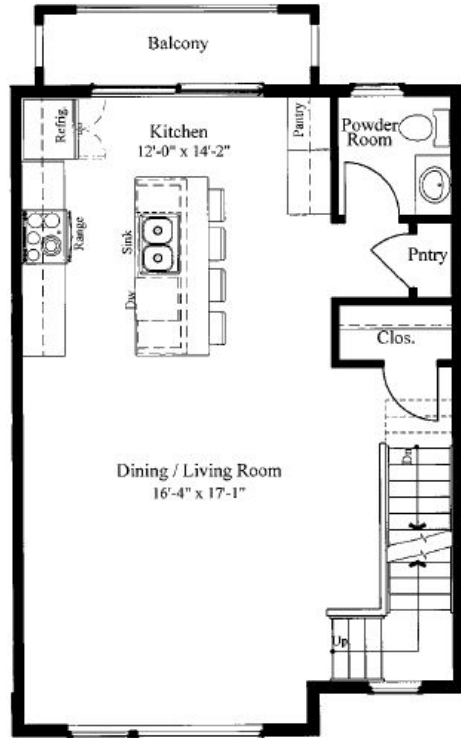
- 30 days from general contractor's receipt of bank draw



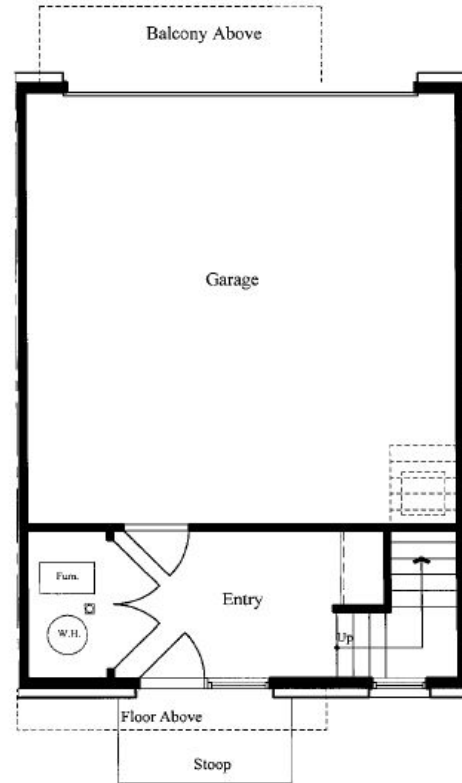




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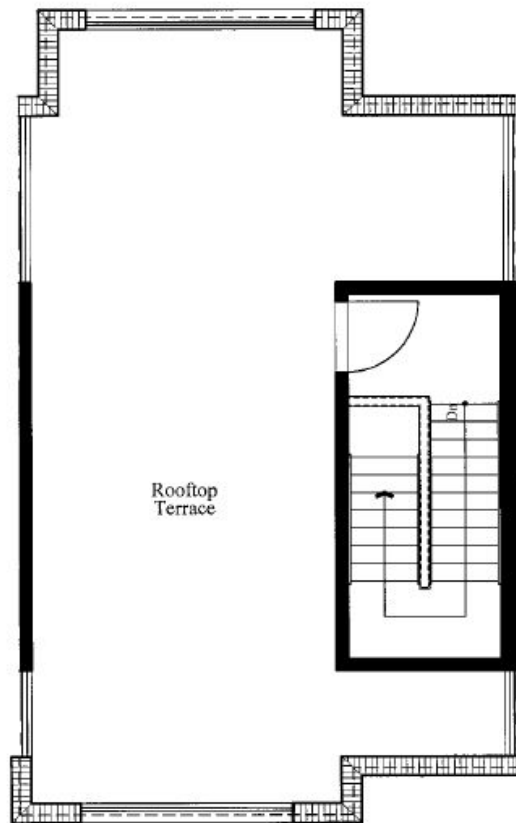


Second Floor

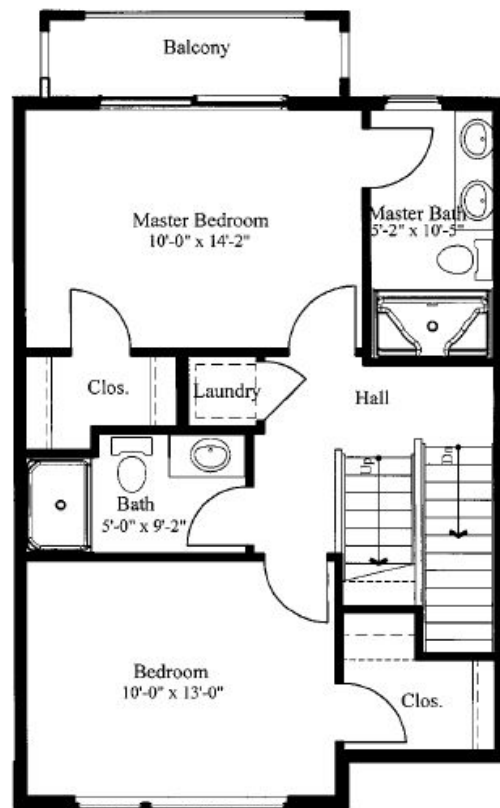


First Floor

UNIT TYPE '2'

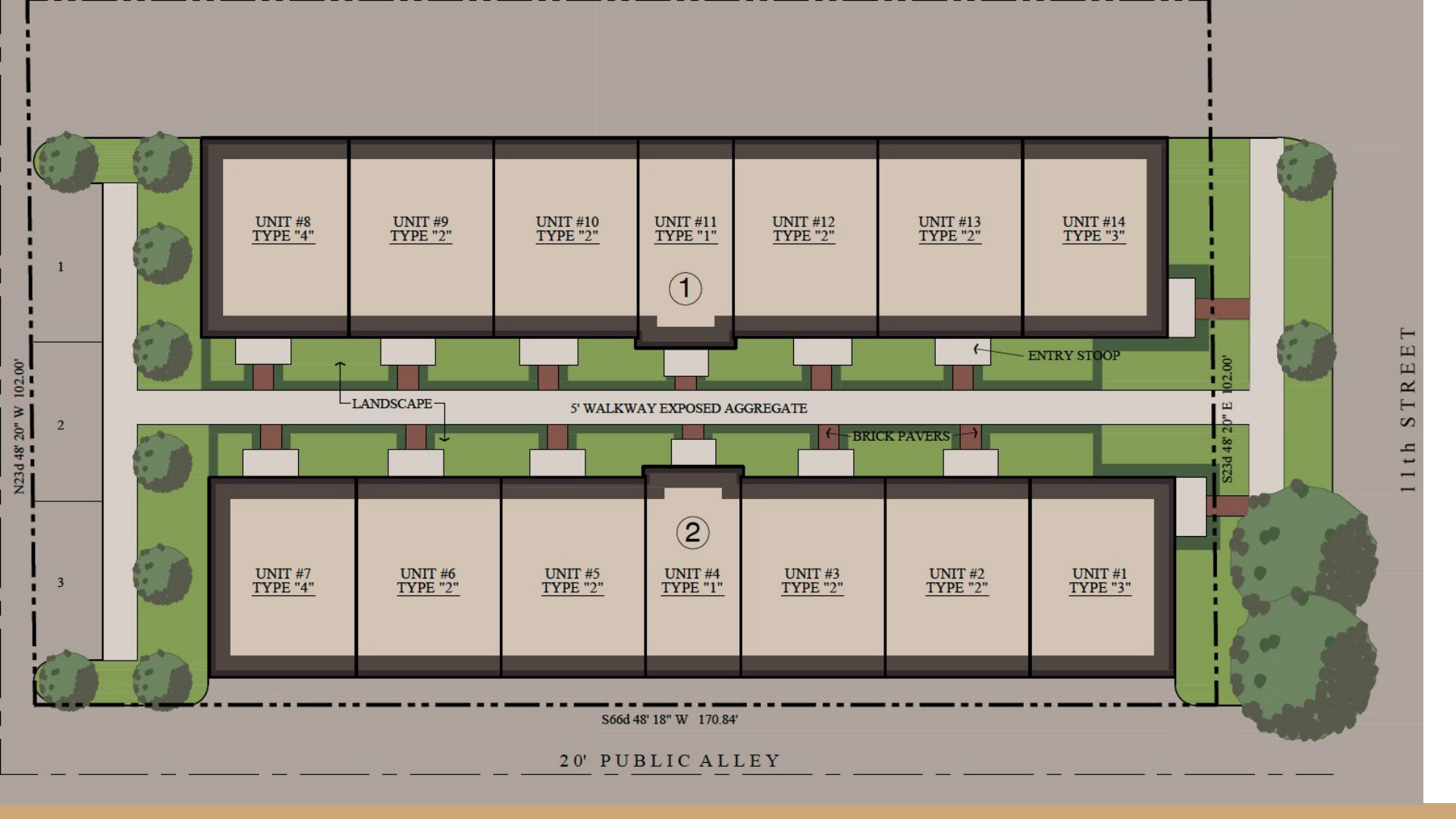


Roof



Third Floor

UNIT TYPE '2'



Contact Information

If interested in bidding please email:

- Mike@FerlitoGroup.com

Construction plans will be sent to you, please have your bids in two weeks after we send the plans

Thank you for your time!!!!